

ITB SCF27-1205 Finance Bldg. Restroom Renovation Project

Invitation to Bid

November 2, 2026

PROJECT DIRECTORY

ITB ADMINISTRATOR
SOUTHCENTRAL FOUNDATION
Venus Coffey
7033 E Tudor Road
ANCHORAGE, AK 99507
P (907) 729-5264
vcoffey@southcentralfoundation.com

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

PROJECT MANAGER
SOUTHCENTRAL FOUNDATION
Garrett Judd
PROJECT MANAGER
4155 TUDOR CENTRE DRIVE
ANCHORAGE, AK 99508

SECTION 00 01 10
TABLE OF CONTENTS

DIVISION 00 – PROCUREMENT AND CONTRACTING REQUIREMENTS

00 01 01 Project Directory
00 01 10 Table of Contents
00 11 16 Invitation to Bidders
00 21 13 Instructions to Bidders
00 21 14 Bidders Checklist
00 41 13 Bid Form – Stipulated Sum
00 43 13 Bid Security Form
00 45 13 Bidder's Qualification Requirements
00 45 14 Statement of Bidder's Qualifications
00 45 19 Non-Collusion Affidavit
00 52 13 Supplementary Documents

SUPPLEMENTARY DOCUMENTS

- Scope overview
- A104-2017 (For Reference Only)
- DIVISION 01 – GENERAL REQUIREMENTS
- SCF FINANCE BLDG RESTROOM RENOVATION - 100% -2026.06.30 Drawings

INVITATION TO BIDDERS – ITB SCF27-1205 Finance Bldg. Restroom Renovation Project

ISSUE DATE: November 2, 2026

Southcentral Foundation will receive electronic (PDF) proposals for the Southcentral Foundation (SCF) ITB SCF27-1205 Finance Bldg. Restroom Renovation Project, located at 7033 E Tudor Rd, Anchorage, Alaska 99507. Bids should be sent to Southcentral Foundation's ITB Administrator, Venus Coffey at SCFPurchasing@southcentralfoundation.com. **Bids must be received by December 3rd, at 2:00 PM.** 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 seeking a contractor to renovate and construct area(s) in the SCF Finance Building, Deshk'dilgush, located at 7033 E Tudor Rd, Anchorage, Alaska.
The primary purpose of the renovation is to improve restroom equity for employees by reallocating a portion of the existing breakroom to renovate the existing men's restroom creating an additional toilet stall, additionally renovating two breakroom areas. Anticipated start is December 2026 and be completed no later than April 2027. Contractors will review existing conditions and prepare a lump sum bid based on the information contained in the drawings (supplementary pdf) dated June 30, 2026, 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/current-bid-opportunities-2/. It is the bidder's responsibility to check this site regularly for addenda and other information related to this Invitation to Bid.

The Mandatory Pre-bid conference will be held on November 17th, 2026, at 2:00 PM at the SCF Finance Building, Deshk'dilgush, located at 7033 E Tudor Rd, Anchorage, Alaska. Meet the Project Team in the lobby.

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 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. Penalty/Liquidated damages $200.00/day. 5% of progress payments to be withheld as retainage from progress payments until work is substantially complete. Use AIA Payment and Performance Bond form(s) A104-2017. 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 making modifications to the existing break room, construction of an additional stall in the men's restroom, development of the supplemental break area, and associated architectural, mechanical, plumbing, electrical, and finish work within an occupied building, SCF Finance Building, Deshk'dilgush, located at 7033 E Tudor Rd, Anchorage, Alaska. Contractors will review existing conditions and prepare a bid based on the information contained in the project documents and the drawings dated June 30, 2026.

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 building, non-disruptive work may commence Monday – Friday from 7:00 AM to 6:00 PM. Any disruptive work must be completed outside "business hours". For bidding purposes, days and hours subject to change.

Project Site
SCF's Finance Building, Deshk'dilgush, located at 7033 E Tudor Rd, Anchorage, Alaska.

Project Schedule
Construction is anticipated to begin December 2026 with substantial completion by April 2027.

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 70,000 Alaska Native and American Indian people living in Anchorage, Matanuska-Susitna Valley, and rural villages in the Anchorage Service Unit (ASU). Incorporated in 1982 under the tribal authority of Cook Inlet Region, Inc. (CIRI), SCF is the largest of the CIRI nonprofits, employing more than 2,700 people in more than 80 programs.

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 team will 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 team 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	November 2, 2026
Registration Deadline	November 12, 2026
Pre-bid Site-visit	November 17, 2026
Deadline to Submit Questions	November 19, 2026
Deadline to respond to Questions	November 30, 2026
Bids Due	December 3, 2026
Anticipated Notice of Intent to Award	December 10, 2026
Anticipated Notice to Proceed	December 17, 2026

1.03 RECEIPT AND OPENING OF BIDS

A. Electronic Submission of Bids:

Bidders shall submit an electronic copy by email to the SCF ITB Administrator at SCFPurchasing@southcentralfoundation.com before the deadline. It is bidders responsibility to ensure bid is received by SCF Purchasing.

B. Time and Opening:

Bids must be submitted prior to the time specified in section 001116 of this ITB. Late submittals will not be considered.

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 Purchasing. Register by confirming your intent to provide a bid, by emailing SCFPurchasing@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 current bid opportunities 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 WITHDRAWL 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.
Proposers may not rely upon verbal responses made by any SCF employees or any representatives of SCF.
Proposers who contact any other SCF employee outside of SCF Purchasing regarding this ITB may be disqualified. Proposers have no claim against SCF for failure to obtain information made available by SCF and are solely responsible for conducting their own research, due diligence, or other work necessary for the preparation of proposals, negotiation of agreements, or delivery of services pursuant to any agreement.

B. 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.

C. For the convenience of interested prospective Bidders, complete sets of the bid documents are on file at the following location.

www.southcentralfoundation.com/about-us/procurement/current-bid-opportunities-2/

D. Southcentral Foundation will not issue sets of bid documents.

1.06 METHOD FOR CLARIFICATION

A. Any Bidder in doubt as to the true meaning of any part of the documents may submit to SCF Purchasing 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: SCFPurchasing@southcentralfoundation.com

B. Questions, which in the opinion of the SCF Project Team require a reply, will be answered by issuing an addendum 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.

1.07 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	☐
2.	00 43 13 Bid Security Form	☐
3.	00 45 14 Statement of Bidder's Qualifications	☐
4.	00 45 19 Non-Collusion Affidavit	☐

BID FORM, STIPULATED SUM

Project: **ITB SCF27-1205 Finance Bldg. Restroom Renovation**

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 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 Finance Bldg. Restroom Renovation work shown in the attached drawings and the project documents. The work will occur next to an active medical campus; thus, noise mitigation and disruption planning is required.

1.	a)	Total Stipulated Sum, Bid Price	$ _____
2.	a)	*Only if claiming AN/AI Preference, record amount shown in 1. a) less 5%*	$ _____
3.	a)	**TOTAL BASE BID PRICE [1. a) or 2. a) from above]**	**$** _____

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
_____	_____
	_____
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 _____ [YEAR], 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 _____, [YEAR] 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:

_____ _____ (Seal)

(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 not be 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 plumbing, electrical, interior walls etc. 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).

Name	Background	Years in Contracting	Current Workload

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 2025 year-end and 2026 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 _____2026.

(place) (day) (month)

(Name of Bidder)

By:
(Signature of Bidder's Representative)

Title:

State of ALASKA)
)ss
County of)

_____, 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 _____, 2026.
(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 _____, [YEAR].

_____

My Commission Expires: _____

Scope Overview

Southcentral Foundation – Finance Building

Level 2 Break Room and Men's Restroom Renovation

PROJECT OVERVIEW

The project consists of a renovation to an existing Level 2 break room and adjacent areas within an occupied building.

The primary purpose of the renovation is to improve restroom equity for employees by reallocating a portion of the existing break room to create a new men's restroom containing **two toilet stalls**.

Because the new restroom will reduce the available square footage within the existing break room, select break room functions will be relocated to a **new supplemental break area located around the corner in Hall 200D**.

The overall project includes modifications to the existing break room, construction of the new men's restroom, development of the supplemental break area, and associated architectural, mechanical, plumbing, electrical, and finish work.

IMPORTANT NOTE:

The Agreement between the two parties will be the AIA Document A104-2017.

SCF will provide an updated version of the sample draft document provided below for review and signing by the selected bidder.

AIA® Document A104® – 2017

Standard Abbreviated Form of Agreement Between Owner and Contractor

AGREEMENT made as of the day of in the year
(In words, indicate day, month and year.)

BETWEEN the Owner:
(Name, legal status, address and other information)

Southcentral Foundation
4501 Diplomacy Drive
Anchorage, Alaska 99508

and the Contractor:
(Name, legal status, address and other information)

for the following Project:
(Name, location and detailed description)

The Architect:
(Name, legal status, address and other information)

The Owner and Contractor agree as follows.

ADDITIONS AND DELETIONS:
The author of this document may have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes revisions to the standard form text is available from the author and should be reviewed. A vertical line in the left margin of this document indicates where the author has added to or deleted from the original AIA text.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

DRAFT

ELECTRONIC COPYING of any portion of this AIA® Document to another electronic file is prohibited and constitutes a violation of copyright laws as set forth in the footer of this document.

AIA Document A104 – 2017 (formerly A107™ – 2007). Copyright © 1936, 1951, 1958, 1961, 1963, 1966, 1970, 1974, 1978, 1987, 1997, 2007 and 2017. All rights reserved. "The American Institute of Architects," "American Institute of Architects," "AIA," the AIA Logo, and "AIA Contract Documents" are trademarks of The American Institute of Architects. This draft was produced at 14:48:45 AST on 01/09/2026 under Subscription No.20250096353 which expires on , is not for resale, is licensed for one-time use only, and may only be used in accordance with the AIA Contract Documents® Terms of Service. To report copyright violations, e-mail docinfo@aiacontracts.com.
User Notes: (640e2aedf442e4498d096804)

TABLE OF ARTICLES

1 THE WORK OF THIS CONTRACT

2 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION

3 CONTRACT SUM

4 PAYMENT

5 DISPUTE RESOLUTION

6 ENUMERATION OF CONTRACT DOCUMENTS

7 GENERAL PROVISIONS

8 OWNER

9 CONTRACTOR

10 ARCHITECT

11 SUBCONTRACTORS

12 CONSTRUCTION BY OWNER OR BY SEPARATE CONTRACTORS

13 CHANGES IN THE WORK

14 TIME

15 PAYMENTS AND COMPLETION

16 PROTECTION OF PERSONS AND PROPERTY

17 INSURANCE AND BONDS

18 CORRECTION OF WORK

19 MISCELLANEOUS PROVISIONS

20 TERMINATION OF THE CONTRACT

21 CLAIMS AND DISPUTES

EXHIBIT A DETERMINATION OF THE COST OF THE WORK

DRAFT

ARTICLE 1 THE WORK OF THIS CONTRACT

The Contractor shall execute the Work described in the Contract Documents, except as specifically indicated in the Contract Documents to be the responsibility of others.

ARTICLE 2 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION

§ 2.1 The date of commencement of the Work shall be:

(Check one of the following boxes.)

AIA Document A104 – 2017 (formerly A107™ – 2007). Copyright © 1936, 1951, 1958, 1961, 1963, 1966, 1970, 1974, 1978, 1987, 1997, 2007 and 2017. All rights reserved. "The American Institute of Architects," "American Institute of Architects," "AIA," the AIA Logo, and "AIA Contract Documents" are trademarks of The American Institute of Architects. This draft was produced at 14:48:45 AST on 01/09/2026 under Subscription No.20250096353 which expires on , is not for resale, is licensed for one-time use only, and may only be used in accordance with the AIA Contract Documents® Terms of Service. To report copyright violations, e-mail docinfo@aiacontracts.com.
User Notes: (640e2aedf442e4498d096804)

[X] The date of this Agreement.

[ ] A date set forth in a notice to proceed issued by the Owner.

[ ] Established as follows:
(Insert a date or a means to determine the date of commencement of the Work.)

If a date of commencement of the Work is not selected, then the date of commencement shall be the date of this Agreement.

§ 2.2 The Contract Time shall be measured from the date of commencement.

§ 2.3 Substantial Completion

§ 2.3.1 Subject to adjustments of the Contract Time as provided in the Contract Documents, the Contractor shall achieve Substantial Completion of the entire Work:
(Check the appropriate box and complete the necessary information.)

[ ] Not later than ( ) calendar days from the date of commencement of the Work.

[X] By the following date:

§ 2.3.2 Subject to adjustments of the Contract Time as provided in the Contract Documents, if portions of the Work are to be completed prior to Substantial Completion of the entire Work, the Contractor shall achieve Substantial Completion of such portions by the following dates:

Portion of Work	Substantial Completion Date

§ 2.3.3 If the Contractor fails to achieve Substantial Completion as provided in this Section 2.3, liquidated damages, if any, shall be assessed as set forth in Section 3.5.

ARTICLE 3 CONTRACT SUM

§ 3.1 The Owner shall pay the Contractor the Contract Sum in current funds for the Contractor's performance of the Contract. The Contract Sum shall be one of the following:
(Check the appropriate box.)

[X] Stipulated Sum, in accordance with Section 3.2 below

[ ] Cost of the Work plus the Contractor's Fee, in accordance with Section 3.3 below

[ ] Cost of the Work plus the Contractor's Fee with a Guaranteed Maximum Price, in accordance with Section 3.4 below

(Based on the selection above, complete Section 3.2, 3.3 or 3.4 below.)

§ 3.2 The Stipulated Sum shall be ($), subject to additions and deductions as provided in the Contract Documents.

§ 3.2.1 The Stipulated Sum is based upon the following alternates, if any, which are described in the Contract Documents and are hereby accepted by the Owner:
(State the numbers or other identification of accepted alternates. If the bidding or proposal documents permit the Owner to

AIA Document A104 – 2017 (formerly A107™ – 2007). Copyright © 1936, 1951, 1958, 1961, 1963, 1966, 1970, 1974, 1978, 1987, 1997, 2007 and 2017. All rights reserved. "The American Institute of Architects," "American Institute of Architects," "AIA," the AIA Logo, and "AIA Contract Documents" are trademarks of The American Institute of Architects. This draft was produced at 14:48:45 AST on 01/09/2026 under Subscription No.20250096353 which expires on , is not for resale, is licensed for one-time use only, and may only be used in accordance with the AIA Contract Documents® Terms of Service. To report copyright violations, e-mail docinfo@aiacontracts.com.
User Notes: (640e2aedf442e4498d096804)

accept other alternates subsequent to the execution of this Agreement, attach a schedule of such other alternates showing the amount for each and the date when that amount expires.)

§ 3.2.2 Unit prices, if any:
(Identify the item and state the unit price and the quantity limitations, if any, to which the unit price will be applicable.)

Item	Units and Limitations	Price per Unit ($0.00)

§ 3.2.3 Allowances, if any, included in the stipulated sum:
(Identify each allowance.)

Item	Price

§ 3.3 Cost of the Work Plus Contractor's Fee
§ 3.3.1 The Cost of the Work is as defined in Exhibit A, Determination of the Cost of the Work.

§ 3.3.2 The Contractor's Fee:
(State a lump sum, percentage of Cost of the Work or other provision for determining the Contractor's Fee and the method of adjustment to the Fee for changes in the Work.)

§ 3.4 Cost of the Work Plus Contractor's Fee With a Guaranteed Maximum Price
§ 3.4.1 The Cost of the Work is as defined in Exhibit A, Determination of the Cost of the Work.

§ 3.4.2 The Contractor's Fee:
(State a lump sum, percentage of Cost of the Work or other provision for determining the Contractor's Fee and the method of adjustment to the Fee for changes in the Work.)

§ 3.4.3 Guaranteed Maximum Price
§ 3.4.3.1 The sum of the Cost of the Work and the Contractor's Fee is guaranteed by the Contractor not to exceed ($), subject to additions and deductions by changes in the Work as provided in the Contract Documents. This maximum sum is referred to in the Contract Documents as the Guaranteed Maximum Price. Costs which would cause the Guaranteed Maximum Price to be exceeded shall be paid by the Contractor without reimbursement by the Owner.
(Insert specific provisions if the Contractor is to participate in any savings.)

§ 3.4.3.2 The Guaranteed Maximum Price is based on the following alternates, if any, which are described in the Contract Documents and are hereby accepted by the Owner:
(State the numbers or other identification of accepted alternates. If the bidding or proposal documents permit the Owner to accept other alternates subsequent to the execution of this Agreement, attach a schedule of such other alternates showing the amount for each and the date when that amount expires.)

§ 3.4.3.3 Unit Prices, if any:

AIA Document A104 – 2017 (formerly A107™ – 2007). Copyright © 1936, 1951, 1958, 1961, 1963, 1966, 1970, 1974, 1978, 1987, 1997, 2007 and 2017. All rights reserved. "The American Institute of Architects," "American Institute of Architects," "AIA," the AIA Logo, and "AIA Contract Documents" are trademarks of The American Institute of Architects. This draft was produced at 14:48:45 AST on 01/09/2026 under Subscription No.20250096353 which expires on , is not for resale, is licensed for one-time use only, and may only be used in accordance with the AIA Contract Documents® Terms of Service. To report copyright violations, e-mail docinfo@aiacontracts.com.
User Notes: (640e2aedf442e4498d096804)

(Identify the item and state the unit price and the quantity limitations, if any, to which the unit price will be applicable.)

Item	Units and Limitations	Price per Unit ($0.00)

§ 3.4.3.4 Allowances, if any, included in the Guaranteed Maximum Price:
(Identify each allowance.)

Item	Price

§ 3.4.3.5 Assumptions, if any, on which the Guaranteed Maximum Price is based:

§ 3.4.3.6 To the extent that the Contract Documents are anticipated to require further development, the Guaranteed Maximum Price includes the costs attributable to such further development consistent with the Contract Documents and reasonably inferable therefrom. Such further development does not include changes in scope, systems, kinds and quality of materials, finishes or equipment, all of which, if required, shall be incorporated by Change Order.

§ 3.4.3.7 The Owner shall authorize preparation of revisions to the Contract Documents that incorporate the agreed-upon assumptions contained in Section 3.4.3.5. The Owner shall promptly furnish such revised Contract Documents to the Contractor. The Contractor shall notify the Owner and Architect of any inconsistencies between the agreed-upon assumptions contained in Section 3.4.3.5 and the revised Contract Documents.

§ 3.5 Liquidated damages, if any:
(Insert terms and conditions for liquidated damages, if any.)

The Owner and the Vendor agree that Owner's damages resulting from delayed completion of this project is impracticable or extremely difficult to ascertain. Accordingly, the Owner and the Vendor agree that the amount of liquidated damages stated below is a reasonable estimate of such damages in the event of the Vendor's delayed completion of this project shall be «$xxxx per day », and such payment is intended to be liquidated damages and not intended to be a forfeiture or penalty.

ARTICLE 4 PAYMENT

§ 4.1 Progress Payments

§ 4.1.1 Based upon Applications for Payment submitted to the Architect by the Contractor and Certificates for Payment issued by the Architect, the Owner shall make progress payments on account of the Contract Sum to the Contractor as provided below and elsewhere in the Contract Documents.

§ 4.1.2 The period covered by each Application for Payment shall be one calendar month ending on the last day of the month, or as follows:

§ 4.1.3 Provided that an Application for Payment is received by the Architect not later than the last day of a month, the Owner shall make payment of the certified amount to the Contractor not later than the last day of the following month. If an Application for Payment is received by the Architect after the date fixed above, payment shall be made by the Owner not later than thirty (30) days after the Architect receives the Application for Payment.
(Federal, state or local laws may require payment within a certain period of time.)

§ 4.1.4 For each progress payment made prior to Substantial Completion of the Work, the Owner may withhold retainage from

AIA Document A104 – 2017 (formerly A107™ – 2007). Copyright © 1936, 1951, 1958, 1961, 1963, 1966, 1970, 1974, 1978, 1987, 1997, 2007 and 2017. All rights reserved. "The American Institute of Architects," "American Institute of Architects," "AIA," the AIA Logo, and "AIA Contract Documents" are trademarks of The American Institute of Architects. This draft was produced at 14:48:45 AST on 01/09/2026 under Subscription No.20250096353 which expires on , is not for resale, is licensed for one-time use only, and may only be used in accordance with the AIA Contract Documents® Terms of Service. To report copyright violations, e-mail docinfo@aiacontracts.com.
User Notes: (640e2aedf442e4498d096804)

the payment otherwise due as follows:
(Insert a percentage or amount to be withheld as retainage from each Application for Payment and any terms for reduction of retainage during the course of the Work. The amount of retainage may be limited by governing law.)

Five percent (5%)

~~**§ 4.1.5** Payments due and unpaid under the Contract shall bear interest from the date payment is due at the rate stated below, or in the absence thereof, at the legal rate prevailing from time to time at the place where the Project is located.~~
~~*(Insert rate of interest agreed upon, if any.)*~~

~~_____ %~~

§ 4.2 Final Payment
§ 4.2.1 Final payment, constituting the entire unpaid balance of the Contract Sum, shall be made by the Owner to the Contractor when

.1 the Contractor has fully performed the Contract except for the Contractor's responsibility to correct Work as provided in Section 18.2, and to satisfy other requirements, if any, which extend beyond final payment;

.2 the Contractor has submitted a final accounting for the Cost of the Work, where payment is on the basis of the Cost of the Work with or without a Guaranteed Maximum Price; and

.3 a final Certificate for Payment has been issued by the Architect in accordance with Section 15.7.1.

§ 4.2.2 The Owner's final payment to the Contractor shall be made no later than 30 days after the issuance of the Architect's final Certificate for Payment, ~~or as follows~~and not before:

The Contractor provides Owner with lien waivers/releases in accordance with Section 15.7.

ARTICLE 5 DISPUTE RESOLUTION
§ 5.1 Binding Dispute Resolution
~~For any claim subject to, but not resolved by, mediation pursuant to Section 21.5, t~~The method of binding dispute resolution shall be as follows:
(Check the appropriate box.)

~~[_____] Arbitration pursuant to Section 21.6 of this Agreement~~

[X] Litigation in a court of competent jurisdiction. Venue for any action shall be in the federal or state courts of Anchorage, Alaska, and the parties hereby consent to such venue and the jurisdiction of such courts.

[ ] Other *(Specify)*

If the Owner and Contractor do not select a method of binding dispute resolution, or do not subsequently agree in writing to a binding dispute resolution method other than litigation, claims will be resolved in a court of competent jurisdiction.

ARTICLE 6 ENUMERATION OF CONTRACT DOCUMENTS
§ 6.1 The Contract Documents are defined in Article 7 and, except for Modifications issued after execution of this Agreement, are enumerated in the sections below.

§ 6.1.1 The Agreement is this executed AIA Document A104™–2017, Standard Abbreviated Form of Agreement Between Owner and Contractor.

§ 6.1.2 Building information modeling exhibit, dated as indicated below:
(Insert the date of the building information modeling exhibit incorporated into this Agreement.)

AIA Document A104 – 2017 (formerly A107™ – 2007). Copyright © 1936, 1951, 1958, 1961, 1963, 1966, 1970, 1974, 1978, 1987, 1997, 2007 and 2017. All rights reserved. "The American Institute of Architects," "American Institute of Architects," "AIA," the AIA Logo, and "AIA Contract Documents" are trademarks of The American Institute of Architects. This draft was produced at 14:48:45 AST on 01/09/2026 under Subscription No.20250096353 which expires on , is not for resale, is licensed for one-time use only, and may only be used in accordance with the AIA Contract Documents® Terms of Service. To report copyright violations, e-mail docinfo@aiacontracts.com.
User Notes: (640e2aedf442e4498d096804)

§ 6.1.3 The Supplementary and other Conditions of the Contract:

Document	Title	Date	Pages

§ 6.1.4 The Specifications:
(Either list the Specifications here or refer to an exhibit attached to this Agreement.)

Section	Title	Date	Pages

§ 6.1.5 The Drawings:
(Either list the Drawings here or refer to an exhibit attached to this Agreement.)

Number	Title	Date

§ 6.1.6 The Addenda, if any:

Number	Date	Pages

Portions of Addenda relating to bidding or proposal requirements are not part of the Contract Documents unless the bidding or proposal requirements are enumerated in this Article 6.

§ 6.1.7 Additional documents, if any, forming part of the Contract Documents:

.1 Other Exhibits:
(Check all boxes that apply.)

[ ] Exhibit A, Determination of the Cost of the Work.

[ ] AIA Document E204™–2017, Sustainable Projects Exhibit, dated as indicated below:
(Insert the date of the E204-2017 incorporated into this Agreement.)

[ ] The Sustainability Plan:

Title	Date	Pages

~~[ ] Supplementary and other Conditions of the Contract:~~

~~Document~~	~~Title~~	~~Date~~	~~Pages~~

.2 Other documents, if any, listed below:

AIA Document A104 – 2017 (formerly A107™ – 2007). Copyright © 1936, 1951, 1958, 1961, 1963, 1966, 1970, 1974, 1978, 1987, 1997, 2007 and 2017. All rights reserved. "The American Institute of Architects," "American Institute of Architects," "AIA," the AIA Logo, and "AIA Contract Documents" are trademarks of The American Institute of Architects. This draft was produced at 14:48:45 AST on 01/09/2026 under Subscription No.20250096353 which expires on , is not for resale, is licensed for one-time use only, and may only be used in accordance with the AIA Contract Documents® Terms of Service. To report copyright violations, e-mail docinfo@aiacontracts.com.
User Notes: (640e2aedf442e4498d096804)

(List here any additional documents that are intended to form part of the Contract Documents.)

ARTICLE 7 GENERAL PROVISIONS

§ 7.1 The Contract Documents

The Contract Documents are enumerated in Article 6 and consist of this Agreement (including, if applicable, Supplementary and other Conditions of the Contract), Drawings, Specifications, Addenda issued prior to the execution of this Agreement, other documents listed in this Agreement, and Modifications issued after execution of this Agreement. A Modification is (1) a written amendment to the Contract signed by both parties, (2) a Change Order, (3) a Construction Change Directive, or (4) a written order for a minor change in the Work issued by the Architect. The intent of the Contract Documents is to include all items necessary for the proper execution and completion of the Work by the Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

§ 7.2 The Contract

The Contract Documents form the Contract for Construction. The Contract represents the entire and integrated agreement between the parties hereto and supersedes prior negotiations, representations, or agreements, either written or oral. The Contract may be amended or modified only by a Modification. The Contract Documents shall not be construed to create a contractual relationship of any kind between any persons or entities other than the Owner and the Contractor.

§ 7.3 The Work

The term "Work" means the construction and services required by the Contract Documents, whether completed or partially completed, and includes all other labor, materials, equipment, and services provided or to be provided by the Contractor to fulfill the Contractor's obligations. The Work may constitute the whole or a part of the Project.

§ 7.4 Instruments of Service

Instruments of Service are representations, in any medium of expression now known or later developed, of the tangible and intangible creative work performed by the Architect and the Architect's consultants under their respective professional services agreements. Instruments of Service may include, without limitation, studies, surveys, models, sketches, drawings, specifications, and other similar materials.

§ 7.5 Ownership and use of Drawings, Specifications and Other Instruments of Service

§ 7.5.1 The Architect and the Architect's consultants shall be deemed the authors and owners of their respective Instruments of Service, including the Drawings and Specifications, and will retain all common law, statutory and other reserved rights in their Instruments of Service, including copyrights. The Contractor, Subcontractors, Sub-subcontractors, and suppliers shall not own or claim a copyright in the Instruments of Service. Submittal or distribution to meet official regulatory requirements or for other purposes in connection with the Project is not to be construed as publication in derogation of the Architect's or Architect's consultants' reserved rights.

§ 7.5.2 The Contractor, Subcontractors, Sub-subcontractors and suppliers are authorized to use and reproduce the Instruments of Service provided to them, subject to the protocols established pursuant to Sections 7.6 and 7.7, solely and exclusively for execution of the Work. All copies made under this authorization shall bear the copyright notice, if any, shown on the Instruments of Service. The Contractor, Subcontractors, Sub-subcontractors, and suppliers may not use the Instruments of Service on other projects or for additions to this Project outside the scope of the Work without the specific written consent of the Owner, Architect and the Architect's consultants.

§ 7.6 Digital Data Use and Transmission

The parties shall agree upon written protocols governing the transmission and use of, and reliance on, Instruments of Service or any other information or documentation in digital form.

§ 7.7 Building Information Models Use and Reliance

Any use of, or reliance on, all or a portion of a building information model without agreement to written protocols governing the use of, and reliance on, the information contained in the model shall be at the using or relying party's sole risk and without

AIA Document A104 – 2017 (formerly A107™ – 2007). Copyright © 1936, 1951, 1958, 1961, 1963, 1966, 1970, 1974, 1978, 1987, 1997, 2007 and 2017. All rights reserved. "The American Institute of Architects," "American Institute of Architects," "AIA," the AIA Logo, and "AIA Contract Documents" are trademarks of The American Institute of Architects. This draft was produced at 14:48:45 AST on 01/09/2026 under Subscription No.20250096353 which expires on , is not for resale, is licensed for one-time use only, and may only be used in accordance with the AIA Contract Documents® Terms of Service. To report copyright violations, e-mail docinfo@aiacontracts.com.
User Notes: (640e2aedf442e4498d096804)

liability to the other party and its contractors or consultants, the authors of, or contributors to, the building information model, and each of their agents and employees.

§ 7.8 Severability

The invalidity of any provision of the Contract Documents shall not invalidate the Contract or its remaining provisions. If it is determined that any provision of the Contract Documents violates any law, or is otherwise invalid or unenforceable, then that provision shall be revised to the extent necessary to make that provision legal and enforceable. In such case the Contract Documents shall be construed, to the fullest extent permitted by law, to give effect to the parties' intentions and purposes in executing the Contract.

§ 7.9 Notice

§ 7.9.1 Except as otherwise provided in Section 7.9.2, where the Contract Documents require one party to notify or give notice to the other party, such notice shall be provided in writing to the designated representative of the party to whom the notice is addressed and shall be deemed to have been duly served if delivered in person, by mail, by courier, or by electronic transmission in accordance with a building information modeling exhibit, if completed, or as otherwise set forth below:
(If other than in accordance with a building information modeling exhibit, insert requirements for delivering Notice in electronic format such as name, title and email address of the recipient and whether and how the system will be required to generate a read receipt for the transmission.)

To Owner:
Manager of Contracts
7033 E Tudor Road
Anchorage, Alaska 99507
SCFContracts@southcentralfoundation.com

To Contractor:

It shall be the responsibility of the sending party to request a read receipt, if desired, for electronic notices

§ 7.9.2 Notice of Claims shall be provided in writing and shall be deemed to have been duly served only if delivered to the designated representative of the party to whom the notice is addressed by certified or registered mail, or by courier providing proof of delivery.

§ 7.10 Relationship of the Parties

Where the Contract is based on the Cost of the Work plus the Contractor's Fee, with or without a Guaranteed Maximum Price, the Contractor accepts the relationship of trust and confidence established by this Agreement and covenants with the Owner to cooperate with the Architect and exercise the Contractor's skill and judgment in furthering the interests of the Owner; to furnish efficient business administration and supervision; to furnish at all times an adequate supply of workers and materials; and to perform the Work in an expeditious and economical manner consistent with the Owner's interests. The Owner agrees to furnish and approve, in a timely manner, information required by the Contractor and to make payments to the Contractor in accordance with the requirements of the Contract Documents.

ARTICLE 8 OWNER

§ 8.1 Information and Services Required of the Owner

§ 8.1.1 Prior to commencement of the Work, at the written request by the Contractor, the Owner shall furnish to the Contractor reasonable evidence that the Owner has made financial arrangements to fulfill the Owner's obligations under the Contract. The Contractor shall have no obligation to commence the Work until the Owner provides such evidence. If commencement of the Work is delayed under this Section 8.1.1, the Contract Time shall be extended appropriately.

§ 8.1.2 The Owner shall furnish all necessary surveys and a legal description of the site.

§ 8.1.3 The Contractor shall be entitled to rely on the accuracy of information furnished by the Owner but shall exercise proper precautions relating to the safe performance of the Work.

AIA Document A104 – 2017 (formerly A107™ – 2007). Copyright © 1936, 1951, 1958, 1961, 1963, 1966, 1970, 1974, 1978, 1987, 1997, 2007 and 2017. All rights reserved. "The American Institute of Architects," "American Institute of Architects," "AIA," the AIA Logo, and "AIA Contract Documents" are trademarks of The American Institute of Architects. This draft was produced at 14:48:45 AST on 01/09/2026 under Subscription No.20250096353 which expires on , is not for resale, is licensed for one-time use only, and may only be used in accordance with the AIA Contract Documents® Terms of Service. To report copyright violations, e-mail docinfo@aiacontracts.com.
User Notes: (640e2aedf442e4498d096804)

§ 8.1.4 Except for permits and fees that are the responsibility of the Contractor under the Contract Documents, including those required under Section 9.6.1, the Owner shall pay for and the Architect shall secure ~~and pay for~~for the building permit and other necessary approvals, easements, assessments, and charges required for the construction, use, or occupancy of permanent structures or for permanent changes in existing facilities.

§ 8.2 Owner's Right to Stop the Work

If the Contractor fails to correct Work which is not in accordance with the requirements of the Contract Documents, or repeatedly fails to carry out the Work in accordance with the Contract Documents, the Owner may issue a written order to the Contractor to stop the Work, or any portion thereof, until the cause for such order is eliminated; however, the right of the Owner to stop the Work shall not give rise to a duty on the part of the Owner to exercise this right for the benefit of the Contractor or any other person or entity.

§ 8.3 Owner's Right to Carry Out the Work

If the Contractor defaults or neglects to carry out the Work in accordance with the Contract Documents, and fails within a ten-day period after receipt of notice from the Owner to commence and continue correction of such default or neglect with diligence and promptness, the Owner may, without prejudice to any other remedies the Owner may have, correct such default or neglect. Such action by the Owner and amounts charged to the Contractor are both subject to prior approval of the Architect and the Architect may, pursuant to Section 15.4.3, withhold or nullify a Certificate for Payment in whole or in part, to the extent reasonably necessary to reimburse the Owner for the reasonable cost of correcting such deficiencies, including the Owner's expenses and compensation for the Architect's additional services made necessary by such default, neglect, or failure. If the Contractor disagrees with the actions of the Owner or the Architect, or the amounts claimed as costs to the Owner, the Contractor may file a Claim pursuant to Article 21.

ARTICLE 9 CONTRACTOR

§ 9.1 Review of Contract Documents and Field Conditions by Contractor

§ 9.1.1 Execution of the Contract by the Contractor is a representation that the Contractor has visited the site, become generally familiar with local conditions under which the Work is to be performed and correlated personal observations with requirements of the Contract Documents.

§ 9.1.2 Because the Contract Documents are complementary, the Contractor shall, before starting each portion of the Work, carefully study and compare the various Contract Documents relative to that portion of the Work, as well as the information furnished by the Owner pursuant to Section 8.1.2, shall take field measurements of any existing conditions related to that portion of the Work and shall observe any conditions at the site affecting it. These obligations are for the purpose of facilitating coordination and construction by the Contractor and are not for the purpose of discovering errors, omissions, or inconsistencies in the Contract Documents; however, the Contractor shall promptly report to the Architect any errors, inconsistencies, or omissions discovered by or made known to the Contractor as a request for information in such form as the Architect may require. It is recognized that the Contractor's review is made in the Contractor's capacity as a contractor and not as a licensed design professional unless otherwise specifically provided in the Contract Documents.

§ 9.1.3 The Contractor is not required to ascertain that the Contract Documents are in accordance with applicable laws, statutes, ordinances, codes, rules and regulations, or lawful orders of public authorities, but the Contractor shall promptly report to the Architect any nonconformity discovered by or made known to the Contractor as a request for information in such form as the Architect may require.

§ 9.2 Supervision and Construction Procedures

§ 9.2.1 The Contractor shall supervise and direct the Work, using the Contractor's best skill and attention. The Contractor shall be solely responsible for and have control over construction means, methods, techniques, sequences, and procedures, and for coordinating all portions of the Work under the Contract, unless the Contract Documents give other specific instructions concerning these matters.

§ 9.2.2 The Contractor shall be responsible to the Owner for acts and omissions of the Contractor's employees, Subcontractors and their agents and employees, and other persons or entities performing portions of the Work for or on behalf of the Contractor or any of its Subcontractors.

AIA Document A104 – 2017 (formerly A107™ – 2007). Copyright © 1936, 1951, 1958, 1961, 1963, 1966, 1970, 1974, 1978, 1987, 1997, 2007 and 2017. All rights reserved. "The American Institute of Architects," "American Institute of Architects," "AIA," the AIA Logo, and "AIA Contract Documents" are trademarks of The American Institute of Architects. This draft was produced at 14:48:45 AST on 01/09/2026 under Subscription No.20250096353 which expires on , is not for resale, is licensed for one-time use only, and may only be used in accordance with the AIA Contract Documents® Terms of Service. To report copyright violations, e-mail docinfo@aiacontracts.com.
User Notes: (640e2aedf442e4498d096804)

§ 9.3 Labor and Materials

§ 9.3.1 Unless otherwise provided in the Contract Documents, the Contractor shall provide and pay for labor, materials, equipment, tools, construction equipment and machinery, water, heat, utilities, transportation, and other facilities and services necessary for proper execution and completion of the Work whether temporary or permanent and whether or not incorporated or to be incorporated in the Work.

§ 9.3.2 The Contractor shall enforce strict discipline and good order among the Contractor's employees and other persons carrying out the Work. The Contractor shall not permit employment of unfit persons or persons not skilled in tasks assigned to them.

§ 9.3.3 The Contractor may make a substitution only with the consent of the Owner, after evaluation by the Architect and in accordance with a Modification.

§ 9.4 Warranty

The Contractor warrants to the Owner and Architect that materials and equipment furnished under the Contract will be of good quality and new unless the Contract Documents require or permit otherwise. The Contractor further warrants that the Work will conform to the requirements of the Contract Documents and will be free from defects, except for those inherent in the quality of the Work the Contract Documents require or permit. Work, materials, or equipment not conforming to these requirements may be considered defective. The Contractor's warranty excludes remedy for damage or defect caused by abuse, alterations to the Work not executed by the Contractor, improper or insufficient maintenance, improper operation or normal wear and tear under normal usage. All other warranties required by the Contract Documents shall be issued in the name of the Owner, or shall be transferable to the Owner, and shall commence in accordance with Section 15.6.3.

§ 9.5 Taxes

The Contractor shall pay sales, consumer, use, and other similar taxes that are legally enacted when bids are received or negotiations concluded, whether or not yet effective or merely scheduled to go into effect.

§ 9.6 Permits, Fees, Notices, and Compliance with Laws

§ 9.6.1 Unless otherwise provided in the Contract Documents, the ~~Contractor~~ Architect shall secure and the Owner shall pay for the building permit. Contractor shall secure and pay for any ~~as well as~~ other permits, fees, licenses, and inspections by government agencies necessary for proper execution and completion of the Work that are customarily secured after execution of the Contract and legally required at the time bids are received or negotiations concluded.

§ 9.6.2 The Contractor shall comply with and give notices required by applicable laws, statutes, ordinances, codes, rules and regulations, and lawful orders of public authorities applicable to performance of the Work. If the Contractor performs Work knowing it to be contrary to applicable laws, statutes, ordinances, codes, rules and regulations, or lawful orders of public authorities, the Contractor shall assume appropriate responsibility for such Work and shall bear the costs attributable to correction.

§ 9.7 Allowances

The Contractor shall include in the Contract Sum all allowances stated in the Contract Documents. The Owner shall select materials and equipment under allowances with reasonable promptness. Allowance amounts shall include the costs to the Contractor of materials and equipment delivered at the site and all required taxes, less applicable trade discounts. Contractor's costs for unloading and handling at the site, labor, installation, overhead, profit, and other expenses contemplated for stated allowance amounts shall be included in the Contract Sum but not in the allowance.

§ 9.8 Contractor's Construction Schedules

§ 9.8.1 The Contractor, promptly after being awarded the Contract, shall submit for the Owner's and Architect's information a Contractor's construction schedule for the Work. The schedule shall not exceed time limits current under the Contract Documents, shall be revised at appropriate intervals as required by the conditions of the Work and Project, shall be related to the entire Project to the extent required by the Contract Documents, and shall provide for expeditious and practicable execution of the Work.

§ 9.8.2 The Contractor shall perform the Work in general accordance with the most recent schedule submitted to the Owner and Architect.

AIA Document A104 – 2017 (formerly A107™ – 2007). Copyright © 1936, 1951, 1958, 1961, 1963, 1966, 1970, 1974, 1978, 1987, 1997, 2007 and 2017. All rights reserved. "The American Institute of Architects," "American Institute of Architects," "AIA," the AIA Logo, and "AIA Contract Documents" are trademarks of The American Institute of Architects. This draft was produced at 14:48:45 AST on 01/09/2026 under Subscription No.20250096353 which expires on , is not for resale, is licensed for one-time use only, and may only be used in accordance with the AIA Contract Documents® Terms of Service. To report copyright violations, e-mail docinfo@aiacontracts.com.
User Notes: (640e2aedf442e4498d096804)

§ 9.9 Submittals

§ 9.9.1 The Contractor shall review for compliance with the Contract Documents and submit to the Architect Shop Drawings, Product Data, Samples, and similar submittals required by the Contract Documents in coordination with the Contractor's construction schedule and in such sequence as to allow the Architect reasonable time for review. By submitting Shop Drawings, Product Data, Samples, and similar submittals, the Contractor represents to the Owner and Architect that the Contractor has (1) reviewed and approved them; (2) determined and verified materials, field measurements, and field construction criteria related thereto, or will do so; and (3) checked and coordinated the information contained within such submittals with the requirements of the Work and of the Contract Documents. The Work shall be in accordance with approved submittals.

§ 9.9.2 Shop Drawings, Product Data, Samples and similar submittals are not Contract Documents.

§ 9.9.3 The Contractor shall not be required to provide professional services that constitute the practice of architecture or engineering unless such services are specifically required by the Contract Documents or unless the Contractor needs to provide such services in order to carry out the Contractor's own responsibilities. If professional design services or certifications by a design professional are specifically required, the Owner and the Architect will specify the performance and design criteria that such services must satisfy. The Contractor shall cause such services or certifications to be provided by an appropriately licensed design professional. If no criteria are specified, the design shall comply with applicable codes and ordinances. Each Party shall be entitled to rely upon the information provided by the other Party. The Architect will review and approve or take other appropriate action on submittals for the limited purpose of checking for conformance with information provided and the design concept expressed in the Contract Documents. The Architect's review of Shop Drawings, Product Data, Samples, and similar submittals shall be for the limited purpose of checking for conformance with information given and the design concept expressed in the Contract Documents. In performing such review, the Architect will approve, or take other appropriate action upon, the Contractor's Shop Drawings, Product Data, Samples, and similar submittals.

§ 9.10 Use of Site

The Contractor shall confine operations at the site to areas permitted by applicable laws, statutes, ordinances, codes, rules and regulations, lawful orders of public authorities, and the Contract Documents and shall not unreasonably encumber the site with materials or equipment.

§ 9.11 Cutting and Patching

The Contractor shall be responsible for cutting, fitting, or patching required to complete the Work or to make its parts fit together properly.

§ 9.12 Cleaning Up

The Contractor shall keep the premises and surrounding area free from accumulation of waste materials and rubbish caused by operations under the Contract. At completion of the Work, the Contractor shall remove waste materials, rubbish, the Contractor's tools, construction equipment, machinery, and surplus material from and about the Project.

§ 9.13 Access to Work

The Contractor shall provide the Owner and Architect with access to the Work in preparation and progress wherever located.

§ 9.14 Royalties, Patents and Copyrights

The Contractor shall pay all royalties and license fees. The Contractor shall defend suits or claims for infringement of copyrights and patent rights and shall hold the Owner and Architect harmless from loss on account thereof, but shall not be responsible for defense or loss when a particular design, process, or product of a particular manufacturer or manufacturers is required by the Contract Documents or where the copyright violations are contained in Drawings, Specifications or other documents prepared by the Owner or Architect. However, if an infringement of a copyright or patent is discovered by, or made known to, the Contractor, the Contractor shall be responsible for the loss unless the information is promptly furnished to the Architect.

§ 9.15 Indemnification

§ 9.15.1 To the fullest extent permitted by law, the Contractor shall indemnify and hold harmless the Owner, Architect, Architect's consultants, and agents and employees of any of them from and against claims, damages, losses and expenses,

AIA Document A104 – 2017 (formerly A107™ – 2007). Copyright © 1936, 1951, 1958, 1961, 1963, 1966, 1970, 1974, 1978, 1987, 1997, 2007 and 2017. All rights reserved. "The American Institute of Architects," "American Institute of Architects," "AIA," the AIA Logo, and "AIA Contract Documents" are trademarks of The American Institute of Architects. This draft was produced at 14:48:45 AST on 01/09/2026 under Subscription No.20250096353 which expires on , is not for resale, is licensed for one-time use only, and may only be used in accordance with the AIA Contract Documents® Terms of Service. To report copyright violations, e-mail docinfo@aiacontracts.com.
User Notes: (640e2aedf442e4498d096804)

including but not limited to attorneys' fees, arising out of or resulting from performance of the Work, provided that such claim, damage, loss, or expense is attributable to bodily injury, sickness, disease or death, or to injury to or destruction of tangible property (other than the Work itself), but only to the extent caused by the negligent acts or omissions of the Contractor, a Subcontractor, anyone directly or indirectly employed by them, or anyone for whose acts they may be liable, regardless of whether or not such claim, damage, loss, or expense is caused in part by a party indemnified hereunder. Such obligation shall not be construed to negate, abridge, or reduce other rights or obligations of indemnity which would otherwise exist as to a party or person described in this Section 9.15.1.

§ 9.15.2 In claims against any person or entity indemnified under this Section 9.15 by an employee of the Contractor, a Subcontractor, anyone directly or indirectly employed by them, or anyone for whose acts they may be liable, the indemnification obligation under Section 9.15.1 shall not be limited by a limitation on amount or type of damages, compensation or benefits payable by or for the Contractor or Subcontractor under workers' compensation acts, disability benefit acts or other employee benefit acts.

ARTICLE 10 ARCHITECT

§ 10.1 The Architect will provide administration of the Contract as described in the Contract Documents and will be an Owner's representative during construction, until the date the Architect issues the final Certificate for Payment. The Architect will have authority to act on behalf of the Owner only to the extent provided in the Contract Documents, unless otherwise modified in writing in accordance with other provisions of the Contract.

§ 10.2 Duties, responsibilities, and limitations of authority of the Architect as set forth in the Contract Documents shall not be restricted, modified, or extended without written consent of the Owner, Contractor, and Architect. Consent shall not be unreasonably withheld.

§ 10.3 The Architect will visit the site at intervals appropriate to the stage of the construction to become generally familiar with the progress and quality of the portion of the Work completed, and to determine in general, if the Work observed is being performed in a manner indicating that the Work, when fully completed, will be in accordance with the Contract Documents. However, the Architect will not be required to make exhaustive or continuous on-site inspections to check the quality or quantity of the Work. The Architect will not have control over, charge of, or responsibility for the construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with the Work, since these are solely the Contractor's rights and responsibilities under the Contract Documents.

§ 10.4 On the basis of the site visits, the Architect will keep the Owner reasonably informed about the progress and quality of the portion of the Work completed, and promptly report to the Owner (1) known deviations from the Contract Documents, (2) known deviations from the most recent construction schedule submitted by the Contractor, and (3) defects and deficiencies observed in the Work. The Architect will not be responsible for the Contractor's failure to perform the Work in accordance with the requirements of the Contract Documents. The Architect will not have control over or charge of and will not be responsible for acts or omissions of the Contractor, Subcontractors, or their agents or employees, or any other persons or entities performing portions of the Work.

§ 10.5 Based on the Architect's evaluations of the Work and of the Contractor's Applications for Payment, the Architect will review and certify the amounts due the Contractor and will issue Certificates for Payment in such amounts.

§ 10.6 The Architect has authority to reject Work that does not conform to the Contract Documents and to require inspection or testing of the Work.

§ 10.7 The Architect will review and approve or take other appropriate action upon, the Contractor's submittals such as Shop Drawings, Product Data, and Samples, but only for the limited purpose of checking for conformance with information given and the design concept expressed in the Contract Documents.

§ 10.8 The Architect will interpret and decide matters concerning performance under, and requirements of, the Contract Documents on written request of either the Owner or Contractor. The Architect will make initial decisions on all claims, disputes, and other matters in question between the Owner and Contractor but will not be liable for results of any interpretations or decisions rendered in good faith.

AIA Document A104 – 2017 (formerly A107™ – 2007). Copyright © 1936, 1951, 1958, 1961, 1963, 1966, 1970, 1974, 1978, 1987, 1997, 2007 and 2017. All rights reserved. "The American Institute of Architects," "American Institute of Architects," "AIA," the AIA Logo, and "AIA Contract Documents" are trademarks of The American Institute of Architects. This draft was produced at 14:48:45 AST on 01/09/2026 under Subscription No.20250096353 which expires on , is not for resale, is licensed for one-time use only, and may only be used in accordance with the AIA Contract Documents® Terms of Service. To report copyright violations, e-mail docinfo@aiacontracts.com.
User Notes: (640e2aedf442e4498d096804)

~~§ 10.9 The Architect's decisions on matters relating to aesthetic effect will be final if consistent with the intent expressed in the Contract Documents.~~

ARTICLE 11 SUBCONTRACTORS

§ 11.1 A Subcontractor is a person or entity who has a direct contract with the Contractor to perform a portion of the Work at the site.

§ 11.2 Unless otherwise stated in the Contract Documents, the Contractor, as soon as practicable after award of the Contract, shall notify the Owner and Architect of the Subcontractors or suppliers proposed for each of the principal portions of the Work. The Contractor shall not contract with any Subcontractor or supplier to whom the Owner or Architect has made reasonable written objection within ten days after receipt of the Contractor's list of Subcontractors and suppliers. If the proposed but rejected Subcontractor was reasonably capable of performing the Work, the Contract Sum and Contract Time shall be increased or decreased by the difference, if any, occasioned by such change, and an appropriate Change Order shall be issued before commencement of the substitute Subcontractor's Work. The Contractor shall not be required to contract with anyone to whom the Contractor has made reasonable objection.

§ 11.3 Contracts between the Contractor and Subcontractors shall (1) require each Subcontractor, to the extent of the Work to be performed by the Subcontractor, to be bound to the Contractor by the terms of the Contract Documents, and to assume toward the Contractor all the obligations and responsibilities, including the responsibility for safety of the Subcontractor's Work, which the Contractor, by the Contract Documents, assumes toward the Owner and Architect, and (2) allow the Subcontractor the benefit of all rights, remedies and redress against the Contractor that the Contractor, by these Contract Documents, has against the Owner.

ARTICLE 12 CONSTRUCTION BY OWNER OR BY SEPARATE CONTRACTORS

§ 12.1 The term "Separate Contractor(s)" shall mean other contractors retained by the Owner under separate agreements. The Owner reserves the right to perform construction or operations related to the Project with the Owner's own forces, and with Separate Contractors retained under Conditions of the Contract substantially similar to those of this Contract, including those provisions of the Conditions of the Contract related to insurance and waiver of subrogation.

§ 12.2 The Contractor shall afford the Owner and Separate Contractors reasonable opportunity for introduction and storage of their materials and equipment and performance of their activities, and shall connect and coordinate the Contractor's activities with theirs as required by the Contract Documents.

§ 12.3 The Owner shall be reimbursed by the Contractor for costs incurred by the Owner which are payable to a Separate Contractor because of delays, improperly timed activities, or defective construction of the Contractor. The Owner shall be responsible to the Contractor for costs incurred by the Contractor because of delays, improperly timed activities, damage to the Work, or defective construction of a Separate Contractor.

ARTICLE 13 CHANGES IN THE WORK

§ 13.1 By appropriate Modification, changes in the Work may be accomplished after execution of the Contract. The Owner, without invalidating the Contract, may order changes in the Work within the general scope of the Contract consisting of additions, deletions, or other revisions, with the Contract Sum and Contract Time being adjusted accordingly. Such changes in the Work shall be authorized by written Change Order signed by the Owner, Contractor, and Architect, or by written Construction Change Directive signed by the Owner and Architect. Upon issuance of the Change Order or Construction Change Directive, the Contractor shall proceed promptly with such changes in the Work, unless otherwise provided in the Change Order or Construction Change Directive.

§ 13.2 Adjustments in the Contract Sum and Contract Time resulting from a change in the Work shall be determined by mutual agreement of the parties or, in the case of a Construction Change Directive signed only by the Owner and Architect, by the Contractor's cost of labor, material, equipment, and reasonable overhead and profit, unless the parties agree on another method for determining the cost or credit. Pending final determination of the total cost of a Construction Change Directive, the Contractor may request payment for Work completed pursuant to the Construction Change Directive. The Architect will make an interim determination of the amount of payment due for purposes of certifying the Contractor's monthly Application for Payment. When the Owner and Contractor agree on adjustments to the Contract Sum and Contract Time arising from a Construction Change Directive, the Architect will prepare a Change Order.

AIA Document A104 – 2017 (formerly A107™ – 2007). Copyright © 1936, 1951, 1958, 1961, 1963, 1966, 1970, 1974, 1978, 1987, 1997, 2007 and 2017. All rights reserved. "The American Institute of Architects," "American Institute of Architects," "AIA," the AIA Logo, and "AIA Contract Documents" are trademarks of The American Institute of Architects. This draft was produced at 14:48:45 AST on 01/09/2026 under Subscription No.20250096353 which expires on , is not for resale, is licensed for one-time use only, and may only be used in accordance with the AIA Contract Documents® Terms of Service. To report copyright violations, e-mail docinfo@aiacontracts.com.
User Notes: (640e2aedf442e4498d096804)

§ 13.3 The Architect will have authority to order minor changes in the Work not involving adjustment in the Contract Sum or extension of the Contract Time and not inconsistent with the intent of the Contract Documents. Such changes shall be effected by written order and shall be binding on the Owner and Contractor. The Contractor shall carry out such written orders promptly. If the Contractor believes that the proposed minor change in the Work will affect the Contract Sum or Contract Time, the Contractor shall notify the Architect and shall not proceed to implement the change in the Work.

§ 13.4 If concealed or unknown physical conditions are encountered at the site that differ materially from those indicated in the Contract Documents or from those conditions ordinarily found to exist, the Contract Sum and Contract Time shall be equitably adjusted as mutually agreed between the Owner and Contractor; provided that the Contractor provides notice to the Owner and Architect promptly and before conditions are disturbed.

ARTICLE 14 TIME

§ 14.1 Time limits stated in the Contract Documents are of the essence of the Contract. By executing this Agreement the Contractor confirms that the Contract Time is a reasonable period for performing the Work.

§ 14.2 Unless otherwise provided, Contract Time is the period of time, including authorized adjustments, allotted in the Contract Documents for Substantial Completion of the Work.

§ 14.3 The term "day" as used in the Contract Documents shall mean calendar day unless otherwise specifically defined.

§ 14.4 The date of Substantial Completion is the date certified by the Architect in accordance with Section 15.6.3.

§ 14.5 If the Contractor is delayed at any time in the commencement or progress of the Work by (1) changes ordered in the Work; (2) by labor disputes, fire, unusual delay in deliveries, abnormal adverse weather conditions not reasonably anticipatable, unavoidable casualties, or any causes beyond the Contractor's control; or (3) by other causes that the Contractor asserts, and the Architect determines, justify delay, then the Contract Time shall be extended for such reasonable time as the Architect may determine, subject to the provisions of Article 21.

ARTICLE 15 PAYMENTS AND COMPLETION

§ 15.1 Schedule of Values

§ 15.1.1 Where the Contract is based on a Stipulated Sum or the Cost of the Work with a Guaranteed Maximum Price pursuant to Section 3.2 or 3.4, the Contractor shall submit a schedule of values to the Architect before the first Application for Payment, allocating the entire Stipulated Sum or Guaranteed Maximum Price to the various portions of the Work. The schedule of values shall be prepared in the form, and supported by the data to substantiate its accuracy required by the Architect. This schedule of values shall be used as a basis for reviewing the Contractor's Applications for Payment.

§ 15.1.2 The allocation of the Stipulated Sum or Guaranteed Maximum Price under this Section 15.1 shall not constitute a separate stipulated sum or guaranteed maximum price for each individual line item in the schedule of values.

§ 15.2 Control Estimate

§ 15.2.1 Where the Contract Sum is the Cost of the Work, plus the Contractor's Fee without a Guaranteed Maximum Price pursuant to Section 3.3, the Contractor shall prepare and submit to the Owner a Control Estimate within 14 days of executing this Agreement. The Control Estimate shall include the estimated Cost of the Work plus the Contractor's Fee.

§ 15.2.2 The Control Estimate shall include:

- **.1** the documents enumerated in Article 6, including all Modifications thereto;
- **.2** a list of the assumptions made by the Contractor in the preparation of the Control Estimate to supplement the information provided by the Owner and contained in the Contract Documents;
- **.3** a statement of the estimated Cost of the Work organized by trade categories or systems and the Contractor's Fee;
- **.4** a project schedule upon which the Control Estimate is based, indicating proposed Subcontractors, activity sequences and durations, milestone dates for receipt and approval of pertinent information, schedule of shop drawings and samples, procurement and delivery of materials or equipment the Owner's occupancy requirements, and the date of Substantial Completion; and

AIA Document A104 – 2017 (formerly A107™ – 2007). Copyright © 1936, 1951, 1958, 1961, 1963, 1966, 1970, 1974, 1978, 1987, 1997, 2007 and 2017. All rights reserved. "The American Institute of Architects," "American Institute of Architects," "AIA," the AIA Logo, and "AIA Contract Documents" are trademarks of The American Institute of Architects. This draft was produced at 14:48:45 AST on 01/09/2026 under Subscription No.20250096353 which expires on , is not for resale, is licensed for one-time use only, and may only be used in accordance with the AIA Contract Documents® Terms of Service. To report copyright violations, e-mail docinfo@aiacontracts.com.
User Notes: (640e2aedf442e4498d096804)

.5 a list of any contingency amounts included in the Control Estimate for further development of design and construction.

§ 15.2.3 When the Control Estimate is acceptable to the Owner and Architect, the Owner shall acknowledge it in writing. The Owner's acceptance of the Control Estimate does not imply that the Control Estimate constitutes a Guaranteed Maximum Price.

§ 15.2.4 The Contractor shall develop and implement a detailed system of cost control that will provide the Owner and Architect with timely information as to the anticipated total Cost of the Work. The cost control system shall compare the Control Estimate with the actual cost for activities in progress and estimates for uncompleted tasks and proposed changes. This information shall be reported to the Owner, in writing, no later than the Contractor's first Application for Payment and shall be revised and submitted with each Application for Payment.

§ 15.2.5 The Owner shall authorize preparation of revisions to the Contract Documents that incorporate the agreed-upon assumptions contained in the Control Estimate. The Owner shall promptly furnish such revised Contract Documents to the Contractor. The Contractor shall notify the Owner and Architect of any inconsistencies between the Control Estimate and the revised Contract Documents.

§ 15.3 Applications for Payment

§ 15.3.1 At least ten days before the date established for each progress payment, the Contractor shall submit to the Architect an itemized Application for Payment prepared in accordance with the schedule of values, if required under Section 15.1, for completed portions of the Work. The application shall be notarized, if required; be supported by all data substantiating the Contractor's right to payment that the Owner or Architect require; shall reflect retainage if provided for in the Contract Documents; and include any revised cost control information required by Section 15.2.4. Applications for Payment shall not include requests for payment for portions of the Work for which the Contractor does not intend to pay a Subcontractor or supplier, unless such Work has been performed by others whom the Contractor intends to pay.

§ 15.3.2 With each Application for Payment where the Contract Sum is based upon the Cost of the Work, or the Cost of the Work with a Guaranteed Maximum Price, the Contractor shall submit payrolls, petty cash accounts, receipted invoices or invoices with check vouchers attached, and any other evidence required by the Owner to demonstrate that cash disbursements already made by the Contractor on account of the Cost of the Work equal or exceed progress payments already received by the Contractor plus payrolls for the period covered by the present Application for Payment, less that portion of the progress payments attributable to the Contractor's Fee.

§ 15.3.3 Payments shall be made on account of materials and equipment delivered and suitably stored at the site for subsequent incorporation in the Work. If approved in advance by the Owner, payment may similarly be made for materials and equipment stored, and protected from damage, off the site at a location agreed upon in writing.

§ 15.3.4 The Contractor warrants that title to all Work covered by an Application for Payment will pass to the Owner no later than the time of payment. The Contractor further warrants that upon submittal of an Application for Payment all Work for which Certificates for Payment have been previously issued and payments received from the Owner shall, to the best of the Contractor's knowledge, information and belief, be free and clear of liens, claims, security interests or other encumbrances adverse to the Owner's interests.

§ 15.4 Certificates for Payment

§ 15.4.1 The Architect will, within seven days after receipt of the Contractor's Application for Payment, either issue to the Owner a Certificate for Payment, with a copy to the Contractor, for such amount as the Architect determines is properly due, or notify the Contractor and Owner of the Architect's reasons for withholding certification in whole or in part as provided in Section 15.4.3.

§ 15.4.2 The issuance of a Certificate for Payment will constitute a representation by the Architect to the Owner, based on the Architect's evaluations of the Work and the data in the Application for Payment, that, to the best of the Architect's knowledge, information, and belief, the Work has progressed to the point indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment in the amount certified. The foregoing representations are subject to an evaluation of the Work for conformance with the Contract Documents upon Substantial Completion, to

AIA Document A104 – 2017 (formerly A107™ – 2007). Copyright © 1936, 1951, 1958, 1961, 1963, 1966, 1970, 1974, 1978, 1987, 1997, 2007 and 2017. All rights reserved. "The American Institute of Architects," "American Institute of Architects," "AIA," the AIA Logo, and "AIA Contract Documents" are trademarks of The American Institute of Architects. This draft was produced at 14:48:45 AST on 01/09/2026 under Subscription No.20250096353 which expires on , is not for resale, is licensed for one-time use only, and may only be used in accordance with the AIA Contract Documents® Terms of Service. To report copyright violations, e-mail docinfo@aiacontracts.com.
User Notes: (640e2aedf442e4498d096804)

results of subsequent tests and inspections, to correction of minor deviations from the Contract Documents prior to completion and to specific qualifications expressed by the Architect. However, the issuance of a Certificate for Payment will not be a representation that the Architect has (1) made exhaustive or continuous on-site inspections to check the quality or quantity of the Work; (2) reviewed construction means, methods, techniques, sequences, or procedures; (3) reviewed copies of requisitions received from Subcontractors and suppliers and other data requested by the Owner to substantiate the Contractor's right to payment; or (4) made examination to ascertain how or for what purpose the Contractor has used money previously paid on account of the Contract Sum.

§ 15.4.3 The Architect may withhold a Certificate for Payment in whole or in part, to the extent reasonably necessary to protect the Owner, if in the Architect's opinion the representations to the Owner required by Section 15.4.2 cannot be made. If the Architect is unable to certify payment in the amount of the Application, the Architect will notify the Contractor and Owner as provided in Section 15.4.1. If the Contractor and the Architect cannot agree on a revised amount, the Architect will promptly issue a Certificate for Payment for the amount for which the Architect is able to make such representations to the Owner. The Architect may also withhold a Certificate for Payment or, because of subsequently discovered evidence, may nullify the whole or a part of a Certificate for Payment previously issued, to such extent as may be necessary in the Architect's opinion to protect the Owner from loss for which the Contractor is responsible, including loss resulting from acts and omissions described in Section 9.2.2, because of

- **.1** defective Work not remedied;
- **.2** third-party claims filed or reasonable evidence indicating probable filing of such claims unless security acceptable to the Owner is provided by the Contractor;
- **.3** failure of the Contractor to make payments properly to Subcontractors or suppliers for labor, materials or equipment;
- **.4** reasonable evidence that the Work cannot be completed for the unpaid balance of the Contract Sum;
- **.5** damage to the Owner or a Separate Contractor;
- **.6** reasonable evidence that the Work will not be completed within the Contract Time and that the unpaid balance would not be adequate to cover actual or liquidated damages for the anticipated delay; or
- **.7** repeated failure to carry out the Work in accordance with the Contract Documents.

§ 15.4.4 When either party disputes the Architect's decision regarding a Certificate for Payment under Section 15.4.3, in whole or in part, that party may submit a Claim in accordance with Article 21.

§ 15.5 Progress Payments

§ 15.5.1 The Contractor shall pay each Subcontractor, no later than seven days after receipt of payment from the Owner, the amount to which the Subcontractor is entitled, reflecting percentages actually retained from payments to the Contractor on account of the Subcontractor's portion of the Work. The Contractor shall, by appropriate agreement with each Subcontractor, require each Subcontractor to make payments to sub-subcontractors in a similar manner.

§ 15.5.2 Neither the Owner nor Architect shall have an obligation to pay or see to the payment of money to a Subcontractor or supplier except as may otherwise be required by law.

§ 15.5.3 A Certificate for Payment, a progress payment, or partial or entire use or occupancy of the Project by the Owner shall not constitute acceptance of Work not in accordance with the Contract Documents.

§ 15.5.4 Provided the Owner has fulfilled its payment obligations under the Contract Documents, the Contractor shall defend and indemnify the Owner from all loss, liability, damage or expense, including reasonable attorney's fees and litigation expenses, arising out of any lien claim or other claim for payment by any Subcontractor or supplier of any tier. Upon receipt of notice of a lien claim or other claim for payment, the Owner shall notify the Contractor. If approved by the applicable court, when required, the Contractor may substitute a surety bond for the property against which the lien or other claim for payment has been asserted.

§ 15.6 Substantial Completion

§ 15.6.1 Substantial Completion is the stage in the progress of the Work when the Work or designated portion thereof is sufficiently complete in accordance with the Contract Documents so that the Owner can occupy or utilize the Work for its intended use.

AIA Document A104 – 2017 (formerly A107™ – 2007). Copyright © 1936, 1951, 1958, 1961, 1963, 1966, 1970, 1974, 1978, 1987, 1997, 2007 and 2017. All rights reserved. "The American Institute of Architects," "American Institute of Architects," "AIA," the AIA Logo, and "AIA Contract Documents" are trademarks of The American Institute of Architects. This draft was produced at 14:48:45 AST on 01/09/2026 under Subscription No.20250096353 which expires on , is not for resale, is licensed for one-time use only, and may only be used in accordance with the AIA Contract Documents® Terms of Service. To report copyright violations, e-mail docinfo@aiacontracts.com.
User Notes: (640e2aedf442e4498d096804)

§ 15.6.2 When the Contractor considers that the Work, or a portion thereof which the Owner agrees to accept separately, is substantially complete, the Contractor shall prepare and submit to the Architect a comprehensive list of items to be completed or corrected prior to final payment. Failure to include an item on such list does not alter the responsibility of the Contractor to complete all Work in accordance with the Contract Documents.

§ 15.6.3 Upon receipt of the Contractor's list, the Architect will make an inspection to determine whether the Work or designated portion thereof is substantially complete. When the Architect determines that the Work or designated portion thereof is substantially complete, the Architect will issue a Certificate of Substantial Completion which shall establish the date of Substantial Completion; establish responsibilities of the Owner and Contractor for security, maintenance, heat, utilities, damage to the Work and insurance; and fix the time within which the Contractor shall finish all items on the list accompanying the Certificate. Warranties required by the Contract Documents shall commence on the date of Substantial Completion of the Work or designated portion thereof unless otherwise provided in the Certificate of Substantial Completion.

§ 15.6.4 The Certificate of Substantial Completion shall be submitted to the Owner and Contractor for their written acceptance of responsibilities assigned to them in the Certificate. Upon such acceptance and consent of surety, if any, the Owner shall make payment of retainage applying to the Work or designated portion thereof. Such payment shall be adjusted for Work that is incomplete or not in accordance with the requirements of the Contract Documents.

§ 15.7 Final Completion and Final Payment

§ 15.7.1 Upon receipt of the Contractor's notice that the Work is ready for final inspection and acceptance and upon receipt of a final Application for Payment, the Architect will promptly make such inspection and, when the Architect finds the Work acceptable under the Contract Documents and the Contract fully performed, the Architect will promptly issue a final Certificate for Payment stating that to the best of the Architect's knowledge, information and belief, and on the basis of the Architect's on-site visits and inspections, the Work has been completed in accordance with the Contract Documents and that the entire balance found to be due the Contractor and noted in the final Certificate is due and payable. The Architect's final Certificate for Payment will constitute a further representation that conditions stated in Section 15.7.2 as precedent to the Contractor's being entitled to final payment have been fulfilled.

§ 15.7.2 Final payment shall not become due until the Contractor has delivered to the Owner a complete release of all liens arising out of this Contract or receipts in full covering all labor, materials and equipment for which a lien could be filed, or a bond satisfactory to the Owner to indemnify the Owner against such lien. 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 Section 15.7 of the Agreement. If such lien remains unsatisfied after payments are made, the Contractor shall refund to the Owner all money that the Owner may be compelled to pay in discharging such lien, including costs and reasonable attorneys' fees.

§ 15.7.3 The making of final payment shall constitute a waiver of claims by the Owner except those arising from

- **.1** liens, claims, security interests or encumbrances arising out of the Contract and unsettled;
- **.2** failure of the Work to comply with the requirements of the Contract Documents;
- **.3** terms of special warranties required by the Contract Documents; or
- **.4** audits performed by the Owner, if permitted by the Contract Documents, after final payment.

§ 15.7.4 Acceptance of final payment by the Contractor, a Subcontractor or supplier shall constitute a waiver of claims by that payee except those previously made in writing and identified by that payee as unsettled at the time of the final Application for Payment.

ARTICLE 16 PROTECTION OF PERSONS AND PROPERTY

§ 16.1 Safety Precautions and Programs

The Contractor shall be responsible for initiating, maintaining, and supervising all safety precautions and programs in connection with the performance of the Contract. The Contractor shall take reasonable precautions for safety of, and shall provide reasonable protection to prevent damage, injury, or loss to

- **.1** employees on the Work and other persons who may be affected thereby;
- **.2** the Work and materials and equipment to be incorporated therein, whether in storage on or off the site, under

AIA Document A104 – 2017 (formerly A107™ – 2007). Copyright © 1936, 1951, 1958, 1961, 1963, 1966, 1970, 1974, 1978, 1987, 1997, 2007 and 2017. All rights reserved. "The American Institute of Architects," "American Institute of Architects," "AIA," the AIA Logo, and "AIA Contract Documents" are trademarks of The American Institute of Architects. This draft was produced at 14:48:45 AST on 01/09/2026 under Subscription No.20250096353 which expires on , is not for resale, is licensed for one-time use only, and may only be used in accordance with the AIA Contract Documents® Terms of Service. To report copyright violations, e-mail docinfo@aiacontracts.com.
User Notes: (640e2aedf442e4498d096804)

care, custody, or control of the Contractor, a Subcontractor, or a Sub-subcontractor; and

.3 other property at the site or adjacent thereto, such as trees, shrubs, lawns, walks, pavements, roadways, structures and utilities not designated for removal, relocation, or replacement in the course of construction.

The Contractor shall comply with, and give notices required by, applicable laws, statutes, ordinances, codes, rules and regulations, and lawful orders of public authorities bearing on safety of persons and property and their protection from damage, injury, or loss. The Contractor shall promptly remedy damage and loss to property caused in whole or in part by the Contractor, a Subcontractor, a sub-subcontractor, or anyone directly or indirectly employed by any of them, or by anyone for whose acts they may be liable and for which the Contractor is responsible under Sections 16.1.2 and 16.1.3. The Contractor may make a claim for the cost to remedy the damage or loss to the extent such damage or loss is attributable to acts or omissions of the Owner or Architect or by anyone for whose acts either of them may be liable, and not attributable to the fault or negligence of the Contractor. The foregoing obligations of the Contractor are in addition to the Contractor's obligations under Section 9.15.

§ 16.2 Hazardous Materials and Substances

§ 16.2.1 The Contractor is responsible for compliance with the requirements of the Contract Documents regarding hazardous materials or substances. If the Contractor encounters a hazardous material or substance not addressed in the Contract Documents, and if reasonable precautions will be inadequate to prevent foreseeable bodily injury or death to persons resulting from a material or substance, including but not limited to asbestos or polychlorinated biphenyl (PCB), encountered on the site by the Contractor, the Contractor shall, upon recognizing the condition, immediately stop Work in the affected area and notify the Owner and Architect of the condition. When the material or substance has been rendered harmless, Work in the affected area shall resume upon written agreement of the Owner and Contractor. By Change Order, the Contract Time shall be extended appropriately and the Contract Sum shall be increased in the amount of the Contractor's reasonable additional costs of shutdown, delay, and start-up.

§ 16.2.2 To the fullest extent permitted by law, the Owner shall indemnify and hold harmless the Contractor, Subcontractors, Architect, Architect's consultants, and agents and employees of any of them from and against claims, damages, losses, and expenses, including but not limited to attorneys' fees, arising out of or resulting from performance of the Work in the affected area, if in fact, the material or substance presents the risk of bodily injury or death as described in Section 16.2.1 and has not been rendered harmless, provided that such claim, damage, loss, or expense is attributable to bodily injury, sickness, disease or death, or to injury to or destruction of tangible property (other than the Work itself), except to the extent that such damage, loss, or expense is due to the fault or negligence of the party seeking indemnity.

§ 16.2.3 If, without negligence on the part of the Contractor, the Contractor is held liable by a government agency for the cost of remediation of a hazardous material or substance solely by reason of performing Work as required by the Contract Documents, the Owner shall indemnify the Contractor for all cost and expense thereby incurred.

§ 16.2.4 The Owner shall not be responsible under this Section 16.2 for materials or substances the Contractor brings to the project site or stores offsite.

ARTICLE 17 INSURANCE AND BONDS

§ 17.1 Contractor's Insurance

§ 17.1.1 The Contractor shall purchase and maintain insurance of the types and limits of liability, containing the endorsements, and subject to the terms and conditions, as described in this Section 17.1 or elsewhere in the Contract Documents. The Contractor shall purchase and maintain the insurance required by this Agreement from an insurance company or insurance companies lawfully authorized to issue insurance in the jurisdiction where the Project is located. The Contractor waives all rights against Owner and its agent, officer, director, and employees for recovery of damages to the extent these damages are covered by Commercial General Liability, Business Auto, Workers Compensation and Employers Liability, Contractors Pollution Liability, and/or Commercial Umbrella or Excess Liability insurances maintained pursuant to this Agreement. All policies will be endorsed to enforce this waiver. The Contractor shall maintain the required insurance until the expiration of the period for correction of Work as set forth in Section 18.4, unless a different duration is stated below:

Contractor shall maintain the completed operations coverage for 10 years, the Alaska Statute of Repose.

§ 17.1.2 Commercial General Liability insurance for the Project written on an occurrence form with policy limits of not less

AIA Document A104 – 2017 (formerly A107™ – 2007). Copyright © 1936, 1951, 1958, 1961, 1963, 1966, 1970, 1974, 1978, 1987, 1997, 2007 and 2017. All rights reserved. "The American Institute of Architects," "American Institute of Architects," "AIA," the AIA Logo, and "AIA Contract Documents" are trademarks of The American Institute of Architects. This draft was produced at 14:48:45 AST on 01/09/2026 under Subscription No.20250096353 which expires on , is not for resale, is licensed for one-time use only, and may only be used in accordance with the AIA Contract Documents® Terms of Service. To report copyright violations, e-mail docinfo@aiacontracts.com.
User Notes: (640e2aedf442e4498d096804)

than one million dollars ($ 1,000,000) each occurrence, two million dollars ($ 2,000,000) general aggregate, and two million dollars ($ 2,000,000) aggregate for products-completed operations hazard, providing coverage for claims including

.1 damages because of bodily injury, sickness or disease, including occupational sickness or disease, and death of any person;

.2 personal and advertising injury;

.3 damages because of physical damage to or destruction of tangible property, including the loss of use of such property;

.4 bodily injury or property damage arising out of completed operations; and

.5 the Contractor's indemnity obligations under Section 9.15.

§ 17.1.3 Automobile Liability covering vehicles owned by the Contractor and non-owned vehicles used by the Contractor, with policy limits of not less than one million dollars ($ 1,000,000) per accident, for bodily injury, death of any person, and property damage arising out of the ownership, maintenance, and use of those motor vehicles along with any other statutorily required automobile coverage.

§ 17.1.4 The Contractor may achieve the required limits and coverage for Commercial General Liability and Automobile Liability through a combination of primary and excess or umbrella liability insurance, provided such primary and excess or umbrella insurance policies result in the same or greater coverage as those required under Section 17.1.2 and 17.1.3, and in no event shall any excess or umbrella liability insurance provide narrower coverage than the primary policy. The excess policy shall not require the exhaustion of the underlying limits only through the actual payment by the underlying insurers.

§ 17.1.5 Workers' Compensation at statutory limits.

§ 17.1.6 Employers' Liability with policy limits not less than one million dollars ($ 1,000,000) each accident, one million dollars ($ 1,000,000) each employee, and one million dollars ($ 1,000,000) policy limit.

§ 17.1.7 If the Contractor is required to furnish professional services as part of the Work, the Contractor shall procure Professional Liability insurance covering performance of the professional services, with policy limits of not less than one million dollars ($ 1,000,000) per claim and two million dollars ($ 2,000,000) in the aggregate.

§ 17.1.8 If the Work involves the transport, dissemination, use, or release of pollutants, the Contractor shall procure Pollution Liability insurance, with policy limits of not less than one million dollars ($ 1,000,000) per claim and two million dollars ($ 2,000,000) in the aggregate.

§ 17.1.9 Coverage under Sections 17.1.7 and 17.1.8 may be procured through a Combined Professional Liability and Pollution Liability insurance policy, with combined policy limits of not less than one million dollars ($ 1,000,000) per claim and two million dollars ($ 2,000,000) in the aggregate.

§ 17.1.10 The Contractor shall provide certificates of insurance acceptable to the Owner evidencing compliance with the requirements in this Section 17.1 at the following times: (1) prior to commencement of the Work; (2) upon renewal or replacement of each required policy of insurance; and (3) upon the Owner's written request. An additional certificate evidencing continuation of liability coverage, including coverage for completed operations, shall be submitted with the final Application for Payment and thereafter upon renewal or replacement of such coverage until the expiration of the period required by Section 17.1.1. The certificates will show the Owner as an additional insured on the Contractor's Commercial General Liability and excess or umbrella liability policy.

§ 17.1.11 The Contractor shall disclose to the Owner any deductible or self- insured retentions applicable to any insurance required to be provided by the Contractor.

§ 17.1.12 To the fullest extent permitted by law, the Contractor shall cause the commercial liability coverage required by this Section 17.1 to include (1) the Owner, the Architect, and the Architect's Consultants as additional insureds for claims caused in whole or in part by the Contractor's negligent acts or omissions during the Contractor's operations; and (2) the Owner as an additional insured for claims caused in whole or in part by the Contractor's negligent acts or omissions for which loss occurs

AIA Document A104 – 2017 (formerly A107™ – 2007). Copyright © 1936, 1951, 1958, 1961, 1963, 1966, 1970, 1974, 1978, 1987, 1997, 2007 and 2017. All rights reserved. "The American Institute of Architects," "American Institute of Architects," "AIA," the AIA Logo, and "AIA Contract Documents" are trademarks of The American Institute of Architects. This draft was produced at 14:48:45 AST on 01/09/2026 under Subscription No.20250096353 which expires on , is not for resale, is licensed for one-time use only, and may only be used in accordance with the AIA Contract Documents® Terms of Service. To report copyright violations, e-mail docinfo@aiacontracts.com.
User Notes: (640e2aedf442e4498d096804)

during completed operations. The additional insured coverage shall be primary and non-contributory to any of the Owner's general liability insurance policies and shall apply to both ongoing and completed operations. To the extent commercially available, the additional insured coverage shall be no less than that provided by Insurance Services Office, Inc. (ISO) forms CG 20 10 07 04, CG 20 37 07 04, and, with respect to the Architect and the Architect's Consultants, CG 20 32 07 04.

§ 17.1.13 Within three (3) business days of the date the Contractor becomes aware of an impending or actual cancellation or expiration of any insurance required by this Section 17.1, the Contractor shall provide notice to the Owner of such impending or actual cancellation or expiration. Upon receipt of notice from the Contractor, the Owner shall, unless the lapse in coverage arises from an act or omission of the Owner, have the right to stop the Work until the lapse in coverage has been cured by the procurement of replacement coverage by the Contractor. The furnishing of notice by the Contractor shall not relieve the Contractor of any contractual obligation to provide any required coverage.

§ 17.1.14 Other Insurance Provided by the Contractor

(List below any other insurance coverage to be provided by the Contractor and any applicable limits.)

Coverage	Limits
Property Insurance	The Contractor shall purchase and maintain, from an insurance company or insurance companies lawfully authorized to issue insurance in the jurisdiction where the Project is located, property insurance written on a builder's risk "all-risks" completed value or equivalent policy form and sufficient to cover the total value of the entire Project on a replacement cost basis. The Contractor's property insurance coverage shall be no less than the amount of the initial Contract Sum, plus the value of subsequent Modifications and labor performed or materials or equipment supplied by others. The property insurance shall be maintained until Substantial Completion and thereafter as provided in Section 17.1.1, unless otherwise provided in the Contract Documents or otherwise agreed in writing by the parties to this Agreement. This insurance shall include the interests of the Owner, Contractor, Subcontractors, and Sub-subcontractors in the Project as insureds. This insurance shall include the interests of mortgagees as loss payees.

§ 17.2 Owner's Insurance

§ 17.2.1 Owner's Liability Insurance

The Owner shall be responsible for purchasing and maintaining the Owner's usual liability insurance.

AIA Document A104 – 2017 (formerly A107™ – 2007). Copyright © 1936, 1951, 1958, 1961, 1963, 1966, 1970, 1974, 1978, 1987, 1997, 2007 and 2017. All rights reserved. "The American Institute of Architects," "American Institute of Architects," "AIA," the AIA Logo, and "AIA Contract Documents" are trademarks of The American Institute of Architects. This draft was produced at 14:48:45 AST on 01/09/2026 under Subscription No.20250096353 which expires on , is not for resale, is licensed for one-time use only, and may only be used in accordance with the AIA Contract Documents® Terms of Service. To report copyright violations, e-mail docinfo@aiacontracts.com.
User Notes: (640e2aedf442e4498d096804)

~~§ 17.2.2 Property Insurance~~

~~§ 17.2.2.1 The Owner shall purchase and maintain, from an insurance company or insurance companies lawfully authorized to issue insurance in the jurisdiction where the Project is located, property insurance written on a builder's risk "all-risks" completed value or equivalent policy form and sufficient to cover the total value of the entire Project on a replacement cost basis. The Owner's property insurance coverage shall be no less than the amount of the initial Contract Sum, plus the value of subsequent Modifications and labor performed or materials or equipment supplied by others. The property insurance shall be maintained until Substantial Completion and thereafter as provided in Section 17.2.2.2, unless otherwise provided in the Contract Documents or otherwise agreed in writing by the parties to this Agreement. This insurance shall include the interests of the Owner, Contractor, Subcontractors, and Sub-subcontractors in the Project as insureds. This insurance shall include the interests of mortgagees as loss payees.~~

~~§ 17.2.2.2 Unless the parties agree otherwise, upon Substantial Completion, the Owner shall continue the insurance required by Section 17.2.2.1 or, if necessary, replace the insurance policy required under Section 17.2.2.1 with property insurance written for the total value of the Project that shall remain in effect until expiration of the period for correction of the Work set forth in Section 18.4.~~

~~§ 17.2.2.3 If the insurance required by this Section 17.2.2 is subject to deductibles or self-insured retentions, the Owner shall be responsible for all loss not covered because of such deductibles or retentions.~~

~~§ 17.2.2.4 If the Work involves remodeling an existing structure or constructing an addition to an existing structure, the Owner shall purchase and maintain, until the expiration of the period for correction of Work as set forth in Section 18.4, "all-risks" property insurance, on a replacement cost basis, protecting the existing structure against direct physical loss or damage, notwithstanding the undertaking of the Work. The Owner shall be responsible for all co-insurance penalties.~~

~~§ 17.2.2.5 Prior to commencement of the Work, the Owner shall secure the insurance, and provide evidence of the coverage, required under this Section 17.2.2 and, upon the Contractor's request, provide a copy of the property insurance policy or policies required by this Section 17.2.2. The copy of the policy or policies provided shall contain all applicable conditions, definitions, exclusions, and endorsements.~~

~~§ 17.2.2.6 Within three (3) business days of the date the Owner becomes aware of an impending or actual cancellation or expiration of any insurance required by this Section 17.2.2, the Owner shall provide notice to the Contractor of such impending or actual cancellation or expiration. Unless the lapse in coverage arises from an act or omission of the Contractor: (1) the Contractor, upon receipt of notice from the Owner, shall have the right to stop the Work until the lapse in coverage has been cured by the procurement of replacement coverage by either the Owner or the Contractor; (2) the Contract Time and Contract Sum shall be equitably adjusted; and (3) the Owner waives all rights against the Contractor, Subcontractors, and Sub-subcontractors to the extent any loss to the Owner would have been covered by the insurance had it not expired or been cancelled. If the Contractor purchases replacement coverage, the cost of the insurance shall be charged to the Owner by an appropriate Change Order. The furnishing of notice by the Owner shall not relieve the Owner of any contractual obligation to provide required insurance.~~

§ 17.2.2.~~7~~ Waiver of Subrogation

§ 17.2.2.~~7~~.1 The Owner and Contractor waive all rights against (1) each other and any of their subcontractors, sub-subcontractors, agents, and employees, each of the other; (2) the Architect and Architect's consultants; and (3) Separate Contractors, if any, and any of their subcontractors, sub-subcontractors, agents, and employees, for damages caused by fire, or other causes of loss, to the extent those losses are covered by ~~property~~any insurance required by this Agreement or any other ~~property~~ insurance applicable to the Project, except such rights as they have to proceeds of such insurance. The Owner or Contractor, as appropriate, shall require similar written waivers in favor of the individuals and entities identified above from the Architect, Architect's consultants, Separate Contractors, subcontractors, and sub-subcontractors. The policies of insurance purchased and maintained by each person or entity agreeing to waive claims pursuant to this Section 17.2.2.~~7~~ shall not prohibit this waiver of subrogation. This waiver of subrogation shall be effective as to a person or entity (1) even though that person or entity would otherwise have a duty of indemnification, contractual or otherwise, (2) even though that person or entity did not pay the insurance premium directly or indirectly, or (3) whether or not the person or entity had an insurable interest in the damaged property.

~~§ 17.2.2.7.2 If during the Project construction period the Owner insures properties, real or personal or both, at or adjacent to the site by property insurance under policies separate from those insuring the Project, or if after final payment property insurance~~

Commented [KL1]: Moved to Article 17.1.14

AIA Document A104 – 2017 (formerly A107™ – 2007). Copyright © 1936, 1951, 1958, 1961, 1963, 1966, 1970, 1974, 1978, 1987, 1997, 2007 and 2017. All rights reserved. "The American Institute of Architects," "American Institute of Architects," "AIA," the AIA Logo, and "AIA Contract Documents" are trademarks of The American Institute of Architects. This draft was produced at 14:48:45 AST on 01/09/2026 under Subscription No.20250096353 which expires on , is not for resale, is licensed for one-time use only, and may only be used in accordance with the AIA Contract Documents® Terms of Service. To report copyright violations, e-mail docinfo@aiacontracts.com.
User Notes: (640e2aedf442e4498d096804)

~~is to be provided on the completed Project through a policy or policies other than those insuring the Project during the construction period, to the extent permissible by such policies, the Owner waives all rights in accordance with the terms of Section 17.2.2.7.1 for damages caused by fire or other causes of loss covered by this separate property insurance.~~

~~**§ 17.2.2.8** A loss insured under the Owner's property insurance shall be adjusted by the Owner as fiduciary and made payable to the Owner as fiduciary for the insureds, as their interests may appear, subject to requirements of any applicable mortgagee clause. The Owner shall pay the Architect and Contractor their just shares of insurance proceeds received by the Owner, and by appropriate agreements, written where legally required for validity, the Architect and Contractor shall make payments to their consultants and Subcontractors in similar manner.~~

§ 17.2.3 Other Insurance Provided by the Owner

(List below any other insurance coverage to be provided by the Owner and any applicable limits.)

Coverage	Limits

§ 17.3 Performance Bond and Payment Bond

§ 17.3.1 The Owner shall have the right to require the Contractor to furnish bonds covering faithful performance of the Contract and payment of obligations arising thereunder as stipulated in the Contract Documents on the date of execution of the Contract.

§ 17.3.2 Upon the request of any person or entity appearing to be a potential beneficiary of bonds covering payment of obligations arising under the Contract, the Contractor shall promptly furnish a copy of the bonds or shall authorize a copy to be furnished.

ARTICLE 18 CORRECTION OF WORK

§ 18.1 The Contractor shall promptly correct Work rejected by the Architect or failing to conform to the requirements of the Contract Documents, whether discovered before or after Substantial Completion and whether or not fabricated, installed, or completed. Costs of correcting such rejected Work, including additional testing and inspections, the cost of uncovering and replacement, and compensation for the Architect's services and expenses made necessary thereby, shall be at the Contractor's expense, unless compensable under Section A.1.7.3 in Exhibit A, Determination of the Cost of the Work.

§ 18.2 In addition to the Contractor's obligations under Section 9.4, if, within one year after the date of Substantial Completion of the Work or designated portion thereof or after the date for commencement of warranties established under Section 15.6.3, or by terms of an applicable special warranty required by the Contract Documents, any of the Work is found to be not in accordance with the requirements of the Contract Documents, the Contractor shall correct it promptly after receipt of notice from the Owner to do so unless the Owner has previously given the Contractor a written acceptance of such condition. The Owner shall give such notice promptly after discovery of the condition. ~~During the one-year period for correction of Work, if the Owner fails to notify the Contractor and give the Contractor an opportunity to make the correction, the Owner waives the rights to require correction by the Contractor and to make a claim for breach of warranty.~~

§ 18.3 If the Contractor fails to correct nonconforming Work within a reasonable time, the Owner may correct it in accordance with Section 8.3.

§ 18.4 The one-year period for correction of Work shall be extended with respect to portions of Work first performed after Substantial Completion by the period of time between Substantial Completion and the actual completion of that portion of the Work.

§ 18.5 The one-year period for correction of Work shall not be extended by corrective Work performed by the Contractor pursuant to this Article 18.

ARTICLE 19 MISCELLANEOUS PROVISIONS

§ 19.1 Assignment of Contract

Neither party to the Contract shall assign the Contract without written consent of the other, except that the Owner may, without consent of the Contractor, assign the Contract to a lender providing construction financing for the Project if the lender

AIA Document A104 – 2017 (formerly A107™ – 2007). Copyright © 1936, 1951, 1958, 1961, 1963, 1966, 1970, 1974, 1978, 1987, 1997, 2007 and 2017. All rights reserved. "The American Institute of Architects," "American Institute of Architects," "AIA," the AIA Logo, and "AIA Contract Documents" are trademarks of The American Institute of Architects. This draft was produced at 14:48:45 AST on 01/09/2026 under Subscription No.20250096353 which expires on , is not for resale, is licensed for one-time use only, and may only be used in accordance with the AIA Contract Documents® Terms of Service. To report copyright violations, e-mail docinfo@aiacontracts.com.
User Notes: (640e2aedf442e4498d096804)

assumes the Owner's rights and obligations under the Contract Documents. The Contractor shall execute all consents reasonably required to facilitate such assignment.

§ 19.2 Governing Law

The Contract shall be governed, construed, and enforced in accordance with ~~by~~ the laws of the State of Alaska and the United States of America. All parties expressly agree that should litigation or any legal preceding be necessary under this Agreement, the same shall be commenced exclusively in Alaska Superior Court, Third Judicial District at Anchorage or in the United States District Court for the District of Alaska.~~place where the Project is located, excluding that jurisdiction's choice of law rules. If the parties have selected arbitration as the method of binding dispute resolution, the Federal Arbitration Act shall govern Section 21.6.~~

§ 19.3 Tests and Inspections

Tests, inspections, and approvals of portions of the Work required by the Contract Documents or by applicable laws, statutes, ordinances, codes, rules and regulations, or lawful orders of public authorities shall be made at an appropriate time. Unless otherwise provided, the Contractor shall make arrangements for such tests, inspections, and approvals with an independent testing laboratory or entity acceptable to the Owner, or with the appropriate public authority, and shall bear all related costs of tests, inspections, and approvals. The Contractor shall give the Architect timely notice of when and where tests and inspections are to be made so that the Architect may be present for such procedures. The Owner shall bear costs of tests, inspections, or approvals that do not become requirements until after bids are received or negotiations concluded. The Owner shall directly arrange and pay for tests, inspections, or approvals where building codes or applicable laws or regulations so require.

§ 19.4 The Owner's representative:
(Name, address, email address and other information)

§ 19.5 The Contractor's representative:
(Name, address, email address and other information)

§ 19.6 Neither the Owner's nor the Contractor's representative shall be changed without ten days' prior notice to the other party.

§ 19.7. Conflict Of Interest.

Contractor 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, Contractor 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, Contractor agrees to submit a separate attachment to this Agreement for approval.

§ 19.8. Lobbying.

The undersigned representative of Contractor certifies, to the best of his or her knowledge and belief, that:

AIA Document A104 – 2017 (formerly A107™ – 2007). Copyright © 1936, 1951, 1958, 1961, 1963, 1966, 1970, 1974, 1978, 1987, 1997, 2007 and 2017. All rights reserved. "The American Institute of Architects," "American Institute of Architects," "AIA," the AIA Logo, and "AIA Contract Documents" are trademarks of The American Institute of Architects. This draft was produced at 14:48:45 AST on 01/09/2026 under Subscription No.20250096353 which expires on , is not for resale, is licensed for one-time use only, and may only be used in accordance with the AIA Contract Documents® Terms of Service. To report copyright violations, e-mail docinfo@aiacontracts.com.
User Notes: (640e2aedf442e4498d096804)

§ 19.8.1 No Federal appropriated funds have been paid or will be paid, by or on behalf of Contractor, 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.

§ 19.8.2 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, Contractor shall complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.

§ 19.8.3 Contractor 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.

§ 19.9. Debarment.
Contractor 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, Contractor 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.

§ 19.10. 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").

§ 19.11. 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.

§ 19.12. Liens.
Contractor, 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 Contractor'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, Contractor shall take immediate steps to have it removed or, ten (10) days after notice to Contractor, Owner shall have the absolute right to remove any such liens and Contractor 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.

§ 19.13. Media Contact.
Contractor, 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.

§ 19.14. 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, Contractor 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.

AIA Document A104 – 2017 (formerly A107™ – 2007). Copyright © 1936, 1951, 1958, 1961, 1963, 1966, 1970, 1974, 1978, 1987, 1997, 2007 and 2017. All rights reserved. "The American Institute of Architects," "American Institute of Architects," "AIA," the AIA Logo, and "AIA Contract Documents" are trademarks of The American Institute of Architects. This draft was produced at 14:48:45 AST on 01/09/2026 under Subscription No.20250096353 which expires on , is not for resale, is licensed for one-time use only, and may only be used in accordance with the AIA Contract Documents® Terms of Service. To report copyright violations, e-mail docinfo@aiacontracts.com.
User Notes: (640e2aedf442e4498d096804)

§ 19.15. Compliance With the Davis-Bacon Act.

§ 19.15.1 All transactions regarding this contract shall be done in compliance with the Davis-Bacon Act (40 U.S.C. 3141-3144, and 3146-3148) and the requirements of 29C.F.R. pt. 5 as may be applicable. The Contractor shall comply with 40 U.S.C. 3141-3144, and 3146-3148 and the requirements of 29 C.F.R. pt. 5 applicable.

§ 19.15.2 Contractor shall pay wages to laborers and mechanics at a rate not less than the prevailing wages specified in a wage determination made by the Secretary of Labor.

§ 19.15.3 Contractor shall pay wages not less than once a week.

§ 19.16. Compliance With the Copeland "Anti-Kickback" Act.

Contractor shall comply with 18 U.S.C. § 874, 40 U.S.C. § 3145, and the requirements of 29 C.F.R. pt. 3 as may be applicable. Contractor is prohibited from inducing, by any means, any person employed in the construction, completion, or repair of public work, to give up any part of the compensation to which he or she is otherwise entitled. A breach of the contract clauses above may be grounds for termination of the contract, and for debarment as a contractor and subcontractor as provided in 29 C.F.R. § 5.12.

Contractor or subcontractor shall insert in any subcontracts the clause above, and also a clause requiring the subcontractors to include these clauses in any lower tier subcontracts. Contractor shall be responsible for the compliance by any subcontractor or lower tier subcontractor with all of these contract clauses.

§ 19.17. Contract Work Hours and Safety Standards.

Contractor shall comply with 40 U.S.C. 3702 and 3704, as supplemented by Department of Labor regulations (29 CFR Part 5). Under 40 U.S.C. 3702 of the Act, each contractor must be required to compute the wages of every mechanic and laborer on the basis of a standard work week of 40 hours. Work in excess of the standard work week is permissible provided that the worker is compensated at a rate of not less than one and a half times the basic rate of pay for all hours worked in excess of 40 hours in the work week. The requirements of 40 U.S.C. 3704 are applicable to construction work and provide that no laborer or mechanic must be required to work in surroundings or under working conditions which are unsanitary, hazardous or dangerous.

§ 19.18. Nondiscrimination.

Except as provided in Section 19.14, Contractor shall not discriminate against any employee or applicant for employment because of race, color, religion, national origin, ancestry, age, sex, marital status, or "qualified individual with a disability status".

Commented [LK2]: Delete unless required by project.

Commented [LK3]: Delete unless required by project.

Commented [KL4]: Delete unless required by project.

ARTICLE 20 TERMINATION OF THE CONTRACT

§ 20.1 Termination by the Contractor

If the Architect fails to certify payment as provided in Section 15.4.1 for a period of 30 days through no fault of the Contractor, or if the Owner fails to make payment as provided in Section 4.1.3 for a period of 30 days, the Contractor may, upon seven additional days' notice to the Owner and the Architect, terminate the Contract and recover from the Owner payment for Work executed, including reasonable overhead and profit, costs incurred by reason of such termination, and damages.

§ 20.2 Termination by the Owner for Cause

§ 20.2.1 The Owner may terminate the Contract if the Contractor

- **.1** repeatedly refuses or fails to supply enough properly skilled workers or proper materials;
- **.2** fails to make payment to Subcontractors for materials or labor in accordance with the respective agreements between the Contractor and the Subcontractors;
- **.3** repeatedly disregards applicable laws, statutes, ordinances, codes, rules and regulations, or lawful orders of a public authority; or
- **.4** otherwise is guilty of substantial breach of a provision of the Contract Documents.

§ 20.2.2 When any of the reasons described in Section 20.2.1 exists, the Owner, upon certification by the Architect that sufficient cause exists to justify such action, may, without prejudice to any other remedy the Owner may have and after giving the Contractor seven days' notice, terminate the Contract and take possession of the site and of all materials, equipment, tools, and construction equipment and machinery thereon owned by the Contractor and may finish the Work by whatever reasonable method the Owner may deem expedient. Upon request of the Contractor, the Owner shall furnish to the Contractor a detailed

AIA Document A104 – 2017 (formerly A107™ – 2007). Copyright © 1936, 1951, 1958, 1961, 1963, 1966, 1970, 1974, 1978, 1987, 1997, 2007 and 2017. All rights reserved. "The American Institute of Architects," "American Institute of Architects," "AIA," the AIA Logo, and "AIA Contract Documents" are trademarks of The American Institute of Architects. This draft was produced at 14:48:45 AST on 01/09/2026 under Subscription No.20250096353 which expires on , is not for resale, is licensed for one-time use only, and may only be used in accordance with the AIA Contract Documents® Terms of Service. To report copyright violations, e-mail docinfo@aiacontracts.com.
User Notes: (640e2aedf442e4498d096804)

accounting of the costs incurred by the Owner in finishing the Work.

§ 20.2.3 When the Owner terminates the Contract for one of the reasons stated in Section 20.2.1, the Contractor shall not be entitled to receive further payment until the Work is finished.

§ 20.2.4 If the unpaid balance of the Contract Sum exceeds costs of finishing the Work, including compensation for the Architect's services and expenses made necessary thereby, and other damages incurred by the Owner and not expressly waived, such excess shall be paid to the Contractor. If such costs and damages exceed the unpaid balance, the Contractor shall pay the difference to the Owner. The amount to be paid to the Contractor or Owner, as the case may be, shall be certified by the Architect, upon application, and this obligation for payment shall survive termination of the Contract.

§ 20.3 Termination by the Owner for Convenience

The Owner may, at any time, terminate the Contract for the Owner's convenience and without cause. The Owner shall pay the Contractor for Work executed; and costs incurred by reason of such termination, including costs attributable to termination of Subcontracts; and a termination fee, if any, as follows:

(Insert the amount of or method for determining the fee payable to the Contractor by the Owner following a termination for the Owner's convenience, if any.)

No additional fee above and beyond reasonable costs already incurred prior to notice of termination.

ARTICLE 21 CLAIMS AND DISPUTES

§ 21.1 Claims, disputes, and other matters in question arising out of or relating to this Contract, including those alleging an error or omission by the Architect but excluding those arising under Section 16.2, shall be referred initially to the Architect for decision. Such matters, except those waived as provided for in Section 21.11 and Sections 15.7.3 and 15.7.4, shall, after initial decision by the Architect or 30 days after submission of the matter to the Architect, be subject to ~~mediation as a condition precedent to~~ binding dispute resolution.

§ 21.2 Notice of Claims

§ 21.2.1 Claims by either the Owner or Contractor, where the condition giving rise to the Claim is first discovered prior to expiration of the period for correction of the Work set forth in Section 18.2, shall be initiated by notice to the Architect within 21 days after occurrence of the event giving rise to such Claim or within 21 days after the claimant first recognizes the condition giving rise to the Claim, whichever is later.

§ 21.2.2 Claims by either the Owner or Contractor, where the condition giving rise to the Claim is first discovered after expiration of the period for correction of the Work set forth in Section 18.2, shall be initiated by notice to the other party.

§ 21.3 Time Limits on Claims

The Owner and Contractor shall commence all claims and causes of action against the other and arising out of or related to the Contract in accordance with the requirements of the final dispute resolution method selected in this Agreement whether in contract, tort, breach of warranty, or otherwise, within the period specified by applicable law, but in any case not more than 10 years after the date of Substantial Completion of the Work. The Owner and Contractor waive all claims and causes of action not commenced in accordance with this Section 21.3.

§ 21.4 If a claim, dispute or other matter in question relates to or is the subject of a mechanic's lien, the party asserting such matter may proceed in accordance with applicable law to comply with the lien notice or filing deadlines.

~~**§ 21.5** The parties shall endeavor to resolve their disputes by mediation which, unless the parties mutually agree otherwise, shall be administered by the American Arbitration Association in accordance with their Construction Industry Mediation Procedures in effect on the date of this Agreement. A request for mediation shall be made in writing, delivered to the other party to this Agreement, and filed with the person or entity administering the mediation. The request may be made concurrently with the binding dispute resolution but, in such event, mediation shall proceed in advance of binding dispute resolution proceedings, which shall be stayed pending mediation for a period of 60 days from the date of filing, unless stayed for a longer period by agreement of the parties or court order. If an arbitration is stayed pursuant to this Section, the parties may nonetheless proceed to the selection of the arbitrator(s) and agree upon a schedule for later proceedings.~~

AIA Document A104 – 2017 (formerly A107™ – 2007). Copyright © 1936, 1951, 1958, 1961, 1963, 1966, 1970, 1974, 1978, 1987, 1997, 2007 and 2017. All rights reserved. "The American Institute of Architects," "American Institute of Architects," "AIA," the AIA Logo, and "AIA Contract Documents" are trademarks of The American Institute of Architects. This draft was produced at 14:48:45 AST on 01/09/2026 under Subscription No.20250096353 which expires on , is not for resale, is licensed for one-time use only, and may only be used in accordance with the AIA Contract Documents® Terms of Service. To report copyright violations, e-mail docinfo@aiacontracts.com.
User Notes: (640e2aedf442e4498d096804)

~~§ 21.6 If the parties have selected arbitration as the method for binding dispute resolution in this Agreement, any claim, subject to, but not resolved by, mediation shall be subject to arbitration which, unless the parties mutually agree otherwise, shall be administered by the American Arbitration Association, in accordance with the Construction Industry Arbitration Rules in effect on the date of this Agreement. Demand for arbitration shall be made in writing, delivered to the other party to the Contract, and filed with the person or entity administering the arbitration. The award rendered by the arbitrator or arbitrators shall be final, and judgment may be entered upon it in accordance with applicable law in any court having jurisdiction thereof.~~

~~§ 21.7 Subject to the rules of the American Arbitration Association or other applicable arbitration rules, either party, at its sole discretion, may consolidate an arbitration conducted under this Agreement with any other arbitration to which it is a party provided that (1) the arbitration agreement governing the other arbitration permits consolidation; (2) the arbitrations to be consolidated substantially involve common questions of law or fact; and (3) the arbitrations employ materially similar procedural rules and methods for selecting arbitrator(s).~~

~~§ 21.8 Subject to the rules of the American Arbitration Association or other applicable arbitration rules, any party to an arbitration may include by joinder persons or entities substantially involved in a common question of law or fact whose presence is required if complete relief is to be accorded in arbitration provided that the party sought to be joined consents in writing to such joinder. Consent to arbitration involving an additional person or entity shall not constitute consent to arbitration of a Claim not described in the written Consent.~~

~~§ 21.9 The foregoing agreement to arbitrate and other agreements to arbitrate with an additional person or entity duly consented to by parties to this Agreement, shall be specifically enforceable under applicable law in any court having jurisdiction thereof.~~

§ 21.5~~10~~ Continuing Contract Performance

Pending final resolution of a Claim, except as otherwise agreed in writing, the Contractor shall proceed diligently with performance of the Contract and the Owner shall continue to make payments in accordance with the Contract Documents.

§ 21.6~~11~~ Waiver of Claims for Consequential Damages

The Contractor and Owner waive claims against each other for consequential damages arising out of or relating to this Contract. This mutual waiver includes

.1 damages incurred by the Owner for rental expenses, for losses of use, income, profit, financing, business and reputation, and for loss of management or employee productivity or of the services of such persons; and

.2 damages incurred by the Contractor for principal office expenses including the compensation of personnel stationed there, for losses of financing, business and reputation, and for loss of profit except anticipated profit arising directly from the Work.

This mutual waiver is applicable, without limitation, to all consequential damages due to either party's termination in accordance with Article 20. Nothing contained in this Section 21.11 shall be deemed to preclude an award of liquidated damages, when applicable, in accordance with the requirements of the Contract Documents.

This Agreement entered into as of the day and year first written above.

OWNER *(Signature)*	**CONTRACTOR** *(Signature)*
April Kyle, MBA President/CEO	
(Printed name and title)	*(Printed name and title)*

AIA Document A104 – 2017 (formerly A107™ – 2007). Copyright © 1936, 1951, 1958, 1961, 1963, 1966, 1970, 1974, 1978, 1987, 1997, 2007 and 2017. All rights reserved. "The American Institute of Architects," "American Institute of Architects," "AIA," the AIA Logo, and "AIA Contract Documents" are trademarks of The American Institute of Architects. This draft was produced at 14:48:45 AST on 01/09/2026 under Subscription No.20250096353 which expires on , is not for resale, is licensed for one-time use only, and may only be used in accordance with the AIA Contract Documents® Terms of Service. To report copyright violations, e-mail docinfo@aiacontracts.com.
User Notes: (640e2aedf442e4498d096804)

SECTION 000110
TABLE OF CONTENTS

PROCUREMENT AND CONTRACTING REQUIREMENTS

1.01 DIVISION 00 -- PROCUREMENT AND CONTRACTING REQUIREMENTS

A. 000110 - Table of Contents

SPECIFICATIONS

2.01 DIVISION 01 -- GENERAL REQUIREMENTS

A. 011000 – Summary of Work
B. 012000 - Price and Payment Procedures
C. 012300 - Alternates
D. 012500 - Substitution Procedures
E. 012600 – Contract Modification Procedures
F. 013000 - Administrative Requirements
G. 013100 – Project Management and Coordination
H. 014000 - Quality Requirements
I. 014010 – Clean Construction Procedures
J. 014010.01 – Clean Construction Assessment and Approval Forms
K. 014100 - Regulatory Requirements
L. 014200 – Reference Standards and Definitions
M. 015000 – Temporary Facilities and Controls
N. 016000 – Product Requirements
O. 017000 - Execution and Closeout Requirements
P. 017419 - Construction Waste Management and Disposal
Q. 017610 - Temporary Protective Coverings
R. 017824 – Facility Asset Data
S. 017839 – Project Record Building Information Model (BIM)
T. 017900 - Demonstration and Training
U. 019100 – Commissioning
V. 019119.43 – Exterior Enclosure Commissioning

END OF SECTION

SECTION 01 11 00
SUMMARY OF WORK

PART 1 – GENERAL

1.01 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 the section.

1.03 WORK UNDER OWNER'S SEPARATE CONTRACTS

A. Work with Separate Contractors: Cooperate fully with Owner's separate contractors, so work on those contracts may be carried out smoothly, without interfering with or delaying Work under this Contracts or other contracts. Coordinate the Work of this Contract with work performed under Owner's separate contracts.

B. Concurrent Work: Owner has awarded separate contracts for the following operations at the project site. Those operations will be conducted simultaneously with work under this contract.
   1. Insert Project Name Here – Commissioning Agent Services: To Insert Name Here Company for commissioning services during design and construction.

C. Commissioning Scope:
   1. Systems to commission in the new construction shall include, but are not limited to the following:
      a. The entire HVAC system consisting of boilers, chillers, pumps, piping, and air distribution systems.
      b. Building Automation Systems consisting of HVAC digital controls.
      c. Life Safety System consisting of the fire alarm system, and fire/smoke dampers, emergency lighting, etc.
      d. Plumbing system consisting of domestic hot water, cold water. Waste and vent piping; domestic hot water heating system and plumbing fixtures/valves.
      e. The building envelope (i.e. walls, doors, windows, roofing system, etc.).
      f. Electrical systems consist of lighting and receptacle systems, electrical panels, transformers, motor control centers, electrical motors and other electrical items (non-emergency power).
      g. Emergency power generation and associated electrical components and controls.
      h. Security system components, including controlled access doors, card readers, nurse call systems, audible alarms, PA systems, and security cameras.
   2. Systems to commission in the existing building shall include, but are not limited to the following:

a. The modified portions of the HVAC systems consisting of terminal units, piping and air distribution systems.
b. Building Automation System consisting of HVAC direct digital controls.
c. Life Safety System in the areas modified consisting of the fire alarm system, and fire/smoke dampers, emergency lighting, etc.
d. Modified portions of the plumbing system consisting of domestic hot water, cold water, waste and vent piping systems, and plumbing fixtures/valves.
e. Modified portions of the electrical systems consist of lighting & receptacle systems, electrical panels, transformers, motor control centers, electrical motors and electrical items, (non-emergency power).

1.04 EMERGENCY POWER GENERATION AND ASSOCIATED ELECTRICAL COMPONENTS AND CONTROLS.

A. Commissioning Plan & Schedule
1. A project schedule and planning phase information will be made available to the Commissioning Authority (CxA) for the development of a comprehensive commissioning plan (i.e. construction phase, acceptance phase, post acceptance phase, etc.)
2. The CxA shall develop a commissioning plan that defines the commissioning process for the various phases of project development. This plan shall include a schedule of commissioning process activities and identify the parties that will perform these activities.
3. The commissioning plan shall be updated as the project progresses, and more information is available, or when the project requirements change.
4. The CxA shall work with the design team to integrate the commissioning process into the contract documents so as to describe the Contractor's responsibilities.

D. Basis of Design
1. The CxA shall verify the facilities functional needs and environmental needs are clearly described. The Cx shall verify the requirements outlined in the Owner’s Project Requirements are being followed and maintain the project designintent throughout all phases of the project.

E. Design Review
1. The CxA shall review the 35%, 65%, and 95% design submittal documents to verify that the design achieves the project intents and project requirements. The final construction documents (100%) will be reviewed by the CxA to verify the project intent requirements have been incorporated. CxA comments shall be submitted to the project hub for Owner and Design Team access.

F. Pre-Construction Preparation

1. The CxA shall plan, conduct, and document a pre-construction commissioning meeting for the purpose of defining communication channels and procedures.

G. Construction Verification
   1. The CxA will provide approved PFC forms to the Contractor to execute the PFCs in phases (e.g. equipment installation, piping rough-in, electrical rough-in feeder and load side termination for electrical systems, etc.) as the work progresses. This process is intended to document that the installation occurs per the contract documents as the work is installed, rather than waiting to review after the installation is complete. Resolution of deficiencies documented on subsequent site visits. All elements of equipment and systems installation and all relevant PFCs must be complete prior to functional testing of associated systems

H. Review of Submittals
   1. The CxA shall provide during the pre-construction meeting a list of contractor's submittals (shop drawings & manufacturers data) that will be reviewed by the CxA.

I. Training
   1. The CxA will review training session agendas to verify that they are conducted properly and guide the contractor in understanding what is expected from the training sessions.

J. System Performance Test
   1. The building and it's components will be tested to ensure that they meet the project intent. This will include testing of specific performance (e.g., TAB, controls, fire alarm, etc.)

K. Systems Manual
   1. The CxA shall review the Contractors O&M documents for compliance with the contract documents.

L. Commissioning Report
   1. A detailed commissioning report including all commissioning documents, issues and resolution log, product manuals, and any other supporting documentation required by the Owner shall be developed and issued to the Owner by the CxA team.

PART 2 – PRODUCTS – NOT USED

PART 3 – EXECUTION

3.01 WORK COVERED BY CONTRACT DOCUMENTS

A. Work Summary:
   1. Contractors will review existing conditions and prepare a bid for the Insert Name Here Project based on the information contained in this

Project Manual and the Drawings dated xx/xx/xxxx and Specifications dated xx/xx/xxxx. 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.

3.02 METHOD

A. Construct the Work under a Insert Style of Contact Here contract.

3.03 WORK BY OWNER

A. Not Applicable

3.04 CONTRACTOR'S USE OF PREMISES

A. The Southcentral Foundation Campus and the Insert Name of Facility Here 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.

3.05 OWNER'S OCCUPANCY

A. The Owner will continue to occupy and operate the Insert Name of Facility Here. The Contractor shall coordinate with the Owner to allow normal operations to continue.
B. Contractor shall schedule and coordinate with the Insert Name of Facility Here, any work which could interfere with the Owner operations.
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 public.

3.06 EXCESSIVE NOISE

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

3.07 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

1.01 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 30 00 – Administrative Requirements

E. Section 01 60 00 - Product Requirements

F. Section 01 70 00 – Execution and Closeout Requirements

1.02 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 for Bid-Build projects, AIA G743 for Design-Build projects, or alternate form pre-approved by Owner.

Submit Schedule of Values to the Architect, Owner, and Owner's Representative as soon as possible, but no later than 20 days after Notice to Proceed for Construction has been issued.

C. Format: When using a pre-approved, non-AIA G702-1992 form for a Schedule of Values, the format shall be as follows: Utilize the Table of Contents of this Project Manual and include other significant work items. At a minimum, rough-in and finish work shall be broken out separately.

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.
6. Differentiate between items stored on-site and items stored off- site. Include requirements for insurance and bonded warehousing, if required.
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.
8. 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.
9. 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.

Include within each line item, a directly proportional amount of Contractor's overhead and profit.

D. Provide sub schedule for each separate stage of work specified in Section 01 11 00 - Summary of Work.

E. Revise schedule to list approved Change Orders, with each Application for Payment.

1.03 APPLICATIONS FOR PAYMENT

A. Each Application for Payment shall be consistent with previous applications and payments as certified by the Architect (or Owner on Design-Build Projects) 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: Use AIA Document G702-1995 and Continuation Sheets G703-1992 for Design Bid Build or use AIA Document G742 and G743 for Design Build, or alternative form pre-approved by Owner.

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 (or Owner if project is Design-Build) 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 (or Owner if a Design-Build Project) by a method pre-approved by the Owner, including waivers of lien and similar attachments, when required by contract.
   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 on an approved form per the Contract and this specification.
   4. For each item, provide a column for listing each of the following:
   5. Item Number.
   6. Description of work.
   7. Scheduled Values.
   8. Previous Applications.

9. Work in Place and Stored Materials under this application.
10. Authorized Change Orders.
11. Total Completed and Stored to Date of Application.
12. Percentage of Completion.
13. Balance to Finish.
14. Retainage, if applicable (see contract).
15. Execute certification by signature of authorized officer and notarize payment applications.
16. 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.
17. List each authorized Change Order as a separate line item, listing Change Order number and dollar amount as for an original item of Work.
18. Submit Application for Payment utilizing Owner's project information management software, Forma. Architect reviews in Design Bid Build or Owner reviews in Design Build. Once approved the Contractor sends the approved pay application to scfappillar@southcentralfoundation.com and copies the SCF Construction Project Manager and the Forma project.
19. Include the following with the application:
20. Construction Progress Schedule; revised and current as specified.
21. 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.

PART 2 - PRODUCTS - NOT USED

PART 3 - EXECUTION - NOT USED

END OF SECTION

SECTION 01 23 00
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 01 Specifications apply to this section.

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 01 26 00
CONTRACT MODIFICATION PROCEDURES

PART 1 - GENERAL

1.01 SECTION INCLUDES

A. Procedures for documenting and processing contract modifications.

1.02 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.

1.03 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.

1.04 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.

1.05 CHANGE PROCEDURES

A. Architects Supplemental Instructions: The Architect will advise of minor changes in the Work not involving an 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.

1.06 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 the method of determining any change in Contract Sum or Contract Time.

2. Promptly execute the change in Work.

1.07 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.

1.08 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.

1.09 EXECUTION OF CHANGE ORDERS

A. Architect or Owner's Representative 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 01 30 00
ADMINISTRATIVE REQUIREMENTS

PART 1 – GENERAL

1.01 SECTION INCLUDES

A. General administrative requirements.
B. Accident Prevention Plan.
C. Preconstruction meeting.
D. Progress meetings.
E. Construction progress schedule.
F. Progress photographs.
G. Submittals for review, information, and project closeout.
H. Number of copies of submittals.
I. Requests for Information (RFI) procedures.
J. 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.
B. Utilize SCF's Autodesk Construction Cloud (ACC) project management site for tracking and memorialization of all meeting agendas/minutes, submittals, RFI's ASI's, posting of drawings/specifications, document filing, and for all other project document tracking, as directed by the Owner.

C. 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.

1.05 ACCIDENT PREVENTION PLAN

A. Plan Overview
    1. The APP (aka Construction Safety & Health Plan) shall interface with the Contractor's overall safety and health program. Include any portions of the Contractor's overall safety and health program referenced in the APP in the applicable APP element and ensure it is site-specific. The Prime Contractor is considered to be the "controlling authority" for all worksite safety and health of each subcontractor(s). Contractors are responsible for informing their subcontractors of the safety provisions under the terms of the contract and the penalties for noncompliance, coordinating the work to prevent one craft from interfering with or creating hazardous working conditions for other crafts, and inspecting subcontractor operations to ensure that accident prevention responsibilities are being carried out.

B. Plan Content
    1. Include and address in the APP the following, at a minimum.
        a. Type of Project/ Project Description
        b. Scope of Work
        c. Contact Information
        d. Identification of person(s) responsible for safety at the project location and lines of authority
        e. Project Location
        f. Geographic Risks
        g. Site drawings and hazard locations: Contractor’s site safety plan, including mustering point, location of nearest hospital/ emergency clinic, vehicular and pedestrian traffic flow graphics, site security checkpoints, area of work limits/fencing, etc., at a minimum.
        h. Procedures to avoid hazards (in the form of Activity Hazard Analysis and Work Plan, as needed, for each unique task where hazards exist).
            1) Crane work, confined space entry, scaffolding, walking and working surfaces including fall protection, and other specialized

work shall require a separate and specific Work Plan to address the unique risks and hazards associated with the work.

i. Security risks and securing of supplies and the worksite.
j. Safety check schedule
k. Safety orientation for new workers and visitors to the site and accident notification process to Owner.
l. Accident notification and investigation process
m. PPE Guidelines
n. Safety Training
o. First Aid Locations
p. Hazard communication plan
q. All content required by OSHA and AHJs
r. Signature sheet signed by an Officer of the company and the Responsible Person onsite

C. Plan Approval
1. Submit APP for Owner's approval a minimum of 3 weeks prior to any work being performed.

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.
4. Owner's Representative (if applicable).

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 Contractor, Owner, Architect, and Owner's Representative (if applicable).
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, Owner's Representative (if applicable), 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 electronic copies for participants (to be distributed 24 hours prior to meeting), 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 electronic 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, using the ACC photo application.

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 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 calendar days of receipt, excluding SCF recognized holidays. 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 calendar days, excluding SCF recognized holidays, 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, through Forma, 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. Identify each item based on applicable specification section. 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 14 calendar days, excluding SCF recognized holidays.
      b. For sequential reviews involving Architect's consultants, Owner, or another affected party, allow an additional 7 calendar days.
      c. For sequential reviews involving approval from authorities having jurisdiction (AHJ), in addition to Architect's approval, allow an additional 30 calendar 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 a 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

1.01 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

1.02 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.

1.03 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, and uploaded to Autodesk Construction Clout (ACC).

1.04 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.

1.05 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.

1.06 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.

1.07 PROJECT MEETINGS

A. General: Contractor will schedule and conduct meetings and conferences at Project site, unless otherwise indicated. Meeting agendas and notes shall utilize Autodesk Construction Cloud (ACC) software.
   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. 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

1.01 SECTION INCLUDES

A. Submittals.
B. Quality assurance.
C. References and standards.
D. Testing and inspection agencies and services.
E. Control of installation.
F. Mock-ups.
G. Tolerances.
H. Manufacturers' field services.
I. Defect Assessment.

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 013000 - Administrative Requirements: Submittal procedures.
C. Section 014200 - Reference Standards and Definitions.
D. Section 016000 - Product Requirements: Requirements for material and product quality.

1.03 REFERENCE STANDARDS

A. Note: If a newer version of any reference standard exists, the newer version shall be incorporated and followed in lieu of the older version referenced herein.
B. ASTM C1021 - Standard Practice for Laboratories Engaged in Testing of Building Sealants 2008 (Reapproved 2023).
C. ASTM C1077 - Standard Practice for Agencies Testing Concrete and Concrete Aggregates for Use in Construction and Criteria for Testing Agency Evaluation 2017.
D. ASTM C1093 - Standard Practice for Accreditation of Testing Agencies for Masonry 2022a.
E. ASTM D3740 - Standard Practice for Minimum Requirements for Agencies Engaged in Testing and/or Inspection of Soil and Rock as Used in Engineering Design and Construction 2019.

F. ASTM E329 - Standard Specification for Agencies Engaged in Construction Inspection, Testing, or Special Inspection 2021.

G. ASTM E543 - Standard Specification for Agencies Performing Nondestructive Testing 2021.

H. ASTM E699 - Standard Specification for Agencies Involved in Testing, Quality Assurance, and Evaluating of Manufactured Building Components 2016.

I. IAS AC89 - Accreditation Criteria for Testing Laboratories 2021.

1.04 DEFINITIONS

A. Contractor's Quality Control Plan: Contractor's management plan for executing the Contract for Construction.

1.05 SUBMITTALS

A. See Section 013000 - Administrative Requirements, for submittal procedures.

B. Test Reports: After each test/inspection, promptly submit one electronic copy of report to Architect, Owner, and Owner’s Representative.
   1. Include:
      a. Date issued.
      b. Project title and number.
      c. Name of inspector.
      d. Date and time of sampling or inspection.
      e. Identification of product and specifications section.
      f. Location in the Project.
      g. Type of test/inspection.
      h. Date of test/inspection.
      i. Results of test/inspection.
      j. Compliance with Contract Documents.
      k. When requested by Architect, provide interpretation of results.

C. Certificates: When specified in individual specification sections, submit certification by the manufacturer and Contractor or installation/application subcontractor to Architect, as specified for Product Data.
   1. Indicate material or product complies with or exceeds specified requirements. Submit supporting reference data, affidavits, and certifications as appropriate.

D. Manufacturer's Instructions: When specified in individual specification sections, submit electronic instructions for delivery, storage, assembly, installation, start-up, adjusting, and finishing, for the Owner's information. Indicate special procedures, perimeter conditions requiring special attention, and special environmental criteria required for application or installation.

E. Manufacturer's Field Reports: Submit reports for Architect's benefit as contract administrator or for Owner/ Owner’s Representative.

1. Submit for information for the limited purpose of assessing compliance with information given and the design concept expressed in the Contract Documents.

1.06 QUALITY ASSURANCE

A. Contractor's Quality Control (CQC) Plan:
   1. Thirty days prior to start of work, submit a comprehensive plan describing how contract deliverables will be produced. Tailor CQC plan to specific requirements of the project. Include the following information:
      a. Management Structure: Identify personnel responsible for quality. Include a chart showing lines of authority.
      b. Management Approach: Define, describe, and include in the plan specific methodologies used in executing the work.
         1) Management and control of documents and records relating to quality.
         2) Communications.
         3) Coordination procedures.
         4) Resource management.
         5) Process control.
         6) Inspection and testing procedures and scheduling.
         7) Control of noncomplying work.
         8) Tracking deficiencies from identification, through acceptable corrective action, and verification.
         9) Control of testing and measuring equipment.
         10) Project materials certification.
         11) Managerial continuity and flexibility.
      c. Owner will not make a separate payment for providing and maintaining a Quality Control Plan. Include associated costs in Bid price.
      d. Acceptance of the plan is required prior to start of construction activities not including mobilization work. Owner's acceptance of the plan will be conditional and predicated on continuing satisfactory adherence to the plan. Owner reserves the right to require Contractor to make changes to the plan and operations, including removal of personnel, as necessary, to obtain specified quality of work results.

B. Quality-Control Personnel Qualifications. Engage a qualified person with requisite training and experience to implement and manage quality assurance (QA) and quality control (QC) for the project. QC personnel may be subject to SCF approval.

1.07 REFERENCES AND STANDARDS

A. For products and workmanship specified by reference to a document or documents not included in the Project Manual, also referred to as reference standards, comply with requirements of the standard, except when more rigid requirements are specified or are required by applicable codes.

B. Comply with reference standard of date of issue current on date of Contract Documents, except where a specific date is established by applicable code.
C. Obtain copies of standards where required by product specification sections.
D. Maintain copy at project site during submittals, planning, and progress of the specific work, until Substantial Completion.
E. Should specified reference standards conflict with Contract Documents, request clarification from Architect before proceeding.
F. Neither the contractual relationships, duties, or responsibilities of the parties in Contract nor those of Architect shall be altered from Contract Documents by mention or inference otherwise in any reference document.

1.08 TESTING AND INSPECTION AGENCIES AND SERVICES

A. Owner will employ and pay for services of an independent testing agency to perform other specified testing.
B. Employment of agency in no way relieves Contractor of obligation to perform Work in accordance with requirements of Contract Documents.

PART 2 - PRODUCTS - NOT USED

PART 3 – EXECUTION

3.01 CONTROL OF INSTALLATION

A. Monitor quality control over suppliers, manufacturers, products, services, site conditions, and workmanship, to produce work of specified quality.
B. Comply with manufacturers' instructions, including each step in sequence.
C. Should manufacturers' instructions conflict with Contract Documents, request clarification from Architect before proceeding.
D. Comply with specified standards as minimum quality for the work except where more stringent tolerances, codes, or specified requirements indicate higher standards or more precise workmanship.
E. Have work performed by persons qualified to produce required and specified quality.
F. Verify that field measurements are as indicated on shop drawings or as instructed by the manufacturer.
G. Secure products in place with positive anchorage devices designed and sized to withstand stresses, vibration, physical distortion, and disfigurement.

3.02 MOCK-UPS

A. Before installing portions of the Work where mock-ups are required, construct mock-ups in location and size indicated for each form of construction and finish required to comply with the following requirements, using materials indicated for the completed Work. The purpose of mock-up is to demonstrate the proposed range of aesthetic effects and workmanship.

B. Accepted mock-ups establish the standard of quality the Architect will use to inspect against and to determine the acceptability of Work yet to be completed.

C. Tests shall be performed under provisions identified in this section and identified in the respective product specification sections.

D. Assemble and erect specified items with specified attachment and anchorage devices, flashings, seals, and finishes.

E. Architect will use accepted mock-ups as a comparison standard for the remaining Work.

F. Where mock-up has been accepted by Architect and is specified in product specification sections to be removed, protect mock-up throughout construction, remove mock-up and clear area when directed to do so by Architect. Confirm with Architect and Owner prior to removal of mock-up.

3.03 TOLERANCES

A. Monitor fabrication and installation tolerance control of products to produce acceptable Work. Do not permit tolerances to accumulate.

B. Comply with manufacturers' tolerances. Should manufacturers' tolerances conflict with Contract Documents, request clarification from Architect before proceeding.

C. Adjust products to appropriate dimensions; position before securing products in place.

3.04 TESTING AND INSPECTION

A. Testing Agency Duties:
   1. Provide qualified personnel at site. Cooperate with Architect and Contractor in performance of services.
   2. Perform specified sampling and testing of products in accordance with specified standards.
   3. Ascertain compliance of materials and mixes with requirements of Contract Documents.
   4. Promptly notify Architect and Contractor of observed irregularities or non-compliance of Work or products.
   5. Perform additional tests and inspections required by Architect.
   6. Submit reports of all tests/inspections specified.

B. Limits on Testing/Inspection Agency Authority:

1. Agency may not release, revoke, alter, or enlarge on requirements of Contract Documents.
2. Agency may not approve or accept any portion of the Work.
3. Agency may not assume any duties of Contractor.
4. Agency has no authority to stop the Work.

C. Contractor Responsibilities:
1. Deliver to agency at designated location, adequate samples of materials proposed to be used that require testing, along with proposed mix designs.
2. Cooperate with laboratory personnel and provide access to the Work and to manufacturers' facilities.
3. Provide incidental labor and facilities:
   a. To provide access to Work to be tested/inspected.
   b. To obtain and handle samples at the site or at source of Products to be tested/inspected.
   c. To facilitate tests/inspections.
   d. To provide storage and curing of test samples.
4. Notify Architect and laboratory 24 hours prior to expected time for operations requiring testing/inspection services.
5. Employ services of an independent qualified testing laboratory and pay for additional samples, tests, and inspections required by Contractor beyond specified requirements.
6. Arrange with Owner's agency and pay for additional samples, tests, and inspections required by Contractor beyond specified requirements.

D. Re-testing required because of non-compliance with specified requirements shall be performed by the same agency on instructions by Architect.

E. Re-testing required because of non-compliance with specified requirements shall be paid for by Contractor.

3.05 MANUFACTURERS' FIELD SERVICES

A. When specified in individual specification sections, require material or product suppliers or manufacturers to provide qualified staff personnel to observe site conditions, conditions of surfaces and installation, quality of workmanship, start-up of equipment, test, adjust, and balance equipment, as applicable, and to initiate instructions when necessary.

B. Report observations and site decisions or instructions given to applicators or installers that are supplemental or contrary to manufacturers' written instructions.

3.06 DEFECT ASSESSMENT

A. Replace Work or portions of the Work not complying with specified requirements.

END OF SECTION

SECTION 01 40 10
CLEAN CONSTRUCTION PROCEDURES

PART 1 – GENERAL

1.01 SECTION INCLUDES

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

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. Successful proposer is required to meet all Clean Construction Procedures, including attachments, referenced and/or linked documents, definitions and requirements.

1.03 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.

1.04 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.

1.05 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. General Maintenance: Routine activities and repairs needed to maintain the safety, functionality, and operational efficiency of a facility's equipment and infrastructure as described below.
   1. Preventive Maintenance: Regular inspections, cleaning, lubrication, and other tasks to prevent breakdowns and ensure equipment operates optimally.
   2. Routine repairs: Addressing minor issues and problems that arise during normal operation.
   3. Servicing: Repairing or replacing parts to restore equipment to its original safety and performance specifications.
   4. Functional checks: Ensuring that equipment and systems are operating as intended.

C. Contractor: An individual or entity with no relationship to SCF that enters into a contractual agreement with SCF that creates legal-binding and enforceable obligations to both SCF and the individual/entity.
   1. The following terms may be used by SCF programs and departments in referring to contractors.
      a. Agent
      b. Bidder
      c. Business Associate
      d. Consultant
      e. Supplier
      f. Vendor

1.06 PROCEDURE

A. The Clean Construction Procedures with the accompanying Clean Construction Assessment and Approval Forms will apply to all projects, including small construction and maintenance work.
   1. PCRA – Preconstruction Risk Assessment Procedure
   2. ICRA – Infection Control Management for Clean Construction Procedure (Collaboration Draft)
   3. ILSM – Interim Life Safety Measures Procedure.
   4. IUSM – Interim Utility System Measures Procedure
   5. WICRA – Water Management Procedure (Draft)
   6. Clean Construction Assessment and Approval Forms

B. The Clean Construction Procedures and Clean Construction Assessment and Approval Forms will be implemented in the planning phase of each project and will be assessed by the Manager of Facilities, Construction Project Manager (CPM) or their designee, in consultation with

the Manager of Safety and Security or their designee, and the Nurse Manager of Quality Assurance (QA) or their designee.

C. The spreadsheet version of Clean Construction Assessment and Approval Forms will be filled out by the Contractor and shared with SCF CPM and SCF QA through Forma. SCF QA will review and create a Docu-Sign workflow. Once all signatures are obtained in Docu-Sign the Contractor will file the fully executed version on Forma.

D. The Contractor is required to provide the Manager of Facilities, Construction Project Manager (CPM) or their designee, in consultation with the Manager of Safety and Security or their designee, and the Nurse Manager of Quality Assurance (QA) or their designee with updated documentation of the risk assessment throughout planning, design, and construction.

1.07 ATTACHMENTS

A. 01 40 10.01 - Clean Construction Assessment and Approval Forms

1.08 REFERENCES

A. Contractors are required to read and follow the SCF Policies and Procedures below. Current versions of these policies and procedures are available upon request.
   1. Preconstruction Risk Assessment Procedure
   2. Infection Control Management for Clean Construction Procedure (Collaborative Draft)
   3. Interim Life Safety Measures Procedure
   4. Interim Utility System Measures
   5. Water Management Procedure (Draft)
   6. Clean Construction Assessment and Approval Forms

B. Facility Guidelines Institute, Guidelines for Design and Construction of Healthcare Facilities (2022).

END OF SECTION

PRECONSTRUCTION RISK ASSESSMENT (PCRA)

Project Name:		**Start Date:**	99/99/99	**Estimated End Date:**	99/99/99
Building:		**Impacted Department(s)** (list all that apply):			

Instructions: Complete the entire form and submit to the Project Manager, Facilities, and Infection Control and Safety program for review and approval. ILSM, ICRA, and IUSM approvals may take up to 10 business days to gain approval. Ensure supporting documentation is attached to include, communication plan, building drawings, etc. Risk assessment should identify specific mitigation methods for each phase of the project. This document is dynamic and should be reviewed regularly as the project progresses. Utilize the clarification section to identify the applicability of additional forms (i.e., Demo higher ICRA need than finishing work). Kick off meeting and regular project meetings must include the Project Manager, Safety, Infection Control, General Contractor, etc. PCRA will be a standing agenda item on the project meeting agenda.

Once approved and signed; display and hang a copy at the work site.

Section 1: General Project Information
- required section -

Today's Date:

Project Manager (name & contact #):		**Impacted Department(s)** (list all that apply):	
Contractor Contact (name & contact #):		**Impacted Department(s)** (list all that apply):	
Appointed Site Safety Officer (name & contact #):		**Adjacent Department(s)** (list all that apply):	
Life Safety Occupancy (business, hospital, etc.):		**Anticipated Accreditation or Regulatory Surveys:**	

Scope of Work/ Additional Information or Requirements: This should include the scope of work for the project and relevant information that will assist those approving to have all applicable information. *This form should be updated when additional phases are added or the scope of the project changes.

Important Contacts:

SCF Facilities: 907-729-5261	**SCF Facilities Planning:** 907-729-8894	
Security Dispatch: 907-729-5700	**SCF Safety:** 907-729-5153	**SCF Infection Control:** 907-729-6839

PCRA Signatures

Reviewed and signed by at least the Health Facilities, ANMC Safety, and Infection Control. At a minimum a copy of the signed form should be provided to the Department Director, Security, and affected areas and available at the worksite.

Facilities print name and signature:	**Infection Control print name and signature:**
Date:	Date:
Safety print name and signature:	**Project Manager print name and signature:**
Date:	Date:

General Contractor print name and signature:	Director of Affected Department:
Date:	Date:

PRECONSTRUCTION RISK ASSESSMENT (PCRA)

Project Name:	0	**Start Date:**	99/99/99	**Estimated End Date:**	99/99/99
Building:	0	**Impacted Department(s)** (list all that apply):	0		

Type A	Type B	Type C	Type D
Inspection and non-invasive activities. Includes but is not limited to: Removal of ceiling tile for visual inspection-limited to 1 tile per 50 square feet with limited exposure time. Limited building system maintenance - e.g., pneumatic tube station, HVAC system, fire suppression system, electrical and carpentry work (to include painting without sanding) that does not create dust of debris. Clean plumbing activity limited in nature.	**Small-scale, short duration activities that create minimal dust and debris. Includes but is not limited to:** Work conducted above the ceiling (e.g., prolonged inspection or repair of firewalls and barriers, installation of conduit and/or cabling, and access to mechanical and/or electrical chase spaces). Fan shutdown/startup. Installation of electrical devices or new flooring that produces minimal dust and debris. The removal of drywall where minimal dust and debris is created. Controlled sanding activities (e.g., wet or dry sanding) that produces minimal dust and debris.	**Large-scale, longer duration activities that create a moderate amount of dust and debris. Includes but is not limited to:** Removal of pre-existing floor covering, walls, casework or other building components. New drywall placement. Renovation work in a single room. Non-existing cable pathway or invasive electrical work above ceilings. The removal of drywall where a moderate amount of dust and debris is created. Dry sanding where a moderate amount of dust and debris is created. Work creating significant vibration and/or noise. Any activity that cannot be completed in a single work shift.	**Major demolition and construction activities. Includes but is not limited to:** Removal or replacement of building system component(s). Removal/installation of drywall partitions. Invasive large-scale new building construction. Renovation work in two or more rooms.
Type A	**Type B**	**Type C**	**Type D**
WATER MANAGEMENT: BUILDING WATER DISTRIBUTION SYSTEM **Inspection, maintenance/repair and non-invasive activities of brief duration and low water age:** Replacing fixture trim(s). Replacing fixture "in-kind". Impact and Risk only to building users in the immediate area of work. **Water shut down for LESS THAN 24 hours**	**WATER MANAGEMENT: BUILDING WATER DISTRIBUTION SYSTEM** **Inspection, maintenance/repair and non-invasive activities of brief duration and modest water age:** Replacing or installing fixtures & trim. Working within wall cavities and/or ceiling areas. **Water is shut down for 7 days or more**	**WATER MANAGEMENT: BUILDING WATER DISTRIBUTION SYSTEM** **Inspection, maintenance/repair and non-invasive activities of brief duration and medium water age:** Plumbing work requiring multiple fixtures (existing, replacing, or new). Major water system component replacement (boilers, heaters, main). Work in wall cavities or ceilings with major disruption to local and downstream occupied areas. Change of functional building space in existing building. **Water is shut down for 30 days or less**	**WATER MANAGEMENT: BUILDING WATER DISTRIBUTION SYSTEM** **Inspection, maintenance/repair and non-invasive activities of brief duration and high water age:** Change in functional building space. Tenant improvements. New Shell and Core Buildings, additions, and expansions. Acquisition of a building with unknown water quality/safety conditions. Infrastructure projects connecting to building water. **Water in the area is not active (new start up) or was shut down for GREATER THAN 30 days**
Low Risk Areas	**Medium Risk Areas**	**High Risk Areas**	**Highest Risk Areas**

Non-customer-owner (CO) care areas such as:	CO care support areas such as:	CO care areas such as:	Procedural, invasive, sterile support and highly compromised CO care areas such as:
• Public hallways and gathering areas not on clinical units. • Office areas not on clinical units. • Breakrooms not on clinical units. • Bathrooms or locker rooms not on clinical units. • Mechanical rooms not on clinical units. • EVS closets not on clinical units.	• Waiting areas. • Supply rooms. • Sterile Processing Department - dirty side. • Kitchen, Cafeteria, Gift Shop, Coffee Shop, and food kiosks.	• CO exam rooms and areas. • Employee Health. • Pharmacy - General Work Zone. • Medication rooms and clean utility rooms. • Imaging Suites: Diagnostic Imaging. • Laboratory.	• Procedural Suites. • Pharmacy Compounding. • Sterile Processing Department - clean side.

PRECONSTRUCTION RISK ASSESSMENT (PCRA)

Project Name:	0	**Start Date:**	99/99/99	**Estimated End Date:**	99/99/99
Building:	0	**Impacted Department(s)** (list all that apply):	0		

Infection Prevention Requirements	**Identified Risk or Hazard** Select YES if any of the risks or hazards apply and proceed with requirements.				**Req'd**	**Additional Info.**
SEE POLICYTECH FOR MOST CURRENT PROCEDURE	YES	NO	N/A	Completed Infection Control Risk Assessment (ICRA)	ICRA/Class	Coordinate with Infection Control (IC)
	YES	NO	N/A	Completed Water Infection Control Risk Assessment (WICRA)	WICRA/Class	Coordinate with Infection Control (IC) and Facilities for Mitigation
Life Safety Requirements	**Identified Risk or Hazard** Select YES if any of the risks or hazards apply and proceed with requirements.				**Req'd**	**Additional Info.**
SEE POLICYTECH FOR MOST CURRENT PROCEDURE	YES	NO	N/A	Complete assessment for Interim Life Safety Measures (ILSM)	ILSM	Complete ILSM assessment with required signatures.
Utility Systems Requirements	**Identified Risk or Hazard** Select YES if any of the risks or hazards apply and proceed with requirements.				**Req'd**	**Additional Info.**
SEE POLICYTECH FOR MOST CURRENT PROCEDURE	YES	NO	N/A	Complete assessment for Interim Utility System Measures (IUSM)	IUSM	Complete IUMS-Disruption Form assessment with required signatures.
Safety Requirements	**Identified Risk or Hazard** Select YES if any of the risks or hazards apply and proceed with requirements.				**Req'd**	**Additional Info.**
Evaluation Required --- ALL PROJECTS	YES	NO	N/A	Communication Plan (notification to construction team, impacted areas, and staff)		Connect with Corporate Communications
	YES	NO	N/A	Noise or vibration in area or nearby (special considerations required for NICU/Peds/ORs/Imaging and inpatient areas)		Coordinate with impacted Department(s)

Reference applicable procedures in Policytech	YES	NO	N/A	Hazardous Materials & Waste (considerations for hazards and PPE - odors, fumes, VOC, corrosives)		Review Safety Data Sheet (SDS) & OSHA requirements, keep SDS on site
	YES	NO	N/A	Biohazardous Waste/Respiratory Protection (considerations for disposal and proper PPE per 29 CFR 1910.1030/1910.134)		Evaluate for compliance for 29 CFR 1910.1030, 29 CFR 1910.134 and ANMC Procedures. ***Current fit tests,*** vaccine recommendations/ requirements
	YES	NO	N/A	Traffic/Parking/Shuttles		Include traffic disruptions in attached documentation (map/duration, etc.)
	YES	NO	N/A	Construction Site Safety (e.g. falling objects, tripping hazards, fall protection, PPE)		Appoint Site Safety Officer; Identify required PPE and obtain signage
	YES	NO	N/A	Motorized equipment (e.g. forklift, scissors lift, crane)		Evaluate for specific requirements including competency/training

PRECONSTRUCTION RISK ASSESSMENT (PCRA)

Project Name:	0	**Start Date:**	99/99/99	**Estimated End Date:**	99/99/99
Building:	0	**Impacted Department(s)** (list all that apply):	0		

Safety Requirements *(Continued)*	**Identified Risk or Hazard** Select YES if any of the risks or hazards apply and proceed with requirements.				**Req'd**	**Additional Info.**
Evaluation Required --- ALL PROJECTS	YES	NO	N/A	Relocate occupants (e.g. COs, staff, classes, meetings, etc.)		Coordinate with impacted Department(s)
	YES	NO	N/A	Confined Space entry required		Evaluate for confined space requirements per OSHA
	YES	NO	N/A	Scaffolding or working on elevated surfaces		**If yes**, name and contact of competent person:
Reference applicable procedures in Policytech	YES	NO	N/A	Safety Barrier		Evaluate for barrier to reduce the risk of jobsite hazards
	YES	NO	N/A	Electrical Safety		Use of temporary power/extension cords, etc.

Security Requirements	**Identified Risk or Hazard** Select YES if any of the risks or hazards apply and proceed with requirements.				**Req'd**	**Additional Info.**
Evaluation Required	YES	NO	N/A	Access Control (e.g. ID badge access, physical keys, disable security systems)		Perimeter access to the construction area must remain secure- (badge access)
	YES	NO	N/A	High Security Considerations (e.g. perimeter, medications, medical records, IT, HR files, etc.)		PM to coordinate with departments, Security

	YES	NO	N/A	Medication Safety and Security (i.e. unsecure doors/walls/ceilings, moving Pyxis, waste)		PM coordinate with Pharmacy Department
	YES	NO	N/A	Other security measures (explain):		PM to coordinate with departments, Security

Identified Risk or Hazard - (NOTES):

PRECONSTRUCTION RISK ASSESSMENT (PCRA)

Project Name:	0	**Start Date:**	99/99/99	**Estimated End Date:**	99/99/99
Building:	0	**Impacted Department(s)** (list all that apply):	0		

Surveillance Checks	Date:			Date:			Date:			Date:			Date:			Date:			Date:		
	Yes	**No**	**N/A**	**Yes**	**No**	**N/A**	**Yes**	**No**	**N/A**	**Yes**	**No**	**N/A**	**Yes**	**No**	**N/A**	**Yes**	**No**	**N/A**	**Yes**	**No**	**N/A**
1. ILSM(s) as identified on the permit are in place.																					
Comments and/or corrective actions:																					
2. Fire protection features are adequate and in place.																					
Comments and/or corrective actions:																					
3. All exits in the area are unobstructed.																					
Comments and/or corrective actions:																					
4. Site is kept clean and orderly and free from hazards.																					
Comments and/or corrective actions:																					
5. Hazardous materials are used correctly and properly stored.																					
Comments and/or corrective actions:																					
6. Infection control measures are in place and followed.																					
Comments and/or corrective actions:																					
7. Site is secure from unauthorized access.																					
Comments and/or corrective actions:																					

Hazard Surveillance Criteria

1. ILSM(s) are adequate for the project and in effect.	• Review ILSM(s) in place. • Validate measures are implemented.
2. Fire protection features are adequate and in place.	• Fire extinguishers properly tagged and inspected. • Sprinkler system operable – sprinkler heads permitted to be turned up as long within 22" of the deck when ceiling removed. • Smoke/Heat detection systems must be within 12" of the deck when ceiling removed. • Fire alarm operable: pull stations accessible, smoke detectors activated, occupant notification devices operable.
3. Unless identified by an ILSM, exits in the area are unobstructed.	• Unless identified by an ILSM or as part of the Life Safety Drawings, all means of egress clear of obstructions and exit signs posted and visible.
4. Site is kept clean and orderly and free from hazards.	• All materials (including flammable and combustible materials) are properly stored and/or removed from job site daily. • Waste is disposed of properly & daily, and no smoking policy is enforced. • Tools and equipment are properly used and/or stored, in good condition and secured from unauthorized use. • Temporary lighting and electrical in safe proper use - electrical panels, outlets, and conduits free from hazards.
5. Hazardous materials are used correctly and properly stored.	• Safety Data Sheets (SDS) available and location known by all workers.
6. Infection control measures are in place and followed.	• Review Infection Control Risk Assessment. • Differential pressure monitors in place and indicating appropriate negative pressure in construction space. • If required, maintaining -0.01 "WC to -0.30 "WC see ICRA Permit for more detailed information.
7. Site is secure from unauthorized access.	• Project location is secure when work is not active. • Project workers are wearing proper identification and easily identified.

INFECTION CONTROL RISK ASSESSMENT (ICRA)

Project Name:	0	**Start Date:**	99/99/99	**Estimated End Date:**	99/99/99
Building:	0	**Impacted Department(s)** (list all that apply):	0		

Pre-Construction Project Type Assessment

RISK

Each project is assessed by assigning a risk group and project type to determine infection prevention precautions required during project.

Clean Construction Procedure #805-03 Infection Control Permit and Class Procedures provided below.

PM signature required.

Activity: Please click on the hyperlink inside the table below to highlight your designated risk level.

RISK LEVELS	TYPE A	TYPE B	TYPE C	TYPE D
LOW RISK	Class I	Class II	Class II	Class III* / Class IV
MEDIUM RISK	Class I	Class II	Class III* / Class IV	Class IV
HIGH RISK	Class I	Class III	Class IV	Class V
HIGHEST RISK	Class III	Class IV	Class V	Class V

*__Type C__ [Medium Risk] and __Type D__ [Low Risk] work areas that fall under Class III precautions - but cannot be fully sealed or isolated from occupied patient care areas - should follow the negative air exhaust requirements outlined in Class IV precautions.

Infection Control Construction Permit - Project Requirements by Class as designated above.

Classification	During Project	Upon Completion of Project
Class I	1. Perform non-invasive work activity so as not to block or interrupt patient care. 2. Perform non-invasive work activities in areas that are not directly occupied with patients. 3. Perform non-invasive work activity in a manner that does not create dust. 4. Immediately replace any displaced ceiling tile before leaving the area and/or at end of non-invasive work activity.	**Work Area Cleaning:** 1. Clean work areas including all environmental surfaces, high horizontal surfaces and flooring materials. 2. Check all supply and return air registers for dust accumulation on upper surfaces as well as air diffuser surfaces.
Class II	1. Perform only limited dust work and/or activities designed for basic facilities and engineering work. 2. Perform limited dust and invasive work following standing precautions procedures approved by the organization. 3. ***This Class of Precautions must never be used for construction or renovation activities.***	**Work Area Cleaning:** 1. Clean work areas including all environmental surfaces, high horizontal surfaces and flooring materials. 2. Check all supply and return air registers for dust accumulation on upper surfaces as well as air diffuser surfaces.
	1. Provide active means to prevent airborne dust dispersion into the occupied areas. 2. Means for controlling minimal dust dispersion may include hand-held HEPA vacuum devices, polyethylene plastic containment, or isolation of work area by closing room door. 3. Remove or isolate return air diffusers to avoid dust from entering the HVAC system.	**Work Area Cleaning:** 1. Clean work areas including all environmental surfaces, high horizontal surfaces and flooring materials. 2. Check all supply and return air registers for dust accumulation on upper surfaces as well as air diffuser surfaces. **Removal of Critical Barriers:**

Class III	system. 4. Remove or isolate the supply air diffusers to avoid positive pressurization of the space. 5. If work area is contained, then it must be always neutrally to negatively pressurized. 6. Seal all doors with tape that will not leave residue. 7. Contain all trash and debris in the work area. 8. Nonporous/smooth and cleanable containers (with a hard lid) must be used to transport trash and debris from the construction areas. These containers must be damp-wiped cleaned and free of visible dust/debris before leaving the contained work area. 9. Install an adhesive (dust collection) mat at entrance of contained work area based on facility policy. Adhesive mats must be changed routinely and when visibly soiled. 10. Maintain clean surroundings when area is not contained by damp mopping or HEPA vacuuming surfaces. 11. When in place, negative air devices must always remain operational and in place for a period after completion of dust creating activities to remove contaminants from the work area and before removal of critical barriers.	**Removal of Critical Barriers:** 1. Critical barriers must remain in place during all work involving drywall removal, creation of dust and activities beyond simple touch-up work. The barrier may NOT be removed until work area cleaning has been performed. 2. All (plastic or hard) barrier removal activities must be completed in a manner that prevents dust release. Use the following precautions when removing hard barriers: i. Carefully remove screws and painter tape. ii. If dust will be generated during screw removal, use hand-held HEPA vacuum. iii. Drywall cutting is prohibited during the removal process. iv. Clean all stud tracks with HEPA vacuum before removing outer hard barrier. v. Use a plastic barrier to enclose area if dust could be generated. **HVAC systems:** 1. Upon removal of critical barriers, remove isolation of HVAC system in areas where work is being performed. 2. Verify that HVAC systems are clean and operational. 3. Verify the HVAC systems meets original airflow and air exchange design specifications.

INFECTION CONTROL RISK ASSESSMENT (ICRA)

Project Name:	0	**Start Date:**	99/99/99	**Estimated End Date:**	99/99/99
Building:	0	**Impacted Department(s)** (list all that apply):	0		

Infection Control Construction Permit - Project Requirements by Class		
Classification	**During Project**	**Upon Completion of Project**
	1. Construct and complete critical barriers meeting NFPA 241 requirements including: Barriers must extend to the ceiling or, if ceiling tile is removed, to the deck above, and all penetrations through the barrier shall meet the appropriate fire rating requirements. 2. All (plastic or hard) barrier construction activities must be completed in a manner that prevents dust release. Plastic barriers must be effectively affixed to ground and ceiling and secure from movement or damage. Apply tape that will not leave a residue to seal gaps between barriers, ceiling or floor. 3. Seal all penetrations in containment barriers, including floors and ceiling, using approved materials (UL schedule firestop if applicable for barrier type). 4. Containment units or environmental containment units (ECUs) approved for Class IV precautions in small areas totally contained by the unit and that has HEPA-filtered exhaust air. 5. Remove or isolate return air diffusers to avoid dust entering the HVAC system. 6. Remove or isolate the supply air diffusers to avoid positive pressurization of the space. 7. Negative airflow patterns must be maintained from the entry point into the construction area. 8. Maintain negative pressurization of the entire workspace by use of HEPA exhaust air systems directed outdoors. Exhaust discharged directly to the outdoors that is 25 feet or greater from entrances, air intakes and windows do not require HEPA-filtered air. 9. If exhaust is directed indoors, then the system must be HEPA filtered. Prior to start of work, HEPA filtration must be verified by particulate measurement as no less than 99.97% efficiency and must not alter or change airflow/pressure relationships in other areas.) 10. Exhaust into shared or recirculating HVAC systems, or other shared exhaust systems (e.g., bathroom exhaust) is not acceptable. 11. Install device on exterior of work containment to continually monitor negative	**Work Area Cleaning:** 1. Clean work areas including all environmental surfaces, high horizontal surfaces and flooring materials. 2. Check all supply and return air registers for dust accumulation on upper surfaces as well as air diffuser surfaces. **Removal of Critical Barriers:** 1. Critical barriers must remain in place during all work involving drywall removal, creation of dust and activities beyond simple touch-up work. The barrier may NOT be removed until a work area cleaning has been performed. 2. All (plastic or hard) barrier removal activities must be completed in a manner that prevents dust release. Use the following precautions when removing hard barriers: i. Carefully remove screws and painter tape. ii. If dust will be generated during screw removal, use hand-held HEPA vacuum. iii. Drywall cutting is prohibited during removal process. iv. Clean all stud tracks with HEPA vacuum before removing outer hard barrier. v. Use a plastic barrier to enclose area if dust could be generated. **HVAC systems:** 1. Upon removal of critical barriers, remove isolation of HVAC system in areas where work is being performed. 2. Verify that HVAC systems are clean and operational. 3. Verify the HVAC systems meets original airflow and air exchange design specifications.

Class IV	11. Install device on exterior of work containment to continually monitor negative pressurization. To ensure proper pressure is continuously maintained, it is recommended that the device(s) have a visual pressure indicator. 12. Contain all trash and debris in the work area. 13. Nonporous/smooth and cleanable containers (with a hard lid) must be used to transport trash and debris from the construction areas. These containers must be damp-wiped cleaned and free of visible dust/debris before leaving the contained work area. 14. Worker clothing must be clean and free of visible dust before leaving the work area. HEPA vacuuming of clothing or use of cover suits is acceptable. 15. Install an adhesive (dust collection) mat at entrance of contained work area based on facility policy. Adhesive mats must be changed routinely and when visibly soiled. 16. Consider collection of particulate data during work to monitor and ensure that contaminates do not enter the occupied spaces. Routine collection of particulate samples may be used to verify HEPA filtration efficiencies. **Negative Air Requirements:** 17. The use of negative air must be designed to remove contaminates from the work area. At a minimum of 0.01" WC achieving 0.03" WC where there is excessive odors/dust. Negative air related to construction should not interfere with adjacent pressure relationship requirements. 18. Negative air devices must always remain operational and in place for a period after completion of dust creating activities to remove contaminants from the work area and before removal of critical barriers.	

INFECTION CONTROL RISK ASSESSMENT (ICRA)

Project Name:	0	**Start Date:**	99/99/99	**Estimated End Date:**	99/99/99
Building:	0	**Impacted Department(s)** (list all that apply):	0		

Infection Control Construction Permit - Project Requirements by Class		
Classification	**During Project**	**Upon Completion of Project**

Class V	1. Construct anteroom large enough for equipment staging, cart cleaning, workers. The anteroom must be constructed adjacent to entrance of construction work area. 2. Personnel will be required to wear disposable coveralls at all times during Class V work activities. Disposable coveralls must be removed before leaving the anteroom. 3. Negative airflow pattern must be maintained from the entry point to the anteroom and into the construction area. The airflow must cascade from outside to inside the construction area. The entire construction area must remain negatively pressurized.	**Work Area Cleaning:** 1. Clean work areas including all environmental surfaces, high horizontal surfaces and flooring materials. 2. Check all supply and return air registers for dust accumulation on upper surfaces as well as air diffuser surfaces. **Removal of Critical Barriers:** 1. Critical barriers must remain in place during all work involving drywall removal, creation of dust and activities beyond simple touch-up work. The barrier may NOT be removed until work area cleaning has been performed. 2. All (plastic or hard) barrier removal activities must be completed in a manner that prevents dust release. Use the following precautions when removing hard barriers: i. Carefully remove screws and painter tape. ii. If dust will be generated during screw removal, use hand-held HEPA vacuum. iii. Drywall cutting is prohibited during the removal process. iv. Clean all stud tracks with an HEPA vacuum before removing the outer hard barrier. v. Use a plastic barrier to enclose the area if dust could be generated. **HVAC systems:** 1. Upon removal of critical barriers, remove isolation of HVAC system in areas where work is being performed. 2. Verify that HVAC systems are clean and operational. 3. Verify the HVAC systems meets original airflow and air exchange design specifications.

Additional Information or Requirements *(Additional measures being taken to mitigate infection control measures)* :

ICRA Signatures

Reviewed and signed by at least the Health Facilities, ANMC Safety, and Infection Control. At a minimum a copy of the signed form should be provided to the Department Director, Security, and affected areas and available at the worksite.

Facilities print name and signature:	**Infection Control print name and signature:**
Date:	Date:
Safety print name and signature:	**Project Manager print name and signature:**
Date:	Date:

INTERIM LIFE SAFETY MEASURES (ILSM)

Project Name:	0	**Start Date:**	99/99/99	**Estimated End Date:**	99/99/99
Building:	0	**Impacted Department(s)** (list all that apply):	0		

Interim Life Safety Measures Permit & Contact Information				**Today's Date:**	1/0/1900
Submitted By: (name & company):			**Life Safety Occupancy:** (business, hospital, etc.):		
Project Manager: (name & contact #):			**Impacted Department(s):** (list all that apply):		
Contractor: (name & contact #):			**Impacted Department(s):** (contact #s):		
Appointed Site Safety Officer: (name & contact #):			**Adjacent Department(s):** (list all that apply):		
Important Contacts:	**SCF Facilities:** 907-729-5261	**SCF Safety:** 907-729-5153	**Infection Control:** 907-729-6839		
	Security Dispatch: 907-729-5700	**SCF Facilities Planning:** 907-729-8894			

Instructions: Answer the questions below. For any "yes" answers, indicate the duration of the measure. For "yes" answers, the "Implemented ILSM" column details the minimum required ILSM. Unless otherwise noted, the Project Manager (PM) is responsible for implementing all required ILSMs. Blank rows are provided to allow additional ILSMs as required for the safety of customer-owners and staff and the preservation of the facility. Include drawings to show the affected area and where specific ILSMs will be implemented. Obtain proper review and approvals prior to beginning work. ***Include drawings to show the affected area and where specific ILSMs will be implemented.*** PM to obtain proper review and approvals prior to beginning work.

Measure	ILSM Evaluation	YES	NO	Duration of ILSM dates/phase(s)	Implemented ILSM
1.	Will a fire alarm system be out of service for more than 4 hours in a 24-hour period?	YES ☐	NO ☐		Temporary fire alarm/detection systems shall be provided in the affected space and must be approved by the Director of Facilities, PM, or designee. Temporary systems shall be tested and inspected monthly. Affected/nearby staff will be trained to recognize and respond to an alarm from the temporary fire system. Documentation kept with the onsite project folder. **OR**
					Director of Facilities, PM, or designee, will notify the fire department. The PM shall initiate Fire Watch and document according to fire watch procedure. To the extent possible, the detectors will be disabled and covered during work hours and enabled during non-work hours as fully functional. (Fire watch must be completed and documented even if the construction site is occupied.)
2.	Will the fire sprinkler system be out of service for more than 10 hours in a 24-hour period?	YES ☐	NO ☐		Temporary fire sprinkler systems shall be provided in the affected space and must be approved by the Director of Facilities or designee. Temporary systems will be tested and inspected monthly. Documentation kept with the onsite project folder. **OR**
					Complete Red Tag Permit. Director of Facilities, PM, or designee, will notify the fire department. The PM shall initiate Fire Watch and document according to fire watch procedure. (Fire watch must be completed and documented even if the construction site is occupied.)

3.	Will exit accesses, exits, or exit discharges be blocked?	**YES** ☐	**NO** ☐		Post signs identifying alternate exits for impacted personnel. The remaining means of egress shall be maintained at all times and inspected at least daily using the PCRA Inspection Checklist which will be kept in the project folder and at the work site. Impacted personnel will be provided with education to promote awareness of building deficiencies, construction hazards, and temporary measures to maintain fire safety.

INTERIM LIFE SAFETY MEASURES (ILSM)

Project Name:	0	**Start Date:**	99/99/99	**Estimated End Date:**	99/99/99
Building:	0	**Impacted Department(s)** (list all that apply):	0		

Instructions: Answer the questions below. For any "yes" answers, indicate the duration of the measure. For "yes" answers, the "Implemented ILSM" column details the minimum required ILSM. Unless otherwise noted, the Project Manager (PM) is responsible for implementing all required ILSMs. Blank rows are provided to allow additional ILSMs as required for the safety of patients and staff and the preservation of the facility. Include drawings to show the affected area and where specific ILSMs will be implemented. Obtain proper review and approvals prior to beginning work. ***Include drawings to show the affected area and where specific ILSMs will be implemented.*** PM to obtain proper review and approvals prior to beginning work.

Measure	ILSM Evaluation	YES	NO	Duration of ILSM dates/phase(s)	Implemented ILSM
4.	Will an exit access, exit, or exit discharge be obstructed?	**YES** ☐	**NO** ☐		Remaining means of egress shall be maintained at all times and inspected at least daily using the PCRA Inspection Checklist which will be kept in the onsite project folder. Considerations should include customer-owner and support equipment movement.
5.	Will hot work be required?	**YES** ☐	**NO** ☐		The Director of Facilities, PM, or designee will provide an additional portable fire extinguisher in the construction area. Construction personnel shall be provided additional training on the use of fire extinguishing equipment. Complete hot work permit, open and close daily at control room. Initiate fire watch. Document according to fire watch procedure.
6.	Will the work area contain or be used to store excessive flammable material?	**YES** ☐	**NO** ☐		The Director of Facilities, PM, or designee will provide an additional portable fire extinguisher in the area. Affected personnel shall be provided additional training on the use of fire extinguishing equipment.
7.	Will the existing smoke compartment boundary, corridor construction, or other fire barriers be impaired/degraded?	**YES** ☐	**NO** ☐		The Project Manager shall use temporary construction partitions that are smoke-tight, or made of non-combustible or limited-combustible material that will not contribute to the development or spread of fire. Barriers that replace or take the place of existing rated smoke and/or fire separations shall be of the same rated
8.	Will construction activity include excavations, hazardous storage areas, or site conditions that have potential to significantly impact life safety of patients or staff?	**YES** ☐	**NO** ☐		The Project Manager shall increase surveillance of buildings, grounds, and equipment, giving special attention to construction areas and storage, excavation, and field offices. Document using the PCRA Inspection Checklist which will be kept in the project folder and at the work site.
9.	Will activity significantly increase the flammable and combustible fire loading in non-hazardous spaces?	**YES** ☐	**NO** ☐		The Project Manager shall enforce storage, housekeeping, and debris-removal practices that reduce the building's flammable and combustible fire load to the lowest feasible level. Document using the PCRA Inspection Checklist which will be kept in the project folder and at the work site.
10.	Additional ILSM Considerations (as needed):	**YES** ☐	**NO** ☐		
11.	Additional ILSM Considerations (as needed):	**YES** ☐	**NO** ☐		

Additional Information or Requirements:	
Safety print name and signature:	**Facilities print name and signature:**
Date:	Date:
Project Manager print name and signature:	**Contractor/Vendor print name and signature:**
Date:	Date:

Document Version: November 2025

INTERIM UTILITY SYSTEM MEASURES (IUSM)

Project Name:	0	**Start Date:**	99/99/99	**Estimated End Date:**	99/99/99
Building:	0	**Impacted Department(s)** (list all that apply):	0		

Interim Utility System Measures Permit & Contact Information				**Today's Date:**	1/0/1900
Submitted By: (name & company):		**Life Safety Occupancy:** (business, hospital, etc.):			
Project Manager: (name & contact #):		**Impacted Department(s):** (list all that apply):			
Contractor: (name & contact #):		**Impacted Department(s):** (contact #s):			
Appointed Site Safety Officer: (name & contact #):		**Adjacent Department(s):** (list all that apply):			
Important Contacts:	**SCF Facilities:** 907-729-5261	**SCF Safety:** 907-729-5153	**Infection Control:** 907-729-6839		
	Security Dispatch: 907-729-5700	**SCF Facilities Planning:** 907-729-8894			

Instructions: PM to ensure the below answers are provided for each utility system. For any "YES" answers, indicate the duration of the measure and review the "Implemented IUSM" column details for the minimum requirements. Unless otherwise noted, the PM is responsible for implementing all required IUSMs. Blank rows are provided to allow additional IUSMs as required for the safety of patients and staff and the preservation of the facility. PM to obtain proper review and approvals prior to beginning work. **Signed IUSM required for ALL Utility systems.**

Interim Utility System Measures (IUSM)

All permits, risk assessments, mitigating measures and procedures shall be in place before work begins.

Measure	IUSM Evaluation	YES	NO	Duration of IUSM dates/phase(s)	Implemented IUSM
1.	Domestic Water ☐ Hot Water ☐ Cold Water	YES ☐	NO ☐		Explain Interruption and measures implemented: *Click here to enter text.*
					Point of no return identified? Describe: *Click here to enter text.*
					☐ Complete ICRA & ILSM ☐ Hot Work being performed? ☐ - Hot Work Permit obtained from control room? ☐ Follow Lock Out / Tag Out procedures. ☐ Prepare and review emergency response plan specific to the work taking place. *Explain:*
					☐ Coordinate with/Notify impacted department(s). End-user names and contacts: *Click or tap here to enter text.*
					☐ Standby Equipment used? Specify: *Click here to enter text.*
					☐ Back-up procedures in place? Specify: *Click here to enter text.*
					☐ Emergency Procedures Reviewed? List: *Click here to enter text.*
					Contact information for person performing work:

INTERIM UTILITY SYSTEM MEASURES (IUSM)

Project Name:	0	Start Date:	99/99/99	Estimated End Date:	99/99/99
Building:	0	Impacted Department(s) (list all that apply):	0		

Measure	IUSM Evaluation	YES	NO	Duration of IUSM dates/phase(s)	Implemented IUSM
2.	Electrical	YES ☐	NO ☐		Explain Interruption and measures implemented: *Click here to enter text.*
					Point of no return identified? Describe: *Click here to enter text.*
					☐ Complete **ICRA** & **ILSM** ☐ Hot Work being performed? ☐ - Hot Work Permit obtained from control room? ☐ Follow Lock Out / Tag Out procedures. ☐ Prepare and review emergency response plan specific to the work taking place. *Explain:*
					☐ Coordinate with/Notify impacted department(s). End-user names and contacts: *Click or tap here to enter text.*
					☐ Standby Equipment used? Specify: *Click here to enter text.*
					☐ Back-up procedures in place? Specify: *Click here to enter text.*
					☐ Emergency Procedures Reviewed? List: *Click here to enter text.*
					Contact information for person performing work:
3.	Emergency Power	YES ☐	NO ☐		Explain Interruption and measures implemented: *Click here to enter text.*
					Point of no return identified? Describe: *Click here to enter text.*
					☐ Complete **ICRA** & **ILSM** ☐ Hot Work being performed? ☐ - Hot Work Permit obtained from control room? ☐ Follow Lock Out / Tag Out procedures. ☐ Prepare and review emergency response plan specific to the work taking place. *Explain:*
					☐ Coordinate with/Notify impacted department(s). End-user names and contacts: *Click or tap here to enter text.*
					☐ Standby Equipment used? Specify: *Click here to enter text.*
					☐ Back-up procedures in place? Specify: *Click here to enter text.*
					☐ Emergency Procedures Reviewed? List: *Click here to enter text.*

					Contact information for person performing work:

INTERIM UTILITY SYSTEM MEASURES (IUSM)

Project Name:	0	**Start Date:**	99/99/99	**Estimated End Date:**	99/99/99
Building:	0	**Impacted Department(s)** (list all that apply):	0		

Measure	IUSM Evaluation	YES	NO	Duration of IUSM dates/phase(s)	Implemented IUSM
4.	Fire Detection	YES ☐	NO ☐		☐ Complete **ILSM** and evaluate for Fire Watch ☐ Hot Work being performed? ☐ - Complete red tag permit at ANMC control room
					Contact information for person performing work:
5.	Fire Suppression	YES ☐	NO ☐		☐ Complete **ILSM** and evaluate for Fire Watch
					Contact information for person performing work:
6.	HVAC	YES ☐	NO ☐		Explain Interruption and measures implemented: *Click here to enter text.*
					Point of no return identified? Describe: *Click here to enter text.*
					☐ Complete **ICRA** & **ILSM** ☐ Hot Work being performed? ☐ - Hot Work Permit obtained from control room? ☐ Follow Lock Out / Tag Out procedures. ☐ Prepare and review emergency response plan specific to the work taking place. *Explain:*
					☐ Coordinate with/Notify impacted department(s). End-user names and contacts: *Click or tap here to enter text.*
					☐ Standby Equipment used? Specify: *Click here to enter text.*
					☐ Back-up procedures in place? Specify: *Click here to enter text.*
					☐ Emergency Procedures Reviewed? List: *Click here to enter text.*
					Contact information for person performing work:
7.	Pneumatic Tube	YES ☐	NO ☐		Explain Interruption and measures implemented: *Click here to enter text.*
					Point of no return identified? Describe: *Click here to enter text.*
					☐ Hot Work being performed? ☐ - Hot Work Permit obtained from control room? ☐ Follow Lock Out / Tag Out procedures.

					☐ Coordinate with/Notify impacted department(s). End-user names and contacts: *Click or tap here to enter text.*
					Contact information for person performing work:

INTERIM UTILITY SYSTEM MEASURES (IUSM)

Project Name:	0	**Start Date:**	99/99/99	**Estimated End Date:**	99/99/99
Building:	0	**Impacted Department(s)** (list all that apply):	0		

Measure	IUSM Evaluation	YES	NO	Duration of IUSM dates/phase(s)	Implemented IUSM
8.	Medical Gas	**YES** ☐	**NO** ☐		Explain Interruption and measures implemented: *Click here to enter text.*
					Point of no return identified? Describe: *Click here to enter text.*
					☐ Complete **ICRA** & **ILSM** ☐ Hot Work being performed? ☐ - Hot Work Permit obtained from control room? ☐ Follow Lock Out / Tag Out procedures. ☐ Prepare and review emergency response plan specific to the work taking place. *Explain:*
					☐ Coordinate with/Notify impacted department(s). End-user names and contacts: *Click or tap here to enter text.*
					☐ Standby Equipment used? Specify: *Click here to enter text.*
					☐ Back-up procedures in place? Specify: *Click here to enter text.*
					☐ Emergency Procedures Reviewed? List: *Click here to enter text.*
					Contact information for person performing work:
9.	Suction	**YES** ☐	**NO** ☐		Explain Interruption and measures implemented: *Click here to enter text.*
					Point of no return identified? Describe: *Click here to enter text.*
					☐ Complete **ICRA** & **ILSM** ☐ Hot Work being performed? ☐ - Hot Work Permit obtained from control room? ☐ Follow Lock Out / Tag Out procedures. ☐ Prepare and review emergency response plan specific to the work taking place. *Explain:*
					☐ Coordinate with/Notify impacted department(s). End-user names and contacts: *Click or tap here to enter text.*
					☐ Standby Equipment used? Specify: *Click here to enter text.*

					☐ Back-up procedures in place? Specify: *Click here to enter text.*
					☐ Emergency Procedures Reviewed? List: *Click here to enter text.*
					Contact information for person performing work:

INTERIM UTILITY SYSTEM MEASURES (IUSM)

Project Name:	0	**Start Date:**	99/99/99	**Estimated End Date:**	99/99/99
Building:	0	**Impacted Department(s)** (list all that apply):	0		

Measure	IUSM Evaluation	YES	NO	Duration of IUSM dates/phase(s)	Implemented IUSM
10.	Other (explain):	YES ☐	NO ☐		Explain Interruption and measures implemented: *Click here to enter text.*
					Point of no return identified? Describe: *Click here to enter text.*
					☐ Complete ICRA & ILSM ☐ Hot Work being performed? ☐ - Hot Work Permit obtained from control room? ☐ Follow Lock Out / Tag Out procedures. ☐ Prepare and review emergency response plan specific to the work taking place. *Explain:*
					☐ Coordinate with/Notify impacted department(s). End-user names and contacts: *Click or tap here to enter text.*
					☐ Standby Equipment used? Specify: *Click here to enter text.*
					☐ Back-up procedures in place? Specify: *Click here to enter text.*
					☐ Emergency Procedures Reviewed? List: *Click here to enter text.*
					Contact information for person performing work:

Completed By:		Date:	
Approved By:		Date:	

POST WORK REVIEW

Measure	IUSM Evaluation	YES	NO	Date Review Completed	Implemented IUSM
1.	Post work review.	YES ☐	NO ☐		☐ Systems returned to normal?
					☐ All testing and recertification completed as Per Code and AHJ?
					☐ Systems cleaned, flushed, and sanitized?

				Contact information for person performing work:
Reviewed by SCF REP:			Date:	

Document Version: November 2025

WATER INFECTION CONTROL RISK ASSESSMENT (WICRA)

Project Name:	0	**Start Date:**	99/99/99	**Estimated End Date:**	99/99/99
Building:	0	**Impacted Department(s)** (list all that apply):	0		

Construction Project Type Assessment

RISK
Each project is assessed by assigning a risk group and project type to evaluate waterborne infection risks and to determine infection prevention precautions required during project.

Water Infection Control Permit and Class Procedures provided below.
PM signature required.

Building Water Distribution System Construction Activities & Scope of Work
Activity: Please click on the hyperlink inside the table below to highlight your designated risk level.

RISK LEVELS	TYPE A	TYPE B	TYPE C	TYPE D
LOW RISK	Class I	Class II	Class III	Class IV
MEDIUM RISK	Class I	Class II	Class III	Class IV
HIGH RISK	Class II	Class III	Class IV	Class IV
HIGHEST RISK	Class III	Class IV	Class IV	Class IV

Infection Control Construction Permit - Project Requirements by Class as designated above.

Classification	Before/During Project	Upon Completion of Project
Class I	1. Perform repair or replacement of plumbing components (i.e., plumbing fixture, trim, or other).	1. Flush the fixture for a minimum of 4 minutes hot, then 4 minutes cold or 4 minutes water mixing fixture.
Class II	**Perform ALL CLASS 1 mitigation in addition to the following:** 1. Prior to construction activities, determine baseline meaurements (i.e., residual Chlorine). 2. Residual Chlorine Range: 0.20 ppm to 4.0 ppm. 3. Validate Temperature: Hot water range [110°F (45°C) to 120°F (48.9°C)] and Cold-water range [≤ 77°F (25°C)]. All temperatures taken prior to fixture mixing valve. 4. Notify the project manager if ranges listed above are out of parameters before starting work.	**Perform ALL CLASS 1 mitigation in addition to the following:** 1. Temperature: Hot water range [110°F (45°C) to 120°F (48.9°C)] and Cold-water range [≤ 77°F (25°C)]. All temperatures taken prior to fixture mixing valve. 2. Residual Chlorine range: 0.20 ppm to 4.0 ppm. 3. Report any odor, discolored water, flecks, or floating debris at baseline or at work completion; none should be present. 4. Record information and store within the project folder. 5. Notify the project manager if ranges above are out of parameters before returning space for use.

Class III	**Perform ALL CLASS 1 and 2 mitigations in addition to the following:** 1. Flush the fixture for a minimum of 4 minutes hot, then 4 minutes cold or 4 minutes water mixing fixture every 4 days throughout the duration of the project at fixtures in construction zone, if not isolated from the main. Report on Daily Hazard Checklist. 2. Following flushing protocol, obtain residual chlorine and temperature readings once per week at designated fixture locations. 3. Review any disinfection (i.e., hyperchlorination) procedures to be performed with the Owner's Project Representative including location(s), method, schedule, and timing to return water system for portable usage. Provide any reports of activities for building water main (i.e., point-of-entry), building distribution systems (hot and/or cold). 4. If necessary, provide any temporary inline or point-of-use filtration during construction for designated sinks, showers, or other fixtures or piping lines to reduce risk of exposure. 5. If necessary, provide any temporary auto-flushing devices at fixtures to meet flushing requirements. 6. Review installation for patient and medical equipment with water reservoirs (i.e., ice machines or other) on the project and preventative maintenance prior to occupant start-up.	**Perform ALL CLASS 1 and 2 mitigations in addition to the following:** 1. Review options and finalize the decision to perform analytical laboratory sampling for water chemistry (i.e., metals), water quality (i.e., bacteria), or microbials (i.e., pathogens of interest). 2. Use risk of occupants, baseline sampling, historical building water distribution system performance, or records from water management program as consideration.

WATER INFECTION CONTROL RISK ASSESSMENT (WICRA)

Project Name:	0	**Start Date:**	99/99/99	**Estimated End Date:**	99/99/99
Building:	0	**Impacted Department(s)** (list all that apply):	0		

Class IV	**Perform ALL CLASS 1, 2, & 3 mitigations in addition to the following:** 1. Conduct a project-specific pre-construction risk assessment for potential growth and spread of waterborne pathogens. See Supplement S2: WMC-ICRA Pre-Construction Risk Assessment Checklist. (See below) a. Review site/civil construction activity risk factors. b. Review building design and construction activity risk factors. • Based upon the risk assessment, prepare a project-specific WMC plan for commissioning the building water system(s) per ANSI/ASHRAE 188 risk management process for WMPs. • Establish a WMC plan with scheduled milestones starting from the date of water activiation through the first-day patient care operations.	**Perform ALL CLASS 1, 2, & 3 mitigations in addition to the following:** 1. Implement/operationalize project-specific controls (i.e., protocols for flushing, temperature, and residual oxidant). 2. Implement and operate upon WMC Plan for achieving water quality and safety. 3. Obtain any authorities having jurisdiction (AHJs) and Building Owner's approval before initating patient care.

SUPPLEMENT S2: WMC-ICRA PRE-CONSTRUCTION RISK ASSESSMENT CHECKLIST

Use this document in conjunction with Water Management for Construction (WMC) Infection Control Risk Assessment (ICRA) tool for improving water quality and safety associated with construction activities. The objective is to reduce risk of waterborne pathogen growth and spread in building water distribution systems from construction activities (i.e., any new building, or any renovation, alteration, and demolition). Please identify all risk factors within the construction project scope. The WMC-PRCA checklist should be reviewed by an infection prevention and control practitioner and facility construction project manager to determine WMC-ICRA Construction Project Category, Building Occupant Risk Groups, and Risk Mitigation Level. Describe additional information in the Note(s) Section to clarify extent of construction project scope.

Site WMC Risk Factors	Yes	No	Notes Section:
Evacuation			
Potential for soil and sediment invasion			
Describe location(s)			
Underground utility connections			

Meters			
Pumping failures			
Pipeline breaks			
Other system repairs			
Emergency conditions			
Lengthy underground piping connections	**Yes**	**No**	**Notes Section:**
Site routing of water utility piping			
Fire hydrant locations and piping routing with dead-ends			
Distance from building main connection to the street connection/invert			
Vibration Activities	**Yes**	**No**	**Notes Section:**
Pile driving/structural foundation			
Jackhammering			
Saw cutting			
What buildings are these activities adjacent to?			
Demolition Activities	**Yes**	**No**	**Notes Section:**
Creates air plumes of dust of water aerosols toward patient care areas			
Drift of debris toward cooling towers			
Drift of debris toward HVAC intake vents			
Demolishing building water system components	**Yes**	**No**	**Notes Section:**
Impacting other buildings water supply connection points			
Other Site/Civil utility demolition activities			
Demolishing underground tunnels	**Yes**	**No**	**Notes Section:**
Utility			
Walking/passage/transportation			

WATER INFECTION CONTROL RISK ASSESSMENT (WICRA)

Project Name:	0	**Start Date:**	99/99/99	**Estimated End Date:**	99/99/99
Building:	0	**Impacted Department(s)** (list all that apply):	0		

Construction equipment with water reservoirs (i.e., typically spray activities)	**Yes**	**No**	**Notes Section:**	
Water tankers				
Paving equipment				
Spray nozzles				
Misters				
Other				
Water main disruptions	**Yes**	**No**	**Notes Section:**	
Opportunity for water main breakage				
Length of shut down in hours/days				
Off-site construction of municipal water delivery system				
Central Utility Plant Modifications/Alterations	**Yes**	**No**	**Notes Section:**	
Underground utility connections				
Cooling Towers	**Yes**	**No**	**Notes Section:**	
Replacement				
Addition				
Disinfection of underground utility connections or building	**Yes**	**No**	**Notes Section:**	
Does the project call for building water main disinfection?				
When during the project is this activity scheduled to be performed?				
High Water Age / Stagnation Challenges	**Yes**	**No**	**Notes Section:**	
How long will building's water system experience dormancy or shut-downs?	N/A	N/A	<24 hours	<7 calendar days
			<30 calendar days	>30 calendar days
Inadequate residual disinfectant	**Yes**	**No**	**Notes Section:**	

Is disinfectant residual measurement between TRO>0.5 ppm or <4.0 ppm / or / FRO>.02 ppm or <4.0 ppm?			
Provide verification of existing residual disinfectant measurements	**Yes**	**No**	**Notes Section:**
Incoming municipal water main			
Pre & Post water softener			
Pre & Post RO or other central filtration system			
Return hot water loop system			
Distal distribution points on each floor of construction			
Confirm existing temperature control ranges	**Yes**	**No**	**Notes Section:**
Hot water storage temperature			
Hot water range (per WMP at fixture delivery)			
Cold water range (per WMP at fixture delivery)			
Does the project utilize point-of-use mixing values?			
Unoccupied areas of low or no use areas pre or post occupancy	**Yes**	**No**	**Notes Section:**
Shell areas with water in piping system			
Unoccupied areas with water in piping system			
Low use areas with water in piping system			
Efficiency design challenges	**Yes**	**No**	**Notes Section:**
Water system design for conservation measures			
Participating in LEED, WELL, or FitWEL building rating systems			
Auto-fixtures (electronic, sensor, or push button - ex. Surgical scrub sinks)			
Aerators			
Ligature-resistant fixtures (i.e., behavioral health, security fixtures)			
Other - mixed temperature fixtures, etc.			

WATER INFECTION CONTROL RISK ASSESSMENT (WICRA)

Project Name:	0	**Start Date:**	99/99/99	**Estimated End Date:**	99/99/99
Building:	0	**Impacted Department(s)** (list all that apply):	0		

Re-pressurization (start-up and shut-down)	**Yes**	**No**	**Notes Section:**
Will any part of the building water system experience re-pressurization?			
Building/Plumbing Water service disruption	**Yes**	**No**	**Notes Section:**
New construction tie-ins			
Replacement valves			
Meters			
Pumping failures			
Other system repairs or component replacement			
Emergency conditions			
Construction equipment with water reservoirs typically with spray activities	**Yes**	**No**	**Notes Section:**
Showers			
Spray nozzles			
Misters			
Other:			
Disinfection of building water distribution	**Yes**	**No**	**Notes Section:**
Does the project call for building water distribution system disinfection?			
Have ports and isolation valves been installed for this section of the building?			

When during the project is the activity scheduled to be performed?			
Central Utility System Modifications/Alterations	**Yes**	**No**	**Notes Section:**
Water Heater			
Heat Exchangers			
Water Storage			
Hot Water Loop Systems			
Boiler System			
Clean Stream			
Other central building water system components			

Citation: Scanlon MM, Gordon JL, Tonozzi AA, and Griffin SC (2022). Reducing the Risk of Healthcare Associated Infections from Legionella and Other Waterborne Pathogens Using a Water Management for Construction (WMC) Infection Control Risk Assessment (ICRA) Tool. Infectious Disease Reports , 14 (3) Supplement S2.

END OF SUPPLEMENT S2: WMC-ICRA PRE-CONSTRUCTION RISK ASSESSMENT CHECKLIST
Please ensure all sections on the previous pages are fully completed and addressed before proceeding to next page.

WATER INFECTION CONTROL RISK ASSESSMENT (WICRA)

Project Name:	0	**Start Date:**	99/99/99	**Estimated End Date:**	99/99/99
Building:	0	**Impacted Department(s)** (list all that apply):	0		

Additional Information or Requirements ***(Additional measures being taken to mitigate water infection control measures)*** :

WICRA Signatures	
Reviewed and signed by at least the Health Facilities, ANMC Safety, and Infection Control. At a minimum a copy of the signed form should be provided to the Department Director, Security, and affected areas and available at the worksite.	
Facilities print name and signature:	**Infection Control print name and signature:**
Date:	Date:
Safety print name and signature:	**Project Manager print name and signature:**
Date:	Date:

Document Version: November 2025

SECTION 01 41 00
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, Supplements, and codes referenced herein.

F. NFPA 99 – Health Care Code

G. FGI Guidelines – 2022 Facility Guidelines Institute for Design and Construction.

H. IFC – International Fire Code – Current guidelines adopted by the State of Alaska.

I. 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

1.01 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.

1.02 SECTION INCLUDES

A. Use of references in Drawings and Specifications, including requirements for copies of reference standards at Project site.
B. Definitions and terms used in Specifications and Drawings, including abbreviations, acronyms, names, and terms which may be used in Specifications.

1.03 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.

1.03 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
B. Contract Documents to the extent referenced. Such standards are made a part of the Contract Documents by reference.

C. 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).

D. 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.

E. Where copies of standards are needed to perform a required construction activity, obtain copies directly from publication source and make them available on request.

1. 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.

1.04 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.

B. Wherever term "Engineer" occurs in Standard Specifications, it shall be understood to mean Architect or other responsible design professional for purposes of the Contract.

1. Where reference is made to Standard Details, such reference shall be to the Standard Details accompanying the Standard Specifications.

C. Relationship to Drawings and Specifications: Such references are incorporated into and made a part of the Drawings and Specifications to the extent applicable.

D. 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.

E. 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.

F. Jobsite Copies:

1. Contractor shall obtain and maintain at the Project site copies of reference standards identified on the Drawings and in the Specifications in order to properly execute the Work.
2.
3. At a minimum, the following shall be readily available, as applicable to the Work:
   a. State Building Codes: As referenced in Section 01 41 00 - Regulatory Requirements.
   b. Safety Codes: Occupational Safety and Health Act (OSHA) regulations and local and state Safety requirements and regulations.
   c. General Standards:
      1) Underwriters Laboratories, Inc. (UL) Building Products Listing.
      2) Factory Mutual Research Organization (FM) Approval Guide.
      3) American Society for Testing and Materials (ASTM) Standards in Building Codes.
      4) American National Standards Institute (ANSI) standards.
   d. Fire and Life Safety Standards: All referenced standards pertaining to fire rated construction and exiting.
   e. Common Materials Standards: American Concrete Institute (ACI), American Institute of Steel Construction (AISC), American Welding Society (AWS), Gypsum Association (GA), National Fire Protection Association (NFPA), and Tile Council of America (TCA) standards to the extent referenced within the Contract Specifications.

f. Product Listings: Approval documentation, indicating approval of authorities having jurisdiction for use of product within the applicable jurisdiction.

G. Edition Date of References:
1. When an edition or effective date of a reference is not given, it shall be understood to be the current edition enforced by the Authorities Having Jurisdiction as of the date of the Agreement, Contract Drawings and Contract Specifications.
2.
3. All amendments, changes, errata, and supplements as of the effective date shall be included.

H. ASTM and ANSI References: Specifications and Standards of the American Society for Testing and Materials (ASTM) and the American National Standards Institute (ANSI) are identified in the Drawings and Specifications by abbreviation and number only and may not be further identified by title, date, revision, or amendment. It is presumed that the Contractor is familiar with and has access to these nationally- and industry-recognized specifications and standards.

1.04 DEFINITIONS OF TERMS

A. Basic Contract Definitions: Words and terms governing the Work are defined in the Contract General and Supplementary Conditions, as referenced in the Agreement.

B. Words and Terms Used on Drawings and in Specifications: Additional words and terms may be used in the Drawings and Specifications and are defined as follows:

1. "Applicable:" As appropriate for the particular condition, circumstance or situation.

2. "Approve(d):" Approval action shall be limited to the duties and responsibilities of the party giving approval, as stated in the Conditions of the Contract. Approvals shall be valid only if obtained in writing and shall not apply to matters regarding the means, methods, techniques, sequences and procedures of construction. Approval shall not relieve the Contractor from responsibility to fulfill Contract requirements.

3. "And/or:" If used, shall mean that either or both of the items so joined are required.

4. "Directed:" Limited to duties and responsibilities of the Southcentral Foundation's Representative or Architect as stated in the Contract

General Conditions, meaning "as instructed by SCF's Representative or Architect, in writing, regarding matters other than the means, methods, techniques, sequences and procedures of construction. Terms such as "directed", "requested", "authorized", "selected", "approved", "required", and "permitted" mean "directed by SCF's Representative or Architect", "requested by the SCF's Representative or Architect", and similar phrases. No implied meaning shall be interpreted to extend the responsibility of the SCF's Representative, Architect or other responsible design professional into the Contractor's supervision of construction.

5. "Equal" or "Equivalent:" As determined by Architect or other responsible design professional as being equivalent, considering such attributes as durability, finish, function, suitability, quality, utility, performance, and aesthetic features.

6. "Furnish:" Means "supply and deliver, to the Project site, ready for unloading, unpacking, assembly, installation, and similar operations."

7. "Indicated:" The term indicated refers to graphic representations, notes, or schedules on the Drawings, or other Paragraphs or Schedules in the Specifications, and similar requirements in the Contract Documents. Terms such as "shown", "noted", "scheduled", and "specified" are used to help the reader locate the reference. There is no limitation on location.

8. "Install:" Describes operations at the Project site including the actual unloading, unpacking, assembly, erection, placing, anchoring, applying, working to dimension, finishing, curing, protecting, cleaning, and similar operations.

9. "Installer:"

    a. "Installer" refers to the Contractor or an entity engaged by the Contractor, such as an employee, subcontractor, or sub-subcontractor for performance of a particular construction activity, including installation, erection, application, and similar operations. Installers are required to be experienced in the operations they are engaged to perform.
    b. "Experienced Installer:" The term "experienced," when used with "installer" means having a minimum of 5 previous Projects similar in size to this Project, knowing the precautions necessary to perform the Work, and being familiar with requirements of authorities having jurisdiction over the Work.

10. "Jobsite:" Same as site, Area of Work, or other similar term referencing the physical property where the work is to be carried out upon.

11. "Necessary:" With due considerations of the conditions of the Project and as determined in the professional judgment of the Architect or other responsible design professional as being necessary for performance of the Work in conformance with the requirements of the Contract Documents, but excluding matters regarding the means, methods, techniques, sequences, and procedures of construction.

12. "Noted:" Same as "Indicated."

13. "Per:" Same as "in accordance with," "according to" or "in compliance with."

14. "Products:" Material, system or equipment.

15. "Project Site:" Same as "Site." See definition of “Jobsite” above.

16. "Proper:" As determined by the Architect or other responsible design professional as being proper for the Work, excluding matters regarding the means, methods, techniques, sequences, and procedures of construction, which are solely the Contractor's responsibility to determine.

17. "Provide:" Means "furnish and install, complete and ready for the intended use."

18. "Regulation:" Includes laws, ordinances, statutes and lawful orders issued by authorities having jurisdiction, as well as and rules, conventions and agreements within the construction industry that control performance of the Work.

19. "Required:" Necessary for performance of the Work in conformance with the requirements of the Contract Documents, excluding matters regarding the means, methods, techniques, sequences and procedures of construction, such as:
    a. Regulatory requirements of authorities having jurisdiction.
    b. Requirements of referenced standards.
    c. Requirements generally recognized as accepted construction practices of the locale.
    d. Notes, schedules and graphic representations on the Drawings.
    e. Requirements specified or referenced in the Specifications.
    f. Duties and responsibilities stated in the Bidding and Contract Requirements.

20. "Scheduled:" Same as "Indicated."

21. "Selected:" As selected by SCF's Representative, Architect or other responsible design professional from the full selection of the manufacturer's products, unless specifically limited in the Contract Documents to a particular quality, color, texture or price range.

22. "Shown:" Same as "Indicated."

23. "Site:" Same as "Site of the Work" or "Project Site;" the area or areas or spaces occupied by the Project and including adjacent areas and other related areas occupied or used by the Contractor for construction activities, either exclusively or with others performing other construction on the Project. The extent of the Project Site is shown on the Drawings and may or may not be identical with the description of the land upon which the Project is to be built.

24. "Supply:" See "Furnish."

25. "Testing Laboratory" or "Testing Laboratories:" An independent entity engaged to perform specific inspections or tests, at the Project Site or elsewhere, and to report on, and, if required, to interpret, results of those inspections or tests. Refer to Section 014000 – Quality Requirements.

26. "Testing and Inspection Agency:" Same as "Testing Laboratory."

1.05 ABBREVIATIONS, ACRONYMS, NAMES AND TERMS, GENERAL

A. Abbreviations, Acronyms, Names and Terms: Where acronyms, abbreviations, names, and terms are used in the Drawings, Specifications, or other Contract Documents, they shall mean the recognized name of the trade association, standards generating organization, authority having jurisdiction or other entity applicable.

B. Abbreviations, General: The following are commonly used abbreviations which may be found on the Drawings or in the Specifications. Refer to the Drawings for additional abbreviations or acronyms. This is a partial list. If there is any discrepancy or confusion, notify the University in writing by RFI:

AC or ac	Alternating current (or air conditioning, depending on context)
AMP or amp	Ampere
C	Celcius
CFM or cfm	Cubic feet per minute
CM or cm	Centimeter
CY or cy	Cubic Yard
DC or dc	Direct Current
DEG or deg	Degrees
F	Fahrenheit
FPM or fpm	Feet per minute

FPS or fps	Feet per second
FT or ft	Foot or feet
Gal or gal	Gallons
GPM or gmp	Gallons per minute
IN or in	Inches
Kip or kip	Thousand Pounds
KSI or ksi	Thousand pounds per square inch
KSF or ksf	Thousand pounds per square foot
KV or kv	Kilovolt
KVA or kva	Kilovolt amperes
KWH or kwh	Kilowatt hour
LBF or lbf	Pounds force
LF or lf	Lineal foot
M or m	Meter
MPH or mph	Miles per hour
MM or mm	Millimeter
PCF or pcf	Pounds per cubic foot
PSF or psf	Pounds per square foot
PSI or psi	Pounds per square inch
PSY or psy	Pounds per square yard
SF or sf	Square foot
Sy or sy	Square yard
V or v	Volts

C. Abbreviations and Acronyms for Industry Organizations: Where abbreviations and acronyms are used in Specifications or other Contract Documents, they shall mean the recognized name of the entities indicated in Gale Research's "Encyclopedia of Associations" or in Columbia Books' "National Trade & Professional Associations of the U.S."

D. Undefined Abbreviations, Acronyms, Names and Terms: Words and terms not otherwise specifically defined in this Section, in the Instructions to Bidders, in the Contract General Conditions, on the Drawings or elsewhere in the Specifications, shall be as customarily defined by trade or industry practice, by reference standard and by specialty dictionaries such as the following:

1. Dictionary of Architecture and Construction, Fourth Edition (Cyril M. Harris, McGraw-Hill Book Company, 2005).

2. Encyclopedia of Associations, published by Gale Research Co., commonly available in public libraries.

PART 2 - PRODUCTS - NOT USED

PART 3 - EXECUTION - NOT USED

END OF SECTION

SECTION 014339
MOCKUPS

PART 1 - GENERAL

1.01 SUMMARY

A. Section Includes:
   1. Integrated exterior mockups.
   2. Preconstruction laboratory mockups.
   3. Room mockups.

B. Related Requirements:
   1. Section 014000 "Quality Requirements" for quality assurance requirements for aesthetic and workmanship mockups specified in other Sections.
   2. Section 019119.43 "Exterior Enclosure Commissioning" for testing building enclosure systems and assemblies as part of the exterior enclosure commissioning process.

1.02 ALLOWANCES

A. See Section 012100 "Allowances" for description of allowances affecting items specified in this Section.

1.03 DEFINITIONS

A. Integrated Exterior Mockups: Mockups of the exterior enclosure constructed on-site as [**freestanding temporary built elements**][**part of permanent construction**] , consisting of multiple products, assemblies, and subassemblies.

B. Preconstruction Laboratory Mockups: Mockups of the exterior enclosure constructed at a testing facility to verify performance characteristics.

C. Room Mockups: Mockups of typical interior spaces complete with wall, floor, and ceiling finishes; doors; windows; millwork; casework; specialties; furnishings and equipment; and lighting as indicated.

1.04 PREINSTALLATION MEETINGS

A. Preinstallation Conference: Conduct conference [**at Project site**][**by web conference**]<**Insert location**> .
   1. Meet with Owner, [**Construction Manager,**] Architect, testing and inspecting agency representative, and installers of major systems whose Work is included in [**integrated exterior**][**preconstruction laboratory**][**and**][**room**] mockups.
   2. Review coordination of equipment and furnishings provided by the Owner for room mockups.
   3. Review locations and extent of mockups.
   4. Review testing procedures to be performed on mockups.
   5. Review and finalize schedule for mockups, and verify availability of materials, personnel, equipment, and facilities needed to complete mockups [**and testing**] and maintain schedule for the Work.

1.05 ACTION SUBMITTALS

A. Shop Drawings: For [integrated exterior][preconstruction laboratory][and][room] mockups.
   1. Include plans, elevations, sections, and [**mounting**][**attachment**][**and**][**support**] details.
   2. Indicate manufacturer and model number of individual components, subassemblies, and assemblies.
   3. Include site location drawing [**indicating orientation of mockup**] .
   4. Revise and resubmit Shop Drawings to reflect approved modifications in details and component interfaces resulting from changes made during testing procedures.

B. Delegated Design Submittals: For temporary structural supports for mockups not attached to building structure, including analysis data signed and sealed by the qualified professional engineer responsible for their preparation.

1.06 INFORMATIONAL SUBMITTALS

A. Room Mockup Coordination Drawings: <**Insert description of drawing type**>[**and other details**] , drawn to scale, on which the following items are shown and coordinated with each other, using input from installers of the items involved:

B. <**Insert requirements**> .

C. Preconstruction Test Reports: For [**integrated exterior**][**preconstruction laboratory**] mockups.

D. Qualification Statements: For testing agency.

E. Delegated Design Engineer Qualifications: For delegated design.

1.07 QUALITY ASSURANCE

A. Delegated Design Engineer Qualifications: A professional engineer who is legally qualified to practice in [**state**]<**Insert jurisdiction**> where Project is located and who is experienced in providing engineering services of the type indicated.

B. Preconstruction Laboratory Mockup Testing Agency Qualifications: Qualified in accordance with ASTM E329 for testing indicated [**and accredited by the International Accreditation Service (IAS) or the International Laboratory Accreditation Cooperation (ILAC) Mutual Recognition Arrangement as complying with ISO/IEC 17025**] .

C. Testing Agency Qualifications: Qualified in accordance with ASTM E329 for testing indicated [**and accredited by IAS or ILAC Mutual Recognition Arrangement as complying with ISO/IEC 17025**] and acceptable to Owner and Architect.

1.08 MOCKUPS

A. Build mockups to do the following:
   1. Verify selections made under Sample submittals.
   2. Demonstrate aesthetic effects.

3. Demonstrate the qualities of products and workmanship.
4. Demonstrate acceptable coordination between components and systems.
5. Perform preconstruction testing, such as window air-leakage and water-penetration-resistance testing.

B. Fabrication: Before fabricating or installing portions of the Work requiring mockups, build mockups for each form of construction and finish required. Use materials and installation methods as required for the Work.
1. Build mockups of size indicated.
2. Build mockups in location indicated or, if not indicated, as directed in writing by Architect [**or Construction Manager**] .
3. Employ supervisory personnel who will oversee mockup construction. Employ workers who will be employed to perform same tasks during the construction at Project.
4. Demonstrate the proposed range of aesthetic effects and workmanship.
5. Maintain mockups during construction in an undisturbed condition as a standard for judging the completed Work.

C. Demolish and remove mockups when directed unless otherwise indicated.

D. Notifications:
1. Notify Architect [**and Construction Manager**][**seven**]<**Insert number**> days in advance of the dates when mockups will be constructed.
2. Notify Architect [**and Construction Manager**][**14**]<**Insert number**> days in advance of the dates and times when mockups will be tested.
3. Allow [**seven**]<**Insert number**> days for initial review and each re-review of each mockup.

E. Approval: Obtain Architect's [**and Construction Manager's**] written approval of mockups before starting fabrication or construction of corresponding Work.
1. Unless otherwise indicated, approved mockups establish the standard by which the Work will be judged.
2. Approval of mockups does not constitute approval of deviations from the Contract Documents contained in mockups unless Owner specifically approves such deviations by Change Order.
3. Subject to compliance with requirements, approved mockups may become part of the completed Work if undisturbed at time of Substantial Completion.

1.09 COORDINATION

F. Coordinate schedule for construction of mockups, so construction, testing, and review of mockups do not impact Project schedule.

PART 2 - PRODUCTS

2.01 PERFORMANCE REQUIREMENTS

G. Delegated Design: Engage a qualified professional engineer, as defined in Section 014000 "Quality Requirements," to design support structure for free-standing mockups.
   1. Structural Performance:

H. Seismic Performance: Mockups and support structure to withstand the effects of earthquake motions determined in accordance with [**ASCE/SEI 7**]<**Insert requirement**> .

I. Mockup Testing Performance Requirements: Perform tests using design pressures and performance criteria indicated for assemblies and products that are specified in other Sections and incorporated into [**integrated exterior**][**preconstruction laboratory**] mockups.

2.02 INTEGRATED EXTERIOR MOCKUPS

A. Construct integrated exterior mockups [**in accordance with approved mockup Shop Drawings**][**as indicated on Drawings**] . Construct mockups to demonstrate constructability, coordination of trades, and sequencing of Work; and to ensure materials, components, subassemblies, assemblies, and interfaces integrate into a system complying with indicated performance and aesthetic requirements.

B. Design and construct foundation and superstructure to support free-standing integrated exterior mockups.

C. Build integrated exterior mockups using installers and construction methods that will be used in completed construction.

D. Use specified products that have been approved in writing by Architect. Coordinate installation of materials and products specified in individual Specification Sections that include Work included in integrated exterior mockups.

E. The Work of integrated exterior mockups includes, but is not limited to, the following:
   1. Precast architectural concrete.
   2. Masonry veneer.
   3. Stone cladding.
   4. Cold-formed metal framing and sheathing.
   5. Air and weather barriers.
   6. Thermal insulation.
   7. Through-wall flashing.
   8. Flashing and sheet metal trim.
   9. Joint sealants.
   10. Metal wall panels.
   11. Aluminum-framed entrances and storefront.
   12. Glazed curtain walls.
   13. Aluminum windows.
   14. Glazing.

F. Photographic Documentation: Document construction of integrated exterior mockups with photographs in accordance with Section 013233 "Photographic Documentation." Provide photographs showing details of interface of different materials and assemblies.
   1. Document testing procedures, including water penetration and other deficiencies. Photograph modifications to component interfaces intended to correct deficiencies.

G. Provide and document modifications to construction details and interfaces between components and systems required to properly sequence the Work, or to pass performance testing requirements. Obtain [**Architect's**][**Construction Manager's**] written approval for modifications.

H. Retain approved mockups constructed in place. Incorporate fully into the Work.

2.03 PRECONSTRUCTION LABORATORY MOCKUPS

A. Construct preconstruction laboratory mockups [**in accordance with approved Shop Drawings**][**as indicated on Drawings**] . Construct mockups to demonstrate constructability, coordination of trades, and sequencing of Work; ensure materials, components, subassemblies, assemblies, and interfaces integrate into a system complying with indicated performance and aesthetic requirements; and conduct performance testing indicated.

B. Build preconstruction laboratory mockups at testing agency facility using installers and construction methods that will be used at Project site.

C. Use specified products that have been approved in writing by Architect. Coordinate installation of materials and products specified in individual Specification Sections that include Work included in preconstruction laboratory mockups.

D. The Work of preconstruction laboratory mockups includes, but is not limited to, the following:
   1. Precast architectural concrete.
   2. Masonry veneer.
   3. Stone cladding.
   4. Cold-formed metal framing and sheathing.
   5. Air and weather barriers.
   6. Thermal insulation.
   7. Through-wall flashing.
   8. Flashing and sheet metal trim.
   9. Joint sealants.
   10. Metal wall panels.
   11. Aluminum-framed entrances and storefront.
   12. Glazed curtain walls.
   13. Aluminum windows.
   14. Glazing.

E. Photographic Documentation: Document construction of preconstruction laboratory mockups with photographs in accordance with Section 013233 "Photographic Documentation." Provide photographs showing details of interface of different materials and assemblies.
   1. Document testing procedures, including water penetration and other deficiencies. Photograph modifications to component interfaces intended to correct deficiencies.

F. Provide and document modifications to construction details and interfaces between components and systems required to properly sequence the Work, or to pass performance testing requirements. Obtain [**Architect's**][**Construction Manager's**] written approval for modifications.

G. When testing is complete, remove test specimens and test assemblies, and preconstruction laboratory mockups; do not reuse products on Project.

2.04 ROOM MOCKUPS

A. Build room mockups [**in accordance with approved mockup Shop Drawings**][**as indicated on Drawings**] to evaluate constructability, demonstrate the coordination of trades and sequencing of Work, and to demonstrate aesthetic requirements. Include each visible finish, component, and equipment item within room mockups; include operable lighting.

B. Provide room mockups of the following rooms:
   1. Classroom.
   2. Patient care room.
   3. Hotel guest room.
   4. Residential apartment unit.

C. The Work of room mockups includes, but is not limited to, the following:
   1. Millwork and casework.
   2. Doors and frames.
   3. Access doors and frames.
   4. Glazing.
   5. Metal framing.
   6. Gypsum board.
   7. Ceramic tiling.
   8. Acoustical ceilings.
   9. Resilient flooring.
   10. Painting.
   11. Registers and grilles.
   12. Wiring devices.
   13. Lighting.

PART 3 - EXECUTION

3.01 TESTING OF INTEGRATED EXTERIOR MOCKUPS

A. Integrated Exterior Mockup Testing Agency: [**Owner will engage**][**Engage**] a qualified testing agency to perform tests and inspections.

1. Testing and inspecting agency will interpret tests and state in each report whether tested Work complies with or deviates from requirements.

B. Integrated Exterior Mockup Testing Services: Perform the following tests in the following order:
   1. Water-Spray Test: Before installation of interior finishes has begun, test areas designated by Architect in accordance with AAMA 501.2 for evidence of water penetration.
   2. Perform a minimum of [**two**][**three**]<**Insert number**> tests in areas as directed by Architect.
   3. Air Leakage: Test in accordance with ASTM E783 at 1.5 times the rate specified in "Mockup Testing Performance Requirements" Paragraph in "Performance Requirements" Article, but not more than **0.09 cfm/sq. ft.** at a static-air-pressure differential of **1.57 lbf/sq. ft.**.
   4. Perform a minimum of [**two**][**three**]<**Insert number**> tests in areas as directed by Architect.
   5. Water Penetration: Test in accordance with ASTM E1105 at a minimum [**uniform**][**and**][**cyclic**] static-air-pressure differential of 0.67 times the static-air-pressure differential specified for laboratory testing in "Mockup Testing Performance Requirements" Paragraph in "Performance Requirements" Article, but not less than **6.24 lbf/sq. ft.**, and verify no evidence of water penetration.

C. Manufacturer's Field Service: Engage a factory-authorized service representative to test and inspect components, assemblies, and installations, including connections, and also to observe testing for the following systems and assemblies.
   1. Curtain wall specified in Section 084413 "Glazed Aluminum Curtain Walls."
   2. Integrated exterior mockup will be considered defective if it does not pass tests and inspections.

D. Prepare test and inspection reports.

3.02 TESTING OF PRECONSTRUCTION LABORATORY MOCKUPS

A. Testing Agency: [**Owner will engage**][**Engage**] a qualified testing agency to perform tests and inspections.
   1. Testing and inspecting agency will interpret tests and state in each report whether tested Work complies with or deviates from requirements.

B. Testing Criteria: Where the following tests are indicated, use criteria indicated.
   1. Air Leakage in Accordance with ASTM E283/E283M: Air leakage of not more than [**0.06 cfm/sq. ft.**]<**Insert value**> at a static-air-pressure differential of [**1.57 lbf/sq. ft.**][**6.24 lbf/sq. ft.**]<**Insert value**> .
   2. Static Water Penetration Resistance in Accordance with ASTM E331: Minimum static-air-pressure differential of [**20 percent**]<**Insert differential**> of positive wind-load design pressure, but not less than

[6.24 lbf/sq. ft.][10 lbf/sq. ft.][15 lbf/sq. ft.]<**Insert value**> . No evidence of water penetration as defined by AAMA 501.1.

3. Dynamic Water Penetration Resistance in accordance with AAMA 501.1: Minimum air-pressure differential of [**20 percent**]<**Insert differential**> of positive wind-load design pressure, but not less than [6.24 lbf/sq. ft.][10 lbf/sq. ft.][15 lbf/sq. ft.]<**Insert value**> .

C. Unlock, open, and relock operable windows and doors five times. Perform necessary hardware adjustments, if any, and repeat cycling.

D. Preconstruction Laboratory Mockup Testing: Perform the following tests in the following order.
   1. Structural, 50 Percent Outward-Acting: ASTM E330/E330M at 50 percent of negative test load for not less than [**10**]<**Insert number**> seconds.
   2. Structural, 50 Percent Inward Acting: ASTM E330/E330M at 50 percent of positive test load for not less than [**10**]<**Insert number**> seconds.
   3. Air Leakage: ASTM E283/E283M.
   4. Water Penetration Resistance under Static Pressure: ASTM E331.
   5. Water-Penetration Resistance under Dynamic Pressure: AAMA 501.1.
   6. Structural, 50/100 Percent: ASTM E330/E330M at the following wind loads:
      a. 50 percent of positive test load for not less than [**10**]<**Insert number**> seconds.
      b. 100 percent of positive test load for not less than [**10**]<**Insert number**> seconds.
      c. 50 percent of negative test load for not less than [**10**]<**Insert number**> seconds.
      d. 100 percent of negative test load for not less than [**10**]<**Insert number**> seconds.
   7. Structural, Sloped Glazing, 100 Percent: ASTM E330/E330M at 100 percent of positive test load due to snow/ice, for not less than [**10**]<**Insert number**> seconds.
   8. Repeat Air Leakage: ASTM E283/E283M.
   9. Repeat Water Penetration under Static Pressure: ASTM E331.
   10. Repeat Water Penetration under Dynamic Pressure: AAMA 501.1.
   11. Vertical Inter-Story Movement: AAMA 501.7. Repeat the following:
      a. Air Leakage: ASTM E283/E283M. Test in accordance with AAMA 501.7 with mockup in "open" position.
      b. Water Penetration Resistance under Static Pressure: ASTM E331. Test in accordance with AAMA 501.7 with mockup in "open" position. Return to "closed" position prior to next test.
      c. Water Penetration Resistance under Dynamic Pressure: AAMA 501.
   12. Elastic Lateral Inter-Story Movement: AAMA 501.4. Repeat the following:
      a. Air Leakage: ASTM E283/E283M.
      b. Water Penetration Resistance under Static Pressure: ASTM E331.

c. Water Penetration Resistance under Dynamic Pressure: AAMA 501.1.

13. Shading Device, 100 Percent: AAMA 514 at 100 percent of design snow/ice load. Repeat the following:
    a. Air Leakage: ASTM E283/E283M.
    b. Water Penetration Resistance under Static Pressure: ASTM E331.
    c. Water Penetration Resistance under Dynamic Pressure: AAMA 501.1.
14. Thermal Cycling: AAMA 501.5.
15. Surface Temperature Assessment for Condensation Evaluation: AAMA 501.9.
16. Repeat the following:
    a. Air Leakage: ASTM E283/E283M.
    b. Water Penetration Resistance under Static Pressure: ASTM E331.
    c. Water Penetration Resistance under Dynamic Pressure: AAMA 501.1.
17. Structural, 75/150 Percent: ASTM E330/E330M at the following loads:
    a. 75 percent of positive test load for not less than [**10**]<**Insert number**> seconds.
    b. 150 percent of positive test load for not less than [**10**]<**Insert number**> seconds.
    c. 75 percent of negative test load. for not less than [**10**]<**Insert number**> seconds.
    d. 150 percent of negative test load for not less than [**10**]<**Insert number**> seconds.
18. Structural, Sloped Glazing, 200 Percent: ASTM E330/E330M at 200 percent of positive test load due to snow/ice, for not less than [**10**]<**Insert number**> seconds.
19. Shading Device, 200 Percent: AAMA 514 at 200 percent of design snow/ice load.
20. Shading Device, Ice Impact: AAMA 514.
21. Inelastic Seismic: AAMA 501.4.

E. Manufacturer's Field Service: Engage a factory-authorized service representative to test and inspect components, assemblies, and installations, including connections, and also to observe testing for the following systems and assemblies.
    1. Curtain wall specified in Section 084413 "Glazed Aluminum Curtain Wall."
    2. Aluminum windows specified in Section 085113 "Aluminum Windows."
    3. Preconstruction laboratory mockup will be considered defective if it does not pass tests and inspections.

F. Prepare test and inspection reports.

END OF SECTION 014339

SECTION 01 50 00
TEMPORARY FACILITIES AND CONTROLS

PART 1 - GENERAL

1.01 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.

1.02 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.

1.03 QUALITY ASSURANCE

A. Arrange and pay for Authorities Having Jurisdiction to approve each temporary utility before use. Obtain n e c e s s a r y certifications and permits.

1.04 PROJECT CONDITIONS

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

PART 2 - PRODUCTS

2.01 FIRE EXTINGUISHERS

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

2.02 TEMPORARY ELECTRICITY

A. If required, Contractor shall provide and shall pay for power service required from utility source.

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.

2.03 TEMPORARY LIGHTING

A. Provide and maintain lighting for constructions operations.

B. Permanent building lighting may be utilized during construction only with written pre-approval from Owner.

2.04 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-gas, 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.

2.05 HUMIDITY CONTROL

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

2.06 TELEPHONE SERVICE

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

2.07 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 x 11-inch copy machine in field office.

2.08 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.

2.09 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

D. 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.

E. Provide space for project meetings, with table and chairs necessary to accommodate all attendees.

F. Locate offices and sheds a minimum distance of 20 feet from existing structures unless Owner approves in writing.

G. 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

3.01 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.

3.02 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.

3.03 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.

3.04 SECURITY

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

3.05 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.

3.06 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.

3.07 REMOVAL OF UTILITIES, FACILITIES, AND CONTROLS

G. Remove temporary above grade or buried utilities, equipment, facilities, materials, prior to Substantial Completion Inspection.

H. Remove underground installations to a minimum depth of two feet. Grade site as indicated.

I. Clean and repair damage caused by installation or use of temporary work.

J. Restore existing facilities used during construction to original condition.

END OF SECTION

SECTION 01 60 00
PRODUCT REQUIREMENTS

PART 1 - GENERAL

1.01 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 70 00 – Execution and Closeout Requirements

1.02 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.

C. Provide interchangeable components of the same manufacturer, for similar use products.

D. Substitutions: Changes in products from those required by the Contract documents, proposed by the Contractor.
   1. Substitutions will not be accepted during Bidding.

1.04 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: Within 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 calendar days after notice to proceed to construction, 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 to Contractor within 7 calendar days, excluding SCF recognized holidays, 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.

1.05 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.

1.06 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.

1.07 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

2.01 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.

2.02 PRODUCT SUBSTITUTIONS

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

PART 3 - EXECUTION - NOT USED

END OF SECTION

SECTION 01 70 00
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 005213 – 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 012000 – 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 017824 – Facility Asset Data

L. Section 017839 – Project Record Building Information Model (BIM)

M. Section 017900 - Demonstration and Training: Demonstration of products and systems to be commissioned where indicated in specific specification sections.

N. Section 018100 – Commissioning.

O. Section 078400 - Firestopping.

P. Individual Product Sections: Specific requirements for operation and maintenance data.

Q. 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:
   4. Structural integrity of any element of Project.
   1. Integrity of weather exposed or moisture resistant element.
   2. Efficiency, maintenance, or safety of any operational element.
   3. Visual qualities of sight exposed elements.
   4. Work of Owner or separate Contractor.
   5. 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 electronic documents to Architect with claim for final Application for Payment.

E. As-Built Model that incorporates Record and Federated Models.

F. Operation and Maintenance Data:

1. Facility Asset Data Excel File
2. For equipment, or component parts of equipment put into service during construction and operated by Owner, submit completed electronic documents within 10 calendar days, excluding SCF recognized holidays, after acceptance.
3. Submit one electronic copy of completed documents 15 calendar days, excluding SCF recognized holidays, 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.
4. Submit 1 hard copy and 1 electronic set of revised final documents in final form within 10 calendar days, excluding SCF recognized holidays, after final inspection.

G. Warranties and Bonds:
1. For equipment or component parts of equipment put into service during construction with Owner's permission, submit electronic documents within 10 calendar days, excluding SCF recognized holidays, after acceptance.
2. Make other submittals within 10 calendar days, excluding SCF recognized holidays, 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 calendar days, excluding SCF recognized holidays, after acceptance, listing the date of acceptance as the beginning of the warranty period.
4. Submit 1 final hard copy and 1 electronic copy of all warranties and bonds for entire project, prior to final Application for Payment.

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 and Owner. Submit evidence of surveyor's Professional Liability 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 Owner pre-approved similar shall be used.
   2. Contractors Affidavit of Payment of Debts and Claims: AIA Form G706-1994 or Owner pre-approved similar shall be used.
   3. Contractors Affidavit or Release of Liens: AIA Form G706A-1994 or Owner pre-approved similar shall be used.
   4. Consent of Surety Company to Final Payment: AIA Form G707-1994 or Owner pre-approved similar shall be used.

B.

C. OWNER may occupy portions of the project for its use, under provisions to be stated in Certificate of Substantial Completion.

D. 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 to Architect or Owner's Representative. On receipt of request, Architect or Owner's Representative will either proceed with inspection or notify Contractor of unfulfilled requirements. Architect or Owner's Representative 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 and/or Owner's Representative, 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.

C. List of Incomplete Items (Punch Lists): Prepare 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 electronic and 1 hard copy of warranties on request of Architect or Owner's Representative 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 hard copy of warranty documents into an orderly sequence based on the table of contents of the Project Manual.
   5. 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.
   6. 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.
   7. 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 the hard copy, also provide one PDF electronic copy of warranty manual. Electronic copy shall be tabbed using digital bookmarks.

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. Coordinate with Section 017824 – Facility Asset Data and Section 017839 – Project Record Building Information Model (BIM)

B. Maintain on site, one set of the following Record Documents; record actual revisions to the Work differing from Contract Drawings. Documents shall be electronic and shall be accessible at all times to Architect, Owner, and Owner's Representative:
   1. Contract Drawings
   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.

C. Store Record Documents separate from documents used for construction.

D. Record information concurrent with construction progress.

E. Record Specifications: Clearly identify 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.

F. Contract Drawings and Shop Drawings: Clearly 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.

G. Final Documentation after completion of work.
   1. Final drawing annotations shall be noted on a clean electronic copy of the drawings titled Contract As-Built Drawings.
   2. Record document annotations to electronic copies of Contract As-Built Specifications.
   3. Annotations shall be typewritten with minimum 10-point font lettering of quality equal to original documents.

H. 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

2.01 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.

2.02 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

3.01 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.

3.02 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.

3.03 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:
H. Site improvements including pavements; stakes for grading, fill and topsoil placement; utility locations, slopes, and invert elevations.
I. Grid or axis for structures.
J. Building foundation, column locations, and ground floor elevations.
K. Periodically verify layouts by same means.
L. Maintain a complete and accurate log of control and survey work as it progresses.

3.04 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.

3.05 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.

3.06 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.

3.07 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.

3.08 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.

3.09 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.
B. Clean areas to be occupied by Owner prior to final completion before Owner occupancy.
C. Use cleaning materials that are nonhazardous.
D. 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.

E. Remove all labels that are not permanent. Do not paint or otherwise cover fire test labels or nameplates on mechanical and electrical equipment or other surfaces and equipment.

F. Clean equipment and fixtures to a sanitary condition with cleaning materials appropriate to the surface and material being cleaned.

G. Clean filters of operating equipment.

H. Clean debris from roofs, gutters, downspouts, scuppers, overflow drains, area drains, drainage systems, etc.

I. Clean site: sweep paved areas, remove petrochemical spills, rake clean landscaped surfaces, remove all nails and screws using a magnetic sweeper.

J. 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.

K. 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.

L. 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.

M. 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.

N. Remove debris and surface dust from limited access spaces, including roofs, plenums, shafts, trenches, equipment vaults, manholes, attics, and similar spaces.

O. Sweep concrete floors broom clean in unoccupied spaces.

P. Vacuum carpet and similar soft surfaces, removing debris and excess nap; shampoo if visible soil or stains remain.

Q. 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.

R. Wipe surfaces of mechanical and electrical equipment, elevator equipment, and similar equipment. Remove excess lubrication, paint and mortar droppings, and other foreign substances.

S. Replace parts subjected to construction operating conditions.

T. Clean plumbing fixtures to a sanitary condition, free of stains, including stains resulting from water exposure.

U. Replace disposable air filters and clean permanent air filters. Clean exposed surfaces of diffusers, registers, and grills.

V. Clean ducts, blowers, and coils if units were operated without filters during construction.

W. 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.

X. Leave Project clean and ready for occupancy.

3.12 CLOSEOUT PROCEDURES

A. Make submittals that are required by governing or other authorities.

B. Provide electronic copies to Architect and Owner, unless otherwise specified.

C. Accompany Architect, Owner, or Owner’s Representative 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.

D. Notify Architect when work is considered ready for Architect's Substantial Completion inspection.

E. 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.

F. 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.

G. Correct items of work listed in Final Correction Punch List and comply with requirements for access to Owner-occupied areas.

H. Notify Architect when work is considered finally complete and ready for Architect's Substantial Completion final inspection.

I. Complete items of work determined by Architect listed in executed Certificate of Substantial Completion.

3.13 PROJECT RECORD DOCUMENTS

A. Maintain on site one electronic 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: Clearly 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: Clearly 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.

1.16 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 a single set of durable manuals for Owner's personnel use (1 copy), with data arranged in the same sequence as, and identified by, the specification sections. An identical electronic copy, electronically bookmarked, shall also be submitted.

B. Where systems involve more than one specification section, provide separate tabbed divider for each system (separate bookmark for each system in electronic copy).

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 (or electronic bookmarks), 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 (and bookmarks in electronic copy); 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 calendar days, excluding SCF recognized holidays, 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 hard copy manuals, indexed separately on Table of Contents. Include electronic copies of each, electronically tabbed, in the electronic copy of operation and maintenance manual.

F. Include 1 separate hard copy manual and 1 electronic manual of all warranties and bonds (submitted separately from operation and maintenance manual).

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 01 74 19
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

3.01 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.

3.02 WASTE MANAGEMENT PLAN IMPLEMENTATION

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

END OF SECTION

SECTION 01 76 10
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 01 78 24
FACILITY ASSET DATA

PART 1 – GENERAL

1.01 SUMMARY

A. Populate Facility Asset Data fields in Excel template from the Building Information Model (BIM).

B. SCF uses Gordian Cloud Platform (GCP) and Siemens Asset Management CMMS to log and track assets:

C. All software-operated systems.
   1. HVAC systems and equipment.
   2. Plumbing equipment.
   3. Electrical systems and equipment.
   4. Items specified in individual product Sections.
   5. Conveying systems.
   6. Lab equipment.
   7. Roofing systems and roofing specialties.
   8. Integrated Automation Controls – equipment, valves, dampers.
   9. Fire suppression – valves, equipment, pumps.

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 017000 - Closeout Submittals: Operation and maintenance manuals.

1.03 SUBMITTALS

A. See Section 013000 - Administrative Requirements, for submittal procedures; except:
   1. Make Facility Asset Data submittals on time schedule specified by SCF.
   2. Progress submittal will be at 95% design or GMP negotiations.
   3. Prefinal submittal will be when Record Documents are complete.
   4. Final submittal will be at Closeout. Contractor's As-built Model submission will contain at minimum the same data in the Facility Asset Data Excel File.

B. Facility Asset Data Excel File
   1. This is created from the Revit Files that are populated in design.

1.04 QUALITY ASSURANCE

1. Contractor provides a Facility Asset Data Excel File preparer familiar with the design (Revit and BIM), construction and maintenance of the assets.

2. Where a single preparer is not familiar with all aspects, provide specialists with necessary qualifications.

PART 2 - PRODUCTS - NOT USED

PART 3 – EXECUTION

3.01 FIELD VERIFICATION

A. Field verify Facility Asset Data information at prefinal submittal and final submittal with Contractor and SCF personnel. Include in the meeting Contractor Facility Asset Data Excel File preparer, Contractor Quality Control Manager, Commissioning Authority, SCF CPM, and SCF Manager of Facilities.

B. Twenty-Five fields will be verified. If mistakes found or incomplete, corrections will be made within 14 days.

3.02 TRAINING – GENERAL – NOT USED.

END OF SECTION

SECTION 01 78 40

BUILDING INFORMATION MODEL DELIVERABLES AT PROJECT CLOSEOUT

PART 1 – GENERAL

1.01 SUMMARY

A. Provide complete, accurate, and coordinated Building Information Model (BIM) deliverables representing the facility and installed work as constructed at project closeout.

B. The closeout BIM deliverables shall support the Owner's ongoing operations, maintenance, facility management, renovation, and asset-management activities.

C. The Contractor shall update the construction BIM to incorporate verified field conditions, approved changes, substitutions, shop-drawing information, commissioning results, and other information necessary to represent the completed facility.

D. The closeout information shall be suitable for incorporation into the Owner's common data environment (CDE), facility management system, computerized maintenance management system (CMMS), or other designated information-management platform.

E. Information-management practices shall generally conform to the principles of ISO 19650 for information management throughout the asset life cycle. ISO 19650-2 addresses the delivery phase, while ISO 19650-3 addresses operational-phase information management.

1.02 RELATED REQUIREMENTS

A. Project BIM Execution Plan (BEP).

B. Owner's Exchange Information Requirements (EIR), Asset Information Requirements (AIR), or equivalent Owner information requirements.

C. Contract drawings and specifications.

D. As-built and record-document requirements.

E. Operations and maintenance manual requirements.

F. Commissioning requirements.

G. Warranty and closeout requirements.

1.03 DEFINITIONS

A. As-Constructed Model: BIM updated to represent the physical conditions and installed systems at completion.

B. Asset Information: Structured information necessary to identify, operate, maintain, replace, or manage an asset.

C. COBie: Construction Operations Building information exchange, a standardized method for delivering facility asset information in digital form.

D. Native Model: Model maintained in the authoring software in which the discipline model was created.

E. Open Model: Model exchanged in a non-proprietary format, such as Industry Foundation Classes (IFC).

F. Maintainable Asset: Equipment, component, or system designated by the Owner as requiring identification and/or operational or maintenance information.

1.04 REFERENCES

A. ISO 19650-1, Organization and digitization of information about buildings and civil engineering works — Information management using building information modelling — Part 1: Concepts and principles.

B. ISO 19650-2, Information management — Delivery phase of the assets.

C. ISO 19650-3, Information management — Operational phase of the assets.

D. ISO 19650-4, Information exchange.

E. ISO 16739 / buildingSMART IFC. The current official IFC release is IFC 4.3.2.0.

F. National BIM Standard–United States (NBIMS-US), including the current COBie specification where required by the Owner. NIBS identifies COBie as a standardized means of delivering facility information at handover.

1.05 SUBMITTALS

A. Submit the following as part of project closeout:

1. Final discipline BIM models.
2. Federated coordination model.
3. Open-format BIM exchange files.
4. COBie or equivalent structured asset-data deliverable.
5. Final 2D record drawings generated from or coordinated with the BIM.
6. Model inventory and file index.
7. Model validation and quality-control report.
8. Asset-information completeness report.
9. BIM software version and export information.
10. Model-origin and coordinate-system documentation.
11. Required linked documents, including O&M manuals, warranties, product data, commissioning records, and equipment documentation.
12. Final BIM Execution Plan or closeout BIM plan documenting the final information-management procedures.
13. Written confirmation that the submitted models represent verified as-constructed conditions.

1.06 CLOSEOUT MODEL DEVELOPMENT

A. Update models progressively during construction rather than creating the closeout model solely from design documents after completion.

B. Incorporate, as applicable:

1. Approved RFIs and design changes.
2. Architect's supplemental instructions and construction change directives.
3. Approved submittals and shop drawings.
4. Product substitutions.
5. Field-verified dimensions and locations.
6. Concealed conditions documented before enclosure.
7. Equipment identification and asset tags.
8. Final equipment selections and manufacturer information.
9. Installed controls and control sequences.
10. Commissioning results affecting asset information.
11. Final system configurations.
12. Warranty information.
13. Maintenance requirements.
14. Serial numbers and model numbers where required.
15. Final room, space, zone, and equipment relationships.

C. Do not represent design intent as installed condition where field information demonstrates a different condition.

D. Where field verification is not reasonably possible for concealed work, identify the source and confidence level of the information in accordance with the project BIM Execution Plan.

PART 2 – PRODUCTS

2.01 MODEL CONTENT

A. Models shall contain sufficient geometric and non-geometric information to support the Owner's intended use of the closeout BIM.

B. Unless otherwise specified by the Owner, include accurately modeled:
1. Building and site elements.
2. Structural systems.
3. Architectural elements.
4. Major mechanical systems and equipment.
5. Plumbing systems and equipment.
6. Fire protection systems.
7. Electrical distribution equipment and major electrical systems.
8. Lighting and controls where required.
9. Low-voltage and communications systems where required.
10. Security systems where required.
11. Building automation and controls equipment.
12. Civil/site infrastructure included within the project scope.
13. Major specialty equipment.
14. Other maintainable assets identified by the Owner.

C. Model geometry shall be sufficiently accurate to identify location, spatial relationship, system association, and access requirements.

D. Do not require excessive geometric detail that provides no operational, maintenance, coordination, or asset-management value.

2.02 ASSET INFORMATION

A. For each Owner-designated maintainable asset, provide applicable information including:
   1. Asset identification/tag number.
   2. Asset classification.
   3. Asset description.
   4. Manufacturer.
   5. Manufacturer model number.
   6. Serial number, where applicable.
   7. Equipment type.
   8. Location.
   9. System association.
   10. Installation date.
   11. Warranty information.
   12. Supplier/vendor.
   13. Maintenance requirements.
   14. Replacement parts information.
   15. Capacity and performance data.
   16. Electrical characteristics.
   17. Commissioning status.
   18. Relevant O&M documentation.
   19. Relevant warranty documentation.
   20. URL, document reference, or electronic reference to supporting information where required.

B. Asset data shall be consistent across the BIM, equipment schedules, COBie deliverable, O&M documentation, and commissioning records.

C. Do not populate fields with fictitious, placeholder, or generic information merely to satisfy a data-field requirement.

D. Where a data field is not applicable, use the project-approved "Not Applicable" or equivalent value rather than leaving the field ambiguous.

2.03 COBie DELIVERABLE

A. Where required by the Owner, provide a final COBie deliverable containing information necessary to support facility operations and maintenance.

B. The COBie deliverable shall identify applicable facilities, floors, spaces, zones, systems, equipment, components, documents, attributes, contacts, warranties, and other required information.

C. Use the version of COBie identified in the Owner's EIR/BEP. If no version is specified, coordinate the required version with the Owner before final submission. NIBS currently publishes COBie Version 3 as part of NBIMS-US guidance.

D. Do not collect asset attributes indiscriminately. Asset-information requirements shall reflect the Owner's operational needs; NIBS specifically recognizes that the required level of asset information should be determined according to the intended use of the information.

2.04 OPEN BIM DELIVERABLE

A. Provide an IFC export of each applicable discipline model and/or the federated model when required by the Owner.

B. Unless otherwise specified, use IFC 4.3 for new open-model deliverables where the authoring and receiving applications support the required exchange. IFC is an open, vendor-neutral standard intended to facilitate exchange among BIM, construction, and facility-management applications.

C. Verify the IFC export by opening the exported file in an independent IFC-capable viewer and confirming:
   1. Model geometry.
   2. Spatial hierarchy.
   3. Element classification.
   4. Element properties.
   5. Asset identifiers.
   6. System relationships.
   7. Coordinates and orientation.
   8. Model completeness.

D. If the Owner's receiving system requires another IFC version or Model View Definition, comply with that requirement instead of automatically using IFC 4.3.

2.05 NATIVE MODEL DELIVERABLE

A. Provide final native authoring files for each discipline where required by the Contract.

B. Native models shall be purge-cleaned, audited, and free of unnecessary temporary or obsolete content.

C. Remove or clearly identify:
   1. Temporary construction elements.
   2. Unused design alternatives.
   3. Superseded model elements.
   4. Unused views and sheets where appropriate.
   5. Temporary coordination geometry.
   6. Unresolved model warnings that could affect model reliability.

D. Preserve required model history and metadata where specified by the Owner.

2.06 LINKED DOCUMENTS

A. Link or otherwise associate required documents with the corresponding model elements or asset records where the Owner's information environment supports such functionality.

B. Documents may include:
    1. O&M manuals.
    2. Product data.
    3. Manufacturer literature.
    4. Installation instructions.
    5. Startup reports.
    6. Testing and balancing reports.
    7. Commissioning records.
    8. Warranty certificates.
    9. Spare-parts lists.
    10. Training records.
    11. Inspection records.
    12. Certifications.
    13. Photographs of concealed conditions where required.

PART 3 – EXECUTION

3.01 GENERAL

A. The Contractor shall be responsible for coordinating and submitting complete closeout BIM information for work within the Contractor's scope.

B. Each subcontractor responsible for BIM-authoring work shall provide its final discipline information to the Contractor for incorporation into the overall closeout deliverable.

C. The final BIM shall not contain unresolved coordination issues that affect the accuracy or usefulness of the closeout information.

3.02 MODEL COORDINATES

A. Maintain the project coordinate system established in the BIM Execution Plan.

B. Final models shall accurately preserve:
    1. Project base point.
    2. Survey point.
    3. Geographic coordinates, where required.
    4. True north/project north relationships.
    5. Elevation datum.
    6. Shared coordinates.
    7. Units.

C. Document the final coordinate system in the model index and closeout documentation.

3.03 MODEL QUALITY CONTROL

A. Perform a formal quality-control review before submission.

B. At a minimum, verify:
    1. Model opens without errors.
    2. Required elements are present.

3. Major elements are correctly located.
4. Asset identifiers are unique.
5. Required parameters are populated.
6. No duplicate asset records exist.
7. Room and space information is correct.
8. System assignments are correct.
9. Manufacturer and model information agrees with approved submittals.
10. Serial numbers agree with field records where required.
11. Linked documents open correctly.
12. Model coordinates are correct.
13. Federated model alignment is correct.
14. IFC exports contain required information.
15. COBie data passes the Owner's validation rules.
16. Model file names and metadata comply with the project naming convention.

C. Submit a signed or electronically certified model quality-control report identifying the person responsible for final verification.

3.04 FIELD VERIFICATION

A. Verify final asset locations and identifying information against installed conditions.

B. Verification may use field observation, laser scanning, survey data, photographs, commissioning records, approved submittals, or other reliable project records as appropriate.

C. For major equipment and concealed systems designated by the Owner, field verification shall include sufficient information to establish the installed location and identity of the asset.

3.05 MODEL FEDERATION

A. Provide a final federated model combining applicable discipline models.

B. The federated model shall use the approved project coordinates and shall be free from unintended offsets between disciplines.

C. The federated model shall be suitable for:
1. Facility visualization.
2. Asset identification.
3. Spatial review.
4. Maintenance planning.
5. Future renovation planning.
6. Owner-required facility-management workflows.

3.06 FILE STRUCTURE AND NAMING

A. Use the project naming convention established in the BIM Execution Plan and CDE.

B. File names shall identify, as applicable:
1. Project.

2. Originator.
3. Volume or system.
4. Level/location.
5. Type.
6. Role/discipline.
7. Number.
8. Revision/status.

C. Do not submit files with names such as "final-final," "latest," "new," or other ambiguous identifiers.

3.07 DATA CONSISTENCY

A. The following information shall be cross-checked before final submission:
   1. BIM ↔ COBie ↔ Equipment Schedules ↔ O&M Manuals ↔ Commissioning Records ↔ Warranty Records

B. Conflicting information shall be resolved before acceptance.

C. The Owner may reject a closeout submission where asset information is incomplete, contradictory, or not traceable to reliable project records.

3.08 CLOSEOUT DATA DROP

A. Provide a preliminary closeout BIM data drop sufficiently in advance of final project completion to permit Owner review.

B. The preliminary data drop shall include the same fundamental data structure as the final submission.

C. Correct deficiencies identified by the Owner and resubmit before final closeout.

D. Data-drop milestones are recommended because staged information exchanges allow project teams to identify missing information before final handover.

3.09 FINAL DELIVERY PACKAGE

A. Organize the final digital package using the Owner's CDE or other designated delivery location.

B. Unless otherwise directed, structure the package substantially as follows:

```
01_Model/
  Architectural/
  Structural/
  Civil/
  Mechanical/
  Electrical/
  Plumbing/
  Fire_Protection/
  Low_Voltage/
  Federated/

02_Open_BIM/
```

IFC/

03_Asset_Data/
COBie/
Asset_Register/

04_Record_Documents/
Record_Drawings/
Schedules/

05_OandM/
Manuals/
Product_Data/
Warranties/

06_Commissioning/
Functional_Testing/
TAB/
Commissioning_Reports/

07_QA_QC/
Model_Check/
Data_Validation/
Closeout_Certification/

08_Documentation/
Model_Index/
Coordinate_System/
BIM_Closeout_Report/

3.10 ACCEPTANCE CRITERIA

A. Final BIM deliverables will be considered complete when:
   1. All required discipline models have been submitted.
   2. The models represent the installed work to the accuracy required by the Contract.
   3. Required asset data is complete and validated.
   4. Required COBie data has been submitted and validated.
   5. Required open-format models have been submitted and tested.
   6. Native files have been submitted where required.
   7. Model coordinates and federation have been verified.
   8. Required linked documents are accessible.
   9. Required quality-control documentation has been submitted.
   10. Identified Owner review comments have been resolved.
   11. The final information package has been accepted by the Owner.

B. BIM acceptance does not relieve the Contractor of obligations to provide conventional record drawings, O&M manuals, warranties, commissioning documentation, or other closeout information required by the Contract.

3.11 OWNER ACCEPTANCE

A. The Owner's acceptance shall be based on compliance with the project BIM requirements, information requirements, and this specification.

B. The Owner may require correction and resubmission of deficient models or data without additional cost where deficiencies result from failure to comply with the Contract requirements.

C. Final payment and/or substantial completion closeout shall not be considered complete until required BIM deliverables have been accepted, unless otherwise established by the Contract.

END OF SECTION

SECTION 01 79 00
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 017000 - 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 1 hard copy training manual for each attendee; allow for minimum of two attendees per training session. Provide an electronic copy of training manuals 48 hours in advance of training.
   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 (hard copy/physical manual and electronic manual).

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: MP4
   2. Label each video 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

SECTION 01 9113
GENERAL COMMISSIONING REQUIREMENTS

PART 1 - GENERAL

1.01 SUMMARY

A. Section Includes:
   1. General requirements for coordinating and scheduling commissioning.
   2. Commissioning meetings.
   3. Commissioning reports.
   4. Use of test equipment, instrumentation, and tools for commissioning.
   5. PreFunctional checklist, including, but not limited to, installation checks, startup, performance tests, and performance test demonstration.
   6. Functional performance tests and Functional Performance Test demonstration.
   7. Adjusting, verifying, and documenting identified systems and assemblies.
   8. Integrated System functional performance test guidelines.

B. Related Requirements:
   1. Section **01 3000 - Administrative Requirements** for Administrative requirements including submittal procedures requirements for commissioning.
   2. Section **01 7000 - Execution and Closeout Requirements** for certificate of Construction Phase Commissioning Completion submittal requirements.
   3. Section **01 9119.43 - Exterior Enclosure Commissioning** for technical commissioning requirements for the exterior enclosure.
   4. Section **21 0800 - Commissioning of Fire Suppression** for technical commissioning requirements for fire suppression.
   5. Section **22 0800 - Commissioning of Plumbing** for technical commissioning requirements for plumbing.
   6. Section **23 0800 - Commissioning of HVAC** for technical commissioning requirements for HVAC.
   7. Section **26 0800 - Commissioning of Electrical Systems** for technical commissioning requirements for electrical systems.

1.02 DEFINITIONS

A. Acceptance Criteria: Threshold of acceptable work quality or performance specified for a commissioning activity, including, but not limited to, prefunctional checklist, performance tests, performance test demonstrations, Functional performance tests and Functional performance test demonstrations.

B. Basis-of-Design Document: A document prepared by the Architect that records concepts, calculations, decisions, and product selections used to comply with Owner's Project Requirements and to suit applicable regulatory requirements, standards, and guidelines.

C. Commissioning Authority: An entity engaged by Owner, and identified in Section **011000 - Summary of Work**, to evaluate Commissioning-Process Work.

D. Commissioning Plan: A document, prepared by Commissioning Authority, that outlines the organization, schedule, allocation of resources, and documentation requirements of commissioning.

E. Commissioning: A quality-focused process for verifying and documenting that the facility and all of its systems and assemblies are planned, designed, installed, and tested to comply with Owner's Project Requirements. The requirements specified here are limited to the construction phase commissioning activities. The scope of commissioning is defined in Section **011000 - Summary of Work**.

F. Construction Phase Commissioning Completion: The stage of completion and acceptance of commissioning when resolution of deficient conditions and issues discovered during commissioning and retesting until acceptable results are obtained has been accomplished. Owner will establish in writing the date Construction Phase Commissioning Completion is achieved. See Section **01 7000 - Execution and Closeout Procedures** for certificate of Construction Phase Commissioning Completion submittal requirements.
   1. Commissioning is complete when the work specified in this Section and related Sections has been completed and accepted, including, but not limited to, the following:
      a. Completion of tests and acceptance of test results.
      b. Resolution of issues, as verified by retests performed and documented with acceptance of retest results.
      c. Comply with requirements in Section **01 7900 - Demonstration and Training**.
      d. Completion and acceptance of submittals and reports.

G. Owner's Project Requirements: A document written by Owner, Architect, or Commissioning Authority that details the functional requirements of a project and the expectations of how it will be used and operated, including Project goals, measurable performance criteria, cost considerations, benchmarks, success criteria, and supporting information.

H. Owner's Witness: Commissioning Authority, Owner's Project Manager, or Architect-designated witness authorized to authenticate test demonstration data and to sign completed test data forms.

I. "Systems," "Assemblies," "Subsystems," "Equipment," and "Components": Where these terms are used together or separately, they shall mean "as-built" systems, assemblies, subsystems, equipment, and components.

J. Test: Performance tests, performance test demonstrations, Functional performance tests, and Functional performance test demonstrations.

K. Sampling Procedures and Tables for Inspection by Attributes: As defined in ASQ Z1.4.

1.03 COMPENSATION

A. Should Architect, Commissioning Authority, other Owner's witness, or Owner's staff perform additional services or incur additional expenses due to actions of Contractor listed below, compensate Owner for such additional services and expenses.
   1. Failure to provide timely notice of commissioning activities schedule changes.
   2. Failure to meet acceptance criteria for test demonstrations.

B. Contractor shall compensate Owner for such additional services and expenses at the professional's billing rate per labor hour plus travel expenses plus per diem allowances for meals and lodging according to current U.S. General Services Administration (GSA) Per Diem Rates.

1.04 COMMISSIONING TEAM

A. Members Appointed by Contractor(s):
   1. Commissioning Coordinator: A person or entity employed by Contractor to manage, schedule, and coordinate commissioning.
   2. Project superintendent and other employees that Contractor may deem appropriate for a particular portion of the commissioning.
   3. Subcontractors, installers, suppliers, and specialists that Contractor may deem appropriate for a particular portion of the commissioning.
   4. Appointed team members shall have the authority to act on behalf of the entity they represent.

B. Members Appointed by Owner:
   1. Commissioning authority, plus consultants that Commissioning Authority may deem appropriate for a particular portion of the commissioning.
   2. Owner representative(s), facility operations and maintenance personnel, plus other employees, separate contractors, and consultants that Owner may deem appropriate for a particular portion of the commissioning.
   3. Architect, plus employees and consultants that Architect may deem appropriate for a particular portion of the commissioning.

1.05 SUBMITTALS

A. Comply with requirements in Section **01 3000 - Administrative Procedures** for submittal procedures general requirements for commissioning.

B. INFORMATIONAL SUBMITTALS
   1. Commissioning Plan Information:
      a. List of Contractor-appointed commissioning team members to include specific personnel and subcontractors to the performance of the various commissioning requirements.
      b. Schedule of commissioning activities, integrated with the construction schedule. Comply with requirements in **Section 01 3100 - Project Management and Coordination** for construction schedule general requirements for commissioning.
      c. Contractor personnel and subcontractors to participate in each test.

d. List of instrumentation required for each test to include identification of parties that will provide instrumentation for each test.

2. Commissioning schedule.
3. Two-week look-ahead schedules.
4. Commissioning Coordinator Letter of Authority
5. Commissioning Coordinator Qualification Data:
6. List test instrumentation, equipment, and monitoring devices. Include the following information:
   a. Make, model, serial number, and application for each instrument, equipment, and monitoring device.
   b. Brief description of intended use.
   c. Calibration record showing the following:
      1) Calibration agency, including name and contact information.
      2) Last date of calibration.
      3) Range of values for which calibration is valid.
      4) Certification of accuracy.
      5) N.I.S.T. traceability certification for calibration equipment.
      6) Due date of the next calibration.
7. Test Reports:
   a. Pre-Startup Report: Prior to start up of equipment or a system, submit signed, completed prefunctional checklist.
   b. Test Data Reports: At the end of each day in which tests are conducted, submit test data for tests performed.
   c. Commissioning Issues Reports: Daily, at the end of each day in which tests are conducted, submit commissioning issue reports for tests for which acceptable results were not achieved.
   d. Weekly Progress Report: Weekly, at the end of each week in which tests are conducted, submit a progress report.
   e. Data Trend Logs: Submit data trend logs at the end of the trend log period.
   f. System Alarm Logs: Daily, at the start of days following a day in which tests were performed, submit print-out of log of alarms that occurred since the last log was printed.
8. Prefunctional Checklist:
   a. Material checks.
   b. Installation checks.
   c. Startup procedures, where required.

C. CLOSEOUT SUBMITTALS
1. Commissioning Report:
   a. At Construction Phase Commissioning Completion, include the following:
      1) Pre-startup reports.
      2) Approved test procedures.
      3) Test data forms, completed and signed.
      4) Progress reports.

5) Commissioning issues report log.
6) Commissioning issues reports showing resolution of issues.
7) Correspondence or other documents related to resolution of issues.
8) Other reports required by commissioning.
9) List unresolved issues and reasons they remain unresolved and should be exempted from the requirements for Construction Phase Commissioning Completion.
10) Report shall include commissioning work of Contractor.

2. Request for Certificate of Construction Phase Commissioning Completion.
3. Operation and Maintenance Data. For proprietary test equipment, instrumentation, and tools to include in operation and maintenance manuals.

1.06 QUALITY ASSURANCE

A. Commissioning Coordinator Qualifications:
   1. Documented experience commissioning systems of similar complexity to those contained in these documents on at least three projects of similar scope and complexity.
   2. Certification of commissioning process expertise. The following certifications are acceptable. Owner reserves the right to accept or reject certifications as evidence of qualification.
      a. Certified Commissioning Professional, by Building Commissioning Association.
      b. Commissioning Process Management Professional, by American Society of Heating, Refrigerating and Air-Conditioning Engineers.
      c. Accredited Commissioning Process Authority Professional, by University of Wisconsin.
      d. Accredited Commissioning Process Manager, by University of Wisconsin.
      e. Accredited Green Commissioning Process Provider, by University of Wisconsin.

B. Calibration Agency Qualifications: Certified by The American Association of Laboratory Accreditation that the calibration agency complies with minimum requirements of ISO/IEC 17025.

1.07 COMMISSIONING AUTHORITY'S RESPONSIBILITIES

A. Commissioning Authority Responsibilities: Comply with requirements in Section **011000 - Summary of Work**.

PART 2 - PRODUCTS

2.01 TEST EQUIPMENT, INSTRUMENTATION, AND TOOLS

A. Test equipment and instrumentation required to perform the commissioning shall remain the property of Contractor unless otherwise indicated.

B. Test equipment and instrumentation required to perform commissioning shall comply with the following criteria:

3. Be manufactured for the purpose of testing and measuring tests for which they are being used and have an accuracy to test and measure system performance within the tolerances required to determine acceptable performance.
4. Calibrated and certified.
    a. Calibration performed and documented by a qualified calibration agency according to national standards applicable to the tools and instrumentation being calibrated. Calibration shall be current according to national standards or within test equipment and instrumentation manufacturer's recommended intervals, whichever is more frequent, but not less than within six months of initial use on Project. Calibration tags permanently affixed.
    b. Repair and recalibrate test equipment and instrumentation if dismantled, dropped, or damaged since last calibrated.
5. Maintain test equipment and instrumentation.
6. Use test equipment and instrumentation only for testing or monitoring Work for which they are designed.

2.02 PROPRIETARY TEST EQUIPMENT, INSTRUMENTATION, AND TOOLS

A. Proprietary test equipment, instrumentation, and tools are those manufactured or prescribed by tested equipment manufacturer and required for work on its equipment as a condition of equipment warranty, or as otherwise required to service, repair, adjust, calibrate or perform work on its equipment.
    1. Identify proprietary test equipment, instrumentation, and tools required in the test equipment identification list submittal.
    2. Proprietary test equipment, instrumentation, and tools shall become the property of Owner at Substantial Completion.

2.03 REPORT FORMAT AND ORGANIZATION

A. General Format and Organization:
    1. Electronic Data: Portable document format (PDF); a single file with outline-organized bookmarks for major and minor tabs and tab contents itemized for specific reports.

B. The Commissioning Authority shall compile and prepare a Commissioning Report containing:
    1. Include a table of contents and an index to each test.
    2. Include major tabs for each Specification Section.
    3. Include minor tabs for each test.
    4. Within each minor tab, include the following:
        a. Test specification.
        b. Pre-startup reports.
        c. Approved test procedures.
        d. Test data forms, completed and signed.
        e. Commissioning issue reports, showing resolution of issues, and documentation related to resolution of issues pertaining to a single test. Group data forms, commissioning issue reports showing

resolution of issues, and documentation related to resolution of issues for each test repetition together within the minor tab, in reverse chronological order (most recent on top).

PART 3 - EXECUTION

3.01 PREPARATION

A. Review preliminary Prefunctional Checklist and preliminary test procedures and data forms.

3.02 PREFUNCTIONAL CHECKLIST

A. Prefunctional checklist cannot modify or conflict with the Contract Documents.

B. The Commissioning Agent will create prefunctional checklist based on actual systems and equipment to be included in Project.

C. Material Checks: Compare specified characteristics and approved submittals with materials as received. Include factory tests and other evaluations, adjustments, and tests performed prior to shipment, if applicable.
   1. Services connection requirements, including configuration, size, location, and other pertinent characteristics.
   2. Included optional features.
   3. Delivery Receipt Check: Inspect and record physical condition of materials and equipment on delivery to Project site, including agreement with approved submittals, cleanliness and lack of damage.

D. Installation Checks:
   1. Location according to Drawings and approved Shop Drawings.
   2. Configuration.
   3. Compliance with manufacturers' written installation instructions.
   4. Attachment to structure.
   5. Access clearance to allow for maintenance, service, repair, removal, and replacement without the need to disassemble or remove other equipment or building elements. Access coordinated with other building elements and equipment, including, but not limited to, ceiling and wall access panels, in a manner consistent with OSHA fall-protection regulations and safe work practices.
   6. Utility connections are of the correct characteristics, as applicable.
   7. Correct labeling and identification.

E. Startup Checks: Verify readiness of equipment to be energized. Include manufacturer's standard startup procedures and forms.

F. Startup: Perform and document initial operation of equipment to prove that it is installed properly and operates as intended according to manufacturer's standard startup procedures, minimum.

G. Performance Tests:

1. Static Tests: As specified elsewhere, including, but not limited to, duct and pipe leakage tests, insulation-resistance tests, and water-penetration tests.
2. Component Performance Tests: Tests evaluate the performance of an input or output of components under a full range of operating conditions.
3. Equipment and Assembly Performance Tests: Test and evaluate performance of equipment and assemblies under a full range of operating conditions and loads.
4. System Performance Tests: Test and evaluate performance of systems under a full range of operating conditions and loads.
5. Intersystem Performance Tests: Test and evaluate the interface of different systems under a full range of operating conditions and loads.

H. Deferred PreFunctional Checklist: Obtain Owner approval of proposed deferral of prefunctional checklist, including proposed schedule of completion of each deferred prefunctional checklist, before submitting request for Certificate of Construction Phase Commissioning Completion. When approved, deferred prefunctional checklist may be completed after date of Construction Phase Commissioning Completion. Include the following in request for Certificate of Construction Phase Commissioning Completion:
   1. Identify deferred prefunctional checklist by number and title.
   2. Provide a target schedule for completion of deferred prefunctional checklist.
   3. Written approval of proposed deferred prefunctional checklist, including approved schedule of completion of each deferred construction checklist.

I. Delayed PreFunctional checklist: Obtain Owner approval of proposed delayed PreFunctional checklist, including proposed schedule of completion of each delayed construction checklist, before submitting request for Certificate of Construction Phase Commissioning Completion. When approved, delayed prefunctional checklist may be completed after date of Construction Phase Commissioning Completion. Include the following in request for Certificate of Construction Phase Commissioning Completion:
   1. Identify delayed prefunctional checklist by number and title.
   2. Provide a target schedule for completion of delayed prefunctional checklist.
   3. Written approval of proposed delayed prefunctional checklist, including approved schedule of completion of each delayed construction checklist.

3.03 GENERAL EXECUTION REQUIREMENTS

A. Schedule and coordinate commissioning with the construction schedule.

B. Perform activities identified in prefunctional checklist, including tests, and document results of actions as construction proceeds.

C. Perform test demonstrations for Owner's witness. Unless otherwise indicated, demonstrate tests for 100 percent of work to which the test applies. In

some instances, demonstration of a random sample of other than 100 percent of the results of a test is specified.

D. Report test data and commissioning issue resolutions.

E. Schedule personnel to participate in and perform Commissioning-Process Work.

F. Installing contractors' commissioning responsibilities include, but are not limited to, the following:
   1. Operating the equipment and systems they install during tests.
   2. In addition, installing contractors may be required to assist in tests of equipment and systems with which their work interfaces.

3.04 CONTRACTOR'S RESPONSIBILITIES

A. Management and Coordination: Manage, schedule, and coordinate commissioning, including, but not limited to, the following:
   1. Coordinate with subcontractors on their commissioning responsibilities and activities.
   2. Obtain, assemble, and submit commissioning documentation.
   3. Attend periodic on-site commissioning meetings. Comply with requirements in Section **01 3100 - Project Management and Coordination**.
   4. Develop and maintain the commissioning schedule. Integrate commissioning schedule into the construction schedule. Update schedule at specified intervals.
   5. Review and comment on preliminary test procedures and data forms.
   6. Report inconsistencies and issues in system operations.
   7. Verify that tests have been completed and results comply with acceptance criteria, and that equipment and systems are ready before scheduling test demonstrations.
   8. Direct and coordinate test demonstrations.
   9. Coordinate witnessing of test demonstrations by Owner's witness.
   10. Coordinate and manage training. Be present during training sessions to direct video recording, present training and direct the training presentations of others. Comply with requirements in Section **01 7900 - Demonstration and Training**.
   11. Provide documentation to the Commissioning Authority for the preparation and submission of specified commissioning progress reports.
   12. Track commissioning issues until resolution and retesting is successfully completed.
   13. Retain original records of Commissioning-Process Work, organized as required for the commissioning report. Provide access by Owner to these records on request.
   14. Provide documentation to the Commissioning Authority for the assembly and submission of the commissioning report.

3.05 FUNCTIONAL PERFORMANCE TESTING

A. Quality Control: PreFunctional checklist, including tests, are quality-control tools designed to improve the functional quality of Project. Test demonstrations evaluate the effectiveness of Contractor's quality-control process.

B. Owner's witness will be present to witness commissioning work requiring the signature of an owner's witness, including, but not limited to, test demonstrations. Owner's project manager will coordinate attendance by Owner's witness with Contractor's published commissioning schedule. Owner's witness will provide no labor or materials in the commissioning work. The only function of Owner's witness will be to observe and comment on the progress and results of commissioning.

C. PreFunctional Checklist:
   1. Complete prefunctional checklist as Work is completed.
   2. Distribute prefunctional checklist to installing contractors before they start work.
   3. Installers:
   4. Verify installation using approved prefunctional checklist as Work proceeds.
   5. Complete and sign prefunctional checklist weekly for work performed during the preceding week.
   6. Provide Commissioning Authority access to prefunctional checklist.

D. Installation Compliance Issues: Record as an installation compliance issue Work found to be incomplete, inaccessible, at variance with the Contract Documents, nonfunctional, or that does not comply with prefunctional checklist. Record installation compliance issues on the construction checklist at the time they are identified. Record corrective action and how future Work should be modified before signing off the construction checklist.

E. Pre-Startup Audit: Prior to executing startup procedures, review completed installation checks to determine readiness for startup and operation. Report conditions, which, if left uncorrected, adversely impact the ability of systems or equipment to operate satisfactorily or to comply with acceptance criteria. Prepare pre-startup report for each system.

F. Test Procedures and Test Data Forms:
   1. Test procedures shall define the step-by-step procedures to be used to execute tests and test demonstrations.
   2. Test procedures shall be specific to the make, model, and application of the equipment and systems being tested.
   3. Completed test data forms are the official records of the results of tests.
   4. Commissioning Authority will provide to Contractor preliminary test procedures and test data forms for performance tests and Functional performance tests after approval of Product Data, Shop Drawings, and preliminary operation and maintenance manual.
   5. Review preliminary test procedures and test data forms and provide comments within 14 days of receipt from Commissioning Authority. Review shall address the following:

a. Equipment protection and warranty issues, including, but not limited to, manufacturers' installation and startup recommendations, and operation and maintenance instructions.
b. Applicability of the procedure to the specific software, equipment, and systems approved for installation.

6. After Contractor has reviewed and commented on the preliminary test procedures and test data forms, Commissioning Authority will revise and reissue the approved revised test procedures and test data forms marked "Approved for Testing."
7. Use only approved test procedures and test data forms marked "Approved for Testing" to perform and document tests and test demonstrations.

G. Performance of Tests:
1. The sampling rate for tests is 100 percent. The sampling rate for test demonstrations is 100 percent unless otherwise indicated.
2. Perform and complete each step of the approved test procedures in the order listed.
3. Record data observed during performance of tests on approved data forms at the time of test performance and when the results are observed.
4. Record test results that are not within the range of acceptable results on commissioning issue report forms in addition to recording the results on approved test procedures and data forms according to the "Commissioning Compliance Issues" Paragraph in this Article.
5. On completion of a test, sign the completed test procedure and data form. Tests for which test procedures and data forms are incomplete, not signed, or which indicate performance that does not comply with acceptance criteria will be rejected. Tests for which test procedures and data forms are rejected shall be repeated and results resubmitted.

H. Performance of Test Demonstration:
1. Perform test demonstrations on a sample of tests after test data submittals are approved. The sampling rate for test demonstrations shall be 100 percent unless otherwise indicated in the individual test specification.
2. Notify Owner's witness at least three days in advance of each test demonstration.
3. Perform and complete each step of the approved test procedures in the order listed.
4. Record data observed during performance of test demonstrations on approved data forms at the time of demonstration and when the results are observed.
5. Provide full access to Owner's witness to directly observe the performance of all aspects of system response during the test demonstration. On completion of a test demonstration, sign the completed data form and obtain signature of Owner's witness at the time of the test to authenticate the reported results.

6. Test demonstration data forms not signed by Contractor and Owner's witness at the time of the completion of the procedure will be rejected. Test demonstrations for which data forms are rejected shall be repeated and results shall be resubmitted.
    a. Exception for Failure of Owner's Witness to Attend: Failure of Owner's witness to be present for agreed-on schedule of test demonstration shall not delay Contractor. If Owner's witness fails to attend a scheduled test, Contractor shall proceed with the scheduled test. On completion, Contractor shall sign the data form for Contractor and for Owner's witness, and shall note the absence of Owner's witness at the scheduled time and place.
7. False load test requirements are specified in related sections.
    a. Where false load testing is specified, provide temporary equipment, power, controls, wiring, piping, valves, and other necessary equipment and connections required to apply the specified load to the system. False load system shall be capable of steady-state operation and modulation at the level of load specified. Equipment and systems permanently installed in this work shall not be used to create the false load without Architect's written approval.

I. Deferred Tests:
1. Deferred Tests List: Identify, in the request for Certificate of Construction Phase Commissioning Completion, proposed deferred tests or other tests approved for deferral until specified seasonal or other conditions are available. When approved, deferred tests may be completed after the date of Construction Phase Commissioning Completion. Identify proposed deferred tests in the request for Certificate of Construction Phase Commissioning Completion as follows:
    a. Identify deferred tests by number and title.
    b. Provide a target schedule for completion of deferred tests.
2. Schedule and coordinate deferred tests. Schedule deferred tests when specified conditions are available. Notify Architect and Commissioning Authority at least five working days (minimum) in advance of tests.
3. Where deferred tests are specified, coordinate participation of necessary personnel and of Architect, Commissioning Authority, and Owner's witness. Schedule deferred tests to minimize occupant and facility impact. Obtain Architect's approval of the proposed schedule.

J. Delayed Tests:
1. Delayed Tests List: Identify, in the request for Certificate of Construction Phase Commissioning Completion, proposed delayed tests. Obtain Owner approval of proposed delayed tests, including proposed schedule of completion of each delayed test, before submitting request for Certificate of Construction Phase Commissioning Completion. Include the following in the request for Certificate of Construction Phase Commissioning Completion:
    a. Identify delayed tests by test number and title.

b. Written approval of proposed delayed tests, including approved schedule of completion of delayed tests.

2. Schedule and coordinate delayed tests. Schedule delayed tests when conditions that caused the delay have been rectified. Notify Architect and Commissioning Authority at least five working days (minimum) in advance of tests.
3. Where delayed tests are approved, coordinate participation of necessary personnel and of Architect, Commissioning Authority, and Owner's witness. Schedule delayed tests to minimize occupant and facility impact. Obtain Architect's approval of the proposed schedule.

K. Commissioning Compliance Issues:
1. Test results that are not within the range of acceptable results are commissioning compliance issues.
2. Track and report commissioning compliance issues until resolution and retesting are successfully completed.
3. If a test demonstration fails, determine the cause of failure. Direct timely resolution of issue and then repeat the demonstration. If a test demonstration must be repeated due to failure caused by Contractor work or materials, reimburse Owner for billed costs for the participation in the repeated demonstration.
4. Test Results: If a test demonstration fails to meet the acceptance criteria, perform the following:
   a. Complete a commissioning compliance issue report form promptly on discovery of test results that do not comply with acceptance criteria.
   b. Submit commissioning compliance issue report form within 24 hours of the test.
   c. Determine the cause of the failure.
   d. Establish responsibility for corrective action if the failure is due to conditions found to be Contractor's responsibility.
5. Commissioning Compliance Issue Report: Provide a commissioning compliance issue report for each issue. Do not report multiple issues on the same commissioning compliance issue report.
   a. Exception: If an entire class of devices is determined to exhibit the identical issue, they may be reported on a single commissioning compliance issue report. (For example, if all return-air damper actuators that are specified to fail to the open position are found to fail to the closed position, they may be reported on a single commissioning issue report. If a single commissioning issue report is used for multiple commissioning compliance issues, each device shall be identified in the report, and the total number of devices at issue shall be identified.
   b. Complete and submit Part 1 of the commissioning compliance issue report immediately when the condition is observed.

c. Record the commissioning compliance issue report number and describe the deficient condition on the data form.
d. Resolve commissioning compliance issues promptly. Complete and submit Part 2 of the commissioning compliance issue report when issues are resolved.

6. Diagnose and correct failed test demonstrations as follows:
   a. Perform diagnostic tests and activities required to determine the fundamental cause of issues observed.
   b. Record each step of the diagnostic procedure prior to performing the procedure. Update written procedure as changes become necessary.
   c. Record the results of each step of the diagnostic procedure.
   d. Record the conclusion of the diagnostic procedure on the fundamental cause of the issue.
   e. Determine and record corrective measures.
   f. Include diagnosis of fundamental cause of issues in commissioning compliance issue report.
7. Retest:
   a. Schedule and repeat the complete test procedure for each test demonstration for which acceptable results are not achieved. Obtain signature of Owner's witness on retest data forms. Repeat test demonstration until acceptable results are achieved. Except for issues that are determined to result from design errors or omissions, or other conditions beyond Contractor's responsibility, compensate Owner for direct costs incurred as the result of repeated test demonstrations to achieve acceptable results.
   b. For each repeated test demonstration, submit a new test data form, marked "Retest."
8. Do not correct commissioning compliance issues during test demonstrations.
   a. Exceptions will be allowed if the cause of the issue is obvious and resolution can be completed in less than five minutes. If corrections are made under this exception, note the deficient conditions on the test data form and issue a commissioning compliance issue report. A new test data form, marked "Retest," shall be initiated after the resolution has been completed.

3.05 COMMISSIONING MEETINGS

A. Commissioning Authority will schedule and conduct commissioning meetings. Comply with requirements in Section **01 3100 - Project Management and Coordination**.

3.06 SEQUENCING

A. Sequencing of Commissioning Verification Activities: For a particular material, item of equipment, assembly, or system, perform the following in the order listed unless otherwise indicated:
   1. PreFunctional Checklist:

a. Material checks.
b. Installation checks.
c. Start up, as appropriate. Some startup may depend on component performance. Such startup may follow component performance tests on which the startup depends.
d. Performance Tests as appropriate.

2. Functional performance tests.
a. Static tests, as appropriate.
b. Component performance tests. Some component performance tests may depend on completion of startup. Such component performance tests may follow startup.
c. Equipment and assembly performance tests.
d. System performance tests.
e. Intersystem performance tests.

B. Before performing Functional performance tests, verify that materials, equipment, assemblies, and systems are delivered, installed, started, and adjusted to perform according to prefunctional checklist.

C. Verify readiness of materials, equipment, assemblies, and systems by performing tests prior to performing test demonstrations. Notify Architect if acceptable results cannot be achieved due to conditions beyond Contractor's control or responsibility.

D. Commence tests as soon as installation checks for materials, equipment, assemblies, or systems are satisfactorily completed. Tests of a particular system may proceed prior to completion of other systems, provided the incomplete work does not interfere with successful execution of test.

3.07 SCHEDULING

A. Commence commissioning as early in the construction period as possible.

B. Commissioning Schedule: Integrate commissioning into Contractor's construction schedule.
1. Include detailed commissioning activities in monthly updated Contractor's construction schedule and short interval schedule submittals.
2. Schedule the start date and duration for the following commissioning activities:
a. Submittals.
b. Preliminary operation and maintenance manual submittals.
c. Installation checks.
d. Startup, where required.
e. Performance tests.
f. Performance test demonstrations.
g. Functional performance tests.
h. Functional performance test demonstrations.
3. Schedule shall include a line item for each installation check, startup, and test activity specific to the equipment or systems involved.

4. Determine milestones and prerequisites for commissioning. Show commissioning milestones, prerequisites, and dependencies in monthly updated critical-path-method construction schedule and short interval schedule submittals.

C. Two-Week Look-Ahead Commissioning Schedule:
   1. Two weeks prior to the beginning of tests, submit a detailed two-week look-ahead schedule. Thereafter, submit updated two-week look-ahead schedules weekly for the duration of commissioning.
   2. Two-week look-ahead schedules shall identify the date, time, beginning location, Contractor personnel required, and anticipated duration for each startup or test activity.
   3. Use two-week look-ahead schedules to notify and coordinate participation of Owner's witnesses.

D. Owner's Witness Coordination:
   1. Coordinate Owner's witness participation via Construction Manager.
   2. Notify Construction Manager of commissioning schedule changes at least five work days in advance for activities requiring the participation of Owner's witness.

3.08 COMMISSIONING REPORTS

A. Test Reports:
   1. Pre-startup reports include observations of the conditions of installation, organized into the following sections:
      a. Equipment Model Verification: Compare contract requirements, approved submittals, and provided equipment. Note inconsistencies.
      b. Preinstallation Physical Condition Checks: Observe physical condition of equipment prior to installation. Note conditions including, but not limited to, physical damage, corrosion, water damage, or other contamination or dirt.
      c. Preinstallation Component Verification Checks: Verify components supplied with the equipment, preinstalled or field installed, are correctly installed and functional. Verify external components required for proper operation of equipment correctly installed and functional. Note missing, improperly configured, improperly installed, or nonfunctional components.
      d. Summary of Installation Compliance Issues and Corrective Actions: Identify installation compliance issues and the corrective actions for each. Verify that issues noted have been corrected.
      e. Evaluation of System Readiness for Startup: For each item of equipment for each system for which startup is anticipated, document in summary form acceptable to Owner completion of equipment model verification, preinstallation physical condition checks, preinstallation component verification checks, and completion of corrective actions for installation compliance issues.
   2. Test data reports include the following:

a. "As-tested" system configuration. Complete record of conditions under which the test was performed, including, but not limited to, the status of equipment, systems, and assemblies; temporary adjustments and settings; and ambient conditions.
b. Data and observations, including, but not limited to, data trend logs, recorded during the tests.
c. Signatures of individuals performing and witnessing tests.
d. Data trend logs accumulated overnight from the previous day of testing.

3. Commissioning Compliance Issues Reports: Report as commissioning compliance issues results of tests and test demonstrations that do not comply with acceptance criteria. Report only one issue per commissioning compliance issue report. Use sequentially numbered facsimiles of commissioning compliance issue report form included in this Section, or other form approved by Owner. Distribute commissioning compliance issue reports to parties responsible for taking corrective action. Identify the following:
   a. Commissioning compliance issue report number. Assign unique, sequential numbers to individual commissioning compliance issue reports when they are created, to be used for tracking.
   b. Action distribution list.
   c. Report date.
   d. Test number and description.
   e. Equipment identification and location.
   f. Briefly describe observations about the performance associated with failure to achieve acceptable results. Identify the cause of failure if apparent.
   g. Diagnostic procedure or plan to determine the cause (include in initial submittal).
   h. Diagnosis of fundamental cause of issues as specified below (include in resubmittal).
   i. Fundamental cause of unacceptable performance as determined by diagnostic tests and activities.
   j. When issues have been resolved, update and resubmit the commissioning issue report forms by completing Part 2. Identify resolution taken and the dates and initials of the persons making the entries.
   k. Schedule for retesting.
4. Weekly progress reports include information for tests conducted since the preceding report and the following:
   a. Completed data forms.
   b. Equipment or system tested, including test number, system or equipment tag number and location, and notation about the apparent acceptability of results.
   c. Activities scheduled but not conducted per schedule.
   d. Commissioning compliance issue report log.

e. Schedule changes for remaining Commissioning-Process Work, if any.

5. Data trend logs shall be initiated and running prior to the time scheduled for the test demonstration.
   a. Trend log data format shall be multiple data series graphs. Where multiple data series are trend logged concurrently, present the data on a common horizontal time axis. Individual data series may be presented on a segmented vertical axis to avoid interference of one data series with another, and to accommodate different axis scale values. Graphs shall be sufficiently clear to interpret data within the accuracy required by the acceptance criteria.
   b. Attach to the data form printed trend log data collected during the test or test demonstration.
   c. Record, print out, and attach to the data form operator activity during the time the trend log is running. During the time the trend log is running, operator intervention not directed by the test procedure invalidates the test results.
6. System Alarm Logs: Record and print out a log of alarms that occurred since the last log was printed. Evaluate alarms to determine if the previous day's work resulted in any conditions that are not considered "normal operation."
   a. Conditions that are not considered "normal operation" shall be reported on a commissioning issue report attached to the alarm log. Resolve as necessary. The intent of this requirement is to discover control system points or sequences left in manual or disabled conditions, equipment left disconnected, set points left with abnormal values, or similar conditions that may have resulted from failure to fully restore systems to normal, automatic control after test completion.

3.09 CERTIFICATE OF CONSTRUCTION PHASE COMMISSIONING COMPLETION

A. When Contractor considers that construction phase commissioning, or a portion thereof which Owner agrees to accept separately, is complete, Contractor shall prepare and submit to Owner and Commissioning Authority through Architect a comprehensive list of items to be completed or corrected. Failure to include an item on such list does not alter Contractor's responsibility to compete commissioning.

B. On receipt of Contractor's list, Commissioning Authority will make an inspection to determine whether the construction phase commissioning or designated portion thereof is complete. If Commissioning Authority's inspection discloses items, whether included on Contractor's list, which is not sufficiently complete as defined in "Construction Phase Commissioning Completion" Paragraph in the "Definitions" Article, Contractor shall, before issuance of the Certificate of Construction Phase Completion, complete or correct such items on notification by Commissioning Authority. In such case, Contractor shall then submit a request for another inspection by Commissioning Authority to determine construction phase commissioning completion.

C. Contractor shall promptly correct deficient conditions and issues discovered during commissioning. Costs of correcting such deficient conditions and issues, including additional testing and inspections, the cost of uncovering and replacement, and compensation for Architect's and Commissioning Authority's services and expenses made necessary thereby, shall be at Contractor's expense.

D. When construction phase commissioning or designated portion is complete, Commissioning Authority will prepare a Certificate of Construction Phase Commissioning that shall establish the date of completion of construction phase commissioning. Certificate of Construction Phase Commissioning Completion shall be submitted prior to requesting inspection for determining date of Substantial Completion.

END OF SECTION 01 9113

SECTION 01 9119.43
EXTERIOR ENCLOSURE COMMISSIONING

PART 1 GENERAL

1.01 RELATED DOCUMENTS

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

1.02 SUMMARY

A. Section includes building enclosure Cx process requirements for the above- and below-grade systems and assemblies:
   1. Opaque walls.
   2. Roofs.
   3. Openings.
   4. Interfaces.

B. Related Requirements:
   1. Section **01 9113 - General Commissioning Requirements** for general requirements for Cx processes including definitions, Cx team membership, Owner's responsibilities, Contractor's responsibilities, and CxA's responsibilities.

1.03 DEFINITIONS

A. Building Enclosure: Materials, components, systems, and assemblies intended to provide shelter and environmental separation between interior and exterior, or between two or more environmentally distinct interior spaces in a building or structure. The building enclosure includes, but is not limited to, exterior walls, above and below grade, and roof assemblies.

B. Cx: Commissioning, as defined in Section **01 9113 - General Commissioning Requirements**.

C. CxA: Commissioning Authority, as defined in Section **01 9113 - General Commissioning Requirements**.

D. "Systems," "Assemblies," "Subsystems," "Equipment," and "Components": Where these terms are used together or separately, they shall mean "as-built" systems, assemblies, subsystems, equipment, and components.

1.04 INFORMATIONAL SUBMITTALS

A. Qualification Data: For testing agency.

B. Prefunctional Checklists: Draft Prefunctional Checklists will be created by CxA for Contractor review.

C. Cx Process Submittals:

D. Test Reports: Prepared by a qualified testing agency for the test.

E. Record Drawings: As-built drawings of mockups showing changes made during testing.

F. Field quality-control reports.

1.05 CLOSEOUT SUBMITTALS

A. Operation and Maintenance Data: For building envelope systems and components to include in operation and maintenance manuals.

PART 2 PRODUCTS (Not Used)

PART 3 EXECUTION

3.01 CONSTRUCTION CHECKLIST REVIEW

A. Review and provide written comments on draft Construction Checklists. CxA will create required draft Construction Checklists and provide them to Contractor.

B. Return draft Construction Checklist review comments within [**10**] <**Insert number**> days of receipt.

C. When review comments have been resolved, CxA will provide final Construction Checklists, marked "Approved for Use, (date)."

D. Use only Construction Checklists, marked "Approved for Use, (date)."

3.02 GENERAL TESTING REQUIREMENTS

A. If tests cannot be completed because of a deficiency outside the scope of the building enclosure systems, document the deficiency and report it to Owner. After deficiencies are resolved, reschedule tests.

B. If seasonal testing is specified, complete appropriate initial performance tests and documentation and schedule seasonal tests.

C. Coordinate schedule with, and perform Cx activities at the direction of the CxA.

3.03 BUILDING ENCLOSURE TESTING

A. Building Enclosure Testing: Perform testing before installation of interior finishes unless otherwise indicated.

B. Testing Agency: Engagea qualified testing agency to perform tests and inspections.

C. Expansion Building Enclosure Testing: Perform the following tests in the following order:

1. Whole Building Air Leakage Rate by Fan Pressurization: ASTM E 779.
2. Maximum Air Leakage Rate: **<Insert value>**.
3. Whole Building Air Tightness Using an Orifice Blower Door: ASTM E 1827.
4. Maximum Air Leakage Rate: **<Insert value>**.

END OF SECTION 01 9119.43

SOUTHCENTRAL FOUNDATION

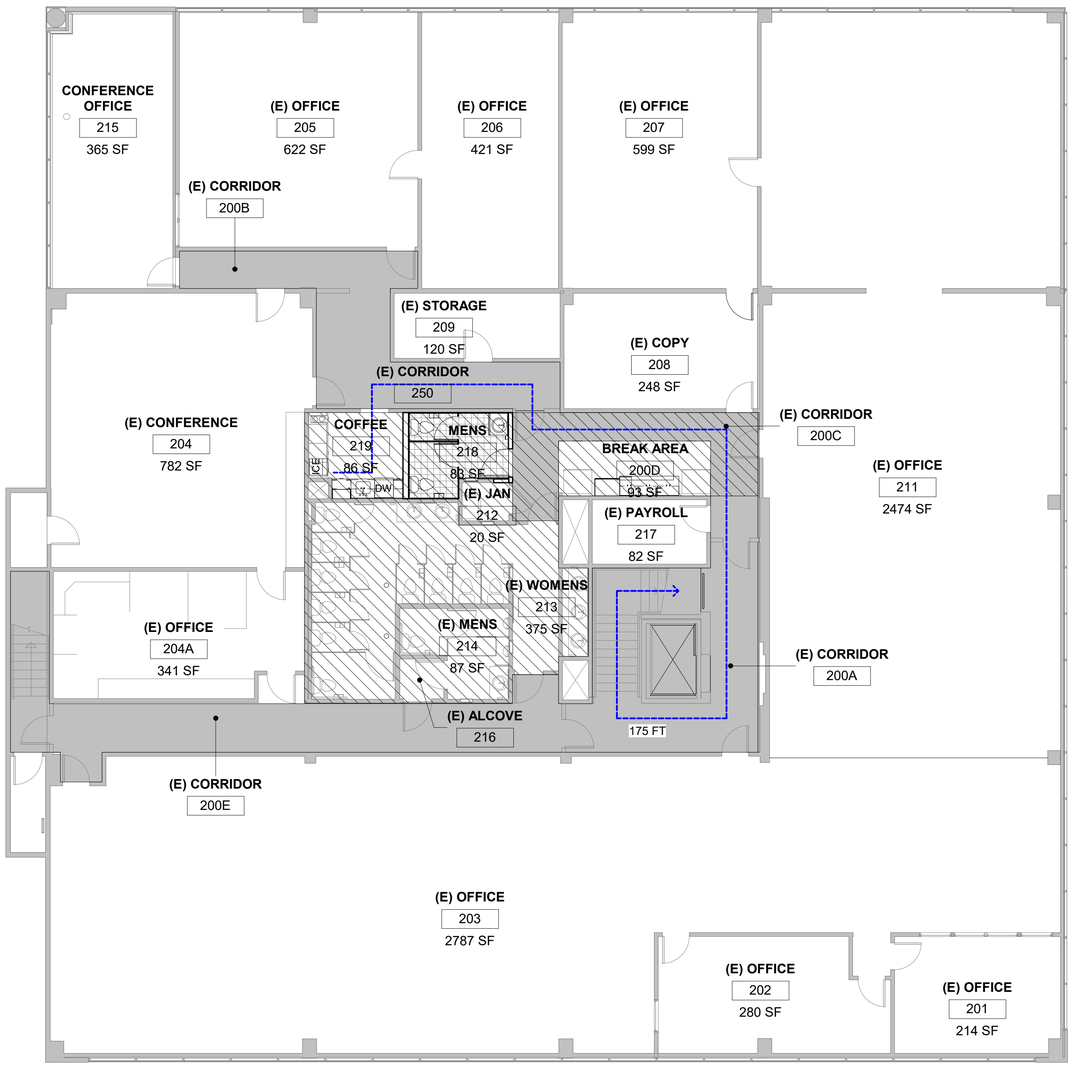
SCF FINANCE BLDG RESTROOM RENOVATION

7033 EAST TUDOR RD, ANCHORAGE, AK

100% CONSTRUCTION DOCUMENTS

SUPPLEMENTARY DOCUMENTS:
SCF FINANCE BLDG RESTROOM RENOVATION - 100%
-2026.06.30 Drawings

06/30/2026



1 G001 LIFE SAFETY PLAN - LEVEL 2
1/8" = 1'-0"

CODE SUMMARY

JURISDICTION: MUNICIPALITY OF ANCHORAGE

APPLICABLE CODES
2018 INTERNATIONAL BUILDING CODE (IBC)
2018 INTERNATIONAL MECHANICAL CODE (IMC)
2018 INTERNATIONAL FIRE CODE (IFC)
2018 UNIFORM PLUMBING CODE
2018 NATIONAL ELECTRICAL CODE
NFPA 409

OCCUPANCY CLASSIFICATION (SECTION 304)
BUSINESS (B)

AREA OF WORK

COFFEE	87	SF
MENS	85	SF
BREAK AREA	93	SF
(E) WOMENS (UNDERSLAB)	404	SF
(E) MENS	87	SF
(E) CORRIDOR	200	SF
TOTAL	956	SF

SEPARATION (TABLE 508.4) NONE

TYPE OF CONSTRUCTION (TABLE 601) II-A

FIRE RATINGS (TABLE 601/602)

STRUCTURAL FRAME	0 HR
BEARING WALLS EXTERIOR	0 HR
BEARING WALLS INTERIOR	0 HR
NON BEARING WALLS EXTERIOR	0 HR
NON BEARING WALLS INTERIOR	0 HR
FLOOR	0 HR
ROOF	0 HR

FIRE SPRINKLER (SECTION 903) FULLY SPRINKLERED

OCCUPANT LOAD (TABLE 1004.1.2)
BREAKROOM OCCUPANT LOAD WAS PREVIOUSLY 9 OCCUPANTS. THIS SPACE HAS BEEN DIVIDED INTO TWO SMALLER SPACES AS SHOWN BELOW. NO CHANGE IN TOTAL OCCUPANT LOAD.

COFFEE	5	OCCUPANTS
BREAK AREA	4	OCCUPANTS

STAIR / DOOR WIDTH FOR EGRESS (SECTIONS 1010 & 1011)
EXISTING: NOT AFFECTED

MAX. TRAVEL DISTANCE (TABLE 1017.2) 300 FEET

TOTAL PLUMBING FIXTURES REQUIRED BY 2012 UPC, TABLE 422.1

GROUP 'B' OCCUPANCY:	238 TOTAL OCCUPANTS
RATIO (50:50):	119 MALE : 119 FEMALE

MALE:
WATER CLOSET: 3 REQUIRED; 3 PROVIDED; ADDITIONAL 2 PROPOSED
LAVATORY: 2 REQUIRED; 2 PROVIDED; ADDITIONAL 1 PROPOSED
URINAL: 2 REQUIRED; 3 PROVIDED

FEMALE:
WATER CLOSET: 8 REQUIRED; 12 PROVIDED
LAVATORY: 3 REQUIRED; 6 PROVIDED

TOTAL PLUMBING FIXTURES PROVIDED

MALE:	**FEMALE:**
WATER CLOSET: 5	WATER CLOSET: 12
LAVATORY:3	LAVATORY: 6
URINAL: 3	

LIFE SAFETY PLAN LEGEND

PORTABLE FIRE EXTINGUISHER TYPE: MIN. 2A-10BC

FE	WALL BRACKET MOUNT; PROVIDE & INSTALL
X FT	PATH OF TRAVEL
	AREA OF WORK
	ACCESSIBLE ROUTE CORRIDOR

INDEX OF DRAWINGS

GENERAL

G001	COVER SHEET, CODE SUMMARY, & LIFE SAFETY PLAN
G002	PROJECT INFORMATION, GENERAL NOTES, & ABBREVIATIONS
G100	LEVEL 2 OVERALL PLAN

ARCHITECTURAL

AD101	LEVEL 2 DECONSTRUCTION FLOOR PLANS
A101	LEVEL 2 REMODEL FLOOR PLANS

INTERIOR DESIGN

ID100	LEVEL 2 - FINISH PLANS
ID201	INTERIOR ELEVATIONS
ID501	INTERIOR DETAILS

MECHANICAL

M001	MECHANICAL LEGEND, ABBREVIATIONS, AND SCHEDULES
M002	MECHANICAL SPECS
M101	LEVEL 2 - UNDERFLOOR PLUMBING DEMOLITION AND REMODEL
M102	LEVEL 2 - PLUMBING DEMOLITION AND REMODEL
M201	VENTILATION DEMOLITION AND REMODEL
M301	MECHANICAL DETAILS

ELECTRICAL

E001	ELECTRICAL LEGEND
E002	ELECTRICAL SPECIFICATIONS
E003	ELECTRICAL SPECIFICATIONS
E101	ELECTRICAL DEMOLITION PLAN
E201	ELECTRICAL REMODEL PLAN

ALTERNATES
1. RESTROOM FINISHES: WALL TILE WILL BE MODIFIED TO A WALL PROTECTION PANEL, AND THE FLOOR TILE WILL BE MODIFIED INTO A RESILIENT SHEET MATERIAL.
2. COUNTER IN BREAK ROOM WILL BE MODIFIED TO BE LAMINATE.

PROJECT TEAM

Southcentral Foundation

PROJECT MANAGER
Garrett Judd
gjudd@SouthcentralFoundation.com

RSA Engineering

MECHANICAL ENGINEERING
Milaud Baumgartner
mbaumgartner@rsa-ak.com

ELECTRICAL ENGINEERING
Steven Bassler
sbassler@rsa-ak.com

Explore Design

ARCHITECTURE/ INTERIOR DESIGN
Melissa Pribyl
mpribyl@exploredesign.com
421 West 1st Avenue, Suite 300
Anchorage, Alaska 99501
907.563.6474 | F 907.563.4572
exploredesign.com

COVER SHEET, CODE SUMMARY, & LIFE SAFETY PLAN

SHEET NO.
G001

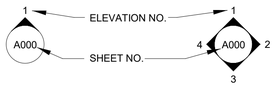
ABBREVIATIONS & SYMBOLS

A	ACRYLIC COATING
AB	AIR BARRIER
ACOUST	ACOUSTICAL
ACM	ALUMINUM COMPOSITE MATERIAL
ADD	ADDITIVE
ADJ	ADJUSTABLE
AFF	ABOVE FINISH FLOOR
AK	ALASKA
ALT	ALTERNATE
AL/ALUM	ALUMINUM
APPROX	APPROXIMATE
APT	APARTMENT
ARCH	ARCHITECTURAL
AWW	ACRYLIC WALL COATING
AT	ACOUSTIC TILE
AWC	ALUMINUM WINDOW WALL
B	BATH
BD	BOARD
BDRM	BEDROOM
BLD/BLDG	BUILDING
BM	BEAM
BOD	BOTTOM OF DECK
BOT	BOTTOM
BSMT	BASEMENT
BTWN	BETWEEN
CAB	CABINET
CAR	CARPET
CB	COVE BASE
CIP	CAST IN PLACE
CHLINK	CHAIN LINK
CJ	CONTROL JOINT
CLG	CEILING
CLO	CLOSET
CLR	CLEAR
COL	COLUMN
CONF	CONFERENCE
CMP	CORRUGATED METAL PIPE
CMU	CONCRETE MASONRY UNITS
CONC	CONCRETE
CONST	CONSTRUCTION
CONT	CONTINUOUS
CONTR	CONTRACTOR
COORD	COORDINATE
CORR	CORRIDOR
CUH	CABINET UNIT HEATER
CT	CERAMIC TILE
℄	CENTERLINE
CTSK	COUNTERSUNK
D	DEEP
DBL	DOUBLE
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DIM	DIMENSION
DISP	DISPENSER
DN	DOWN
DOT/PF	ALASKA DEPARTMENT OF TRANSPORTATION/PUBLIC FACILITIES
DTL	DETAIL
DW	DISHWASHER
DWG	DRAWING
DWR	DRAWER
(E)	EXISTING
EA	EACH
E/A	EXHAUST AIR
EIFS	EXTERIOR INSULATION AND FINISH SYSTEM
ELEC	ELECTRICAL
EL/ELEV	ELEVATION
ELEV	ELEVATOR
ENCL	ENCLOSURE
EOS	EDGE OF SLAB
EPDM	ETHYLENE PROPYLENE DIENE MONOMER
EQ	EQUAL
ESC	ESCALATOR
EX/EXIST	EXISTING
EXP	EXPOSED STRUCTURE (NO CEILING)
EXT	EXTERIOR
EXWD	EXISTING WOOD CEILING
EW	EMERGENCY EYE WASH
FAF	FLUID APPLIED SPORTS FLOORING
FD	FLOOR DRAIN
FDN	FOUNDATION
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET-SURFACE MOUNT
FECR	FIRE EXTINGUISHER CABINET-RECESSED
FIN	FINISH
FIXT	FIXTURE
FF	FACTORY FINISH
FLASH	FLASHING
FLR	FLOOR
FOF	FACE OF FINISH
FOS	FACE OF STUD
FPW	FIRE RETARDANT TREATED PLYWOOD
FRP	FIBERGLASS REINFORCED PLASTIC
FRT	FIRE RETARDANT TREATED
FT	FOOT OR FEET
FTG	FOOTING
FURR	FURRING
GA	GAUGE
GALV	GALVANIZED
GF/GI	GOVERNMENT FURNISHED / GOVERNMENT INSTALLED
GFRC	GLASS FIBER REINFORCED CEMENT
GL	GLASS
GWB	GYPSUM WALLBOARD
GYP	GYPSUM
HARD	CONCRETE HARDENER
H	HIGH
HDPB	HIGH DENSITY PARTICLE BOARD
HDW	HARDWARE
HDWD	HARDWOOD
HORIZ	HORIZONTAL
HM	HOLLOW METAL
HPDL	PLASTIC LAMINATE
HP	HORSEPOWER
HR	HOUR
HT	HEIGHT
IBC	INTERNATIONAL BUILDING CODE
ICC	INTEGRALLY COLORED CONCRETE
ID	INSIDE DIAMETER
INCL	INCLUDING
IHM	INSULATED HOLLOW METAL
INSUL	INSULATION / INSULATING
INT	INTERIOR
IRMA	INSULATED ROOF MEMBRANE ASSEMBLY
JAN	JANITOR
JT	JOINT
KIT	KITCHEN
L	LONG
LAM	LAMINATED
LAV	LAVATORY
LM	LOCKHEED MARTIN
LS	LAG SCREW
M	MEN
MATL	MATERIAL
MAX	MAXIMUM
MB	MARKER BOARD
MBR	MEMBER
MCM	METAL COMPOSITE MATERIAL
MDF	MEDIUM DENSITY FIBERBOARD
MECH	MECHANICAL
MFP	METAL FACED PLYWOOD
MFR	MANUFACTURER
MFRD	MANUFACTURED
MIN	MINIMUM
MISC	MISCELLANEOUS
MO	MASONRY OPENING
MTL	METAL
MULL	MULLION
N	NONE / NOT APPLICABLE
NIC	NOT IN CONTRACT
NOM	NOMINAL
NTS	NOT TO SCALE
O/	OVER
O/A	OUTSIDE AIR
OC	ON CENTER
OD	OUTSIDE DIAMETER
O.F./C.I.	OWNER FURNISHED CONTRACTOR INSTALLED
O.F./O.I.	OWNER FURNISHED OWNER INSTALLED
OFD	OVER FLOW DRAIN
OFF	OFFICE
OH	OPPOSITE HAND / OVERHEAD
OPNG	OPENING
OPP	OPPOSITE HAND
P	PAINT
PC	PORCELAIN CERAMIC TILE
PERF	PERFORATED
P-LAM	PLASTIC LAMINATE
PLWD	PLYWOOD
PLY	PLYWOOD WAINSCOT
PP	PLASTIC PANEL WAINSCOT
PS	PROJECTION SCREEN
PT	PRESERVATIVE TREATED
PNL	PANEL
PR	PAIR
R	RADIUS / RISER
RAF	RAISED ACCESS FLOOR
R/A	RETURN AIR
RB	RUBBER BASE
RD	ROOF DRAIN
REF	REFERENCE / REFRIGERATOR
REINF	REINFORCED
REQ'D	REQUIRED
REV	REVISED/REVISION
RG	REFRIGERATOR
RF	ROOF
RM	ROOM
RO	ROUGH OPENING
RT	RUBBER TILE
RTT	RUBBER TIRE TILE
RUB	RUBBER ANTI-SLIP
S	SEALER
SB	SMOKE BARRIER
SAC	SUSPENDED ACOUSTICAL CEILING
S/A	SUPPLY AIR
SCHD	SCHEDULE
SDT	STATIC DISSIPATIVE TILE
SEAL	SEALER
SEC	SECRETARY
SECT	SECTION
SF	SQUARE FOOT
SHT	SHEET
SHTG	SHEATHING
SHR	SHOWER
SIM	SIMILAR
SM	SURFACE MOUNT
SOG	SLAB ON GRADE
SPECS	SPECIFICATIONS
SQ	SQUARE
SS	STAINLESS STEEL
SSM	SOLID SURFACE MATERIAL
STD	STANDARD
STL	STEEL
STRUCT	STRUCTURAL
ST STL	STAINLESS STEEL
SUSP	SUSPENDED
SV	SHEET VINYL
SWA	SECURE WORKING AREA
T	TOILET
TEL	TELEPHONE
T&G	TONGUE & GROOVE
TOB	TOP OF BEAM
TOD	TOP OF DECK
TOEB	TOP OF EXISTING BEAM
TOED	TOP OF EXISTING DECK
TOEJ	TOP OF EXISTING JOIST
TOEP	TOP OF EXISTING PARAPET
TOJ	TOP OF JOIST
TOP	TOP OF PARAPET
TP	TOILET PAPER
TR	TREADS
TS	TACK SURFACE
TYP	TYPICAL
UL	UNDERWRITERS LABORATORY
UNO	UNLESS NOTED OTHERWISE
W	WIDE / WOMEN
W/	WITH
WC	WATER CLOSET
VT	VINYL TILE
VR	VAPOR RETARDER
VERT	VERTICAL
VEST	VESTIBULE
VST	STAIR TREAD
WD	WOOD
WFB	WOOD FIBER BOARD
WOM	WALK OFF MAT
WRGWB	WATER RESISTANT GYPSUM WALLBOARD
W/O	WITHOUT
WP	WATERPROOF
WWF	WELDED WIRE FABRIC

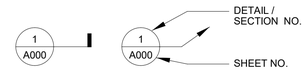
NOTE: Reference Schedules, Structural, Mechanical, Electrical for additional abbreviation legends.



BUILDING SECTION SYMBOL



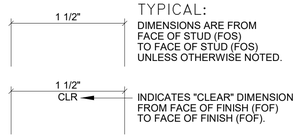
ELEVATION SYMBOLS



DETAIL SYMBOL



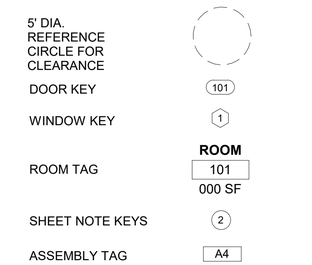
WALL SECTION SYMBOL



DIMENSIONING CONVENTIONS



NORTH ARROW



MISCELLANEOUS SYMBOLS

GENERAL NOTES

CONTRACT DOCUMENTS

1. THE SPECIFICATIONS ARE AN INTEGRAL PART OF THE CONTRACT DOCUMENTS AND SHALL BE USED IN CONJUNCTION WITH THE DRAWINGS. IN CASES, IF ANY, WHERE REQUIREMENTS INDICATED ON THE DRAWINGS DIFFER FROM THE SPECIFICATIONS, NOTIFY ARCHITECT.

GENERAL

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE LOCAL CODES, ORDINANCE AND ACCEPTED INDUSTRY STANDARDS; REFER TO CODE STUDY.
2. THE CONTRACTOR SHALL ABIDE BY THE INTERNATIONAL BUILDING CODE CHAPTER 33 - SAFEGUARDS DURING CONSTRUCTION.
3. DO NOT SCALE DRAWINGS. IF DIMENSIONS ARE IN QUESTION, NOTIFY ARCHITECT.
4. ROOM NET AREA AND PERIMETER LENGTH SHOWN IN SCHEDULE(S) IS FOR REFERENCE ONLY. CONTRACTOR IS RESPONSIBLE TO VERIFY QUANTITIES
5. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL FIELD CONDITIONS AND DIMENSIONS. IN THE EVENT OF DISCREPENCIES, NOTIFY ARCHITECT.
6. USE MOISTURE RESISTANT BOARD AT ALL WALLS WITH PLUMBING FIXTURES.
7. ALL GYPSUM BOARD ABUTTING OTHER MATERIALS IS TO BE FINISHED WITH METAL EDGES AND CAULKED OR FIRE STOPPED AS REQUIRED.
8. ALL INTERIOR PARTITIONS SHALL BE CONTINUOUS FROM FLOOR TO STRUCTURE ABOVE UNLESS SHOWN ON WALL SECTIONS. THE EXTENT AND LOCATIONS OF RATED PARTITIONS AND SMOKE PARTITIONS ARE SHOWN ON THE FLOOR PLAN.
9. ELECTRICAL PANELS, FIRE HOSE CABINETS, AND RECESSED OBJECTS OVER 16 SQUARE INCHES, IN FIRE RATED WALLS, ARE TO BE WRAPPED IN GYPSUM BOARD OR OTHER FIRESTOPPING MATERIAL TO MAINTAIN THE WALL RATING.
10. PROVIDE ANCHORAGE, BLOCKING, BACKING AND FRAMING FOR EQUIPMENT, FIXTURES, RAILING, CASEWORK, TOILET PARTITIONS, TOILET ACCESSORIES, ETC. AS REQUIRED FOR A COMPLETE INSTALLATION.
11. THE DRYWALL SYSTEM IS BASED ON DETAILS OF THE U.S. GYPSUM COMPANY.

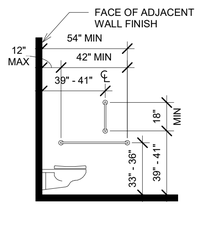
LIFE SAFETY

1. 1. ALL FIRE RATED AND ACOUSTIC PARTITIONS SHALL EXTEND TO UNDERSIDE OF FLOOR DECK / ROOF DECK. SEAL PERIMETER AND PENETRATIONS PER UL RATING.
2. PROVIDE FIREBLOCKING AND DRAFTSTOPPING IN CONCEALED SPACES PER APPLICABLE CODES.

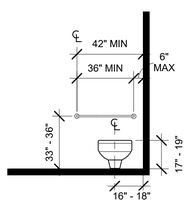
FLOOR PLAN

1. ALL DIMENSIONS FOR EXTERIOR WALLS ARE TO EDGE OF SLAB AND/OR EXTERIOR FACE OF STUD.
2. ALL DIMENSIONS FOR INTERIOR PARTITIONS ARE TO FINISH FACE OF WALL.
3. DIMENSIONS FOR SINGLE DOORS ARE TO OUTSIDE FACE OF FRAME.
4. DIMENSIONS FOR DOUBLE DOORS ARE TO OUTSIDE FACE OF FRAME OR DOOR CENTERLINE. REFER TO DOOR SCHEDULE.
5. DOOR FRAMES SHALL BE LOCATED 4" FROM CORNERS (8" FOR C.M.U. CONSTRUCTION).
6. DIMENSIONS FOR WINDOW ARE TO CENTERLINE OF UNIT OR TO ROUGH OPENING FACE. REFER TO WINDOW SCHEDULE.

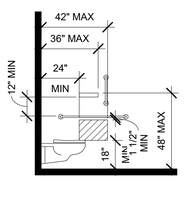
ACCESSIBLE MOUNTING HEIGHTS AND GENERAL NOTES



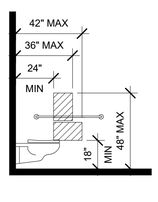
WALL MOUNTED GRAB BARS AT SIDEWALL (GB)



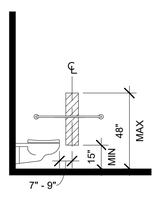
WALL MOUNTED WATER CLOSET (WC) AND GRAB BAR



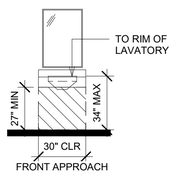
ANSI PROTRUDING DISPENSER(S)



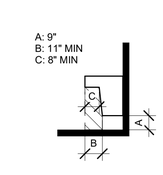
ANSI RECESSED DISPENSER(S)



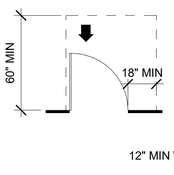
ADA 2010 DISPENSER(S)



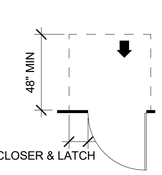
LAVATORY (LAV) MIRROR (MR)



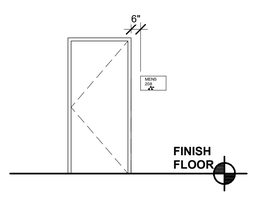
ANSI / ADA 2010 KNEE CLEARANCES



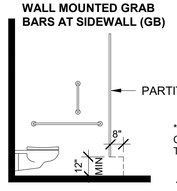
FRONT APPROACH, PULL SIDE



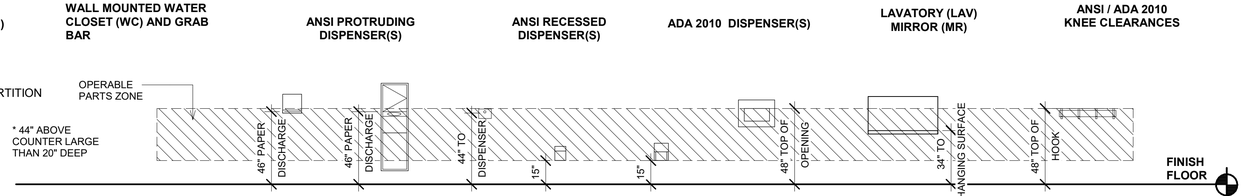
FRONT APPROACH, PUSH SIDE



ANSI SIGNAGE MOUNTING HEIGHTS



WHEELCHAIR ACCESSIBLE COMPARTMENT TOE CLEARENCE



ADAM 2010 / ANSI REACH RANGES

PAPER TOWEL DISPENSER (PTD)

PAPER TOWEL DISPENSER/RECEPTACLE (PTDR)

SOAP DISPENSER (SD)

SANITARY NAPKIN DISPENSER (SND)

TOILET TISSUE DISPENSER (TT)

TOILET SEAT COVER DISPENSER (TSC)

BABY CHANGING STATION (BCS)

HOOKS (HK)

NOTES

1. WATER SUPPLY AND DRAIN PIPES UNDER LAVATORIES AND SINK SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT.
2. THERE SHALL BE NO ABRASIVE SURFACE UNDER LAVATORIES OR SINKS. THIS FACILITY WILL FOLLOW ANSI 117.1 IN ACCORDANCE WITH IBC 2012 CHAPTER 11, 1101.2

Explore Design
421 West 1st Avenue, Suite 300
Anchorage, Alaska 99501
907.563.6474 | F 907.563.4572
exploredesign.com

STATE OF ALASKA
John T. Weir
No. 10242
REGISTERED PROFESSIONAL ENGINEER

SOUTHCENTRAL FOUNDATION

SCF FINANCE BLDG RESTROOM RENOVATION

7033 EAST TUDOR RD, ANCHORAGE, AK

100% CONSTRUCTION DOCUMENTS

JOB NO.	**AK2025017**
DATE:	**06/30/2026**
PROJ. MGR.:	**MLP**
DRAWN BY:	**SS / ERD**
REVIEWED BY:	**MLP**
REVISIONS:	

PROJECT INFORMATION, GENERAL NOTES, & ABBREVIATIONS

SHEET NO.
G002



KEY PLAN LEGEND

INDICATES AREA NOT IN SCOPE OF WORK

1 G100 LEVEL 2 - OVERALL PLAN

1/8" = 1'-0"

0' 1' 2' 4' 8'

22X34 SHEET 1/4" = 1'-0"
11X17 SHEET 1/8" = 1'-0"

NORTH

Explore Design
421 West 1st Avenue, Suite 300
Anchorage, Alaska 99501
907.563.6474 | F 907.563.4572
exploredesign.com

STATE OF ALASKA
John T. Weir
No. 10242
REGISTERED PROFESSIONAL ENGINEER

SOUTHCENTRAL FOUNDATION

SCF FINANCE BLDG RESTROOM RENOVATION

7033 EAST TUDOR RD, ANCHORAGE, AK

100% CONSTRUCTION DOCUMENTS

JOB NO.	**AK2025017**
DATE:	**06/30/2026**
PROJ. MGR.:	**MLP**
DRAWN BY:	**SS / ERD**
REVIEWED BY:	**MLP**
REVISIONS:	

LEVEL 2 OVERALL PLAN

SHEET NO.

G100

DEMOLITION LEGEND

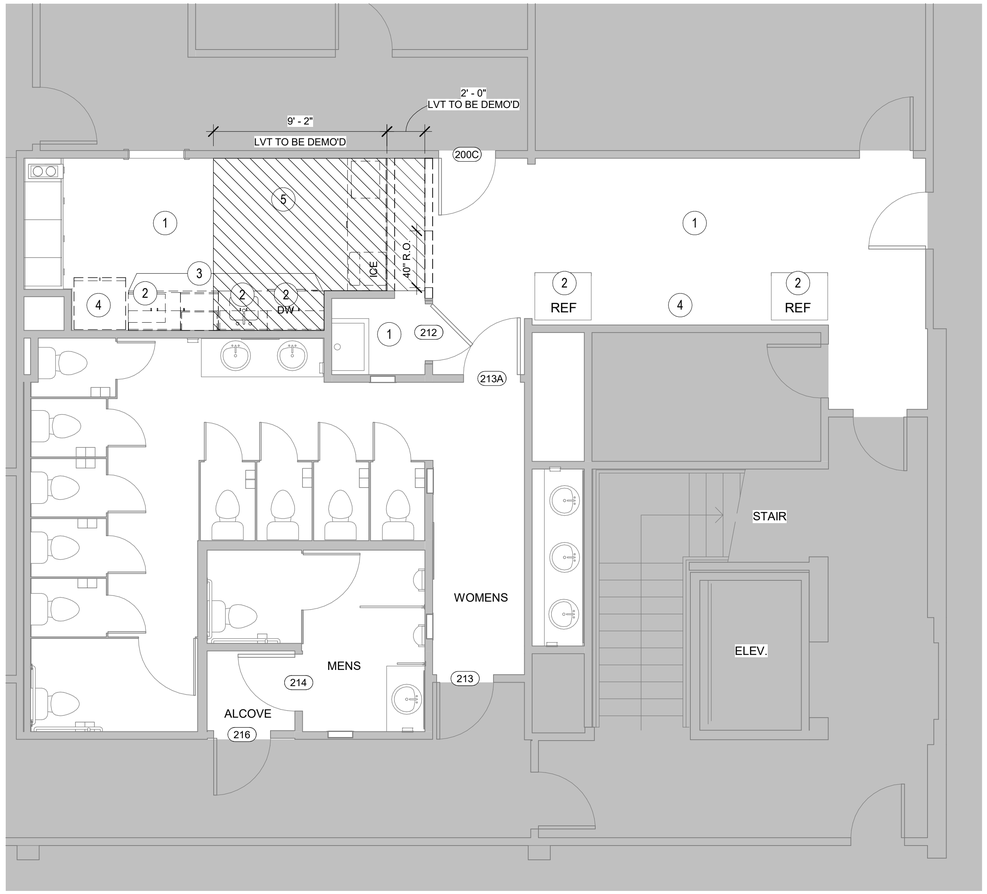
- (1) SHEET NOTES
- EXISTING WALLS TO REMAIN
- EXISTING WALLS TO BE REMOVED
- EXISTING DOOR AND FRAME TO REMAIN
- EXISTING DOOR AND FRAME TO BE REMOVED
- AREA TO BE DEMO'D
- GWB EXISTING TO REMAIN
- ACT EXISTING TO REMAIN

GENERAL NOTES

1) THE INFORMATION SHOWN IN THIS DRAWING IS TAKEN FROM AS-BUILT DRAWINGS AND WALK-THRU OF THE EXISTING FACILITY. THERE IS NO WARRANTY OR GUARANTEE AS OF THE ACCURACY OF THE INFORMATION SHOWN. THE CONTRACTOR SHALL FIELD VERIFY ALL ITEMS, AREAS, AND ASSEMBLIES SHOWN FOR DEMOLITION PRIOR TO START OF WORK
2) DIMENSIONS ARE BASED ON ASBUILT DRAWINGS AND VARIOUS SITE VISITS. ACCURACY OF CRITICAL DIMENSIONS SHOULD BE VERIFIED BY THE CONTRACTOR
3) REFER TO STRUCTURAL, MECHANICAL, ELECTRICAL, AND CIVIL SHEETS FOR RELATED DEMOLITION INFORMATION
4) THE OWNER SHALL HAVE FIRST RIGHT OF REFUSAL ON ALL SALVAGEABLE MATERIAL, THE CONTRACTOR SHALL DELIVER SALVAGED MATERIALS TO AN AREA AS DIRECTED BY THE OWNER

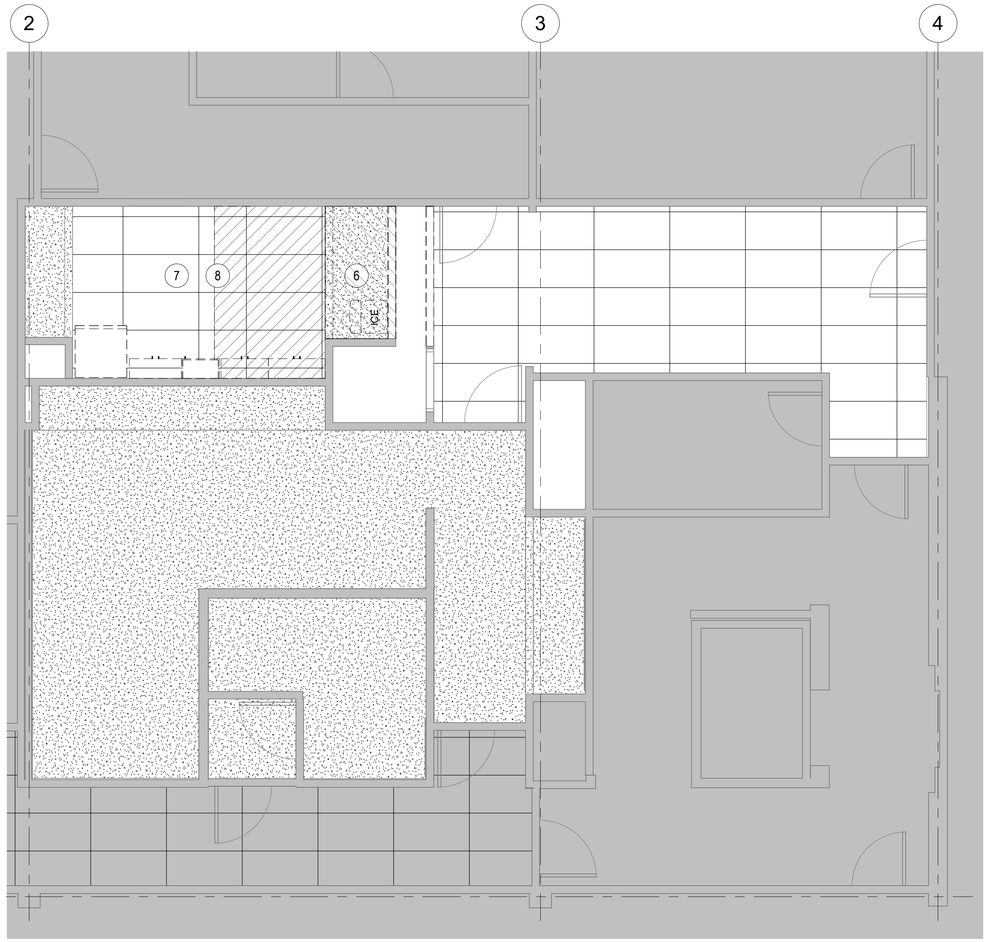
KEYNOTES

1. EXISTING FLOORING TO REMAIN, PROTECT DURING CONSTRUCTION.
2. SALVAGE & PROTECT DURING CONSTRUCTION FOR REINSTALLATION AS SHOWN ON A101.
3. ASSESS RE-USABILITY OF CASEWORK AS SHOWN ON A101 & ID201. PRICING SHOULD ASSUME NEW CASEWORK WITH A DEDUCT IF EXISTING CASEWORK CAN BE RE-USED.
4. SALVAGE & COORDINATE UNUSED COMPONENTS WITH OWNER.
5. REMOVE EXISTING LVT FLOORING & PREP SLAB FOR TILE INSTALL.
6. REMOVE SOFFIT & SOFFIT WALL, ENSURE BOTTOM OF ALL UTILITIES (DUCTS, ELEV, DATA, PIPING) ARE SECURED MINIMUM OF 8' - 6" A.F.F.
7. RE-USE AS MUCH OF EXISTING ACOUSTICAL CEILING TILES & GRID AS POSSIBLE.
8. MOVE EXISTING LIGHTS & FIRE PROTECTION DEVICES INTO BREAK ROOM CEILING.



1 AD101 LEVEL 2 - DECONSTRUCTION
1/4" = 1'-0"

0' 1' 2' 4' 8'
22X34 SHEET 1/4" = 1'-0"
11X17 SHEET 1/8" = 1'-0"
NORTH



2 AD101 LEVEL 2 - DECONSTRUCTION REFLECTED CEILING PLAN
1/4" = 1'-0"

0' 1' 2' 4' 8'
22X34 SHEET 1/4" = 1'-0"
11X17 SHEET 1/8" = 1'-0"
NORTH

D

Explore Design
421 West 1st Avenue, Suite 300
Anchorage, Alaska 99501
907.563.6474 | F 907.563.4572
exploredesign.com

STATE OF ALASKA
John T. Weir
No. 10242
REGISTERED PROFESSIONAL ENGINEER

SOUTHCENTRAL FOUNDATION

SCF FINANCE BLDG RESTROOM RENOVATION

7033 EAST TUDOR RD, ANCHORAGE, AK

100% CONSTRUCTION DOCUMENTS

JOB NO.	**AK2025017**
DATE:	**06/30/2026**
PROJ. MGR.:	**MLP**
DRAWN BY:	**SS / ERD**
REVIEWED BY:	**MLP**
REVISIONS:	

LEVEL 2 DECONSTRUCTION FLOOR PLANS

SHEET NO.
AD101

DOOR SCHEDULE

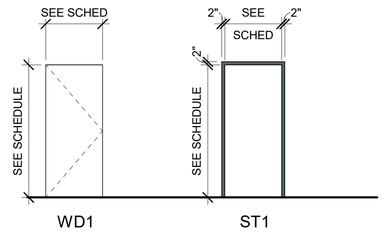
DOOR #	ROOM NAME	WIDTH LEAF 1	WIDTH LEAF 2	HEIGHT	DOOR FINISH	DOOR TYPE	FRAME TYPE	RATING	DETAILS HEAD	DETAILS JAMB	DETAILS SILL	NOTES
N218	MEN'S RESTROOM	3' - 0"		7' - 0"	CLEAR	WD1	ST1	-				PASSAGE LOCK AND CLOSER

LEGEND

REFER TO MECHANICAL AND ELECTRICAL DRAWINGS FOR MORE REMODEL INFORMATION

- INDICATES AREA NOT IN SCOPE OF WORK
- INDICATES EXISTING WALL
- INDICATES NEW WALL.
- (#) INDICATES NEW DOOR ASSEMBLY

DOOR & FRAME TYPES



GENERAL NOTES

1. CONTRACTOR SHALL FIELD-VERIFY ALL DIMENSIONS PRIOR TO WORK. PROMPTLY NOTIFY THE ARCHITECT, OWNER'S REPRESENTATIVE, AND/OR THE CONTRACTING OFFICER IN WRITING OF ALL DISCREPANCIES IN NEW OR EXISTING CONDITIONS.
2. ALL DIMENSIONS ARE TAKEN FROM GRIDS, FACE OF METAL STUD PARTITION, UNO. DIMENSIONS BETWEEN SURFACES WILL BE NOTED WHERE APPLICABLE FROM MATERIAL FINISHES. UNLESS OTHERWISE NOTED ALL DIMENSIONS REFERENCED HEREIN ARE IMPERIAL STANDARDS AND SHALL BE TREATED WITHOUT ANY HIERARCHY OR ORDER OF PRECEDENCE.
3. WHERE NEW PARTITIONS MEET EXISTING PARTITIONS, ALIGN NEW PARTITION FACE OF FINISH WITH EXISTING PARTITION FACE OF FINISH, UNO.
4. ALL INTERIOR WOOD DOORS TO BE CLEAR WHITE MAPLE, PLAIN SLICED, BALANCED, BOOKMATCHED WITH A CLEAR SATIN FINISH.

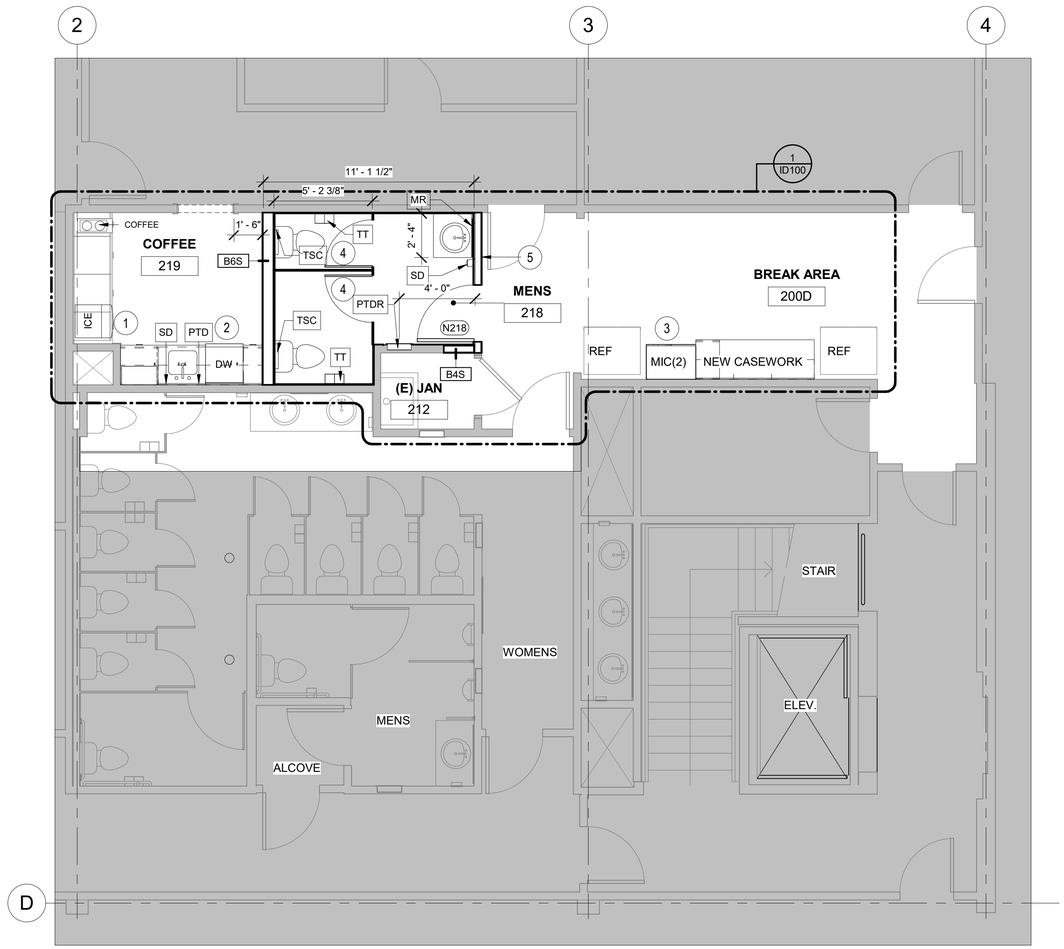
RCP LEGEND

1/4" SCALE, REFTER TO INTERIOR FINISH LEGEND FOR MORE INFORMATION

- ACT EXISTING TO REMAIN
- GWB, PAINTED PT1
- 8' - 0" ELEVATION TAG
- ACCENT LIGHTING LOCATIONS
- (?) KEY NOTES

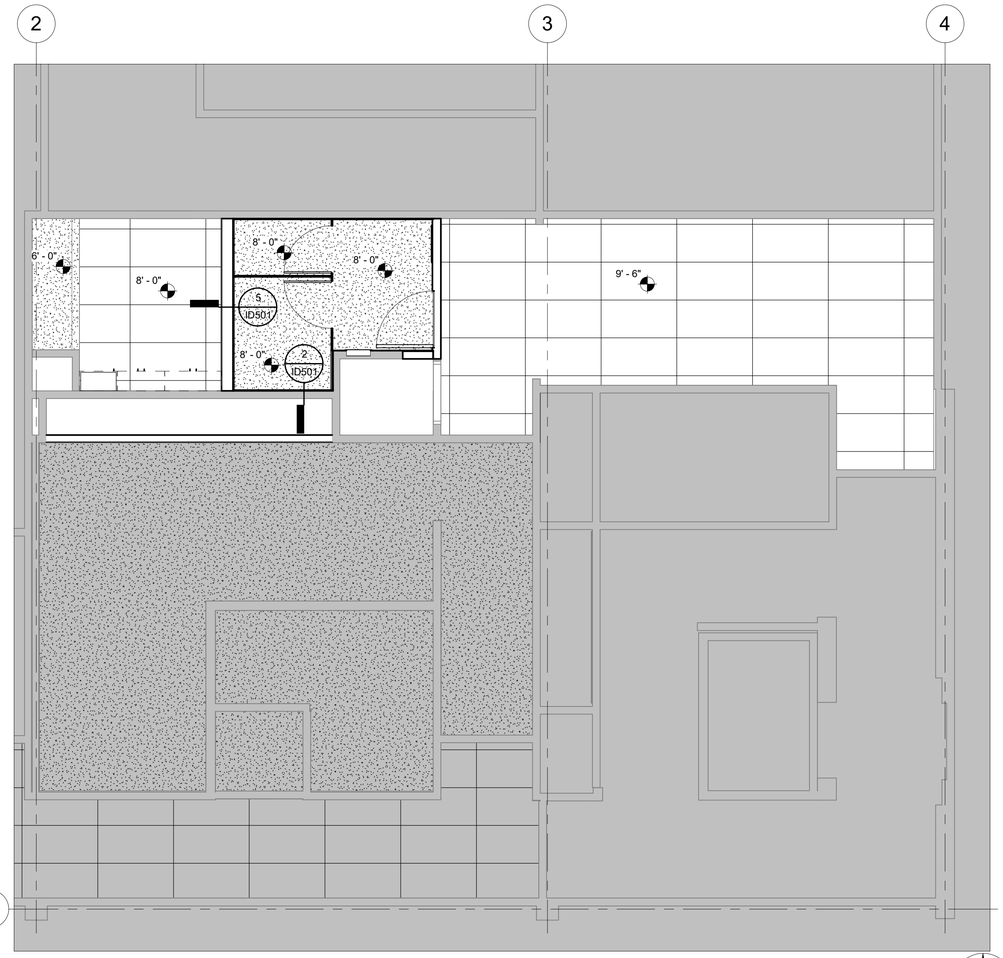
KEYNOTES

1. (E) ICE MAKER / WATER DISPENSER RELOCATED TO THIS LOCATION
2. (E) DISHWASHER RELOCATED TO THIS LOCATION
3. (E) MICROWAVE RELOCATED TO THIS LOCATION
4. 30" TOILET PARTITION DOOR
5. NEW MEN'S RESTROOM SIGN TO MATCH EXISTING WOMAN'S RESTROOM SIGN. BLACK PLASTIC WITH WHITE RAISED COPY AND PICTOGRAM WITH CLEAR BRAILLE.



1 A101 LEVEL 2 - FLOOR PLAN
1/4" = 1'-0"

0' 1' 2' 4' 8'
22X34 SHEET 1/4" = 1'-0"
11X17 SHEET 1/8" = 1'-0"
NORTH



2 A101 LEVEL 2 - REFLECTED CEILING PLAN
1/4" = 1'-0"

0' 1' 2' 4' 8'
22X34 SHEET 1/4" = 1'-0"
11X17 SHEET 1/8" = 1'-0"
NORTH

Explore Design
421 West 1st Avenue, Suite 300
Anchorage, Alaska 99501
907.563.6474 | F 907.563.4572
exploredesign.com

STATE OF ALASKA
John T. Weir
No. 10242
REGISTERED PROFESSIONAL ENGINEER

SOUTHCENTRAL FOUNDATION

SCF FINANCE BLDG RESTROOM RENOVATION

7033 EAST TUDOR RD, ANCHORAGE, AK

100% CONSTRUCTION DOCUMENTS

JOB NO.	AK2025017
DATE:	06/30/2026
PROJ. MGR.:	MLP
DRAWN BY:	SS / ERD
REVIEWED BY:	MLP
REVISIONS:	

LEVEL 2 REMODEL FLOOR PLANS

SHEET NO.
A101

MATERIAL LEGEND

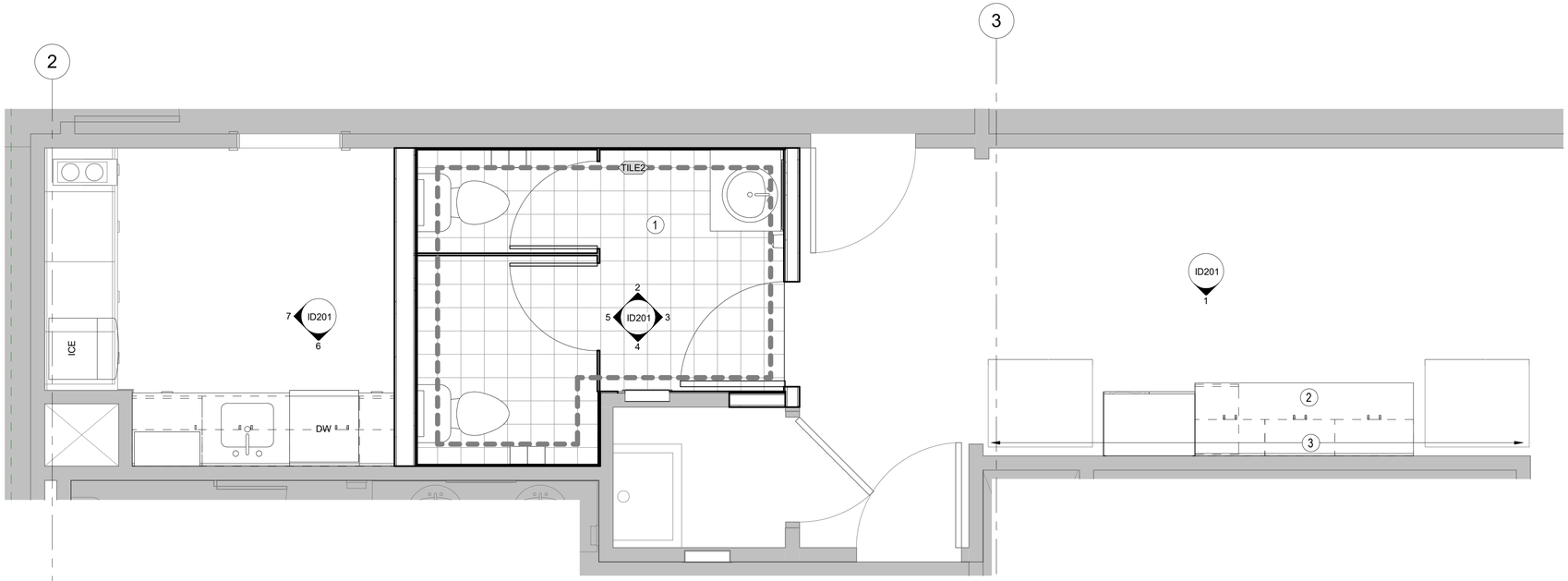
CODE	DESCRIPTION	MANUFACTURER	STYLE	COLOR	SIZE	REMARKS
PL1	PLASTIC LAMINATE	CORIAN	MANITOBA MAPLE	MANITOBA MAPLE	-	
PL2	PAINT	WILSONART	SONATA QUARTZITE	SONATA QUARTZITE	-	ALTERNATE 2
PT1	PAINT	SHERWIN WILLIAMS	EGGSHELL	MATCH EXISTING WHITE	-	
RESIL1	RESILIENT SHEET	TARKETT	ACCZENT STONES	026 TERRAZZO	-	ALTERNATE 1
SSI	SOLID SURFACE	WILSONART	CARRARA CREMA	CARRARA CREMA	-	
TB1	TILE WALL BASE	DALTILE	COLOR WHEEL	ARCTIC WHITE	6X12	
TILE1	FLOOR TILE	UNITED TILE	BASALT	CALDARA	12X24	USE WITH SCHLUTER DILEX-AHK
TILE2	WALL TILE	DALTILE	COLOR WHEEL	ARCTIC WHITE	12X24	
WB1	WALL BASE	ROPPE	RUBBER WALL BASE	123 CHARCOAL	4"	
WP1	WALL PANEL	INPRO	G2	TBD	48X96	ALTERNATE 1

SPECIALTY EQUIPMENT LEGEND

CODE	DESCRIPTION	MANUFACTURER (BASIS OF DESIGN)	MODEL NUMBER
ECM	COFFEE MAKER	EXISTING	-
EDW	DISHWASHER	EXISTING	-
EIM	ICE MAKER	EXISTING	-
EMIC	MICROWAVE	EXISTING	-
EREF	REFRIGERATOR	EXISTING	-
GB	GRAB BAR	BRADLEY	812 SERIES
MR	MIRROR	BOBRICK	B290 24X30
PTD	PAPER TOWEL DISPENSER	ENMOTION	59462
SCD	SEAT COVER DISPENSER	BOBRICK	B-221 CLASSIC SERIES
SD	SOAP DISPENSER	ECOLAB	HUNTINGTON BRAND FOAM DISPENSER #ECO92723188
SND	SANITARY NAPKIN DISPOSAL	BOBRICK	B-270 CONTURA SERIES
TTD	TOILET TISSUE DISPENSER	GEORGIA PACIFIC	56744 COMPACT QUAD SERIES

TOILET ACCESSORIES SCHEDULE

TYPE MARK	MANUFACTURER	MODEL	FINISH
ECM			
EDW			
EIM	FOLLETT	25CI400A	
MR	Bobrick Washroom Equipment, Inc.	B-290	STAINLESS STEEL
PTDR	Bradley Corporation	235	STAINLESS STEEL
SD	Bradley Corporation	6A01-11	STAINLESS STEEL
TSC	Bobrick Washroom Equipment, Inc.	B-4221	STAINLESS STEEL
TT	Bobrick Washroom Equipment, Inc.	B-4288	STAINLESS STEEL



1 ID100 LEVEL 2 - ENLARGED FINISH PLAN
1/2" = 1'-0"

0' 1' 2' 4'
22X34 SHEET 1/2" = 1'-0"
11X17 SHEET 1/4" = 1'-0"

NORTH

FINISH LEGEND

- EXIST
- TILE1
- PTX — FINISH TAG
- TILE2 6'-0" AFF

GENERAL NOTES

1. GENERAL WALL FINISH TO BE PT1 UNO.
2. ALL WALL BASE TO BE WB1, UNO.

KEYNOTES

1. ALTERNATE 1; REFER TO G001
2. ALTERNATE 2; REFER TO G001
3. PAINT COLOR TO MATCH EXISTING IN THIS AREA.

Explore Design
421 West 1st Avenue, Suite 300
Anchorage, Alaska 99501
907.563.6474 | F 907.563.4572
exploredesign.com

STATE OF ALASKA
John T. Weir
No. 10242
REGISTERED PROFESSIONAL ENGINEER

SOUTHCENTRAL FOUNDATION

SCF FINANCE BLDG RESTROOM RENOVATION

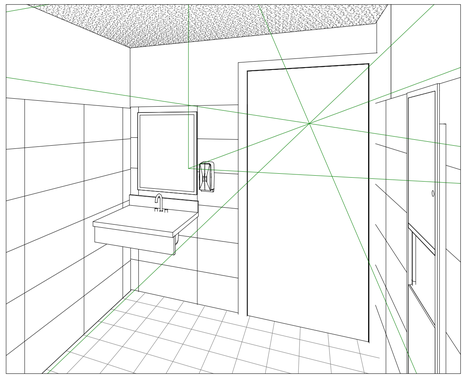
7033 EAST TUDOR RD, ANCHORAGE, AK

100% CONSTRUCTION DOCUMENTS

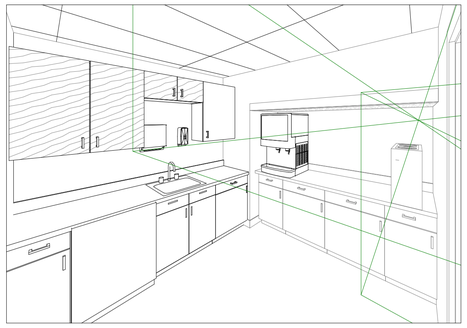
JOB NO.	AK2025017
DATE:	06/30/2026
PROJ. MGR.:	MLP
DRAWN BY:	SS / ERD
REVIEWED BY:	MLP
REVISIONS:	

LEVEL 2 - FINISH PLANS

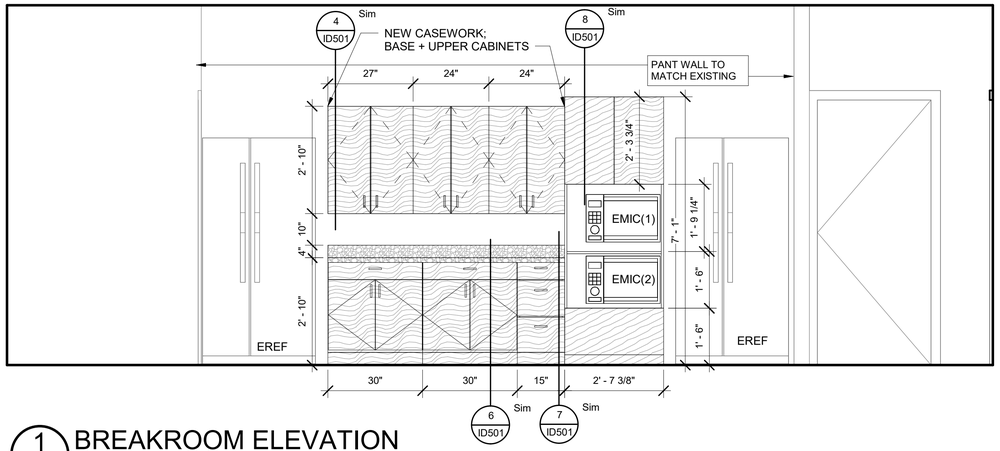
SHEET NO.
ID100



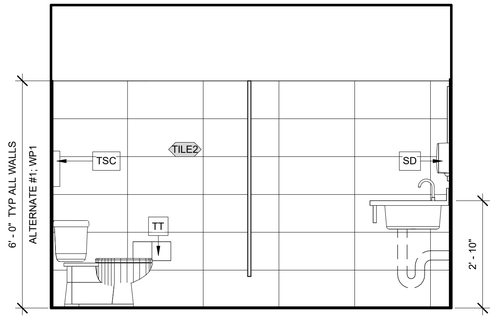
V1 ID201 MENS RESTROOM



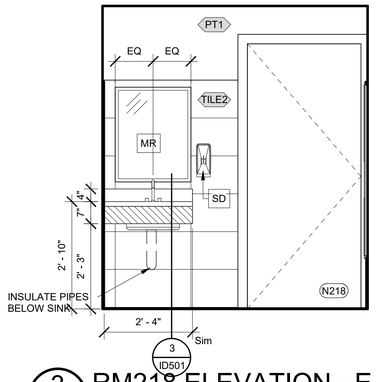
V2 ID201 BREAK ROOM



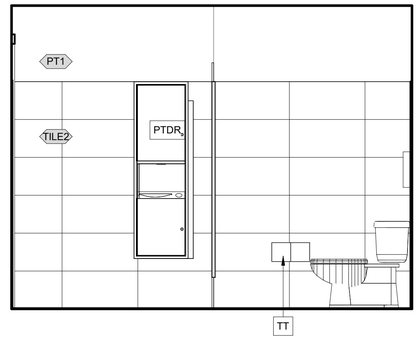
1 ID201 BREAKROOM ELEVATION
1/2" = 1'-0"



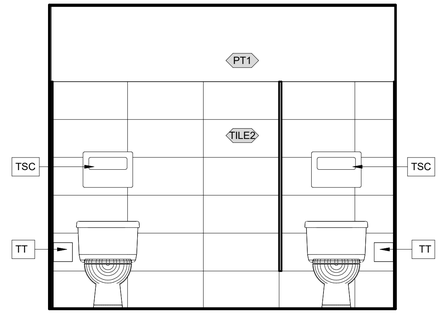
2 ID201 RM218 ELEVATION - NORTH
1/2" = 1'-0"



3 ID201 RM218 ELEVATION - EAST
1/2" = 1'-0"



4 ID201 RM218 ELEVATION - SOUTH
1/2" = 1'-0"



5 ID201 RM218 ELEVATION - WEST
1/2" = 1'-0"

GENERAL NOTES

1. REFER TO FINISH LEGEND FOR SPECIFIED FINISH INFORMATION.
2. REFER TO ADA STANDARDS FOR ALL MOUNTING HEIGHTS FOR ACCESSORIES AND SIGNAGE.

ELEVATION LEGEND

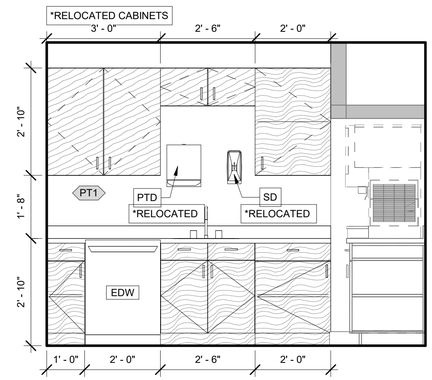
TILE2 (WP1 ALTERNATE #1)

EXISTING CABINET TO BE RELOCATED UNO

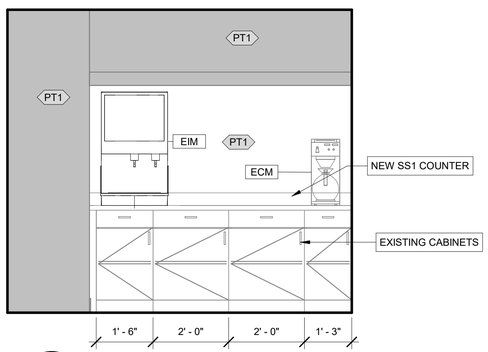
SS1 (PL2 ALTERNATE #2)

PTX MATERIAL TAG

1i SPECIALTY EQUIPMENT TAG, CFCI. REFER TO SPECIALTY EQUIPMENT LEGEND



6 ID201 RM 219 ELEVATION - SOUTH
1/2" = 1'-0"



7 ID201 RM 219 ELEVATION - WEST
1/2" = 1'-0"

Explore Design
421 West 1st Avenue, Suite 300
Anchorage, Alaska 99501
907.563.6474 | F 907.563.4572
exploredesign.com

STATE OF ALASKA
John T. Weir
No. 10242
REGISTERED PROFESSIONAL ENGINEER

SOUTHCENTRAL FOUNDATION

SCF FINANCE BLDG RESTROOM RENOVATION

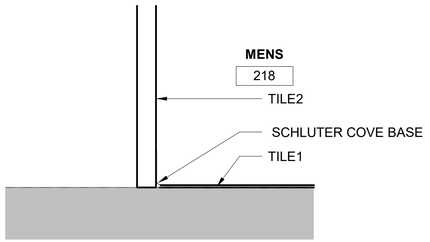
7033 EAST TUDOR RD, ANCHORAGE, AK

100% CONSTRUCTION DOCUMENTS

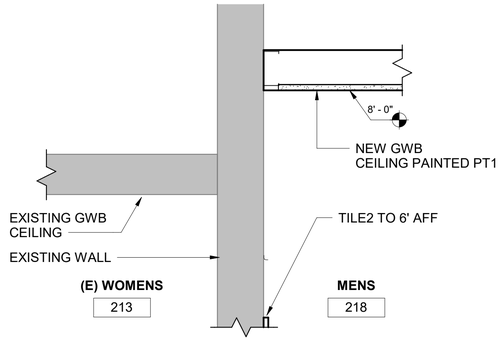
JOB NO.	AK2025017
DATE:	06/30/2026
PROJ. MGR.:	MLP
DRAWN BY:	SS / ERD
REVIEWED BY:	MLP
REVISIONS:	

INTERIOR ELEVATIONS

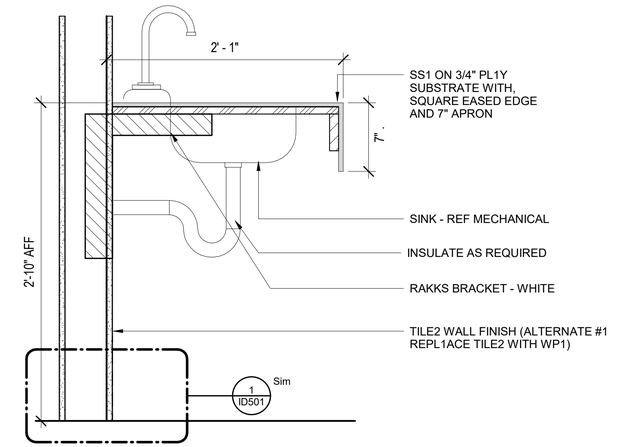
SHEET NO.
ID201



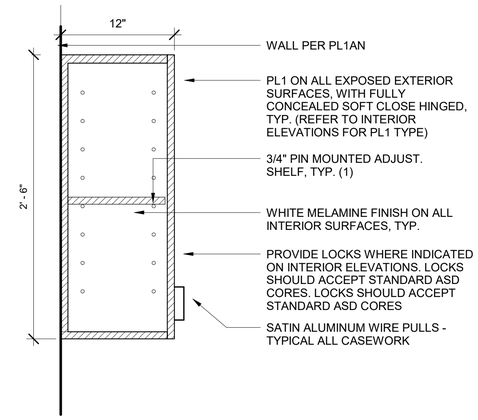
1 TILE FLOOR TRANSITION
ID501 — 1 1/2" = 1'-0"



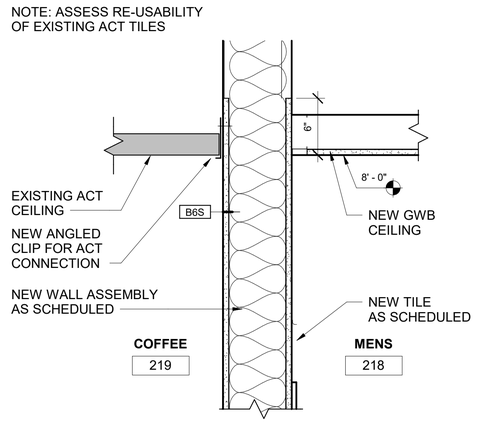
2 GWB CEILING TO WALL
ID501 — 1 1/2" = 1'-0"



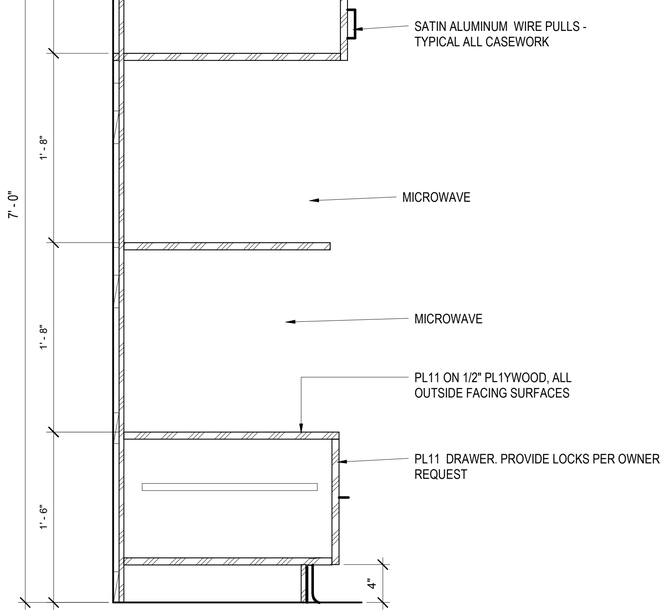
3 (VB) VANITY BASE
ID501 — 1 1/2" = 1'-0"



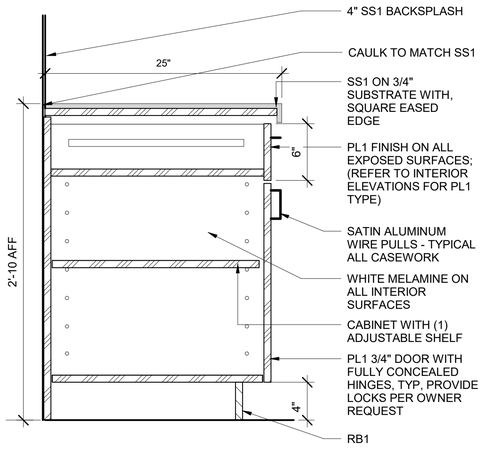
4 SECTION DETAIL - (UC) UPPER CBNT
ID501 — 1 1/2" = 1'-0"



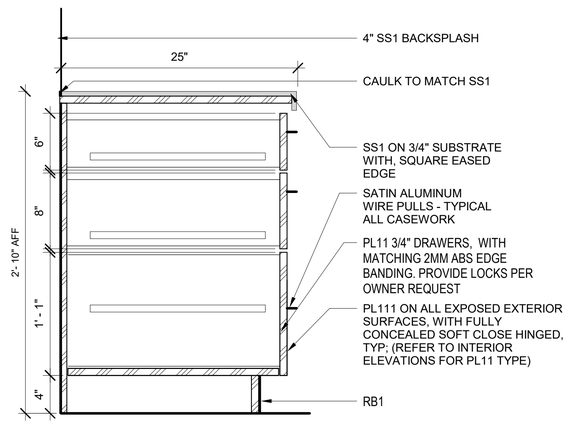
5 ACT (EXISTING) TO WALL
ID501 — 1 1/2" = 1'-0"



8 SECTION DETAIL - (MC) MICROWAVE TALL CABINET
ID501 — 1 1/2" = 1'-0"



6 SECTION DETAIL -(BC) BASE CABINET
ID501 — 1 1/2" = 1'-0"



7 SECTION DETAIL - (3DC) DRAWER CBNT
ID501 — 1 1/2" = 1'-0"

Explore Design
421 West 1st Avenue, Suite 300
Anchorage, Alaska 99501
907.563.6474 | F 907.563.4572
exploredesign.com

STATE OF ALASKA — John T. Weir — No. 10242 — REGISTERED PROFESSIONAL ENGINEER

SOUTHCENTRAL FOUNDATION

SCF FINANCE BLDG RESTROOM RENOVATION

7033 EAST TUDOR RD, ANCHORAGE, AK

100% CONSTRUCTION DOCUMENTS

JOB NO.	AK2025017
DATE:	06/30/2026
PROJ. MGR.:	MLP
DRAWN BY:	SS / ERD
REVIEWED BY:	MLP
REVISIONS:	

INTERIOR DETAILS

SHEET NO.
ID501

PIPING LEGEND

- DENOTES DEMOLITION
- WASTE
- VENT PIPING
- COLD WATER
- HOT WATER
- PIPE UP
- PIPE DOWN
- TEE UP
- TEE DOWN
- CAP
- CLEANOUT
- WATER HAMMER ARRESTOR
- THERMOMETER
- FLOOR CLEANOUT
- FLOOR DRAIN
- FLOOR SINK

LOGIC

- POINT OF CONNECTION
- X – DETAIL NUMBER
- XX – SHEET LOCATED ON
- DIRECTION OF VIEW
- X – SECTION NUMBER
- XX – SHEET LOCATED ON
- RADIATION DESIGNATOR
- LENGTH
- GPM
- X – SHEET NOTES
- X – CONNECTION – NECK SIZE
- CFM – CFM
- DIFFUSER OR GRILLE TYPE

ABBREVIATIONS

ADA	AMERICANS WITH DISABILITIES ACT GUIDELINES	EF-X	EXHAUST FAN DESIGNATOR	MFGR	MANUFACTURER
AFF	ABOVE FINISHED FLOOR	ESP	EXTERNAL STATIC PRESSURE	OD	OUTSIDE DAMPER
ARCH	ARCHITECTURAL	FCO	FLOOR CLEAN OUT	P-X	PLUMBING FIXTURE DESIGNATOR
CFM	CUBIC FEET PER MINUTE	FD-X	FLOOR DRAIN DESIGNATOR	PH	PHASE
CO	CLEANOUT	GPM	GALLONS PER MINUTE	PSIG	POUNDS PER SQUARE INCH, GAUGE
CW	COLD WATER	HP	HORSEPOWER	RPM	REVOLUTIONS PER MINUTE
DN	DOWN	HW	HOT WATER	S/A	SUPPLY AIR
(E)	EXISTING EQUIPMENT DESIGNATOR	IBC	INTERNATIONAL BUILDING CODE	TW	TEMPERED WATER
E/A	EXHAUST AIR	IN	INCHES	TYP	TYPICAL
		MAX	MAXIMUM		

UPC	UNIFORM PLUMBING CODE
V	VENT
VAV	VARIABLE AIR VOLUME
VTR	VENT THRU ROOF
W	WASTE
W/	WITH
W/O	WITHOUT
WCO	WALL CLEAN OUT
WHA	WATER HAMMER ARRESTOR
ø	DIAMETER

DUCTWORK LEGEND

- T – THERMOSTAT
- S – SENSOR
- M – MOTORIZED CONTROL DAMPER
- T S – THERMOSTAT OR SENSOR WITH GUARD
- EXHAUST AIR UP & DOWN

PLUMBING FIXTURE SCHEDULE

SYMBOL	FIXTURE	MOUNTING	CW	HW/TW	WASTE	VENT	TRAP	BASIS OF DESIGN	BASIC MODEL	COLOR/FINISH	REMARKS
P-1A	WATER CLOSET - ADA	FLOOR	1/2"	--	3"	2"	--	AMERICAN STD	CHAMPION PRO	WHITE	ELONGATED FRONT SEAT, 1.6 GPF, ADA COMPLIANT, LOCATE TRIP LEVER ON ACCESSIBLE SIDE.
P-1	WATER CLOSET	FLOOR	1/2"	--	3"	2"	--	AMERICAN STD	CHAMPION 4 2002	WHITE	ELONGATED FRONT SEAT, 1.6 GPF.
P-2	LAVATORY - ADA	UNDERMOUNT	1/2"	1/2"	1-1/2"	1-1/2"	1-1/2"	AMERICAN STD	LUCERNE	WHITE	FAUCET HOLES ON 4" CENTERS, ADA COMPLIANT, DELTA FAUCET 523 WF HDF, ASSE 1070 TEMPERING VALVE, ADA PIPE INSULATION.
FD-1	FLOOR DRAIN	FLOOR	--	--	2"	1-1/2"	2"	J.R. SMITH	2005	BRONZE	ROUND TOP, TRAP PRIMER CONNECTION.

FAN SCHEDULE

						ESP		MOTOR DATA	POWER					
SYMBOL	MANUFACTURER	MODEL	TYPE	SERVICE	CFM	IN. W.C.	RPM	HP	VOLTS	HZ	PH	DRIVE	SONES	REMARKS
EF-1	GREENHECK	VG-060	ROOF DOWNBLAST	MEN'S BATHROOM	125	0.25	1575	1/15	115	60	1	DIRECT	5	PROVIDE WITH 24" INSULATED ROOF CURB, BACKDRAFT DAMPER, PRE-WIRED NEMA 3R DISCONNECT.

AIR INLET/OUTLET SCHEDULE

SYMBOL	MANUFACTURER	MODEL	TYPE	USE	FACE MATERIAL	FINISH	CFM	SIZE (IN)	NC	THROW	REMARKS
A	TITUS	50F	SURFACE	EXHAUST	ALUMINUM	PER ARCH	PER PLANS	PER PLANS	<25	--	FRAME TYPE AS REQUIRED

STATE OF ALASKA
14TH
M.R. BAUMGARTNER
ME-13526
6/30/2026
REGISTERED PROFESSIONAL ENGINEER

Explore Design
421 West 1st Avenue, Suite 300
Anchorage, Alaska 99501
907.563.6474 | F 907.563.4572
exploredesign.com

RSA
Mechanical and Electrical Consulting Engineers
670 West Fireweed Lane, Suite 200
Anchorage, AK 99503
(907) 276-0521
Corporate No.: AECC542

SOUTHCENTRAL FOUNDATION

SCF FINANCE BLDG RESTROOM RENOVATION

7033 EAST TUDOR RD.
ANCHORAGE, AK

100% CONSTRUCTION DOCUMENTS

JOB NO.	M6030
DATE:	6/30/2026
PROJ. MGR.:	MRB
DRAWN BY:	SPC
REVIEWED BY:	IAW
REVISIONS:	

MECHANICAL LEGEND, ABBREVIATIONS, AND SCHEDULES

SHEET NO.
M001

SECTION 21 00 00 - FIRE SUPPRESSION

CONTRACTOR IS TO REVISE EXISTING WET AUTOMATIC FIRE SPRINKLER SYSTEM TO PROVIDE COMPLETE COVERAGE OF PROJECT AREA WHERE AFFECTED BY PARTITION CHANGES. FIRE PROTECTION SYSTEM SHALL BE IN COMPLIANCE WITH CONTRACT DOCUMENTS, APPLICABLE CODES AND STANDARDS, AS WELL AS THE AUTHORITY HAVING JURISDICTION ASA DEFINED IN NFPA 13. PROVIDE NEW SPRINKLER HEADS AS REQUIRED, NEW HEADS SHALL MATCH MAKE, MODEL, AND FINISH OF EXISTING SPRINKLERS WHILE COMPLYING WITH NFPA 13 STANDARDS. SUBMIT SHOP DRAWINGS TO ENGINEER AND OWNER FOR APPROVAL.

A. SUBMITTALS: SUBMIT PRODUCT DATA FOR APPROVAL, DESIGNERS NICET CERTIFICATION, SHOP DRAWINGS, AND HYDRAULIC CALCULATIONS \\\FM GLOBAL ACCEPTANCE AND APPROVAL OF SHOP DRAWINGS, PRODUCT DATA, HYDRAULIC CALCULATIONS, AND SEISMIC BRACING///.
B. MATERIALS:
   1. WET FIRE SPRINKLER PIPING:
      a. BLACK STEEL PIPING, ASTM A135 SCHEDULE 10 OR ASTME A795 SCHEDULE 40, UL LISTED OR FM APPROVED FOR FIRE SPRINKLER SERVICE.
      b. PIPING MAY BE ROLL-GROOVED, THREADED, FLANGED, OR WELDED FOR CONNECTION. ALL THREADED PIPING SHALL BE SCHEDULE 40. NO PLAIN-END FITTING CONNECTIONS ARE ALLOWED.
   2. FIRE SPRINKLER HEADS:
      a. PENDANT IN ALL AREAS WITH RECESSED LIGHTING FLUSH TO THE SUSPENDED CEILING FINISH, PROVIDE RECESSED STANDARD SPRAY PENDANT SPRINKLERS. SPRINKLERS AND ESCUTCHEONS TO BE CHROME FINISH. TYCO TY-FRB OR EQUAL.
      b. DRY PENDANT, SIDE WALL SPRINKLERS PROTECTING UNHEATED OR FREEZING AREAS SHALL BE CHROME FINISH; TYCO DS-1 RECESSED OR EQUAL.
C. INSTALLATION:
   1. INSTALL PIPING TO CONSERVE BUILDING SPACE AND ROUTE PARALLEL TO BUILDING LINES AND AROUND ACCESS PANELS AND OPENINGS.
   2. PIPING SHALL BE CONCEALED IN ALL OF THE BUILDING WITH FINISHED CEILINGS UNLESS NOTED OTHERWISE.
   3. PROVIDE SEISMIC PROTECTION FOR PIPING IN ACCORDANCE WITH NFPA 13 STANDARDS.
   4. HYDROSTATICALLY TEST THE ENTIRE SYSTEM IN ACCORDANCE WITH NFPA 13 STANDARDS.
   5. TEST ALL SYSTEM ALARMS.
   6. PERFORM MAIN DRAIN TEST.

SECTION 22 05 00; 23 05 00 - COMMON WORK RESULTS FOR MECHANICAL

THE INFORMATION SHOWN ON THESE PLANS FOR EXISTING CONDITIONS IS TAKEN FROM AS-BUILT DRAWINGS. THE INFORMATION SHOWN FOR EXISTING CONDITIONS MAY OR MAY NOT BE ACCURATE OR COMPLETE. THE CONTRACTOR SHALL FIELD VERIFY ALL ITEMS SCHEDULED FOR DEMOLITION PRIOR TO START OF WORK.

PLANS - THE CONTRACTOR SHALL PROVIDE ALL MATERIALS AND LABOR NECESSARY FOR A COMPLETE AND OPERABLE SYSTEM. THE DRAWINGS ARE PARTLY DIAGRAMMATIC, NOT NECESSARILY SHOWING ALL OFFSETS OR EXACT LOCATIONS OF PIPING AND DUCTS UNLESS SPECIFICALLY DIMENSIONED. CONTRACTOR IS TO COORDINATE PIPING, DUCTWORK, SPRINKLER HEADS, AND EQUIPMENT LOCATIONS WITH ARCHITECTURAL, STRUCTURAL, AND ELECTRICAL PLANS TO AVOID CONFLICTS. REVIEW THE DRAWINGS AND SPECIFICATIONS FOR EQUIPMENT FURNISHED BY OTHER CRAFTS BUT INSTALLED IN ACCORDANCE WITH THIS SECTION. BRING QUESTIONABLE OR OBSCURE ITEMS, APPARENT CONFLICTS BETWEEN PLANS AND SPECIFICATIONS, GOVERNING CODES OR UTILITY REGULATIONS TO THE ATTENTION OF THE OWNER. CODES, ORDINANCES, REGULATIONS, STANDARDS, OR MANUFACTURER'S INSTRUCTIONS TAKE PRECEDENCE WHEN THEY ARE MORE STRINGENT OR CONFLICT WITH THE DRAWINGS AND SPECIFICATIONS. MAINTAIN CODE MINIMUM MECHANICAL SERVICE TO ALL AREAS IMPACTED BY WORK WHERE STILL OCCUPIED BY THE OWNER.

STANDARDS, CODES, AND REGULATIONS - ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST ADOPTED EDITION OF THE INTERNATIONAL BUILDING CODE (IBC), INTERNATIONAL MECHANICAL CODE (IMC), INTERNATIONAL FIRE CODE (IFC), UNIFORM PLUMBING CODE (UPC), INTERNATIONAL ENERGY CONSERVATION CODE (IECC), INTERNATIONAL FUEL GAS CODE (IFGC), AND NATIONAL ELECTRIC CODE (NEC) AS AMENDED BY THE MUNICIPALITY OF ANCHORAGE. SHEET METAL WORK SHALL BE DONE IN ACCORDANCE WITH SMACNA DUCT CONSTRUCTION STANDARDS.

ELECTRICAL WORK - ALL ELECTRICAL WORK IS TO BE PERFORMED BY A LICENSED ELECTRICIAN AND IN ACCORDANCE WITH NEC STANDARDS.

MATERIALS - ALL MATERIALS OTHER THAN OWNER SUPPLIED SHALL BE NEW AND UNUSED, INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S DIRECTIONS AND IN THE BEST PRACTICE OF THE CRAFT. OBTAIN OWNER APPROVAL OF ALL PRODUCTS PRIOR TO ORDERING OR INSTALLING ANY PART OF ANY SYSTEM.

WORKMANSHIP - INSTALLATION OF ALL WORK SHALL BE MADE SO THAT ITS SEVERAL COMPONENT PARTS SHALL FUNCTION AS A WORKABLE SYSTEM COMPLETE WITH ALL ACCESSORIES NECESSARY FOR ITS OPERATION. ALL MATERIAL AND EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS, INSTRUCTIONS AND/OR INSTALLATION DRAWINGS. MATERIALS AND EQUIPMENT SHALL BE NEW AND SHALL CONFORM WITH APPLICABLE INDUSTRY STANDARDS, AND THIRD PARTY LISTINGS WHERE APPLICABLE.

EQUIPMENT INSTALLATION AND ACCESS - INSTALL ALL EQUIPMENT WHERE NOTED ON THE DRAWINGS IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. PROVIDE MISCELLANEOUS APPURTENANCES IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS INCLUDING ACCESSORIES, SUPPORTS AND CONTROL CONNECTIONS REQUIRED FOR COMPLETE AND OPERATING SYSTEMS. MAINTAIN MANUFACTURER'S RECOMMENDED SERVICE CLEARANCES AND PROVIDE WORKABLE ACCESS TO ALL SERVICEABLE AND/OR OPERABLE EQUIPMENT.

SECTION 22 05 00; 23 05 00 - COMMON WORK RESULTS FOR MECHANICAL CONTINUED.

TEST AND START-UP - TEST ALL PLUMBING SYSTEMS WITH 60 PSIG FOR ONE HOUR BEFORE FILLING AND IN ACCORDANCE WITH THE UNIFORM PLUMBING CODE (UPC). FILL ALL HEATING PIPING WITH TRISODIUM PHOSPHATE SOLUTION AND OPERATE FOR SEVERAL HOURS AT NORMAL OPERATING TEMPERATURE BEFORE FLUSHING AND FILLING WITH HEATING FLUID.

RECORD DRAWINGS - PROVIDE ACCURATE PROJECT RECORD DRAWINGS, SHOWN IN RED INK ON A CLEAN SET OF PRINTS. SHOWING ALL CHANGES FROM THE ORIGINAL PLANS MADE DURING INSTALLATION OF THE WORK. SHOW THE DIMENSIONED LOCATION AND ROUTING OF ALL MECHANICAL WORK THAT IS PERMANENTLY CONCEALED. SHOW ROUTING OF WORK IN PERMANENTLY CONCEALED BLIND SPACES WITHIN THE BUILDING. SHOW COMPLETE ROUTING AND SIZING OF ANY SIGNIFICANT REVISIONS TO THE SYSTEMS SHOWN. SUBMIT ORIGINAL COPY TO OWNER AT THE COMPLETION OF WORK AND PRIOR TO SUBSTANTIAL COMPLETION INSPECTION. PROVIDE ELECTRONIC COPY OF UPDATED CONTROLS SHOP DRAWINGS INCLUDING PLANS, PANEL WIRING DIAGRAMS, AND SEQUENCES OF OPERATIONS TO ACCURATELY REFLECT INSTALLED CONDITIONS.

SEISMIC RESTRAINT - ALL PIPING, DUCTWORK, AND EQUIPMENT INSTALLED UNDER THIS PROJECT SHALL BE SEISMICALLY RATED AND RESTRAINED FOR A SEISMIC EVENT IN ACCORDANCE WITH THE 2024 EDITION OF THE IBC AND ASCE 7 AS AMENDED BY THE MUNICIPALITY OF ANCHORAGE. THE CONTRACTOR SHALL PROVIDE A DEFERRED SUBMITTAL FOR REVIEW TO THE OWNER FOR SEISMIC RESTRAINT DESIGN WITH CALCULATIONS AND SHOP DRAWINGS. SEISMIC RESTRAINT CALCULATIONS AND SHOP DRAWINGS SHALL INCLUDE A STRUCTURAL ENGINEERS STAMP AND SIGNATURE PRIOR TO INSTALLATION. SEISMIC CATEGORY D, COMPONENT IMPORTANCE FACTOR IP-1.

DEMOLITION DRAWINGS ARE BASED ON AS-BUILT DRAWINGS AND A NON-DESTRUCTIVE WALK-THROUGH OF THE FACILITY. REPORT DISCREPANCIES TO OWNER BEFORE DISTURBING THE EXISTING INSTALLATION. DISABLE SYSTEMS ONLY TO MAKE SWITCH OVERS AND CONNECTIONS. COORDINATE WITH PHASING PLAN TO PERFORM WORK IN SEQUENCE WITH OTHER TRADES AND MAINTAIN CODE MINIMUM MECHANICAL SERVICE CLEARANCES TO ALL AREAS IMPACTED BY WORK AND STILL OCCUPIED. OBTAIN PERMISSION FROM OWNER AT LEAST 72 HOURS PRIOR TO PARTIALLY OR COMPLETELY DISABLING SYSTEM. MINIMIZE OUTAGE DURATION AND MAKE TEMPORARY CONNECTIONS TO MAINTAIN SERVICE IN AREAS ADJACENT TO WORK AREAS. WHEN WORK MUST BE PERFORMED ON ENERGIZED EQUIPMENT OR CIRCUITS, USE PERSONNEL EXPERIENCED IN SUCH OPERATIONS. REMOVE, RELOCATE, AND/OR EXTEND EXISTING INSTALLATIONS TO ACCOMMODATE NEW CONSTRUCTIONS. REMOVE ABANDONED WIRING TO SOURCE OF SUPPLY. REMOVE EXPOSED ABANDONED PIPING, DUCTWORK, INSULATION, HANGERS AND SUPPORTS, CONTROLS AND CONTROL WIRING, AND ANY OTHER ABANDONED MECHANICAL EQUIPMENT. THIS INCLUDES ABANDONED EQUIPMENT ABOVE ACCESSIBLE CEILING FINISHES. WHERE ABANDONED PIPE ENTERS EXISTING SURFACES TO REMAIN, CUT PIPE FLUSH WITH WALLS, AND FLOORS, CAP/PLUG PIPE AND PATCH SURFACES. DEMOLISH ALL DOMESTIC WATER PIPING BACK TO MAINS AND CAP, LEAVE NO DEAD LEGS. REPAIR ADJACENT CONSTRUCTION AND FINISHES DAMAGED DURING DEMOLITION AND REMODEL WORK. MAINTAIN ACCESS TO EXISTING MECHANICAL INSTALLATIONS WHICH REMAIN ACTIVE.

SECTION 22 05 29; 23 05 29 - HANGERS & SUPPORTS FOR PIPING & EQUIPMENT

A. SUBMITTALS: SUBMIT PRODUCT DATA FOR APPROVAL.
B. MATERIALS:
   1. PIPE HANGERS AND SUPPORTS
      a. HANGERS FOR PIPES 1/2" TO 1-1/2" - MALLEABLE IRON OR CARBON STEEL, ADJUSTABLE SWIVEL, SPLIT RING FOR STEEL PIPE, COPPER SWIVEL FOR COPPER PIPE.
      b. MULTIPLE OR TRAPEZE HANGERS - STEEL CHANNELS WITH WELDED SPACERS AND HANGER RODS.
      c. WALL SUPPORTS FOR PIPES 1/2" TO 3" - CAST IRON HOOK.
   2. DUCT HANGERS AND SUPPORTS:
      a. THREADED ROD: STEEL, THREADED, ASTM A36/A36M.
      b. CHANNEL STRUT: 12-GAUGE FORMED STEEL CHANNELS CONFORMING TO ASTM A653 G433. ASTM 675 NUTS, ASTM 307 SCREWS.
      c. SHEET METAL STRAPS: ASTM A653/A653M GALVANIZED STEEL WITH ZINC COATING.
C. INSTALLATION
   1. DESIGNED AND INSTALLED IN ACCORDANCE WITH THE UNIFORM PLUMBING CODE (UPC) FOR DOMESTIC WASTE, VENT, AND WATER PIPING.
   2. INSTALL HVAC PIPE HANGERS IN ACCORDANCE WITH THE INTERNATIONAL MECHANICAL CODE (IMC) AND ANSI/MSS-SP-69 AND 89.
   3. INSTALLED AS PER THE MANUFACTURERS INSTRUCTIONS. PROVIDE SEISMIC SUPPORT FOR ALL PIPING AND EQUIPMENT IN ACCORDANCE WITH IBC.

SECTION 22 05 53; 23 05 53 - IDENTIFICATION FOR PIPING AND EQUIPMENT

A. SUBMITTALS: SUBMIT PRODUCT DATA FOR APPROVAL.
B. MATERIALS:
   1. COLORING SCHEME IN ACCORDANCE WITH ANSI A13.1, SETON OPTI-CODE OR EQUAL.
C. INSTALLATION:
   1. LABEL ALL EQUIPMENT WITH HEAT RESISTANT LAMINATED PLASTIC LABELS HAVING ENGRAVED LETTERING 1/2" HIGH. LABEL CEILING ADJACENT TO ACCESS LOCATION FOR ALL EQUIPMENT LOCATED ABOVE CEILING.
   2. IDENTIFY PIPING AND DUCTWORK TO INDICATE CONTENTS AND FLOW DIRECTION USING PIPE MARKERS OR BY A LABELED SLEEVES IN LETTERS READABLE FROM FLOOR AT LEAST ONCE IN EACH ROOM AND AT INTERVALS OF NOT MORE THAT 20' APART AND ON EACH SIDE OF PARTITION PENETRATIONS.
   3. CEILING LABELS: 3/4" X 2" VINYL LABEL, 3.0 MIL SELF-ADHESIVE VINYL SIMILAR TO DURALABEL PRO. LABEL COLOR SHALL BE BLACK TEXT ON A WHITE BACKGROUND.

SECTION 22 07 00; 23 07 00 - INSULATION

A. SUBMITTALS: SUBMIT PRODUCT DATA FOR APPROVAL.
B. MATERIALS
   1. PIPING INSULATION - GLASS FIBER, RIGID, MOLDED, NON-COMBUSTIBLE INSULATION; ANSI/ASTM C547; 'K' VALUE OF 0.24 AT 75 DEG F, RATED TO 850 DEG F, VAPOR RETARDER JACKET OF KRAFT PAPER BONDED TO ALUMINUM FOIL; JOHNS MANVILLE "MICRO-LOK" OR EQUAL. COMPLETE WITH VAPOR BARRIER JACKET AND PLASTIC COVERS FOR FITTINGS.
   2. ADA PIPING INSULATION - PREFORMED CELLULAR FOAM, PREFORMED FOR P-TRAP AND HOT WATER ANGLE STOP AND SUPPLY TUBE AT HANDICAP SINKS AND LAVATORIES. COMPLIES WITH ADA, ASTM D635. TRUEBRO "LAV GUARD 2" OR APPROVED EQUAL.
C. INSTALLATION
   1. PIPING
      a. INSULATE ALL DOMESTIC WATER PIPING WITH PRE-FORMED FIBERGLASS INSULATION, COMPLETE WITH FACTORY VAPOR BARRIER AND PVC JACKETING FOR FITTINGS. PVC JACKETING TO BE PROVIDED FOR ALL PIPING BELOW 10' AFF IN FINISHED SPACES.
         1. INSULATE ALL DOMESTIC COLD WATER PIPING SIZE 1-1/4" AND SMALLER WITH 1/2" INSULATION.
         2. INSULATE ALL DOMESTIC HOT WATER PIPING SIZE 1-1/4" AND SMALLER WITH 1" INSULATION.
      b. INSULATE ALL VTR'S WITH 1" INSULATION.
   2. DUCTWORK
      a. PROVIDE 1" FIBERGLASS INSULATION ON ALL EXHAUST DUCTWORK WITHIN 5' OF EXTERIOR OPENINGS.
   3. INSTALL ALL INSULATION MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS, AND ALL APPLICABLE BUILDING CODES AND INDUSTRY STANDARDS.

SECTION 22 10 00 - PLUMBING PIPING

A. SUBMITTALS: SUBMIT PRODUCT DATA FOR APPROVAL, PIPING SYSTEM PRESSURE TEST RESULTS.
B. MATERIALS:
   1. WASTE PIPING, ABOVE GRADE:
      a. ABS PIPE - ASTM D2751. FITTINGS: ABS. JOINTS: ASTM D2235, SOLVENT WELD. ABS PIPING SHALL NOT BE INSTALLED IN RETURN AIR PLENUMS.
   2. DOMESTIC WATER PIPING,
      a. COPPER TUBING - ASTM B88, TYPE L, HARD DRAWN. FITTINGS: ASME B16.18 CAST BRONZE OR ASME B16.22 WROUGHT COPPER. JOINTS: ASTM B32, LEAD FREE SOLDER, WATER SOLUBLE FLUX OR VIEGA PRO PRESS, OR APPROVED EQUAL.
   3. BALL VALVES:
      a. SIZES 2" AND SMALLER - LEAD FREE BRONZE TWO-PIECE BODY, FULL PORT, FORGED LEAD FREE BRASS BALL, TEFLON SEATS AND ADJUSTABLE PACKING, LEVER HANDLE. SOLDER, THREADED, OR PRESS-FIT ENDS.
   4. WATER HAMMER ARRESTORS - BARREL-FABRICATED OF TYPE "L" HARD DRAWN COPPER WITH CAP OF COPPER OR FREE TURNING BRASS. INTERIOR PISTON MACHINED OF LOW LEAD C69300 ECO BRASS OR POLY-CARBONATE DOW CALIBRE 2061-15 MFR. O-RING SEALS OF EPDM WITH DOW-CORNING SILICONE COMPOUND #111 SEAL LUBRICANT FDA LISTED FOR USE IN POTABLE WATER SYSTEMS. TEMPERATURE RANGE: 32°F TO + 212°F. OPERATING PRESSURE: DESIGNED TO OPERATE ON ALL DOMESTIC AND COMMERCIAL SYSTEMS. NORMAL OPERATING PRESSURE 0 TO 200 P.S.I.G., MAX SPIKE PRESSURE 400 P.S.I.G. PRECISION PLUMBING PRODUCTS (PPP) MODELS 'SC-500A THROUGH SC-2000F' OR EQUAL.
   5. CLEANOUTS, INTERIOR FINISHED FLOOR AREAS - CAST IRON, TWO-PIECE BODY WITH DOUBLE DRAINAGE FLANGE, WEEP HOLES, REVERSIBLE CLAMPING COLLAR, BRONZE PLUG, ADJUSTABLE ROUND NICKEL BRONZE DEPRESSED COVER. J.R. SMITH "MODEL 4021" OR APPROVED EQUAL.
   6. TRAP PRIMERS:
      a. MANUAL - BRASS VALVE BODY, CONTAINS NO SPRINGS OR DIAPHRAGMS. DISTRIBUTION UNIT SHALL BE BRASS FITTINGS WITH COPPER WATER RESERVOIR, CLEAR PLASTIC COVER, TAPPINGS FOR UP TO FOUR DRAIN TAPS. PRECISION PLUMBING PRODUCTS "PRIME-RITE PR-500" OR APPROVED EQUAL.
C. INSTALLATION
   1. ALL NEW PORTIONS OF THE DOMESTIC WATER PIPING SYSTEM SHALL BE DISINFECTED IN ACCORDANCE WITH SECTION 609 OF THE UPC.
   2. TEST ALL NEW PORTIONS OF PIPING IN ACCORDANCE WITH THE UPC.
   3. INSTALL ALL PIPING IN CRAFTSMANLIKE MANNER, PLUMB AND PARALLEL TO BUILDING LINES. GROUP PIPING AT COMMON ELEVATIONS WHERE PRACTICAL.
   4. PROVIDE CLEARANCE FOR INSTALLATION OF INSULATION AND ACCESS TO VALVES AND FITTINGS.
   5. INSTALL VALVES WITH STEMS UPRIGHT OR HORIZONTAL, NOT INVERTED.
   6. PROVIDE PROPERLY SIZED HANDLES FOR VALVE OPERATION. HANDLES SHALL NOT BE CUT OR BENT TO MAKE FIT WHERE INSTALLED.
   7. INSTALL BALL VALVES FOR SHUT-OFF TO ISOLATE EQUIPMENT.
   8. PROVIDE 3/4" DRAIN VALVES AT EQUIPMENT AND PIPING LOW POINTS FOR DRAINING OF SYSTEM.
   9. NO ABS PIPING SHALL BE INSTALLED OR ROUTED THROUGH PLENUMS.
   10. NO POLYPROPYLENE PIPING SHALL BE INSTALLED OR ROUTED THROUGH PLENUMS.

SECTION 23 05 93 - TESTING, ADJUSTING, AND BALANCING FOR HVAC

A. SUBMITTALS: SUBMIT QUALIFICATIONS, NEBB CERTIFICATIONS OR 5 YEARS DOCUMENTED PROJECT EXPERIENCE OF SIMILAR OR GREATER MAGNITUDE, EQUIPMENT CALIBRATIONS, PRELIMINARY AND FINAL BALANCING REPORTS.
B. MATERIALS:
   1. BALANCING INSTRUMENTS AS NECESSARY TO COMPLETE WORK TO MEASURE AT LEAST THE FOLLOWING: AIR VELOCITY, STATIC PRESSURE, RPM, TEMPERATURE, AND FLOW.
C. EXECUTION:
   1. THE CONTRACTOR SHALL BALANCE AIR AND HYDRONIC SYSTEMS ACCORDING TO NATIONAL ENVIRONMENTAL BALANCING BUREAU (NEBB) RECOMMENDED PROCEDURES AND CONTRACT DOCUMENTS, AND TO THE SATISFACTION OF THE OWNER.
   2. FLOWS ARE TO BE BALANCED TO WITHIN 10% OF INDICATED FLOWS, PER AMERICAN AIR BALANCING COUNCIL (AABC) RECOMMENDED METHODS.

SECTION 23 31 00 - HVAC DUCTS AND CASINGS

A. SUBMITTALS: SUBMIT PRODUCT DATA AND SHOP DRAWINGS FOR APPROVAL
B. MATERIALS:
   1. DUCTWORK:
      a. GALVANIZED STEEL - ASTM A653/A653M GALVANIZED SHEET, LOCK-FORMING QUALITY, ASTM A90/90M G90 ZINC COATING.
      b. FASTENERS - RIVETS, BOLTS, OR SHEET METAL SCREWS.
   2. SINGLE WALL, ROUND SPIRAL DUCT - UL 181, CLASS 1, ROUND SPIRAL LOCKSEAM, GALVANIZED STEEL. DUCT SIZE GAUGES PER SMACNA STANDARDS.
C. INSTALLATION:
   1. LOW PRESSURE DUCTWORK - FABRICATE AND SUPPORT IN ACCORDANCE WITH SMACNA HVAC DUCT CONSTRUCTION STANDARDS AND ASHRAE HANDBOOKS, EXCEPT AS INDICATED. SEAL ALL DUCT SEAMS AND JOINTS AIRTIGHT. USE TURNING VANES IN ALL SQUARE ELBOWS AND FLAT OVAL ELBOWS. INSTALL VOLUME DAMPERS AND EXTRACTORS WHERE SHOWN ON THE DRAWINGS. ALL SHEET METAL WORK TO BE CONSTRUCTED, INSTALLED, TESTED AND BALANCED IN ACCORDANCE WITH SMACNA STANDARDS. SUPPORT LOW PRESSURE DUCTWORK PER SMACNA GUIDELINES.
   2. PROVIDE SEISMIC SUPPORT AND RESTRAINT FOR ALL DUCTWORK AND EQUIPMENT IN ACCORDANCE WITH THE IBC.

SEQUENCE OF OPERATIONS (DDC):

A. AUTOMATED EXHAUST FAN SYSTEM CONTROL:
   1. OPERATION MODE: EXHAUST FAN WILL OPERATE CONTINUOUSLY.
B. DIGITAL CONTROL, INDICATION, AND TRENDING:
   1. EXHAUST FAN ENABLE
   2. EXHAUST FAN STATUS
C. ALARMS:
   1. EXHAUST FAN FAILURE

STATE OF ALASKA 49TH
M.R. BAUMGARTNER
ME-13526
6/30/2026
REGISTERED PROFESSIONAL ENGINEER

Explore Design
421 West 1st Avenue, Suite 300
Anchorage, Alaska 99501
907.563.6474 | F 907.563.4572
exploredesign.com

RSA
Mechanical and Electrical Consulting Engineers
670 West Fireweed Lane, Suite 200
Anchorage, AK 99503
(907) 276-0521
Corporate No.: AECC542

SOUTHCENTRAL FOUNDATION

SCF FINANCE BLDG RESTROOM RENOVATION

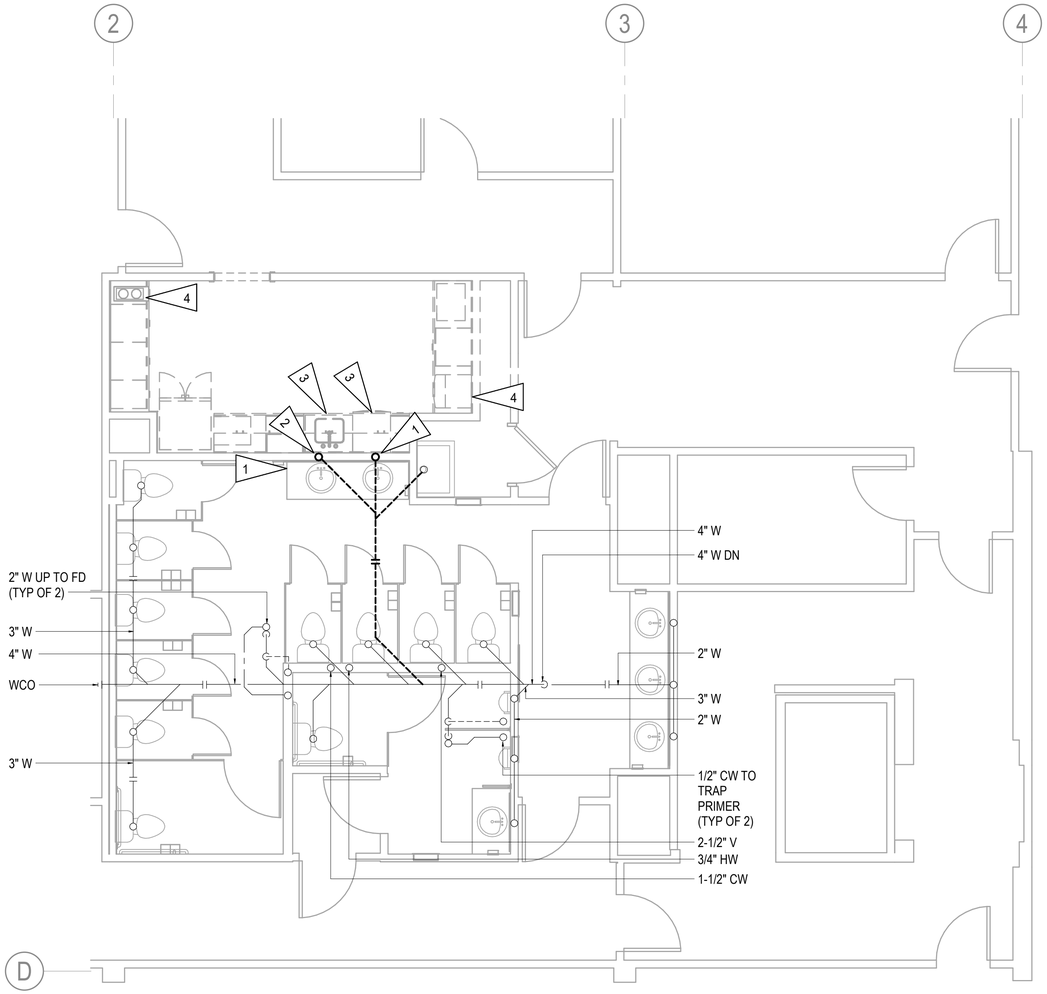
7033 EAST TUDOR RD. ANCHORAGE, AK

100% CONSTRUCTION DOCUMENTS

JOB NO.	M6030
DATE:	6/30/2026
PROJ. MGR.:	MRB
DRAWN BY:	SPC
REVIEWED BY:	IAW
REVISIONS:	

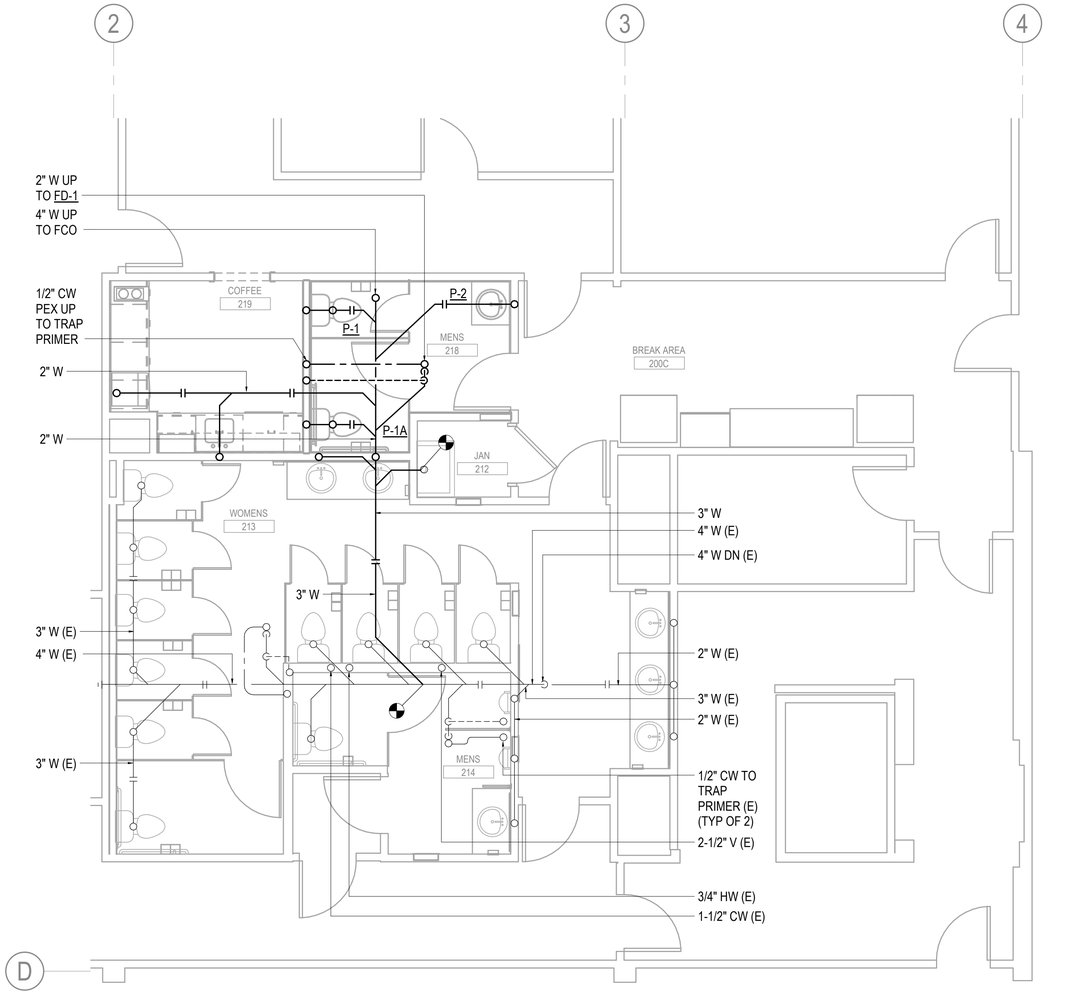
MECHANICAL SPECS

SHEET NO.
M002



1 LEVEL 2 - UNDERFLOOR PLUMBING DEMOLITION PLAN

1/4" = 1'-0"



2 LEVEL 2 - UNDERFLOOR PLUMBING REMODEL PLAN

1/4" = 1'-0"

GENERAL NOTES:

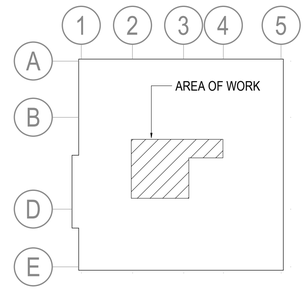
A. THE INFORMATION SHOWN ON THIS DRAWING IS TAKEN FROM AS-BUILT DRAWINGS AND A NON-DESTRUCTIVE WALK THROUGH OF THE FACILITY. THE CONTRACTOR SHALL FIELD VERIFY ALL ITEMS SCHEDULED FOR DEMOLITION PRIOR TO START OF WORK.

B. DASHED OR DOTTED LINES INDICATE ITEMS TO BE REMOVED. SOLID LINES INDICATE EXISTING ITEMS TO REMAIN.

C. FOR TRAP PRIMER DETAIL, SEE - 2 / M301

SHEET NOTES:

1. DEMOLISH WASTE PIPING AS NECESSARY FOR CONNECTING WASTE PIPING UNDER REMODEL WORK.
2. DEMOLISH WASTE PIPING TO BREAK ROOM SINK AND DISHWASHER AS NECESSARY UNDER REMODEL WORK.
3. BREAK ROOM SINK AND DISHWASHER TO BE SALVAGED AND REUSED.
4. BREAK ROOM ICE MACHINE AND COFFEE MACHINE TO BE SALVAGED AND REUSED.



KEYPLAN

NOT TO SCALE

STATE OF ALASKA
14 QTH
M.R. BAUMGARTNER
ME-135263
6/30/2026
REGISTERED PROFESSIONAL ENGINEER

Explore Design

421 West 1st Avenue, Suite 300
Anchorage, Alaska 99501
907.563.6474 | F 907.563.4572
exploredesign.com

RSA
Mechanical and Electrical Consulting Engineers
670 West Fireweed Lane, Suite 200
Anchorage, AK 99503
(907) 276-0521
Corporate No.: AECC542

SOUTHCENTRAL FOUNDATION

SCF FINANCE BLDG RESTROOM RENOVATION

7033 EAST TUDOR RD.
ANCHORAGE, AK

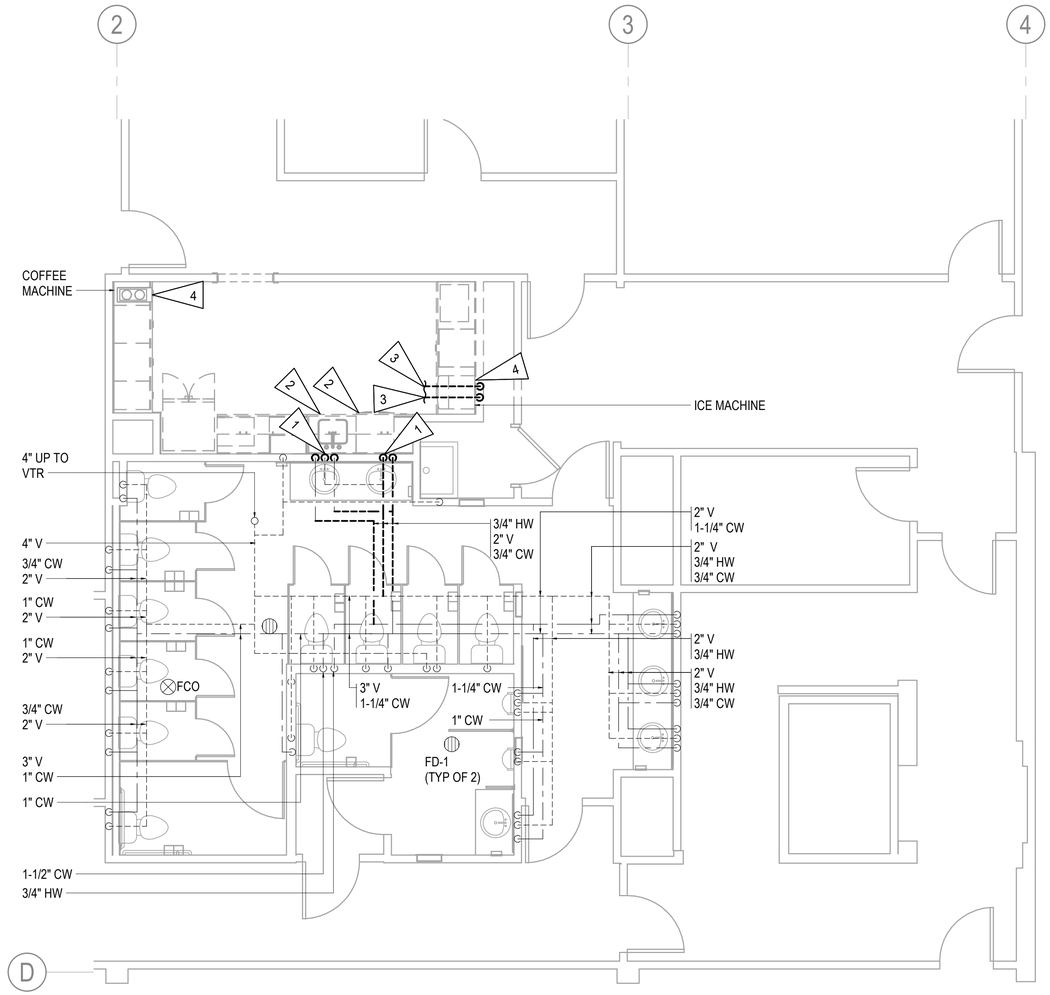
100% CONSTRUCTION DOCUMENTS

JOB NO.	**M6030**
DATE:	**6/30/2026**
PROJ. MGR.:	**MRB**
DRAWN BY:	**SPC**
REVIEWED BY:	**IAW**
REVISIONS:	

LEVEL 2 - UNDERFLOOR PLUMBING DEMOLITION AND REMODEL

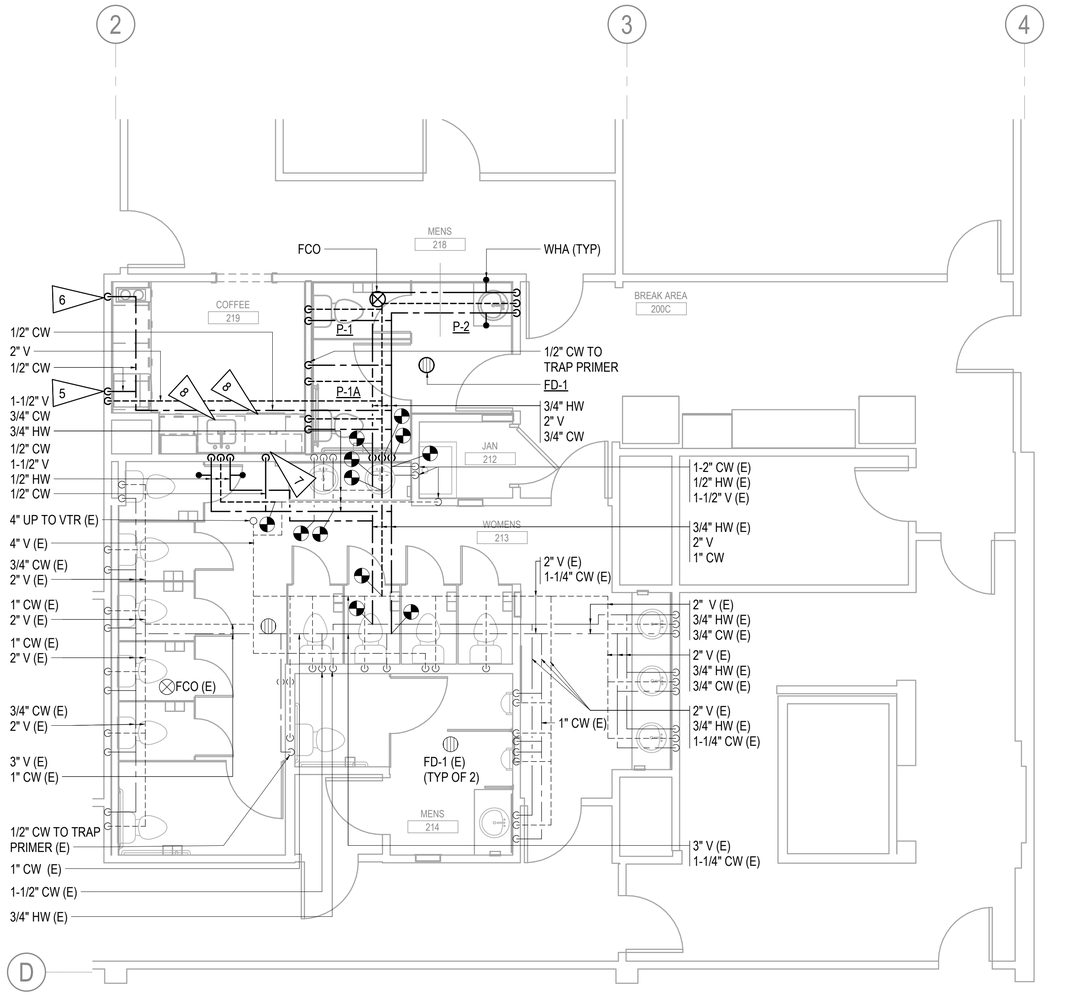
SHEET NO.

M101



1 LEVEL 2 - PLUMBING DEMOLITION PLAN

1/4" = 1'-0"



2 LEVEL 2 - PLUMBING REMODEL PLAN

1/4" = 1'-0"

GENERAL NOTES:

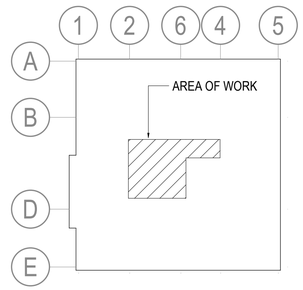
A. THE INFORMATION SHOWN ON THIS DRAWING IS TAKEN FROM AS-BUILT DRAWINGS AND A NON-DESTRUCTIVE WALK THROUGH OF THE FACILITY. THE CONTRACTOR SHALL FIELD VERIFY ALL ITEMS SCHEDULED FOR DEMOLITION PRIOR TO START OF WORK.

B. DASHED OR DOTTED LINES INDICATE ITEMS TO BE REMOVED. SOLID LINES INDICATE EXISTING ITEMS TO REMAIN.

C. FOR TYPICAL FCO DETAIL, SEE - 1/M301

SHEET NOTES:

1. DEMOLISH PIPE AS NECESSARY FOR CONNECTING NEW PIPING ACCORDING UNDER REMODEL WORK.
2. DEMOLISH PIPING TO BREAK ROOM SINK AND DISHWASHER AS NECESSARY FOR REMODEL WORK. SALVAGE BREAK ROOM SINK AND DISHWASHER FOR REMODEL.
3. DEMOLISH VENT AND CW PIPING AS NECESSARY FOR REMODEL WORK, EXISTING ROUTING UNKOWN.
4. SALVAGE BREAK ROOM ICE MACHINE AND COFFEE MACHINE FOR REMODEL.
5. PROVIDE ATMOSPHERIC VACUUM BREAKER AT CONNECTION TO ICE MACHINE.
6. PROVIDE ATMOSPHERIC VACUUM BREAKER AT CONNECTION TO COFFEE MACHINE.
7. PROVIDE AIR GAP DRAW CONNECTION FOR DISHWASHER TO DRAIN TO ADJACENT KITCHEN SINK.
8. INSTALL SALVAGED BREAK ROOM SINK AND DISHWASHER.



KEYPLAN

NOT TO SCALE

STATE OF ALASKA
14TH
M.R. BAUMGARTNER
ME-13526
6/30/2026
REGISTERED PROFESSIONAL ENGINEER

Explore Design

421 West 1st Avenue, Suite 300
Anchorage, Alaska 99501
907.563.6474 | F 907.563.4572
exploredesign.com

RSA
Mechanical and Electrical Consulting Engineers
670 West Fireweed Lane, Suite 200
Anchorage, AK 99503
(907) 276-0521
Corporate No.: AECC542

SOUTHCENTRAL FOUNDATION

SCF FINANCE BLDG RESTROOM RENOVATION

7033 EAST TUDOR RD.
ANCHORAGE, AK

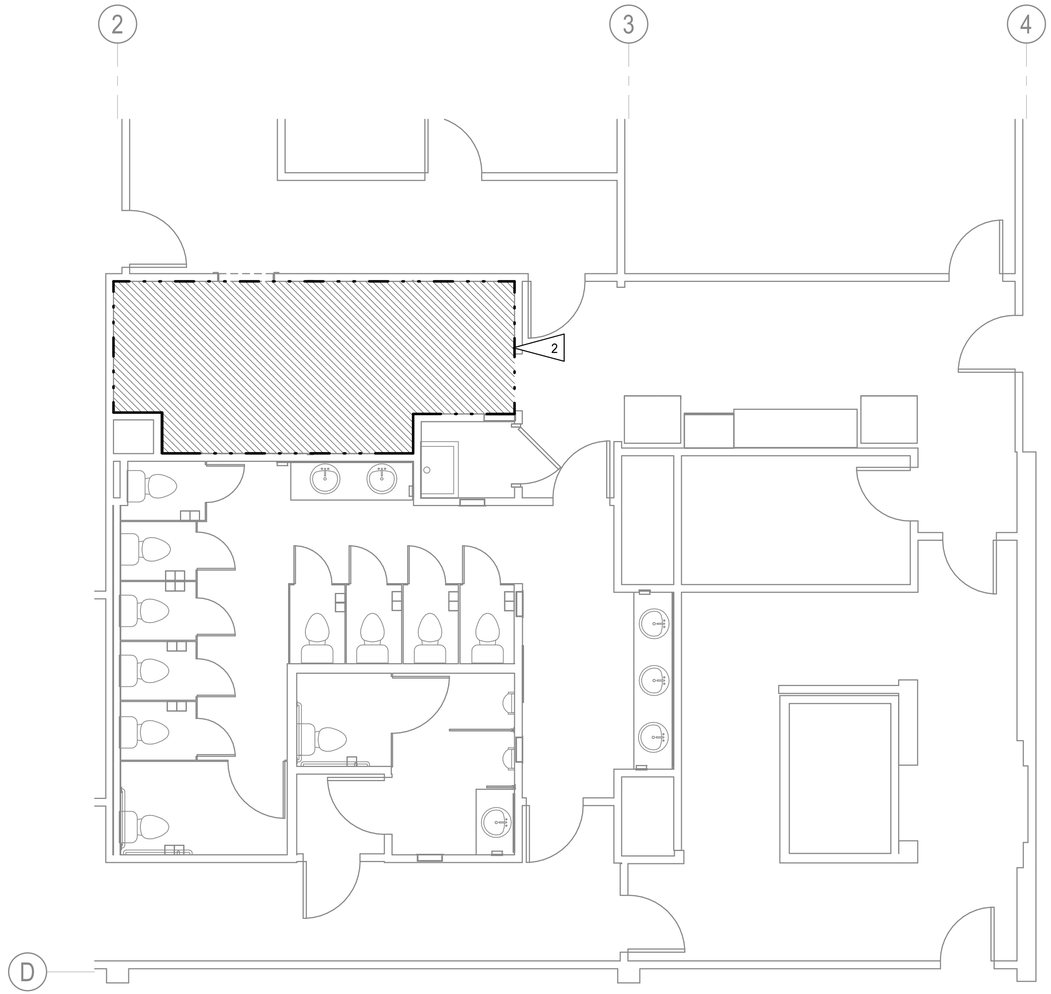
100% CONSTRUCTION DOCUMENTS

JOB NO.	M6030
DATE:	6/30/2026
PROJ. MGR.:	MRB
DRAWN BY:	SPC
REVIEWED BY:	IAW
REVISIONS:	

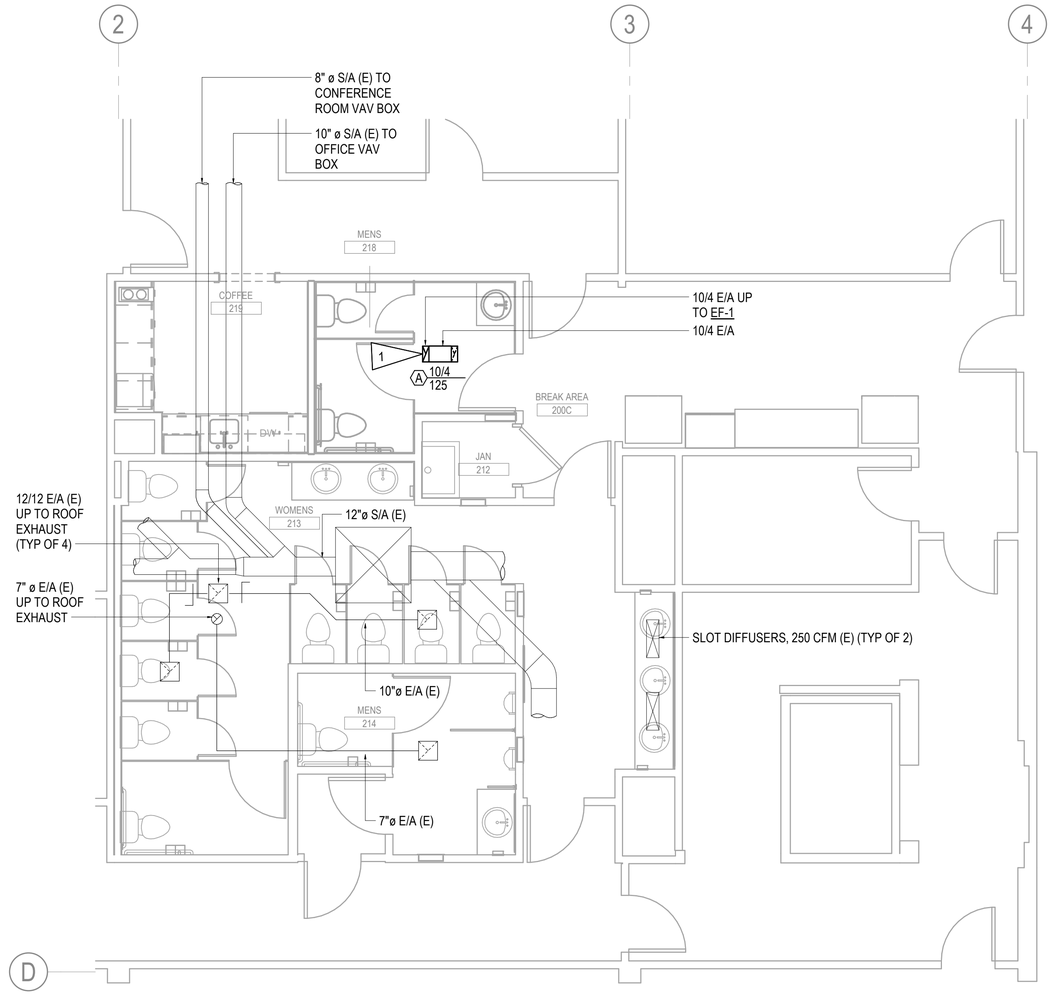
LEVEL 2 - PLUMBING DEMOLITION AND REMODEL

SHEET NO.

M102



3 LEVEL 2 - FIRE PROTECTION PLAN
1/4" = 1'-0"



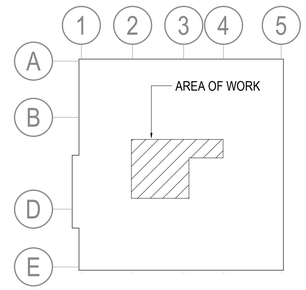
1 LEVEL 2 - VENTILATION REMODEL PLAN
1/4" = 1'-0"

GENERAL NOTES:

A. FOR A TYPICAL ROOF MOUNTED EXHAUST FAN DETAIL, SEE - 3 / M301

SHEET NOTES:

1. PROVIDE NEW ROOF CURB TO ACCOMMODATE EF-3.
2. DEMOLISH SPRINKLER PIPING AND SPRINKLER HEADS AS REQUIRED FOR REMODEL WORK. CONTRACTOR TO REVISE EXISTING FIRE PROTECTION SYSTEM AND PROVIDE NEW SPRINKLER HEADS AS NECESSARY FOR NEW BUILDING FLOOR PLAN IN ACCORDANCE WITH NFPA 13 AND FM GLOBAL. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ADEQUATE SIZE FOR PIPING IN NEW LAYOUT.



KEYPLAN
NOT TO SCALE

STATE OF ALASKA
14 QTH
M.R. BAUMGARTNER
ME-135263
6/30/2026
REGISTERED PROFESSIONAL ENGINEER

Explore Design
421 West 1st Avenue, Suite 300
Anchorage, Alaska 99501
907.563.6474 | F 907.563.4572
exploredesign.com

RSA
Mechanical and Electrical Consulting Engineers
670 West Fireweed Lane, Suite 200
Anchorage, AK 99503
(907) 276-0521
Corporate No.: AECC542

SOUTHCENTRAL FOUNDATION

SCF FINANCE BLDG RESTROOM RENOVATION

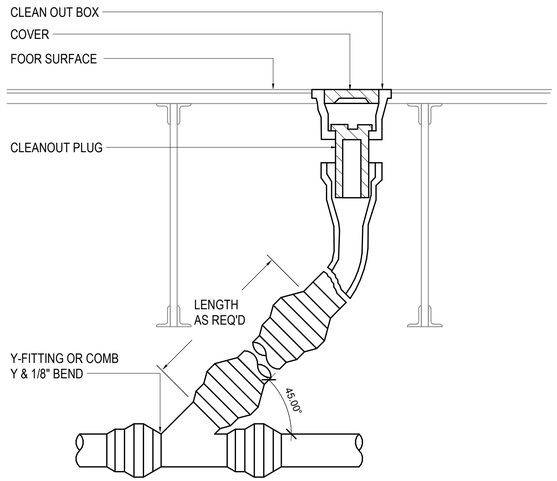
7033 EAST TUDOR RD.
ANCHORAGE, AK

100% CONSTRUCTION DOCUMENTS

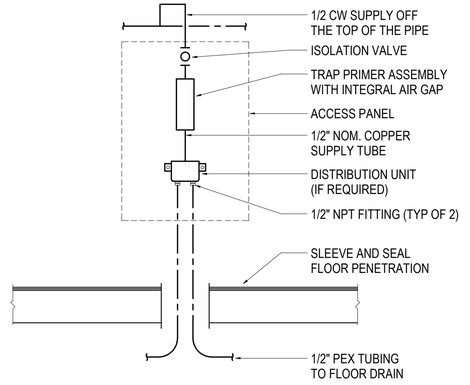
JOB NO.	M6030
DATE:	6/30/2026
PROJ. MGR.:	MRB
DRAWN BY:	SPC
REVIEWED BY:	IAW
REVISIONS:	

LEVEL 2 - FIRE PROTECTION AND VENTILATION REMODEL

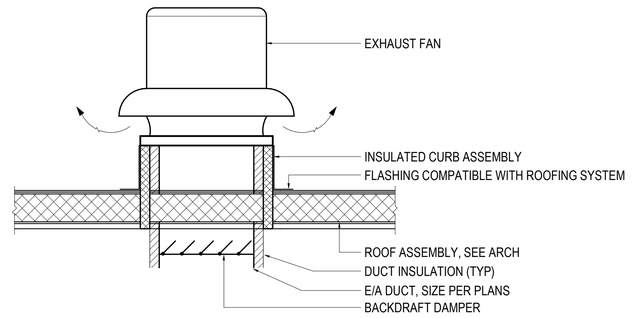
SHEET NO.
M201



1 FLOOR CLEANOUT DETAIL
NOT TO SCALE



2 TRAP PRIMER DETAIIL
NOT TO SCALE



3 ROOF MOUNTED EXHAUST FAN DETAIL
NOT TO SCALE

STATE OF ALASKA
14TH
M.R. BAUMGARTNER
ME-13526
6/30/2026
REGISTERED PROFESSIONAL ENGINEER

Explore Design
421 West 1st Avenue, Suite 300
Anchorage, Alaska 99501
907.563.6474 | F 907.563.4572
exploredesign.com

RSA
Mechanical and Electrical Consulting Engineers
670 West Fireweed Lane, Suite 200
Anchorage, AK 99503
(907) 276-0521
Corporate No.: AECC542

SOUTHCENTRAL FOUNDATION

SCF FINANCE BLDG RESTROOM RENOVATION

7033 EAST TUDOR RD.
ANCHORAGE, AK

100% CONSTRUCTION DOCUMENTS

JOB NO.	**M6030**
DATE:	**6/30/2026**
PROJ. MGR.:	**MRB**
DRAWN BY:	**SPC**
REVIEWED BY:	**IAW**
REVISIONS:	

MECHANICAL DETAILS

SHEET NO.
M301

ELECTRICAL LEGEND

◎	LIGHT FIXTURE - RECESSED DOWNLIGHT, EM	$T	FRACTIONAL HORSEPOWER MOTOR STARTER
,	EMERGENCY EXIT SIGN - SURFACE MTD WALL, EXISTING		TELECOMMUNICATION OUTLET (COMBINATION TELEPHONE & DATA)
	EMERGENCY LIGHT - SURFACE MTD WALL, EXISTING	, C	FIRE ALARM HORN/STROBE LIGHT (WALL, CLG MOUNTED)
	LINEAR LIGHT FIXTURE - RECESSED MTD	, C	FIRE ALARM STROBE LIGHT (WALL, CLG MOUNTED)
	LINEAR LIGHT FIXTURE - WALL MTD	(2)	PHOTOELECTRIC SMOKE DETECTOR
(A)	FIXTURE TAG (LETTER INDICATES TYPE)		DUPLEX RECEPTACLE TO BE REMOVED (DASHED OR DOTTED LINES INDICATE ITEMS TO BE REMOVED TYPICAL)
$	SINGLE POLE SWITCH	1	NOTE TAG (No. INDICATES NOTE)
$D	DIMMER SWITCH	XX-XX	CIRCUIT TAG (No. INDICATES CIRCUIT)
$OS	OCCUPANCY SENSOR WALL SWITCH (DUALTECH)	(X)	EQUIPMENT TAG (No. INDICATES TYPE)
(OS)	OCCUPANCY SENSOR - CEILING MOUNTED (DUALTECH)	E	DENOTES EXISITNG ITEM
	CONDUIT, CONCEALED	EM	DENOTES EMERGENCY POWER
#10	NUMBER AND SIZE OF WIRES (NO MARKS = 3 #12)	GFCI	GROUND FAULT CIRCUIT INTERRUPTER
A-2	HOMERUN TO PANEL (PANEL AND CIRCUIT No.)	K	KELVIN
	PANEL	LED	LIGHT EMITTING DIODE
	DUPLEX RECEPTACLE	LM	LUMENS
	DUPLEX RECEPTACLE WITH GROUND FAULT CIRCUIT INTERRUPTER	NEC	NATIONAL ELECTRICAL CODE
	QUADRAPLEX RECEPTACLE	R	DENOTES EXISTING ITEM THAT HAS BEEN RELOCATED
J	JUNCTION BOX	TYP	TYPICAL
	MOTOR (SIZED AS SHOWN)	WAP	WIRELESS ACCESS POINT

LIGHT FIXTURE SCHEDULE

TYPE	LOCATION	MANUFACTURER AND CATALOG NUMBER (OR APPROVED EQUAL)	LUMINAIRE DESCRIPTION	MOUNTING		LAMPS	BALLAST/DRIVER	TOTAL INPUT WATTS
				TYPE	HEIGHT			
A	RESTROOM	GOTHAM #EVO6-30/15-AR-WD-LSS-MVOLT-GZ10	6" DOWN LIGHT WITH WIDE DISTRIBUTION, CLEAR REFLECTOR, AND SEMI-SPECULAR FINISH.	RECESSED	CEILING	3000K LED 1,471LM	120/277V, 0-10V DIMMING DOWN TO 10%	15
B	RESTROOM	PRUDENTIAL #WAL14-LED3-MO-3'-WFA-TMW-SC-UNV-WM-ND	3' NOMINAL VANITY LIGHT WITH STEEL HOUSING, ACRYLIC LENS, AND TEXTURED MATTE WHITE FINISH.	WALL	ABOVE MIRROR	3000K LED 2,310LM	120/277V LED DRIVER	21

EXISTING PANEL 'P2'

MFR/MODEL: CUTLER-HAMMER TYPE PB — VOLTS: 120/208V,3PH,4W — ENCLOSURE: NEMA 1 — 150 A — MTG: SURFACE

NOTE	CIRC	POLE	AMPS	SERVICE	TYPE	VOLT-AMPS A	VOLT-AMPS B	VOLT-AMPS C	TYPE	SERVICE	AMPS	POLE	CIRC	NOTE
c	1	1	20	RECP RM 215 NORTH	RECP				RECP	RECP BATHROOMS 213,214	20	1	2	c
c	3	1	20	ROOF TOP OUTLET	RECP				RECP	COUNTERTOP GFCI RECP	20	1	4	c
c	5	1	20	RECP RM 215 SOUTH	RECP				RECP	COUNTERTOP GFCI RECP	20	1	6	c
c	7	1	20	EF-3,4 (ROOF)	MOTR				RECP	KITCHEN RECP	20	1	8	c
c	9	1	20	SIEMENS PNL	MISC		768		**RECP**	**KITCHEN ICE MACHINE**	**20**	**1**	**10**	**c**
c	11	1	20	RECP NO WALL	RECP				RECP	COUNTERTOP GFCI RECP	20	1	12	c
c	13	2	20	COPIER	MISC				RECP	COUNTERTOP GFCI RECP	20	1	14	c
c	15	2	20	^^	MISC		804		**RECP**	**200C RECPS & BR 218 EF-1**	**20**	**1**	**16**	**a**
c	17	1	20	COMPUTOR RECP NORTH	RECP			360	**RECP**	**219 RECPS**	**20**	**1**	**18**	**a**
c	19	1	20	REC WEST WALL	RECP				RECP	COMPUTER RECP	20	1	20	c
c	21	1	20	COMPUTOR RM. RECP	RECP				RECP	COMPUTER RECP	20	1	22	c
c	23	1	20	TELEPHONE BOARD	MISC				RECP	COMPUTER RECP	20	1	24	c
c	25	1	20	COMPUTOR RM. RECP	RECP				MISC	ELEVATOR SHAFT DAMPER	20	1	26	c
c	27	1	20	MICROWAVE	MISC				MISC	ELEVATOR SHAFT DAMPER	20	1	28	c
c	29	1	20	OUTLET	RECP				MISC	DDC TRANSFORMER	20	1	30	c
c	31	3	50	PANEL P2A FEEDER	FEDR				MISC	REFRIG @ WOMENS RR	20	1	32	c
c	33	3	50	^^^	FEDR				MISC	REFRIG @ WOMENS RR	20	1	34	c
c	35	3	50	^^^	FEDR				MISC	ELECTRICAL HEAT VAC	20	2	36	c
b	**37**	**1**	**20**	**MICROWAVE RM 200C CKT 1**	**MISC**	**1200**			MISC	^^	20	2	38	c
b	**39**	**1**	**20**	**MICROWAVE RM 200C CKT 2**	**MISC**		**1200**			SPACE	-	1	40	
	41	1	-	SPACE						SPACE	-	1	42	

PANEL NOTES:
a. NEW LOAD ON SPARE BREAKER.
b. NEW LOAD ON NEW BREAKER.
C. EXISTING LOAD TO REMAIN.

PANEL OPTIONS:
MAIN LUGS ONLY

ELECTRICAL LOAD CALCULATION

PROJECT: SCF - FINANCE BUILDING RESTROOM REMODEL
ANCHORAGE, ALASKA

EXISTING PANEL 'P2' 150A, 120/208V, 3-PHASE, 4-WIRE

LOAD BASED ON RECORD DRAWINGS: 11/19/2015	44.4	KVA	123.3 AMPS
LOAD REMOVED			
RECEPTACLES	1.08	KVA	
MICROWAVES	2.40	KVA	
DISHWASHER	1.20	KVA	
ICE MACHINE	0.77	KVA	
TOTAL LOAD REMOVED:	**5.4**	**KVA**	15.1 AMPS
NEW LOAD ADDED			
RECEPTACLES	0.90	KVA	
MICROWAVE	2.40	KVA	
DISHWASHER	1.20	KVA	
ICE MACHINE	0.77	KVA	
EXHUAST FAN	0.26	KVA	
TOTAL LOAD ADDED	**5.5**	**KVA**	15.4 AMPS
NET LOAD ADDED	**0.1**	**KVA**	0.2 AMPS
NET CALCULATED LOAD	**49.2**	**KVA**	136.6 AMPS

EXISTING PANEL 'P2' HAS ADEQUATE CAPACITY FOR NEW LOADS.

STATE OF ALASKA — STEVEN BASSLER — EE-15138A — 6/30/26 — REGISTERED PROFESSIONAL ENGINEER

Explore Design
421 West 1st Avenue, Suite 300
Anchorage, Alaska 99501
907.563.6474 | F 907.563.4572
exploredesign.com

RSA
Mechanical and Electrical Consulting Engineers
670 West Fireweed Lane, Suite 200
Anchorage, AK 99503
(907)276-0521
Corporate No.: AECC542

SOUTHCENTRAL FOUNDATION

SCF FINANCE BLDG RESTROOM RENOVATION

7033 EAST TUDOR RD. ANCHORAGE, AK

100% CONSTRUCTION DOCUMENTS

JOB NO.	M6030
DATE:	6/30/2026
PROJ. MGR.:	SB
DRAWN BY:	CW
REVIEWED BY:	CSZ,SB
REVISIONS:	

ELECTRICAL LEGEND, SCHEDULES, AND CALCULATION

SHEET NO.
E001

ELECTRICAL SPECIFICATIONS

26 05 00 – COMMON WORK RESULTS FOR ELECTRICAL

A. SCOPE OF WORK: FURNISH AND INSTALL ALL MATERIAL AND EQUIPMENT FOR AN EXTENSION TO THE EXISTING ELECTRICAL SYSTEM AS INDICATED ON THE DRAWINGS AND IN THESE SPECIFICATIONS.

B. STANDARDS, CODES AND REGULATIONS: COMPLY WITH THE LATEST ADOPTED EDITION OF THE NATIONAL ELECTRICAL CODE, INTERNATIONAL BUILDING CODE, AND INTERNATIONAL FIRE CODE INCLUDING ALL STATE AND LOCAL AMENDMENTS TO THESE CODES. COMPLY WITH THE LATEST PUBLISHED VERSION OF THE NECA STANDARD OF INSTALLATION.

C. DRAWINGS: THE DRAWINGS ARE DIAGRAMMATIC, NOT NECESSARILY SHOWING ALL OFFSETS OR EXACT LOCATIONS OF FIXTURES, EQUIPMENT, ETC. UNLESS SPECIFICALLY DIMENSIONED. REVIEW THE DRAWINGS AND SPECIFICATIONS FOR EQUIPMENT FURNISHED BY OTHER CRAFTS BUT INSTALLED IN ACCORDANCE WITH THIS SECTION. BRING QUESTIONABLE OR OBSCURE ITEMS, APPARENT CONFLICTS BETWEEN PLANS AND SPECIFICATIONS, GOVERNING CODES OR UTILITIES REGULATIONS TO THE ATTENTION OF THE OWNER. CODES, ORDINANCES, REGULATIONS, MANUFACTURER'S INSTRUCTIONS OR STANDARDS TAKE PRECEDENCE WHEN THEY ARE MORE STRINGENT OR CONFLICT WITH THE DRAWINGS AND SPECIFICATIONS.

D. RECORD DRAWINGS: MARK UP A CLEAN SET OF DRAWINGS AS THE WORK PROGRESSES TO SHOW THE DIMENSIONED LOCATION AND ROUTING OF ALL ELECTRICAL WORK WHICH WILL BECOME PERMANENTLY CONCEALED. SHOW ROUTING OF WORK IN PERMANENTLY CONCEALED BLIND SPACES WITHIN THE BUILDING. SHOW COMPLETE ROUTING AND SIZING OF ANY SIGNIFICANT REVISIONS TO THE SYSTEMS SHOWN.

E. WORKMANSHIP: INSTALLATION OF ALL WORK SHALL BE MADE SO THAT ITS SEVERAL COMPONENT PARTS SHALL FUNCTION AS A WORKABLE SYSTEM COMPLETE WITH ALL ACCESSORIES NECESSARY FOR ITS OPERATION. ALL MATERIAL AND EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS, INSTRUCTIONS AND/OR INSTALLATION DRAWINGS AND IN ACCORDANCE WITH NECA STANDARDS. MATERIALS AND EQUIPMENT SHALL BE NEW AND SHALL CONFORM WITH APPLICABLE INDUSTRY STANDARDS, NEMA STANDARDS AND UNDERWRITERS LABORATORIES STANDARDS WHERE APPLICABLE.

F. SUBMITTALS: PROVIDE MATERIAL AND EQUIPMENT SUBMITTALS CONTAINING A COMPLETE LISTING OF MATERIAL AND EQUIPMENT SHOWN ON THE DRAWINGS. INCLUDE CATALOG NUMBERS, WIRING DIAGRAMS, ROUGH–IN DIMENSIONS AND PERFORMANCE DATA FOR ALL MATERIAL AND EQUIPMENT. SUBMITTALS SHALL BE IN ELECTRONIC .PDF FORMAT, SEPARATE FROM WORK FURNISHED UNDER OTHER DIVISIONS. INDEX AND CLEARLY IDENTIFY ALL MATERIAL AND EQUIPMENT BY ITEM, NAME OR DESIGNATION USED ON THE DRAWINGS. SUBMITTAL REVIEW IS FOR GENERAL DESIGN AND ARRANGEMENT ONLY AND DOES NOT RELIEVE THE CONTRACTOR FROM ANY REQUIREMENTS OF THE CONTRACT DOCUMENTS. THE SUBMITTALS ARE NOT CHECKED FOR QUANTITY, DIMENSION, OR FOR PROPER OPERATION. WHERE DEVIATIONS OF A SUBSTITUTE PRODUCT OR SYSTEM PERFORMANCE HAVE NOT BEEN SPECIFICALLY NOTED IN THE SUBMITTAL BY THE CONTRACTOR, PROVISIONS OF A COMPLETE AND SATISFACTORY WORKING INSTALLATION IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

G. OPERATION AND MAINTENANCE MANUALS: PROVIDE OPERATION AND MAINTENANCE MANUALS FOR TRAINING OF THE OWNER'S PERSONNEL. DESCRIBE THE PROCEDURES NECESSARY TO OPERATE THE SYSTEM INCLUDING START–UP, OPERATION, EMERGENCY OPERATION AND SHUTDOWN. PROVIDE INSTRUCTIONS AND A SCHEDULE OF PREVENTIVE MAINTENANCE IN TABULAR FORM FOR ALL ROUTINE CLEANING, INSPECTION AND LUBRICATION WITH RECOMMENDED LUBRICANTS. PROVIDE INSTRUCTIONS FOR MINOR REPAIR OR ADJUSTMENTS REQUIRED FOR PREVENTIVE MAINTENANCE ROUTINES. PROVIDE MANUFACTURER'S DESCRIPTIVE LITERATURE INCLUDING APPROVED SHOP DRAWINGS COVERING DEVICES USED IN ANY CONTRACTOR–PROVIDED EQUIPMENT OR SYSTEMS WITH ILLUSTRATION, EXPLODED VIEWS, ETC.

H. WARRANTY: THE CONTRACTOR SHALL GUARANTEE ALL WORK EXECUTED UNDER THIS CONTRACT TO BE FREE FROM DEFECTS IN MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE YEAR FROM BENEFICIAL OCCUPANCY. ANY FAULTY MATERIALS OR WORKMANSHIP SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER DURING THE GUARANTEE PERIOD.

I. PERMITS: SECURE AND PAY FOR ALL FEES, PERMITS, ETC. REQUIRED BY LOCAL AND STATE AGENCIES.

J. REFERENCE SYMBOLS: THE ELECTRICAL "LEGEND" ON THE DRAWINGS IS A STANDARDIZED VERSION, AND ALL SYMBOLS SHOWN MAY NOT BE USED. USE THE "LEGEND" AS A REFERENCE FOR THE SYMBOLS USED ON THE DRAWINGS.

K. PENETRATION OF FIRE BARRIERS: ALL ELECTRICAL PENETRATIONS THROUGH FIRE RATED BARRIERS SHALL BE SEALED IN ACCORDANCE WITH NEC ARTICLE 300.21 AND THE FOLLOWING:

1. ALL HOLES OR VOIDS CREATED TO EXTEND ELECTRICAL SYSTEMS THROUGH FIRE RATED FLOORS, WALLS OR CEILING SHALL BE SEALED WITH AN ASBESTOS–FREE INTUMESCENT FIRE STOPPING MATERIAL CAPABLE OF EXPANDING 8 TO 10 TIMES WHEN EXPOSED TO TEMPERATURES 250 DEGREES F OR HIGHER.
2. MATERIALS SHALL BE SUITABLE FOR THE FIRE STOPPING OF PENETRATIONS MADE BY STEEL, GLASS, PLASTIC AND SHALL BE CAPABLE OF MAINTAINING AN EFFECTIVE BARRIER AGAINST FLAME, SMOKE AND GASES IN COMPLIANCE WITH THE REQUIREMENTS OF ASTM E814, UL 1479 AND THE UL FIRE RESISTANCE DIRECTORY REQUIREMENTS FOR THROUGH–PENETRATION FIRESTOP DEVICES (XHCR).
3. THE RATING OF THE FIRE STOPS SHALL BE THE SAME AS THE TIME–RATED FLOOR, WALL OR CEILING ASSEMBLY.
4. INSTALL FIRE STOPPING MATERIALS IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.

26 05 05 – SELECTIVE DEMOLITION FOR ELECTRICAL

A. DEMOLITION DRAWINGS ARE BASED ON CASUAL FIELD OBSERVATION AND EXISTING RECORD DRAWING. REPORT DISCREPANCIES TO OWNER BEFORE DISTURBING THE EXISTING INSTALLATION. DISCONNECT ELECTRICAL SYSTEMS IN WALLS, FLOORS, AND CEILINGS SCHEDULED FOR REMOVAL. PROVIDE TEMPORARY WIRING AND CONNECTIONS TO MAINTAIN ALL EXISTING ELECTRICAL SYSTEMS (TELEPHONE, FIRE ALARM, LIGHTING, ELECTRICAL SERVICE, ETC.) IN SERVICE DURING CONSTRUCTION. DISABLE SYSTEMS ONLY TO MAKE SWITCHOVERS AND CONNECTIONS.

B. OBTAIN PERMISSION FROM OWNER AT LEAST 24 HOURS BEFORE PARTIALLY OR COMPLETELY DISABLING SYSTEM. MINIMIZE OUTAGE DURATION AND MAKE TEMPORARY CONNECTIONS TO MAINTAIN SERVICE IN AREAS ADJACENT TO WORK AREA. WHEN WORK MUST BE PERFORMED ON ENERGIZED EQUIPMENT OR CIRCUITS, USE PERSONNEL EXPERIENCED IN SUCH OPERATIONS.

C. REMOVE, RELOCATE AND EXTEND EXISTING INSTALLATIONS TO ACCOMMODATE NEW CONSTRUCTION. REMOVE ABANDONED WIRING TO SOURCE OF SUPPLY. REMOVE EXPOSED ABANDONED CONDUIT, INCLUDING ABANDONED CONDUIT ABOVE ACCESSIBLE CEILING FINISHES. WHERE ABANDONED CONDUIT ENTERS EXISTING SURFACES TO REMAIN, CUT CONDUIT FLUSH WITH WALLS AND FLOORS, AND PATCH SURFACES. DISCONNECT ABANDONED OUTLETS AND REMOVE DEVICES. REMOVE ABANDONED OUTLETS IF CONDUIT SERVICING THEM IS ABANDONED AND REMOVED. PROVIDE BLANK COVER FOR ABANDONED OUTLETS WHICH ARE NOT REMOVED.

D. DISCONNECT AND REMOVE ELECTRICAL DEVICES AND EQUIPMENT SERVING UTILIZATION EQUIPMENT THAT HAS BEEN REMOVED. DISCONNECT AND REMOVE ABANDONED LUMINAIRES. REMOVE BRACKETS, STEMS, HANGERS AND OTHER ACCESSORIES. REPAIR ADJACENT CONSTRUCTION AND FINISHES DAMAGED DURING DEMOLITION AND EXTENSION WORK. MAINTAIN ACCESS TO EXISTING ELECTRICAL INSTALLATIONS WHICH REMAIN ACTIVE.

E. CONTRACTOR TO FIELD VERIFY CONDUITS AND ELECTRICAL ITEMS IN WALLS TO BE DEMOLISHED PRIOR TO START OF WORK. DEMOLISH CONDUITS, BOXES, DEVICES, EQUIPMENT, ETC. IN WALLS THAT ARE SCHEDULED FOR DEMOLITION. WHERE CONDUITS PASS THROUGH THE WALLS OR CIRCUITS ARE SHARED WITH EQUIPMENT THAT IS EXISTING TO REMAIN, PROVIDE ALL WORK NECESSARY (INCLUDING EXTENDING AND RE–ROUTING CONDUITS) TO MAINTAIN ACCESS AND PROVIDE ELECTRICAL CONTINUITY TO EXISTING SYSTEMS AND CIRCUITRY

26 05 19 – WIRE AND CABLE

A. SUBMITTALS: NONE REQUIRED FOR THIS SECTION.

B. MATERIALS:

1. ALL CONDUCTORS SHALL BE COPPER WITH TYPE XHHW, THWN, THW OR THHN INSULATION. MINIMUM BRANCH CIRCUIT CONDUCTOR SIZE SHALL BE 12 AWG. MINIMUM CONTROL CIRCUIT CONDUCTOR SIZE SHALL BE #18 AWG.
2. CONTROL CIRCUITS SHALL BE COPPER, STRANDED CONDUCTOR, 600V INSULATION, THHN/THWN, MINIMUM SIZE 18 AWG.
3. TYPE MC CABLE: SOLID COPPER CONDUCTOR, 600 VOLT THERMOPLASTIC INSULATION, RATED 90° C, INSULATED GREEN GROUNDING CONDUCTOR, AND GALVANIZED STEEL ARMOR OVER MYLAR. MC CABLE USED FOR FIRE ALARM WIRING SHALL BE COLORED RED AND LISTED FOR FIRE ALARM USE.
4. 0–10V DIMMING/POWER MC CABLE (TYPE MC–PCS), SIZE 12 THROUGH 10 AWG WITH 16–2 CONTROL CABLES: SOLID COPPER CONDUCTOR, 600 VOLT THERMOPLASTIC INSULATION, RATED 90° C DRY, 75° WET, INSULATED GREEN GROUNDING CONDUCTOR, AND GALVANIZED STEEL OR ALUMINUM ARMOR OVER MYLAR.

C. INSTALLATION:

1. COLOR CODE WIRES BY LINE OR PHASE. COLOR CODE THE 120/208V CONDUCTORS BLACK, RED, BLUE, AND WHITE. COLOR CODE THE 277/480V CONDUCTORS BROWN, ORANGE, YELLOW AND GREY.
2. DO NOT SHARE NEUTRAL CONDUCTORS. PROVIDE A DEDICATED NEUTRAL CONDUCTOR FOR EACH BRANCH CIRCUIT THAT REQUIRES A NEUTRAL.
3. USE PROPERLY SIZED INSULATED SPRING WIRE CONNECTORS WITH PLASTIC CAPS FOR ALL CONDUCTORS #8 AWG AND SMALLER.
4. INSTALLATION SCHEDULE: BUILDING WIRE IN RACEWAYS AT ALL LOCATIONS UNLESS OTHERWISE NOTED. TYPE MC CABLE MAY BE USED FOR BRANCH CIRCUIT WIRING IN DRY, INTERIOR LOCATIONS OTHER THAN HOMERUNS. HOMERUNS SHALL BE BUILDING WIRE IN RACEWAY. METAL CLAD CABLE USED FOR BRANCH CIRCUIT WIRING FROM A LIGHT SWITCH OR LIGHTING CONTROL STATION TO THE LIGHT FIXTURE SHALL INCLUDE A NEUTRAL CONDUCTOR. METAL CLAD CABLE USED FOR BRANCH CIRCUIT WIRING TO LED FIXTURES THAT HAVE 0–10V DIMMING CAPABILITY SHALL BE TYPE MC–PCS
5. AT THE CONTRACTOR'S OPTION, PORTIONS OF THE FIRE ALARM WIRING IN DRY, CONCEALED LOCATIONS MAY BE INSTALLED IN FIRE ALARM METAL CLAD CABLE.

26 05 26 – GROUNDING AND BONDING

A. SUBMITTALS: NONE REQUIRED FOR THIS SECTION.

B. INSTALLATION:

1. PROVIDE A SEPARATE, INSULATED EQUIPMENT GROUNDING CONDUCTOR IN ALL NEW BRANCH CIRCUITS AND FEEDERS. TERMINATE EACH END ON A GROUNDING LUG, BUS, OR BUSHING.
2. MECHANICAL CONNECTORS: NON–REVERSIBLE CRIMP TYPE LUGS ONLY. USE FACTORY MADE COMPRESSION LUG FOR ALL TERMINATIONS.
3. BOND TOGETHER SYSTEM NEUTRALS, EXPOSED NON–CURRENT CARRYING METAL PARTS OF ELECTRICAL EQUIPMENT, METAL RACEWAY SYSTEMS, GROUNDING CONDUCTOR IN RACEWAYS AND CABLES, RECEPTACLE GROUND CONNECTORS, AND PLUMBING SYSTEMS.

26 05 29 – HANGERS AND SUPPORTS FOR ELECTRICAL SYSTEMS

A. SUBMITTALS: NONE REQUIRED FOR THIS SECTION.

B. MATERIAL: SUPPORT CHANNEL SHALL BE GALVANIZED OR PAINTED STEEL. HARDWARE SHALL BE CORROSION RESISTANT.

C. INSTALLATION: EQUIPMENT WEIGHING MORE THAN 50 POUNDS SHALL BE ADEQUATELY ANCHORED TO THE BUILDING STRUCTURE TO RESIST LATERAL EARTHQUAKE FORCES. PROVIDE SAFETY CHAINS FOR LIGHT FIXTURES, SUPPORTED FROM T–BAR OR OTHER CEILING SUSPENSION SYSTEM, CAPABLE OF SUPPORTING A MINIMUM OF 200 POUNDS. ATTACH SAFETY CHAINS AT EACH CORNER OF FIXTURE CONNECTED SUCH THAT FIXTURE WILL NOT DROP BELOW A HEIGHT OF 7'–6" IN THE EVENT OF A CEILING SUSPENSION SYSTEM FAILURE.

26 05 33 – RACEWAY AND BOXES FOR ELECTRICAL SYSTEMS

A. SUBMITTALS: NONE REQUIRED FOR THIS SECTION.

B. MATERIALS

1. RIGID STEEL CONDUIT: ANSI C80.1. FITTINGS AND CONDUIT BODIES: ANSI/NEMA FB 1; THREADED TYPE WITH INSULATED THROAT BUSHINGS, MATERIAL TO MATCH CONDUIT.
2. INTERMEDIATE METAL CONDUIT (IMC): GALVANIZED STEEL. FITTINGS AND CONDUIT BODIES: ANSI/NEMA FB 1; USE FITTINGS AND CONDUIT BODIES SPECIFIED ABOVE FOR RIGID STEEL CONDUIT.
3. ELECTRICAL METALLIC TUBING CONDUIT (EMT): ANSI C80.3. GALVANIZED TUBING. FITTINGS AND CONDUIT BODIES: ANSI/NEMA FB 1; STEEL OR MALLEABLE IRON, COMPRESSION TYPE OR SET SCREW FITTINGS WITH INSULATED THROAT BUSHINGS. DIE–CAST FITTINGS ARE NOT ACCEPTABLE. MAXIMUM SIZE SHALL BE 2". PROVIDE FACTORY ELBOWS ON SIZES 1–1/2" AND LARGER.
4. FLEXIBLE METAL CONDUIT: FS WW–C–566; STEEL, FULL WALL OR REDUCED WALL THICKNESS. FITTINGS AND CONDUIT BODIES: ANSI/NEMA FB 1; STEEL OR MALLEABLE IRON WITH INSULATED THROAT BUSHINGS. DIE CAST FITTINGS ARE NOT ACCEPTABLE.
5. PROVIDE GALVANIZED OR CADMIUM PLATED, ONE PIECE PRESSED STEEL OUTLET BOXES 4 INCH SQUARE OR OCTAGONAL, 1 1/2 INCHES DEEP MINIMUM SIZE FOR USE IN INTERIOR AREAS.
6. CUT–IN BOXES: MINIMUM SIZE 2" X 3" X 2–1/2" DEEP. PROVIDE CUT–IN OUTLET BOXES WHERE REQUIRED FOR INSTALLATION IN EXISTING WALLS.

C. INSTALLATION:

1. INSTALL CONDUIT FOR ALL SYSTEMS UNLESS OTHERWISE NOTED, 1/2 INCH MINIMUM SIZE, EXCEPT CONDUIT FOR SPECIAL SYSTEMS SHALL BE 3/4" MINIMUM.
2. EXPOSED DRY INTERIOR LOCATIONS SHALL BE RIGID STEEL CONDUIT OR INTERMEDIATE METAL CONDUIT. ELECTRICAL METALLIC TUBING MAY BE USED EXPOSED WHEN INSTALLED ON THE CEILING, A MINIMUM OF TEN FEET ABOVE THE FLOOR OR WHERE NOT SUBJECT TO PHYSICAL DAMAGE. EMT MAY ALSO BE USED FOR CONCEALED, DRY, INTERIOR LOCATIONS.
3. MOTOR AND EQUIPMENT CONNECTIONS SHALL BE SHORT EXTENSIONS OF FLEXIBLE METAL CONDUIT TO ALLOW FOR VIBRATION. LIQUIDTIGHT FLEXIBLE CONDUIT AND FITTINGS SHALL BE USED FOR THESE CONNECTIONS IN DAMP OR WET LOCATIONS.
4. INSTALL RACEWAY AND BOXES PER THE LATEST NECA (NATIONAL ELECTRICAL CONTRACTOR'S ASSOCIATION) STANDARDS
5. PROVIDE RACEWAYS CONCEALED IN CONSTRUCTION UNLESS SPECIFICALLY NOTED OTHERWISE, OR WHERE INSTALLED AT SURFACE CABINETS, MOTOR AND EQUIPMENT CONNECTIONS AND IN MECHANICAL AND ELECTRICAL EQUIPMENT ROOMS. DO NOT ROUTE CONDUITS ON ROOFS, OUTSIDE OF EXTERIOR WALLS, OR ALONG THE SURFACE OF INTERIOR FINISHED WALLS UNLESS SPECIFICALLY NOTED ON THE PLANS.
6. PAINT ALL EXPOSED CONDUIT IN FINISHED AREAS TO MATCH SURFACE TO WHICH IT IS ATTACHED OR CROSSES. CLEAN GREASY OR DIRTY CONDUIT PRIOR TO PAINTING IN ACCORDANCE WITH PAINT MANUFACTURER'S INSTRUCTIONS.
7. INSTALL RACEWAYS LEVEL AND SQUARE TO A TOLERANCE OF 1/8 INCH PER 10 FEET. ROUTE EXPOSED RACEWAYS AND RACEWAYS ABOVE ACCESSIBLE CEILINGS PARALLEL AND PERPENDICULAR TO WALLS, CEILING, STRUCTURAL MEMBERS AND ADJACENT PIPING.
8. PROVIDE OUTLET BOXES AS SHOWN ON THE DRAWINGS, AND AS REQUIRED FOR SPLICES, TAPS, WIRE PULLING, EQUIPMENT CONNECTIONS, DEVICE INSTALLATION AND CODE COMPLIANCE.
9. INSTALL FITTINGS AND FLEXIBLE METAL CONDUIT TO ACCOMMODATE 3–AXIS MOVEMENTS WHERE RACEWAY CROSSES SEISMIC JOINTS. INSTALL FITTINGS DESIGNED AND LISTED TO ACCOMMODATE EXPANSION AND CONTRACTION WHERE RACEWAY CROSSES CONTROL AND EXPANSION JOINTS.
10. DO NOT INSTALL BOXES BACK–TO–BACK IN WALLS. PROVIDE A MINIMUM 6 INCH SEPARATION FOR MINIMUM SOUND TRANSMISSION.
11. USE MULTIPLE–GANG BOXES WHERE MORE THAN ONE DEVICE ARE MOUNTED TOGETHER; DO NOT USE SECTIONAL BOXES.
12. SUPPORT BOXES INDEPENDENTLY OF CONDUIT.
13. COORDINATE MOUNTING HEIGHTS AND LOCATIONS OF OUTLETS MOUNTED ABOVE COUNTERS, BENCHES AND BACKSPLASHES.

26 05 53 – IDENTIFICATION FOR ELECTRICAL SYSTEMS

A. SUBMITTALS: NONE REQUIRED FOR THIS SECTION.

B. MATERIALS

1. TAPE LABELS: ADHESIVE TAPE LABELS, WITH 3/16 INCH BOLD BLACK LETTERS ON CLEAR BACKGROUND MADE USING DYMO RHINOPRO 5000 OR EQUAL LABEL PRINTER.
2. WIRE AND CABLE MARKERS: CLOTH MARKERS, SPLIT SLEEVE OR TUBING TYPE.

C. INSTALLATION:

1. CONDUITS: MARK ALL NEW CONDUITS ENTERING OR LEAVING PANELBOARDS WITH INDELIBLE BLACK MAGIC MARKER WITH THE CIRCUIT NUMBERS OF THE CIRCUITS CONTAINED INSIDE.
2. JUNCTION BOXES: MARK ALL CIRCUIT NUMBERS OF WIRING ON ALL JUNCTION BOXES WITH SHEET STEEL COVERS. MARK WITH INDELIBLE BLACK MARKER. ON EXPOSED JUNCTION BOXES IN PUBLIC AREAS, MARK ON INSIDE OF COVER. MARK ALL FIRE ALARM SYSTEM JUNCTION BOXES WITH SHEET STEEL COVERS WITH "FA." MARK WITH INDELIBLE RED MARKER. MARK ALL OTHER SPECIAL SYSTEM JUNCTION BOXES WITH SHEET STEEL COVERS.
3. WIRE IDENTIFICATION: PROVIDE WIRE MARKERS ON EACH NEW CONDUCTOR IN PANELBOARD GUTTERS, PULL BOXES, OUTLET AND JUNCTION BOXES, AND AT LOAD CONNECTION. MARKERS SHALL BE LOCATED WITHIN ONE INCH OF EACH CABLE END, EXCEPT AT PANELBOARDS, WHERE MARKERS FOR BRANCH CIRCUIT CONDUCTORS SHALL BE VISIBLE WITHOUT REMOVING PANEL DEADFRONT.
4. DEVICE PLATES: LABEL EACH NEW RECEPTACLE DEVICE PLATE OR POINT OF CONNECTION DENOTING THE PANELBOARD NAME AND CIRCUIT NUMBER. INSTALL LABEL ON THE TOP OF EACH PLATE.

26 09 23 – LIGHTING CONTROL DEVICES

A. SUBMITTALS: SUBMIT PRODUCT DATA FOR APPROVAL.

B. MATERIALS:

1. MANUFACTURERS: WATTSTOPPER, SENSOR SWITCH, HUBBELL OR EQUAL.
2. CEILING MOUNTED OCCUPANCY SENSOR: UL LISTED, 120/277V DUAL TECHNOLOGY (PIR/ULTRASONIC OR MICROPHONICS), SELF–LEARNING, PROGRAMMABLE TIME SETTINGS, ADJUSTABLE SENSITIVITY, LINE VOLTAGE (120/277V) OR LOW VOLTAGE (12–24VDC), WHITE FINISH, PROVIDE MINIMUM WATTAGE RATING OR ADDITIONAL POWER PACKS AS REQUIRED TO CONTROL THE LOADS INDICATED ON THE PLANS. PROVIDE ULTRASONIC OR MICROPHONIC ONLY IN RESTROOMS WITH PARTITION STALLS.
3. POWER PACKS: WHERE LOW VOLTAGE (12–24VDC) DEVICES ARE USED, PROVIDE POWER PACKS AS RECOMMENDED BY THE MANUFACTURER FOR THE LOADS SERVED.

C. INSTALLATION:

1. FIELD ADJUST OCCUPANCY SENSORS FOR PROPER OPERATION IN THE SPACE. PROVIDE MASKING ON INFRARED LENS TO RESTRICT FIELD OF VIEW IF NECESSARY TO PREVENT UNWANTED SWITCHING FROM ADJACENT SPACES SUCH AS HALLWAYS.
2. PROVIDE ALL PROGRAMMING AS REQUIRED TO CONNECT AND OPERATE ALL CONNECTED FIXTURES.
3. COORDINATE WITH OWNER FOR FINAL LIGHTING CONTROL SEQUENCES AND TIMER SETTINGS.
4. LOCATE POWER PACKS AND SIMILAR DEVICES IN CONCEALED, ACCESSIBLE AREAS.

26 24 16 – PANELBOARDS

A. SUBMITTALS: NONE REQUIRED FOR THIS SECTION.

B. MATERIAL:

1. MANUFACTURERS: MATCH EXISTING: EATON.
2. NEW BREAKERS IN EXISTING PANELS: NEMA AB 1; UL LISTED FOR USE IN THE PANEL, AMPERE RATING AND NUMBER OF POLES AS INDICATED ON PLANS. AIC RATING SHALL MATCH THE LOWEST RATED DEVICE IN THE PANEL.

C. INSTALLATION:

1. PROVIDE UPDATED TYPED CIRCUIT DIRECTORIES FOR EACH PANELBOARD AFFECTED BY THIS SCOPE OF WORK.
2. INSTALL NEW BREAKER(S) IN EXISTING PANEL AND TEST FOR PROPER OPERATION.

STATE OF ALASKA
49TH
STEVEN BASSLER
EE–151384
6/30/26
REGISTERED PROFESSIONAL ENGINEER

Explore Design
421 West 1st Avenue, Suite 300
Anchorage, Alaska 99501
907.563.6474 | F 907.563.4572
exploredesign.com

RSA
Mechanical and Electrical Consulting Engineers
670 West Fireweed Lane, Suite 200
Anchorage, AK 99503
(907)276-0521
Corporate No.: AECC542

SOUTHCENTRAL FOUNDATION

SCF FINANCE BLDG RESTROOM RENOVATION

7033 EAST TUDOR RD.
ANCHORAGE, AK

100% CONSTRUCTION DOCUMENTS

JOB NO.	M6030
DATE:	6/30/2026
PROJ. MGR.:	SB
DRAWN BY:	CW
REVIEWED BY:	CSZ,SB
REVISIONS:	

ELECTRICAL SPECIFICATIONS

SHEET NO.
E002

ELECTRICAL SPECIFICATIONS

26 27 26 – WIRING DEVICES

A. SUBMITTALS: SUBMIT PRODUCT DATA FOR APPROVAL.

B. MATERIALS:

1. WALL SWITCHES: SWITCHES FOR LIGHTING CIRCUITS SHALL BE ANSI/NEMA WD6 AND FEDERAL SPECIFICATION FS W-S-896 AC GENERAL USE SNAP SWITCH WITH TOGGLE HANDLE, RATED 20 AMPERES AND 120-277 VOLTS AC. HANDLE: WHITE NYLON.
2. RECEPTACLES: CONVENIENCE AND STRAIGHT BLADE RECEPTACLES SHALL BE NEMA AND FEDERAL SPECIFICATION FS W-C-596, TYPE 5-20R, WHITE NYLON FACE. GFCI RECEPTACLES SHALL BE 20A, DUPLEX CONVENIENCE RECEPTACLE WITH INTEGRAL CLASS 'A' GROUND FAULT CURRENT INTERRUPTER AND LOCKOUT FEATURE. TAMPER-RESISTANT RECEPTACLES SHALL BE UL 489.
3. WALL PLATES: DECORATIVE COVER PLATES IN FINISHED AREAS SHALL BE 430 OR 302 STAINLESS STEEL. WEATHERPROOF COVER PLATES SHALL BE GASKETED STAINLESS STEEL WITH HINGED GASKETED DEVICE COVERS. DEVICE PLATES FOR WET LOCATION RECEPTACLES SHALL BE "IN USE" TYPE. PROVIDE 1/2 INCH RAISED, SQUARE, GALVANIZED OR CADMIUM PLATED, PRESSED STEEL COVER PLATE SUPPORTING DEVICES INDEPENDENT OF THE OUTLET BOX FOR ALL EXPOSED WORK.

C. INSTALLATION:

1. UNLESS OTHERWISE NOTED ON THE DRAWINGS, INSTALL RECEPTACLES 18 INCHES ABOVE FINISH FLOOR, 4 INCHES ABOVE COUNTERS AND BACKSPLASHES WITH GROUNDING POLE ON BOTTOM. UNLESS OTHERWISE NOTED DIMENSIONS ARE TO CENTERLINE OF OUTLET.
2. INSTALL WALL SWITCHES AND DIMMERS 48 INCHES ABOVE FLOOR, OFF POSITION DOWN.
3. INSTALL GALVANIZED STEEL PLATES ON OUTLET BOXES AND JUNCTION BOXES IN UNFINISHED AREAS, ABOVE ACCESSIBLE CEILINGS, AND ON SURFACE-MOUNTED OUTLETS.

26 29 13 – ENCLOSED CONTROLLERS

A. SUBMITTALS: NONE REQUIRED FOR THIS SECTION.

B. MATERIALS:

1. MANUFACTURERS: SQUARE D, GE, EATON, OR EQUAL
2. MANUAL AND FRACTIONAL MOTOR STARTERS: NEMA ICS 2, AC GENERAL PURPOSE CLASS A, MANUALLY OPERATED UNIT WITH NUMBER OF POLES AS REQUIRED BY THE LOAD SERVED, FULL-VOLTAGE CONTROLLER FOR FRACTIONAL HORSEPOWER INDUCTION MOTORS, WITH THERMAL OVERLOAD UNIT, RED PILOT LIGHT, AND TOGGLE OPERATOR.

C. INSTALLATION

1. AFTER FINAL CONNECTIONS ARE MADE, CHECK AND CORRECT THE ROTATION OF ALL MOTORS.
2. MOTOR STARTING EQUIPMENT SHALL BE LISTED FOR USE AND PROPERLY SIZED FOR OPERATION WITH THE MOTORS SPECIFIED BY MECHANICAL.

26 50 00 – LIGHTING FIXTURES

A. SUBMITTALS: SUBMIT PRODUCT DATA FOR APPROVAL.

B. MATERIALS:

1. LUMINAIRES: PROVIDE AND INSTALL ALL LIGHTING EQUIPMENT OR APPROVED EQUAL AS SHOWN ON THE DRAWINGS AND DESCRIBED IN THE "FIXTURE SCHEDULE". PROVIDE LIGHTING EQUIPMENT COMPLETE, WIRED, ASSEMBLED, WITH PROPER FLANGES, MOUNTING SUPPORTS, HARDWARE, ETC. ALL LIGHTING EQUIPMENT INSTALLED IN LAY-IN TYPE CEILINGS SHALL BE PROVIDED WITH SAFETY CHAINS, CAPABLE OF SUPPORTING 200 POUNDS, SECURELY FASTENED TO THE LIGHT FIXTURE AND THE BUILDING STRUCTURE SO THAT NO PART OF THE FIXTURE WILL DROP BELOW A HEIGHT OF 7'-6" ABOVE THE FLOOR IN THE EVENT OF A CEILING SUSPENSION SYSTEM FAILURE.
2. LED DRIVERS: PROVIDE UL LISTED POWER SUPPLY AS RECOMMENDED BY THE LED FIXTURE MANUFACTURER FOR OPERATION OF THE SPECIFIED LED LAMPS. POWER SUPPLY SHALL BE INTEGRAL TO THE LUMINAIRE UNLESS OTHERWISE NOTED ON THE PLANS. POWER SUPPLY SHALL OPERATE AT THE SUPPLY VOLTAGE INDICATED ON THE PLANS AND SHALL BE LISTED FOR STARTING AND OPERATING THE LAMPS AT 75F AVERAGE INDOOR TEMPERATURE.
3. LED DIMMING DRIVERS: PROVIDE UL LISTED 0-10V DIMMING BALLAST AS RECOMMENDED BY THE LED FIXTURE MANUFACTURER FOR OPERATION OF THE SPECIFIED LED LAMPS, FULLY COMPATIBLE WITH THE DIMMING SYSTEM OR DIMMING SWITCH CONTROLLING THE FIXTURE. DRIVER SHALL BE INTEGRAL TO THE FIXTURE AND CAPABLE OF DIMMING THE LUMINAIRE TO 20% OUTPUT MINIMUM UNLESS OTHERWISE SCHEDULED ON THE PLANS. POWER SUPPLY SHALL BE DUAL VOLTAGE (120/277V) WHERE AVAILABLE AND OPERATE AT THE SUPPLY VOLTAGE INDICATED ON THE PLANS.
4. LED LAMPS: UNLESS OTHERWISE SCHEDULED ON THE PLANS, PROVIDE NOMINAL 4000 K, WITH MINIMUM 75CRI AND A MINIMUM L70 LAMP LIFE OF 50,000 HOURS.
5. LED EMERGENCY DRIVERS:UL LISTED, FACTORY INSTALLED, SELF-CONTAINED EMERGENCY POWER SUPPLY AS RECOMMENDED BY THE LUMINAIRE MANUFACTURER, WITH MINIMUM WATTAGE, VOLTAGE AND AMPERE RATINGS SUITABLE OF AUTOMATICALLY OPERATING THE SPECIFIED FIXTURE AT 90 MINUTES UNDER LOSS OF UTILITY POWER. 120/277V INPUT.
6. EMERGENCY INVERTERS: UL 924 COMPLIANT, FULL OUTPUT EMERGENCY LIGHTING INVERTER CAPABLE OF OPERATING THE LAMPS AT >90% LUMEN OUTPUT FOR 90 MINUTES WITH FIELD SELECTABLE 120 OR 277 VOLT INPUT AND OUTPUT, WITH PURE SINUSOIDAL WAVE OUTPUT SUITABLE FOR USE WITH LED LUMINAIRES, MAINTENANCE FREE LEAD CALCIUM BATTERIES, LOW VOLTAGE BATTERY DISCONNECT, TEST BUTTON, LED INDICATORS, WITH MINIMUM WATTAGE AS INDICATED ON PLANS.

C. INSTALLATION:

1. INSTALL RECESSED LUMINAIRES TO PERMIT REMOVAL FROM BELOW. USE PLASTER FRAMES IN HARD CEILINGS.
2. SUPPORT LUMINARIES IN SUSPENDED CEILINGS FROM STRUCTURE ABOVE USING A MINIMUM OF (4) ANCHORS IN ACCORDANCE WITH SECTION 26 05 29.
3. PROVIDE LUMINAIRE DISCONNECTING MEANS IN BALLAST/DRIVER CHANNEL OF EACH LIGHT FIXTURE. WHERE THE LUMINAIRE IS FED FROM A MULTI-WIRE BRANCH CIRCUIT, PROVIDE MULTI-POLE DISCONNECT TO SIMULTANEOUSLY BREAK ALL SUPPLY CONDUCTORS TO THE BALLAST, INCLUDING THE GROUNDED CONDUCTOR.

28 46 00 – FIRE DETECTION AND ALARM

A. SUMMARY: THIS SECTION INCLUDES CONTRACTOR DESIGNED AND INSTALLED MODIFICATION TO THE EXISTING SYSTEM. THIS IS A PERFORMANCE TYPE SPECIFICATION DESCRIBING THE MINIMUM ACCEPTABLE FIRE ALARM SYSTEM. THE CONTRACTOR SHALL DESIGN AND INSTALL THE FIRE ALARM AND SMOKE DETECTION SYSTEM IN ACCORDANCE WITH THE REQUIREMENTS OF NFPA 72 AND ADAG. THE FIRE ALARM DEVICES ON THE DRAWINGS ARE SHOWN IN SUGGESTED LOCATIONS. THE FINAL LOCATIONS OF ALL DEVICES SHALL BE SOLELY DETERMINED BY THE CONTRACTOR AND SHALL BE IN ACCORDANCE WITH NFPA 72 AND ADAG.

B. SUBMITTALS: SUBMIT PRODUCT DATA AND SHOP DRAWINGS FOR APPROVAL.

C. MATERIALS:

1. MANUFACTURER: MATCH EXISTING WHICH IS A KIDDIE VS SERIES.
2. FIRE ALARM STROBE LIGHTS: NFPA 72 COMPLIANT, FLUSH WALL OR CEILING MOUNTED, SELF-SYNCHRONIZING, XENON, FIRE ALARM STROBE LAMP AND FLASHER WITH FLASHRATE OF ONE FLASH PER SECOND, COMPLYING WITH THE REQUIREMENTS OF ADAG. PROVIDE RED LETTERED FIRE ON CLEAR LENS. THE STROBE SHALL BE FIELD-SELECTABLE TO PROVIDE 15, 30 75, OR 110 CANDELA SYNCHRONIZED FLASH OUTPUTS.
3. NOTIFICATION APPLIANCE CIRCUITS: MINIMUM #12 AWG COPPER BUILDING WIRE, AS SPECIFIED IN SECTION 26 05 19.
4. INITIATING AND SIGNALING LINE CIRCUITS: TWISTED, SHIELDED OR UNSHIELDED FIRE ALARM CABLE AS RECOMMENDED BY THE FIRE ALARM SYSTEM MANUFACTURER. MINIMUM SIZE #16 AWG.

D. INSTALLATION:

1. THE FIRE ALARM SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
2. INSTALL AUDIBLE AND VISUAL SIGNAL DEVICES 80 INCHES ABOVE THE FLOOR OR 6" BELOW THE CEILING, WHICHEVER IS LOWER.
3. INSTALL ALL SMOKE DETECTORS A MINIMUM OF THREE FEET FROM ANY AIR SUPPLY, RETURN, OR EXHAUST DIFFUSER AND A MINIMUM OF ONE FOOT FROM ANY LIGHT FIXTURE.
4. TEST IN ACCORDANCE WITH NFPA 72 AND LOCAL FIRE DEPARTMENT REQUIREMENTS. PROVIDE A COMPLETED NFPA 72 INSPECTION AND TESTING FORM FOR INCLUSION IN THE OPERATION AND MAINTENANCE MANUAL AT THE COMPLETION OF TESTING AND COMMISSIONING THE FIRE ALARM SYSTEM. PROVIDE A COPY OF THE FIRE ALARM PROGRAMMING ON FLASH DRIVE AT THE PANEL, AS WELL AS PROVIDING AN ELECTRONIC COPY VIA FLASH DRIVE OR FILE-SHARING SITE FOR FUTURE USE
5. INSTALL FIRE ALARM WIRING IN A DEDICATED RACEWAY OR CABLING SYSTEM PER SECTION 26 05 33.

STATE OF ALASKA
49TH
STEVEN BASSLER
EE-151384
6/30/26
REGISTERED PROFESSIONAL ENGINEER

Explore Design
421 West 1st Avenue, Suite 300
Anchorage, Alaska 99501
907.563.6474 | F 907.563.4572
exploredesign.com

RSA
Mechanical and Electrical Consulting Engineers
670 West Fireweed Lane, Suite 200
Anchorage, AK 99503
(907)276-0521
Corporate No.: AECC542

SOUTHCENTRAL FOUNDATION

SCF FINANCE BLDG RESTROOM RENOVATION

7033 EAST TUDOR RD.
ANCHORAGE, AK

100% CONSTRUCTION DOCUMENTS

JOB NO.	M6030
DATE:	6/30/2026
PROJ. MGR.:	SB
DRAWN BY:	CW
REVIEWED BY:	CSZ,SB
REVISIONS:	

ELECTRICAL SPECIFICATIONS

SHEET NO.
E003

GENERAL NOTES:

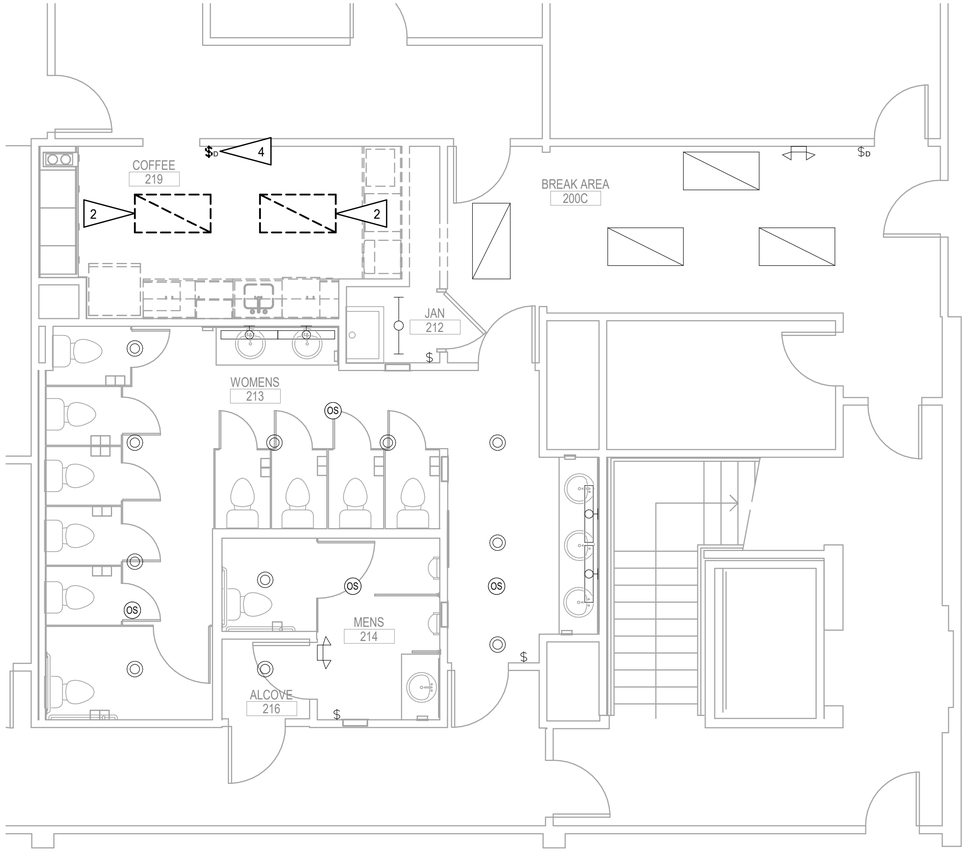
A. THE INFORMATION SHOWN ON THIS DRAWING IS TAKEN FROM AS-BUILT DRAWINGS AND A NON-DESTRUCTIVE WALK THROUGH OF THE FACILITY. THERE IS NO WARRANTY OR GUARANTEE AS TO THE ACCURACY OF THE INFORMATION SHOWN HERE-IN. THE CONTRACTOR SHALL FIELD VERIFY ALL ITEMS SCHEDULED FOR DEMOLITION PRIOR TO START OF WORK

B. THE OWNER SHALL HAVE FIRST RIGHT OF REFUSAL ON ALL SALVAGEABLE MATERIALS. THE CONTRACTOR SHALL DELIVER SALVAGED MATERIALS AS DIRECTED BY THE OWNER. THE CONTRACTOR SHALL DISPOSE OF, OFF SITE, ALL UNWANTED MATERIALS.

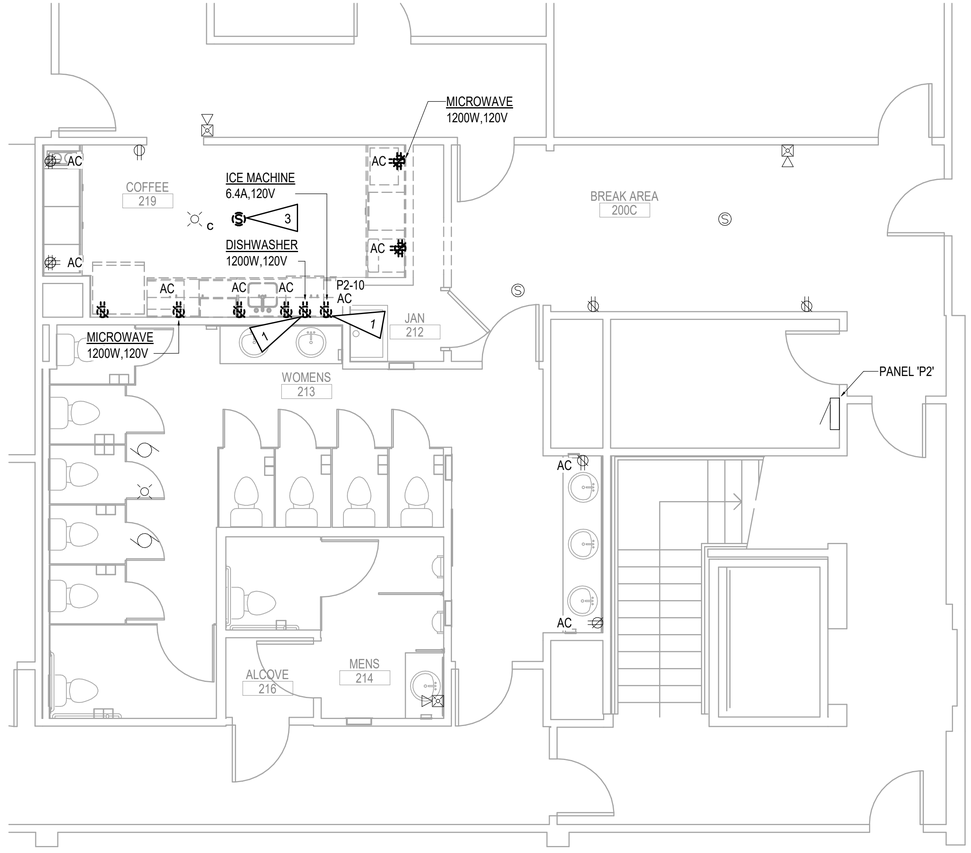
C. DASHED OR DOTTED LINES INDICATE ITEMS TO BE REMOVED. SOLID LINES INDICATE EXISTING ITEMS TO REMAIN.

SHEET NOTES:

1. DEMOLISH RECEPTACLE. SALVAGE CIRCUIT FOR EXTENSION TO NEW RECEPTACLE IN NEW LOCATION.
2. DISCONNECT LIGHT FIXTURE AND SALVAGE FOR REINSTALLATION IN REMODEL. SALVAGE CIRCUIT FOR EXTENSION TO RELOCATED FIXTURE.
3. DISCONNECT DEVICE AND SALVAGE FOR REINSTALLATION IN REMODEL. SALVAGE CIRCUIT FOR EXTENSION TO RELOCATED DEVICE.
4. DISCONNECT SWITCH. SALVAGE FOR REINSTALLATION IN REMODEL.



1 LEVEL 2 - LIGHTING DEMOLITION PLAN
1/4" = 1'-0"



2 LEVEL 2 - POWER AND SIGNAL DEMOLITION PLAN
1/4" = 1'-0"

STATE OF ALASKA
STEVEN BASSLER
EE-151384
6/30/26
REGISTERED PROFESSIONAL ENGINEER

Explore Design
421 West 1st Avenue, Suite 300
Anchorage, Alaska 99501
907.563.6474 | F 907.563.4572
exploredesign.com

RSA
Mechanical and Electrical Consulting Engineers
670 West Fireweed Lane, Suite 200
Anchorage, AK 99503
(907)276-0521
Corporate No.: AECC542

SOUTHCENTRAL FOUNDATION

SCF FINANCE BLDG RESTROOM RENOVATION

7033 EAST TUDOR RD.
ANCHORAGE, AK

100% CONSTRUCTION DOCUMENTS

JOB NO.	M6030
DATE:	6/30/2026
PROJ. MGR.:	SB
DRAWN BY:	CW
REVIEWED BY:	CSZ,SB
REVISIONS:	

ELECTRICAL DEMOLITION PLANS

SHEET NO.
E101

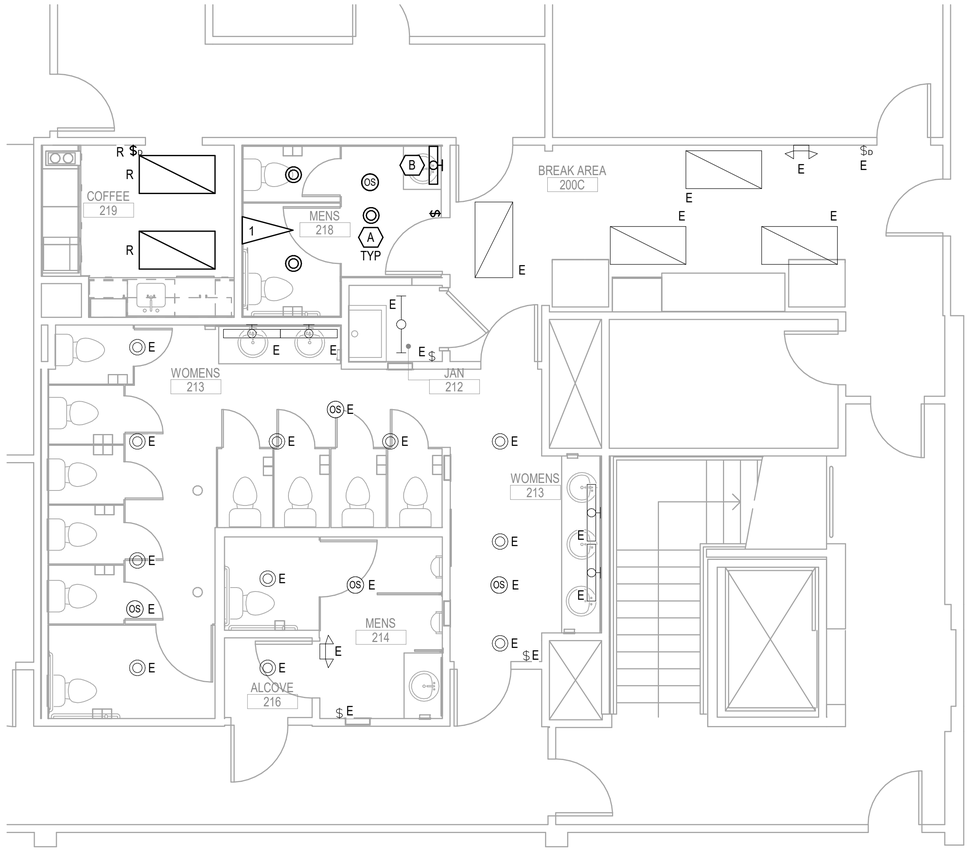
GENERAL NOTES:

A. CONDUCTORS AND WIRE COUNTS NOT SHOWN FOR CLARITY. PROVIDE WIRING AS REQUIRED TO ACCOMMODATE SWITCHING AND CONTROLS.

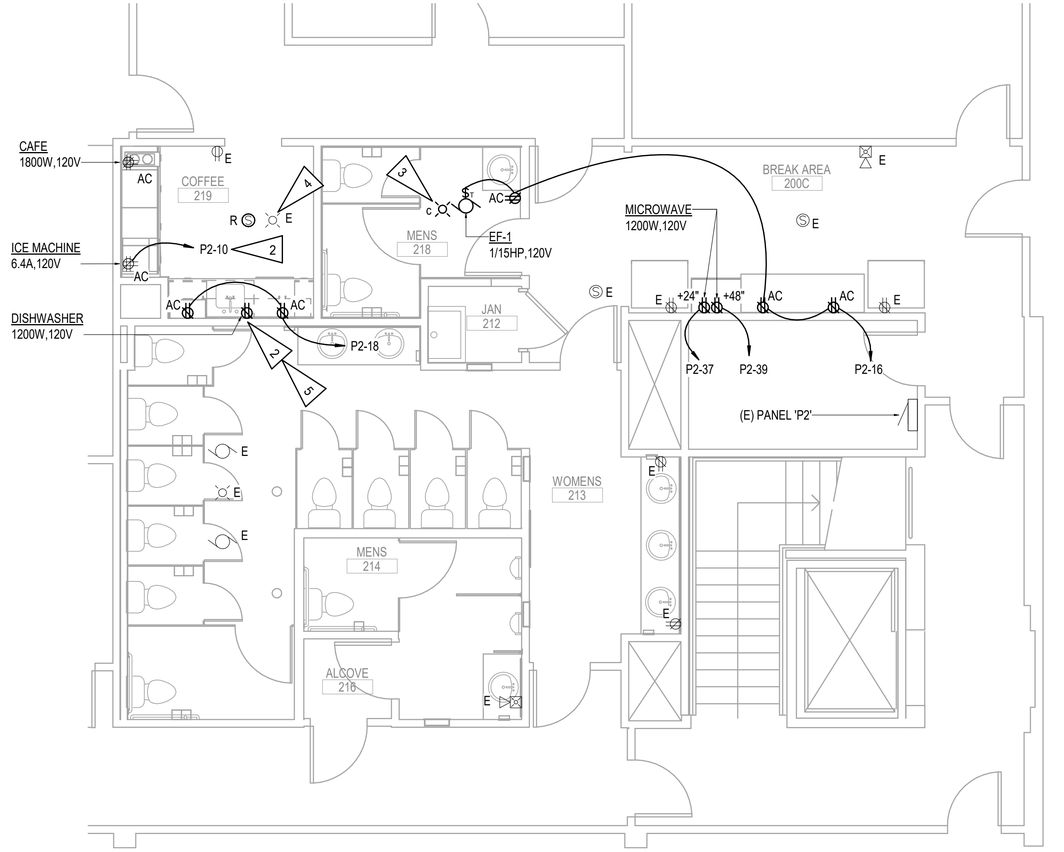
B. UNLESS OTHERWISE NOTED, ALL RELOCATED LIGHTING FIXTURES AND DEVICES SHALL BE RECONNECTED TO EXISTING LOCAL LIGHTING CIRCUITS. CONTRACTOR SHALL PROVIDE CONDUIT, WIRE, AND JUNCTION BOXES AS REQUIRED.

SHEET NOTES:

1. PROVIDE CONNECTION OF NEW LIGHTING IN SPACE TO EXISTING LOCAL AREA LIGHTING CIRCUIT. CONTRACTOR SHALL PROVIDE JUNCTION BOXES, CONDUIT, AND WIRE AS REQUIRED. ADDITIONAL LOAD (67W) IS NEGLIGIBLE.
2. EXTEND AND RECONNECT EXISTING CIRCUIT TO NEW RECEPTACLE IN NEW LOCATION.
3. PROVIDE CONNECTION OF NEW STROBE TO EXISTING NOTIFICATION APPLIANCE CIRCUIT IN AREA.
4. EXTEND AND RECONNECT RELOCATED FIRE ALARM DEVICE TO EXISTING NOTIFICATION APPLIANCE CIRCUIT. CONTRACTOR SHALL PROVIDE JUNCTION BOXES, CONDUIT, AND WIRE AS REQUIRED.
5. COORDINATE RECEPTACLE INSTALLATION LOCATION TO BE UNDER THE SINK IN AN ACCESSIBLE LOCATION.



1 LEVEL 2 - LIGHTING REMODEL PLAN
1/4" = 1'-0"



2 LEVEL 2 - POWER AND SIGNAL REMODEL PLAN
1/4" = 1'-0"

STATE OF ALASKA
STEVEN BASSLER
EE-151384
6/30/26
REGISTERED PROFESSIONAL ENGINEER

Explore Design
421 West 1st Avenue, Suite 300
Anchorage, Alaska 99501
907.563.6474 | F 907.563.4572
exploredesign.com

RSA
Mechanical and Electrical Consulting Engineers
670 West Fireweed Lane, Suite 200
Anchorage, AK 99503
(907)276-0521
Corporate No.: AECC542

SOUTHCENTRAL FOUNDATION

SCF FINANCE BLDG RESTROOM RENOVATION

7033 EAST TUDOR RD.
ANCHORAGE, AK

100% CONSTRUCTION DOCUMENTS

JOB NO.	M6030
DATE:	6/30/2026
PROJ. MGR.:	SB
DRAWN BY:	CW
REVIEWED BY:	CSZ,SB
REVISIONS:	

ELECTRICAL REMODEL PLANS

SHEET NO.
E201