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AIA Document A201-2007 (included by Reference)

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00 010-BIDDING REQUIREMENTS

CONTRACTOR shall familiarize itself with the existing conditions at the site, including utilities, services, etc, and shall be fully responsible for any damage it causes to the property, existing and new construction, and for any unauthorized disruptions to the Owner's normal use of utilities, services, and the surrounding facilities.

00 070 – CONDITIONS OF THE CONTRACT

THE AIA GENERAL CONDITIONS DOCUMENTS A201, current edition and the General Requirements shall govern the work of the Contract, including without limitations, all portions of the work described on the Drawings and Specifications.

INSURANCE: Contractor shall provide and maintain insurance to the satisfaction of the Owner. Submit certificate prior to starting the work.

01 010 SUMMARY OF THE WORK**WORK INCLUDED**

1. DEMOLITION of existing corridor wall. Removal to 2" below floor.
2. INSTALLATION of new structural steel beams.
3. INTERIOR FINISHES as indicated.

01 110-GENERAL REQUIREMENTS

GRADES, LOCATIONS: Provide field engineering and surveys as necessary to properly locate and execute the work.

PROJECT COORDINATION: Contractor shall provide and pay for all labor, materials, equipment, water, heat, utilities, and services necessary for the proper execution and completion of the work. To include cost of all permits, inspections, tap fees, taxes, etc.

CUTTING AND PATCHING: Perform all cutting, patching as required. Inspect all existing conditions to understand the nature and extent of the work necessary.

CODES: The work shall conform with applicable building codes, safety codes, barrier-free codes, soil erosion codes, etc.

FIELD VERIFY the sizes, locations, elevations and details of existing conditions that affect the work.

Inform the Architect of any discrepancies in dimensions, sizes, locations, or conditions before proceeding.

01 150 – APPLICATION FOR PAYMENT

SUBMIT THREE (3) COPIES on AIA Form 702 Application and Certificate for Payment.

FORMAT: Utilize schedule of values

PAYMENT CONSTRUCTION PERIOD: Generally is the last day of the month.

CONSTRUCTION SCHEDULE UPDATE: To be included with each Application.

WAIVERS OF LIEN

WAIVERS OF MECHANICS LIEN: Submit with each Application Waivers of Mechanics Liens from sub-contractors, and suppliers for the construction period covered by the previous application.

1. SUBMIT PARTIAL WAIVERS on each item for the amount requested; prior to deduction for retainage, on each item.
2. SUBMIT FINAL OR FULL WAIVERS when an application shows completion of an item.
3. OWNER RESERVES right to designate which entities involved in the Work must submit waivers.
4. WAIVER FORMS: Shall be on the form and executed in a manner, acceptable to the Owner.

APPLICATION FOR STORED MATERIAL

REQUESTED AMOUNTS for materials suitable stored on site shall be shown under that column on the Form and include the following:

1. WRITTEN REPRESENTATION that it is the Owner of such materials free and clear of all liens, security interest or claims of others' such as a notarized "Bill of Sale".
2. OR INVOICE for such material marked "Paid".
3. OR OTHER PROCEDURE, accepted by the Owner to establish the Owner's title or otherwise protect the Owner's interest.

PROJECT NO. 5712

APPLICATION FOR PAYMENT AT SUBSTANTIAL COMPLETION

SUBMIT following issuance of the Certificate of Substantial Completion.

ADMINISTRATIVE ACTIONS AND SUBMISSIONS that shall precede or coincide with the application include:

1. OCCUPANCY PERMITS and similar approvals.
2. WARRANTIES (Guarantees) and maintenance agreements.
3. MAINTENANCE INSTRUCTIONS
4. FINAL CLEANING
5. APPLICATION FOR REDUCTION OF RETAINAGE, and consent of surety.
6. LIST OF INCOMPLETE WORK, recognized as exceptions to the Architect's Certificate of Substantial Completion.
7. ESCROW 200% of the value of incomplete or unaccepted work; as determined by Architect.

FINAL PAYMENT APPLICATION

ADMINISTRATIVE ACTIONS AND SUBMISSIONS which must precede or coincide include:

1. COMPLETION OF PROJECT CLOSE OUT REQUIREMENTS
2. COMPLETION OF ITEMS specified for completion after substantial completion.
3. ASSURANCE THAT UNSETTLED CLAIMS will be settled.
4. ASSURANCE THAT work not complete and accepted, will be completed without undue delay.
5. TRANSMITTAL OF REQUIRED PROJECT construction records including as-built drawings to Owner.
6. PROOF THAT TAXES, FEES and similar obligations have been paid.
7. REMOVAL OF SURPLUS material, rubbish and similar elements.

01 151 – CHANGE ORDER PROCEDURES

PROPOSAL REQUESTS

OWNER INITIATED CHANGE ORDER PROPOSAL REQUESTS will be issued by the Architect to describe proposed modifications to the Contract Documents.

CONTRACTOR INITIATED CHANGE ORDER REQUESTS should be submitted on AIA form G709, when latent or other unforeseen conditions require modification to the Contract. Provide a complete description of the proposed change and the reason it is needed.

REVIEW THE DOCUMENTS and the Submittals for related work, including Shop Drawings and Product Data, for changes or corrections necessary for the work described, in order to conform to the modifications described in the Proposal Request.

FURNISH A DETAILED QUOTATION breaking down the cost of the proposed modifications by item numbers and subheadings as listed in the Proposal Request. Include, where applicable, claims for extension of time. Furnish quantity takeoffs, material invoices, labor hours, rental costs, and other pertinent data substantiating the quoted costs.

WHEN CREDITS and extras are involved on the same Proposal Request, compute the net credit or extra prior to adding the overhead and profit.

DO NOT PROCEED with any modification proposed in a Proposal Request until receiving a Change Order signed by the Owner.

CONTRACT CHANGE ORDER

IF THE COST of such change as submitted for in the Proposal Request is accepted and approved by the Owner and the Architect, a Contract Change Order will be issued to the Contractor, giving him authority to proceed with the work and increasing or decreasing his Contract by the amount occasioned by such change. Work shall be performed according to the Contract Documents as modified by the Change Order.

ARCHITECTS SUPPLEMENTARY INSTRUCTIONS

WILL ONLY BE ISSUED when no money is involved. If an item of cost is involved, a Proposal Request will be issued.

01 230-JOB SITE ADMINISTRATION

THE CONTRACTOR is responsible for the general charge of the construction and site until it is turned over to the Owner. It is responsible for damage to adjacent properties as a result of its operations and for the protection of persons, and property. It shall provide shoring, bracing, under-pinning, and all other means required to protect and maintain safety and the structural integrity and stability of existing and new construction during and after operations.

01 700-PROJECT CLOSE OUT

AT SUBSTANTIAL COMPLETION: Submit the following:

Contractor's Punch list, Final Cleaning, Certificates of Occupancy, Mechanical and Electrical Inspection Approvals. Proof all taxes and fees have been paid.

AT FINAL PAYMENT

Final Unconditional Waivers of Lien, for Contractor, all subcontractors and major material suppliers, Sworn Statement, Settlement of all claims, Remove all rubbish, As-built drawings, Identification of all subcontractors. Minimum One (1) Year Warranties, Contractor's Guarantee, Owner's procedures in case of failure of product, material.

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211-SELECTIVE DEMOLITION

STRUCTURAL: Do not cut structural work which would result in a reduction of load carrying capacity.

VISUAL: Do not cut or patch exposed work which would result in a reduction of visual quality.

LOADING: Do not superimpose loads at any point beyond the design capacity of the existing structure.

VIBRATION: Do not induce

FIRE: Do not produce any fire hazard

WATER: Do not permit uncontrolled water or humidity.

SALVAGE MATERIAL: Shall be removed and properly disposed. Items indicated by the owner to be retained, shall be stored in a room on site where directed by Owner.

FIRE PRECAUTION: Shall be taken.

OWNER'S PROTECTION: Provide adequate and suitable protection of the Owner's occupancy of adjacent areas. Isolate the area with fire-resistive dust proof barriers, as required.

NOTIFY THE OWNER of any disruption in utilities services at least 48 hours in advance.

SHORING, BRACING: Shall be provided to prevent movement or other damage to the structure or adjacent construction. Shore loads shall be evenly distributed to suit the load carrying capability of supporting construction.

350-LIGHTWEIGHT CONCRETE FLOOR FILL

GYPSUM FLOOR UNDERLAYMENT: Gypcrete, or equal 1,000 psi

JOINT FILLER: Latex

PRIMER: As recommended by manufacturer.

SEALER: Manufacturers recommended for direct glue carpet.

INSTALL: According to manufacturer's recommendations.

THICKNESS: 2", unless otherwise shown on Drawings.

420-MASONRY

MASONRY WORK: Shall conform to NCMA, BIA and Masonry Institute of Michigan specifications for the design and construction of load bearing concrete masonry.

HOLLOW CONCRETE BLOCK: ASTM C90, Grade N, Type I hollow concrete block.

MORTAR shall be Portland Cement Mortar per ASTM C150.

Type N - Where exposed above grade

Type S - For reinforced masonry

Type M - For masonry below grade

Type O - Interior non-load bearing walls.

JOINT REINFORCEMENT: ASTM A615, Grade 40 bars. 9 ga. ASTM 82 galv. joint reinforcing every second course in block work.

SHEET FLASHING: 20 mil. "Nervastral"; "Wascoseal" with manufacturer's imbedding and splice cement.

INSTALLATION

TEMPORARY SHORING shall be provided to support all slabs and portions of walls above openings until permanent support systems are installed and grouted units have reached 28 day strength. Brace masonry walls to resist wind loads until structure is permanently in place.

INSTALL per referenced standards.

REINFORCED MASONRY to be solidly filled with grout at 4' vertical intervals.

MASONRY UNITS BELOW GRADE shall be solid, or hollow units grouted solid.

TWO COURSES of solid masonry shall be provided under all steel wall bearing members. Solidly grout all anchors.

TIE MASONRY to steel columns with strap anchors at 24" o.c.

CONTROL JOINTS: locate at 30' O.C. max. Lay walls plumb and true.

CLEAN MASONRY: at completion.

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512-STRUCTURAL STEEL

FABRICATION AND ERECTION: shall conform to current AISC specifications.

STRUCTURAL STEEL: ASTM type A-36, unless noted. Prime paint.

MAJOR FIELD CONNECTIONS shall be welded or bolted with high tension bolts (A.S.T.M. Type A-325) in accordance with current specification of AWS and AISC

BOLTED CONNECTIONS: Shall be bearing type. Refer to schedule on drawings.

PROVIDE TEMPORARY BRACING: as required to resist wind & erection stresses and to maintain alignment of structural steel frame until all elements are bolted or welded into position.

STEEL SCHEDULE: 12" x 8" tube steel with 7 ½" x ½" x 12" bearing plate and ½" x 12" top plate, unless noted otherwise.

641- CUSTOM CASEWORK

PLASTIC LAMINATE: Formica, Wilsonart, Nevamar: NEMA LD3, 0.050 inch, General Purpose quality, color as selected from standard range.

ADHESIVE: FS MMM-A-130 synthetic rubber and resin in a solvent finish, non-flammable contact cement; water-resistant. Select the proper adhesive, per manufacturer's recommendations, for the application.

790-SEALANTS

MATERIAL: One or Two part polyurethane, Tremco "Dymeric Plus" or equal. Color to match adjacent.

INSTALL according to Manufacturer's recommendations.

INCLUDING, but not limited to: Window perimeter, siding, trim, brick control joints, door frames, joints between dissimilar materials. Cold-rolled prefinished, with snap-on casing.

925-GYPSUM WALLBOARD

CONFORM to code requirements for fire rated assemblies; conform to ANSI C754; and GA 216.

METAL FRAMING: ASTM C645, lightweight studs, size to suit conditions; min. 3-1/2" thick at 16" o.c.

STANDARD GYPSUM BOARD: ASTM C36, 1/2" thick, unless otherwise noted.

FIRE RATED TYPE: ASTM C36, 5/8" thick Type X and/or C. UL Rated.

FASTENERS: ASTM C646 self-drilling screws.

JOINT TREATMENT: ASTM C475, and as approved by board manufacturer.

FRAMING: shall be secure, true, plumb.

INSTALLATION: Shall be smooth, flat, neatly cut, installed and finished.

1/2" at ceilings on resilient clips.

966 - RESILIENT TILE

LUXURY VINYL TILE: 4" x 36" x 1/8" Armstrong, Natural Creations, "Arbor Art".

COLOR as selected by Owner.

VINYL BASE: 4" cove: 0.08" ga.

REDUCER STRIP: Johnsonite, CD-XX or CD-XX-A as needed to suit conditions.

968-CARPET

Comply with FHA Bulletin UM-44D, ASTM E84, Class C

DAY ROOM: Level loop, 26 oz. nylon type III, Class 2, unitary back, direct glue installation. Match existing.

SUBFLOOR FILLER: White premix latex.

ADHESIVE: Waterproof, strippable.

EDGE, TRANSITION STRIPS: Johnsonite, CD-XX or CD-XX-A as needed to suit conditions.

INSTALL according to carpet manufacturer's recommendations.

990-PAINTING

CONFORM with accepted best standards of the industry and MSHDA specifications.

Sherwin-Williams, Benjamin-Moore, Pittsburgh Paints. Shall be a complete finished painting job.

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INTERIOR SURFACES

Wood -	Painted	Latex primer-sealer	Latex enamel semi-gloss	Same
Steel -	Shop primed	Touch up primer	Alkyd or latex enamel	Same
	Galvanized	Galv. primer	Alkyd or latex enamel	---
Gyp. Brd-	Standard	Latex primer sealer	Latex enamel (eggshell)	Same

1600-ELECTRICAL SYSTEMS

CODES & PERMITS: All materials, equipment and installations shall conform to all applicable local, state and national codes. Secure and pay for all permits, inspections and tests required. Design and installation to conform to National Electrical Code.

GUARANTEE: One year written guarantee.

CUTTING & PATCHING: Done on other work as required, as well as repair of damage to other work. No cutting of structure allowed without architect's consent.

ACCURATE LOCATIONS: Sub-contractor's responsibility: conduit, risers and runs, boxes, panels, chases and recesses.

U.L. APPROVAL: Required and marked on all equipment, motors, devices, materials, and fixtures.

TESTING & BALANCING: Test all circuits and balance all loads as soon as conductors are installed.

1611-CONDUIT

Rigid watertight PVC underslab, exterior, and over 2" flexible metal at motor and light connections to 6' max. length; EMT elsewhere. Support 8' o.c. max. Clear pipes, etc., 1" max. dia. in 4" slabs. Where allowed by code.

1614-WIRING DEVICES

OUTLET RECEPTACLES: duplex, 3 wire grounding type, 20A, 115, 2 pole, brown plastic, 18" above floor in day room.

WALL SWITCHES: Toggle type, ivory, single or gang, silver cadmium contact, 20A, 120/240 V, 1 or 2 pole, 3 or 4 way as required, 48" above floor.

SAFETY SWITCHES: Quick-break and make, load break type, in NEMA type 1 box with lockable external handle, H.P. rated for motors, NEMA 3 weatherproof box when exterior (Square D. 'Heavy Duty' type or equal).

BOXES: Galv. 12 ga metal exposed; PVC optional concealed; threaded hub, non knock-out type where exposed within 5' of floor; gasketed at exterior; fixture studs; suitable size and type as required, solid galv. cover plates at J.B.'s, baked enameled plates at switches and outlets.

GROUNDING: Ground all equipment to meet N.E.C. requirements and provide approved 'Ground Mat' for D.E. Co. pad mount transformer.

1672-SMOKE SENSORS

Provide hardwired smoke sensors in locations required by State Bureau of Fire Services. To be evaluated and determined by certified fire alarm contractor, and submitted to State for plan review. All plan reviews, plan preparations, submissions, and installations to be included and paid for by contractor.