

# PROJECT MANUAL

**PROJECT NAME:**

## ILEA JOH Hydraulic Elevator Replacement

**PROJECT ADDRESS:**

7105 NW 70th Ave  
Johnston, Iowa 50131

**PROJECT DATE:** November 21<sup>st</sup>, 2025

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**OWNER:**

Iowa Department of Administrative Services  
109 Southeast 13<sup>th</sup> Street  
Des Moines, Iowa 50319



**OWNER PROJECT NUMBER:** 9484.00

**OWNER REQUEST FOR BID NUMBER:** RFB 948400-01

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**CONSTRUCTION MANAGER:**

DCI Group  
220 SE 6th Street, Suite 200  
Des Moines, Iowa 50309



**CONSTRUCTION MANAGER PROJECT NUMBER:** 25-022

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**ARCHITECT:**

OPN Architects  
100 Court Ave, # 100  
Des Moines, IA 50309



**ARCHITECT PROJECT NUMBER:** 25832000

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SECTION 00 0107

SEALS PAGE

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**ARCHITECTURAL**  
**OPN Architects, Inc.**



I hereby certify that the portion of this technical submission described below was prepared by me or under my direct supervision and responsible charge. I am a duly Licensed Architect under the laws of the State of Iowa.

Terry L. Gebard, AIA

  
Signature

Registration expires June 30, 2026

Iowa Reg No. 5219

Pages or sheets covered by this seal: all Architectural Sheets listed in 00 0115 List of Drawing Sheets.

Divisions: all Architectural Sections listed in the specifications document

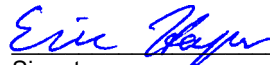
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**ELECTRICAL**  
**KCL Engineering**



I hereby certify that the portion of this technical submission described below was prepared by me or under my direct supervision and responsible charge. I am a duly Licensed Engineer under the laws of the State of Iowa.

Erick Heynen, P.E.

  
Signature

Registration expires December 31, 2025

Iowa Reg No. P24706

Pages or sheets covered by this seal: all Electrical Sheets listed in 00 0115 List of Drawing Sheets.

Divisions: all Electrical Sections listed in the specifications document.

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**MECHANICAL / PLUMBING**  
**KCL Engineering**

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I hereby certify that the portion of this technical submission described below was prepared by me or under my direct supervision and responsible charge. I am a duly Licensed Engineer under the laws of the State of Iowa.



Chad D. Bass, P.E.

*Chad Bass*

Signature

Registration expires December 31, 2025

Iowa Reg No. 21397

Pages or sheets covered by this seal: all Mechanical & Plumbing  
Sheets listed in 00 0115 List of Drawing Sheets.

Divisions: all Mechanical & Plumbing Sections listed in the  
specifications document.

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**END OF SECTION**

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C.	AD100	DEMO FLOOR PLANS
D.	AD200	EXISTING CONDITIONS
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**END OF SECTION**

**SECTION 00 0116**

**BID SUBMITTAL CHECKLIST**

**PART 1 - GENERAL**

**1.01 BID SUBMITTAL CHECKLIST**

- A. The Bidder is responsible to see that the bid is submitted online at [IMPACS Electronic Procurement System](#) on or before the due date and time specified. Late bids shall not be accepted.
- B. Bids shall be typewritten or in ink. All information requested shall accompany the bid. All blocks shall be completed. Errors shall be lined out and initialed.
- C. The right is reserved to reject any or all bids. The State may waive minor deficiencies or informalities in the best interest of the State of Iowa.
- D. A properly prepared and submitted bid document is the bidder's responsibility.
- E. Bids cannot be changed after the bid opening.
- F. In all cases, no verbal communications by any party will override written communications from the issuing office.
- G. The Bid Form shall be completed in full and signed and submitted by an officer of the bidder with authority to bind in a contract.
- H. If Bid Bond is called for, it shall accompany the Bid submission.
- I. If Non-discrimination Clause information is called for, it shall accompany the Bid submission.
- J. If Targeted Small Business Pre-bid Contact information is called for, it shall accompany the Bid submission.
- K. If Certificate of Site Visit form is called for, it shall accompany the Bid submission.

**PART 2 - PRODUCTS – NOT USED**

**PART 3 - EXECUTION – NOT USED**

**END OF SECTION**

**SECTION 00 1113**

**NOTICE TO BIDDERS**

**RFB #948400-01**

The Iowa Department of Administrative Services will be receiving bids for Hydraulic Elevator Replacement at The Iowa Law Enforcement Academy at Camp Dodge, 4640 Burma Road, 7105 NW 70<sup>th</sup> Ave. Johnston, Iowa 51031.

The Iowa Department of Administrative Services anticipates construction to begin on May 7<sup>th</sup>, 2026, and end on July 10<sup>th</sup>, 2026

Bids must be received no later than **2:00 pm, Wednesday, December 17<sup>th</sup>, 2025**. Late bids will not be considered. Bids shall be submitted on [IMPACS Electronic Procurement System](#). The Bid shall be accompanied by a Bid Security as set forth in the Instructions to Bidders in the amount of 5% of the total bid amount. Each bid shall be accompanied by a bid bond, cashier's check or a certified check drawn upon a solvent bank chartered under the laws of the United States of America.

**Bid Opening**

The time and place of bid opening will be held at [meet.google.com/nxf-sygg-wpp](https://meet.google.com/nxf-sygg-wpp) and teleconference number [+1 860-840-2608](tel:+18608402608) Pin: 994 123 022# at **3:00 pm on December 17<sup>th</sup>, 2025**

The Iowa Department of Administrative Services reserves the right to reject any and all bids, and to waive irregularities and to accept a bid that is deemed in the best interest of the State of Iowa.

Bidders must comply with all affirmative action/equal employment opportunity provisions of the State of Iowa and the Federal Government.

This project is exempt from Iowa Sales Tax. Davis Bacon Wages **will not** apply to this project.

Questions must be submitted by 11:00 am, December 11<sup>th</sup>, 2025, to the Issuing Officer.

Bidding documents may stipulate a specific product. Substitute product will be considered if a written request is received by 11:00 am, December 11<sup>th</sup>, 2025, prior to bid opening. Substitution requests will be considered for all products per Section 01 2500 Substitution Procedures, even if the specification does not include a statement such as "or equal," "equal to," "equivalent to," or "basis of design," unless otherwise noted.

An **optional** Pre-Bid meeting will be held on Friday December 5<sup>th</sup>, 2025, at 10:30 am at The Iowa Law Enforcement Academy at Camp Dodge, 4640 Burma Road, 7105 NW 70<sup>th</sup> Ave. Johnston, Iowa 51031. Contractors will need to provide their ID to enter through Camp Dodge security gate. This meeting is not mandatory but is highly recommended.

Bidding Documents, including drawing sheets bearing the project name ILEA JOH Hydraulic Elevator Replacement Dated 11/21/25 and the Project Manual prepared by OPN Architects dated 11/21/25, may be obtained from Rapids Reproduction by visiting [www.rapidsrepro.com](http://www.rapidsrepro.com) or by calling (515) 251-3222 on Monday December 1<sup>st</sup> 2025.

For further information regarding this project contact:

Michael Bradbury – Issuing Officer

Phone: (515) 515-823-9327

E-Mail: [construction.procurement@iowa.gov](mailto:construction.procurement@iowa.gov)

**END OF SECTION**

**SECTION 00 2113**  
**INSTRUCTIONS TO BIDDERS**  
**RFB #948400-01**

**PART 1 - GENERAL**

**1.01 SECTION INCLUDES**

- A. Project Description
- B. Owner
- C. State Agency Representatives and Contacts
- D. Proposal Form and Submissions
- E. Taxes
- F. Alternate Bids
- G. Drawings
- H. Bid Security
- I. Due Date and Time for Receipt of Bids
- J. Commencement and Completion Date
- K. Site Visit
- L. Pre-bid Meeting
- M. Questions
- N. Addenda and Interpretations of the Contract Documents
- O. Substitutions
- P. Obligation of Bidder
- Q. Public Records and Requests for Confidential Treatment
- R. Withdrawal of Bid
- S. Bid Closing
- T. Basis of Bids
- U. Informalities/Rejection of Bids
- V. Consideration of Bids
- W. Preference
- X. Qualifications
- Y. Insurance
- Z. Form of Agreement between Owner and Contractor
- AA. Execution of Contract
- BB. Laws and Regulations
- CC. Contract Documents and Order of Precedence
- DD. Conditions of the Work
- EE. Subcontracts
- FF. Project Manual/Drawings

**1.02 PROJECT DESCRIPTION**

- A. Project Description: Hydraulic Elevator Replacement at the Iowa Law Enforcement Academy

**1.03 OWNER**

- A. State of Iowa, Department of Administrative Services, 109 SE 13th St, Des Moines, IA 50319

**1.04 STATE AGENCY REPRESENTATIVES AND CONTACTS**

- A. PURCHASING AGENT: Michael Bradbury – Issuing Officer, State of Iowa, Department of Administrative Services, Hoover State Office Building, 3<sup>rd</sup> floor, 1305 East Walnut Street, Des Moines, IA 50319-0105, Phone: 515-823-9327; email: [construction.procurement@iowa.gov](mailto:construction.procurement@iowa.gov)

- B. OWNER REPRESENTATIVE: Brad Tonyan, State of Iowa, Department of Administrative Services, 109 SE 13<sup>th</sup> Street, Des Moines, IA 50319, Phone: 515-360-7718; email: [brad.tonyan@iowa.gov](mailto:brad.tonyan@iowa.gov)
- C. ON-SITE COORDINATOR: Ryan Kaldenberg, Facilities Maintenance Coordinator, 7105 NW 70<sup>th</sup> Ave. Johnston, IA 50131 Phone: 515-326-1978; email: [ryan.kaldenberg@iowa.gov](mailto:ryan.kaldenberg@iowa.gov)
- D. CONSTRUCTION MANAGER CONTACT: Travis Hoyle, DCI Group 220 SE 6<sup>th</sup> St. Des Moines, IA 50309 Company, Address, Phone: 641-485-7057; email: [travish@dcigroup-us.com](mailto:travish@dcigroup-us.com)
- A. DESIGN PROFESSIONAL CONTACT: Aaron Twedt, OPN Architects, 100 Court Ave. Suite 100, Des Moines, Iowa, 50309, Phone: 515-991-0119; email: [atwedt@opnarchitects.com](mailto:atwedt@opnarchitects.com)

**PART 2 - PRODUCTS – NOT USED**

**PART 3 - EXECUTION**

**3.01 PROPOSAL FORM AND SUBMISSION**

- A. A properly prepared and submitted bid is the bidder's responsibility. Bids are to be made in accordance with these Instructions to Bidders and items included on the Bid submission. Failure to comply may be cause for rejection.
- B. The Bid is to consist of the required Bid information, together with the other information specified below to be submitted with the Bid, in which copies are included with these Bidding Documents.
  - 1. The total bid package submitted is required to include the following:
    - a. An online submission including:
      - 1) Required Bid Form (To be uploaded online)
      - 2) Required Non-discrimination Clause Information
      - 3) Required Targeted Small Business Pre-bid Contact Information
      - 4) Bid Security (documentation provided by Bidder) (To be uploaded online) (Required)
      - 5) Certification of Site Visit (To be uploaded online if Pre-Bid is Mandatory)
- C. Include the amount for performing all work described in the drawings and specifications for Base Bid and for each Alternate Bid requested.
- D. Acknowledge receipt of all Addenda issued, where so indicated on the Bid Form
- E. All required information to be submitted, by an officer of the company having authority to bind the company in a contract.
- F. Commencement of the work of the contract shall begin with the Contractor's receipt of a fully executed contract (signed by both parties).
- G. The Owner reserves the right to award a contract for Base Bid only, or for Base Bid in combination with any, or all, identified Alternate Bids. The Owner reserves the right to award a contract for individual Bid Packages, or any combination of Bid Packages. Each Bidder must comply with all of the General Requirements of the project and any requirements of the Project manual that apply to their scope of work.
- H. The company's Federal I.D. Number and the Iowa Contractors Registration Number shall be included in the Bid Form.
- I. Unless indicated otherwise, the Bid shall be for a single responsibility contract for all work as indicated on the Drawings and specified in the Project Manual, and shall be a lump sum amount. If no change in the Base Bid amount is required with respect to consideration of a particular Alternate Bid, enter "No Change" in the blank for that Alternate Bid.
- J. Where so requested, provide Unit Prices for the designated types of work and in the units specified, in which the Unit Prices would be used as adjustments to the quantities described in the instructions as the basis for the Base Bid and any Alternate Bid work. A Unit Price would be applicable in the event the Owner should request additional work of that type beyond the extent and quantity that has been established as the scope of the work by graphic delineation and notations on the Drawings, or by otherwise stipulating in the Bidding Documents a numerical

- quantity of the work, for the Bidder's use in determining the lump sum bid amount for the Base Bid and any requested Alternate Bid containing such work. The Unit Prices shall also be used to adjust the Contract Amount for actual quantities of work involved when the work subject to Unit Price adjustment differs by being less in quantity than that contemplated by the original scope of work for the respective Base Bid or Alternate Bid.
- K. Completed State of Iowa Nondiscrimination Clause information and Subcontractor Targeted Small Business Enterprise Pre-Bid Contact Information, included in these Bidding Documents, are to accompany the Bid submission. Bidders shall comply with all affirmative action/equal opportunity provisions of State and Federal laws. The Owner seeks to provide opportunities for Targeted Small Businesses in accordance with the provisions of Chapter 73 of the Code of Iowa.
  - L. All Bid information is to be submitted online. Any required Bid Security shall be provided, in the form and amount specified elsewhere in these Instructions to Bidders, at the time of submission of the Bid. When a site visit is mandatory as specified elsewhere in these Instructions to Bidders, and a Certificate of Site Visit is required to be submitted with the Bid as evidence of such visit having occurred for purposes of observing the conditions of the site and the work proposed therein, the Certificate shall be uploaded with the bid submission.

### **3.02 TAXES**

- A. In accordance with Section 423 of the Code of Iowa and 701-19 of the Iowa Administrative Rules, Iowa Construction Sales Tax Exemption Certificates for this project will be issued. Do not include Iowa sales tax or use tax, or any local option sales tax, on construction materials in determining your bid prices. The successful Contractor will be required to notify the Department of Administrative Services project manager of all Subcontractors within forty-eight (48) hours after the published date and time by which bids must be submitted. Information on the Contractor and each Subcontractor shall include the firms' name, address, contact person, federal tax identification number, and the Iowa contractor registration number. For the Contractor and each Subcontractor, designate the type of trade or category of work that is to be provided on the project. The Construction Manager for the Department of Administrative Services must be informed when any Subcontractor is added to the project. Following receipt of the information, the Construction Manager for the Department of Administrative Services will arrange to have an authorization letter and certificate (please see sample, included in the Project Manual) issued on behalf of the Contractor and each Subcontractor and will forward the documents to the Contractor for distribution and use by each in purchasing construction materials for this project. Certificates issued for this project shall be used for tax-exempt purchasing construction materials for this project only.

### **3.03 ALTERNATE BIDS**

- A. Bidders are to bid all Alternates requested on the Bid Form. Alternates quoted will be reviewed and accepted or rejected at the option of the Department of Administrative Services. Accepted Alternates will be identified in the Owner-Contractor agreement. Indicate the price for Alternates described, as shown on the Drawings and specified in the Project Manual, and identify in the correct location on the Bid Form.

### **3.04 DRAWINGS AND PROJECT MANUAL**

- A. Drawings and Project Manual are specified in the Notice to Bidders or any extension thereof made by Addendum.

### **3.05 BID SECURITY**

- A. Each Bid shall be accompanied by Bid Security.
- B. The Bid Security shall be in the form of a Bid Bond, Certified check, or Cashier's check in an amount not less than five percent (5%) of the maximum value of the Bid, including any additive Alternates. NOTE: Checks other than Certified checks and Cashier's checks will not be accepted. Bonds shall be issued by a bonding company licensed to transact business in the

State of Iowa. The Attorney in Fact who signs the Bond shall file with the Bond a certified and effectively dated copy of their Power of Attorney. The Bid Security shall be made payable to the Iowa Department of Administrative Services, and shall accompany the Bid. If a Bid Bond is not used, copies of Certified checks or Cashier's checks must be uploaded and hand delivered, in a sealed envelope, or mailed upon request. The Bid Security shall serve as a guarantee that a Bidder who is offered a contract will enter into an Agreement with the State of Iowa and will file an approved surety company's Performance Bond, Payment Bond and the Insurance Certificates as evidence of the required Insurance prior to execution of the contract. Upon failure to comply, the Bid Security shall be forfeited as liquidated damages. The governmental entity shall retain the bid security furnished by the successful bidder until the approved contract form has been fully executed, a bond has been filed by the bidder guaranteeing the performance of the contract, and the contract and bond have been approved by the governmental entity. The provisions of chapter 573, where applicable, apply to contracts awarded under this chapter. The governmental entity shall promptly return the checks or bidder's bonds of unsuccessful bidders to the bidders once the Notice of Intent to Award is issued.

### **3.06 DUE DATE AND TIME FOR RECEIPT OF BIDS**

- A. Properly completed Bids shall be submitted online through [IMPACS Electronic Procurement System](#), no later than the time and date specified in the Notice to Bidder or any extension thereof made by Addendum. Written, emailed, oral or telephonic Bids are invalid, and will not receive consideration. The Bidder shall assume full responsibility for the timely online submission of the Bid. Late bids will not be accepted.

### **3.07 COMMENCEMENT AND COMPLETION DATES**

- A. Commencement of the Work of the Contract shall be the day of receipt by the selected Contractor of the fully-executed contract. Final completion of the Work of the contract shall be acknowledged as a part of the Contractor's proposal.

### **3.08 SITE VISIT**

- A. A site visit by the prospective bidder is highly recommended at the time of the Pre-Bid Meeting of this project.

### **3.09 PRE-BID MEETING**

- A. Pre-Bid Meeting will be specified in the Notice to Bidders or any extension thereof made by Addendum.

### **3.010 QUESTIONS**

- A. Questions on this project may be raised and discussed at the time of the Pre-Bid Meeting or by submitting in writing to the issuing officer as specified in the Notice to Bidders or any extension thereof made by Addendum.

### **3.011 ADDENDA AND INTERPRETATIONS OF THE CONTRACT DOCUMENTS**

- A. Any person contemplating submitting a proposal for the proposed Contract, who is in doubt as to the true meaning of any part of the Bidding Documents, shall submit a written request for an interpretation thereof. The person submitting a request will be responsible for its prompt delivery. Every request for such interpretation should reference the Bid Number specified in the Bidding Documents, and shall be made in writing (email preferred). Questions shall be submitted to the previously identified Purchasing Agent for the Department of Administrative Services. To be given consideration, requests shall be received as specified in the Notice to Bidders or any extension thereof made by Addendum. Replies, which revise or correct the Bidding Documents, or provide necessary clarifications, will be issued in the form of a written Addendum to the

Bidding Documents. Interpretations, corrections or changes of the Bidding Documents made in any other manner will not be binding, and Bidders shall not rely upon such interpretations, corrections, or changes. The Bidder is to include any resultant cost changes in the Bid Sum. Addenda will be posted electronically at the respective bid site where the bid is initially posted. Acknowledgment by the Bidder of each issued Addendum shall be noted in the location so indicated on the Bid. All Addenda issued shall become part of the Contract Documents.

### **3.012 SUBSTITUTIONS**

- A. Where the Bidding Documents stipulate a specific product be provided by naming one or more manufacturer and model, a substitute product will be considered when a written request is received as specified in the Notice to Bidders or any extension thereof made by Addendum prior to bid opening. Substitution requests will be considered for all products per Section 01 2500 Substitution Procedures, even if the specification does not include a statement such as “or equal,” “equal to,” “equivalent to,” or “basis of design,” unless otherwise noted. Substitution requests shall be emailed to the Issuing Officer at the email address provided in Instructions to Bidders Section 1.04.

### **3.013 OBLIGATION OF BIDDER**

- A. It shall be the responsibility of each Bidder contemplating the submission of a Bid for the proposed Contract to fully acquaint himself/herself with conditions at the work site, project requirements, and to become acquainted thoroughly with the work, and all conditions that may be related to it. No considerations or revision in the contract price or scope of the project will be considered by the Owner for any item that could have been revealed by a thorough on-site inspection and examination.
- B. By submission of a Bid, it shall be understood that the Bidder assures that he/she has reviewed and is thoroughly familiar with the project requirements, contract conditions and supplementary conditions, the drawings, specifications, addenda, and that the bidder is aware of the conditions existing at the site that may relate to the work of this project. Failure of any Bidder to examine any form, document, or other instrument shall in no way relieve the Bidder from any obligation in respect to his/her Bid.

### **3.014 PUBLIC RECORDS AND REQUESTS FOR CONFIDENTIAL TREATMENT**

- A. The Agency’s release of public records is governed by Iowa Code chapter 22. Contractors are encouraged to familiarize themselves with Chapter 22 before submitting a Proposal. The Agency will copy and produce public records upon request as required to comply with Chapter 22 and will treat all information submitted by a Contractor as non-confidential records unless Contractor requests specific parts of the Proposal be treated as confidential at the time of the submission as set forth herein AND the information is confidential under Iowa or other applicable law.
- B. A Contractor requesting confidential treatment of specific information must: (1) fully complete Form 22 (Available at <https://das.iowa.gov/sites/default/files/procurement/pdf/Form%2022-ConfidentialityRequest-RFB.pdf>), (2) identify the request in the transmittal letter with the Contractor’s Proposal, (3) conspicuously mark the outside of its Proposal as containing confidential information, (4) mark each page upon which confidential information appears, and (5) submit a “Public Copy” from which the confidential information has been excised.
- C. Form 22 will not be considered fully complete unless, for each confidentiality request, the Contractor: (1) enumerates the specific grounds in Iowa Code chapter 22 or other applicable law that supports treatment of the material as confidential, (2) justifies why the material should be maintained in confidence, (3) explains why disclosure of the material would not be in the best interest of the public, and (4) sets forth the name, address, telephone, and e-mail for the person authorized by Contractor to respond to inquiries by the Agency concerning the confidential status of such material.
- D. The Public Copy from which confidential information has been excised is in addition to the number of copies requested in Section 3 of this RFP. The confidential material must be excised

in such a way as to allow the public to determine the general nature of the material removed and to retain as much of the Proposal as possible.

- E. **Failure to request information be treated as confidential as specified herein shall relieve Agency and State personnel from any responsibility for maintaining the information in confidence. Contractors may not request confidential treatment with respect to pricing information and transmittal letters. A contractor's request for confidentiality that does not comply with this section or a contractor's request for confidentiality on information or material that cannot be held in confidence as set forth herein are grounds for rejecting contractor's Proposal as non-responsive. Requests to maintain an entire Proposal as confidential will be rejected as non-responsive.**
- F. If Agency receives a request for information that Contractor has marked as confidential and if a judicial or administrative proceeding is initiated to compel the release of such material, Contractor shall, at its sole expense, appear in such action and defend its request for confidentiality. If Contractor fails to do so, Agency may release the information or material with or without providing advance notice to Contractor and with or without affording Contractor the opportunity to obtain an order restraining its release from a court possessing competent jurisdiction. Additionally, if Contractor fails to comply with the request process set forth herein, if Contractor's request for confidentiality is unreasonable, or if Contractor rescinds its request for confidential treatment, Agency may release such information or material with or without providing advance notice to Contractor and with or without affording Contractor the opportunity to obtain an order restraining its release from a court possessing competent jurisdiction.

### **3.015 WITHDRAWAL OF BID**

- A. A Bid may be modified or withdrawn only before the time and date for receipt of Bids. Said request for modification or withdrawal of a bid must be completed online through [IMPACS Electronic Procurement System](#). A Bid shall remain valid for consideration by the Owner for the following period(s) of time after the date specified for receipt of Bids, or until such time following that period that the apparent low bidder requests in writing that the Bid be withdrawn, after which the Bid may be withdrawn without forfeiture of any required Bid Security. The Bid shall be valid for not less than thirty (30) calendar days after the date Bids are specified to be due. With the approval of the Department of Administrative Services, a bid may be withdrawn after opening, but only if the bidder provides prompt written notification that adequately documents the commission of an honest error that may cause undue financial loss.

### **3.016 BID OPENING**

- A. All bids received on or before the due date and time specified in the Notice to Bidder or any extension thereof made by Addendum will be opened and the name of the Bidder and the amount of their Bid will be announced.

### **3.017 BASIS OF BIDS**

- A. The Bidder shall include all additional documents or appendices that are requested to be submitted concurrent with the Bid submission; failure to comply may be cause for rejection.
- B. In accordance with Iowa law, Section 8A.311: A bidder, to be considered for an award of a state construction contract, shall disclose to the state agency awarding the contract the names of all subcontractors and suppliers who will work on the project being bid, within forty-eight (48) hours after the published date and time by which bids must be submitted. A bidder shall not replace a subcontractor or supplier disclosed without the approval of the state agency awarding the contract.
  - 1. A bidder, prior to an award or who is awarded a state construction contract, shall disclose all of the following, as applicable:
    - a. If a subcontractor or supplier disclosed (under the preceding) by a bidder is replaced, the reason for replacement and the name of the new subcontractor or supplier;

- b. If the cost of work to be done by a subcontractor or supplier is changed or if the replacement of a subcontractor or supplier results in a change in the cost, the amount of the change in cost.
  - c. Any reduction in subcontractor or supplier price as a result of the change, if the change is approved by the Owner, shall be deducted from the Trade Contract via a deductive Change Order. Any such changes, if approved by the Owner, which result in an increase in the Trade Contract Price shall be borne by the Trade Contractor.
- C. The Bidder is specifically advised that any person, firm or other party to whom it is proposed to award a subcontract under this contract must:
- 1. Be registered in the State of Iowa and have an Iowa Contractor's Registration number, and
  - 2. Be acceptable to the Owner.

### **3.018 INFORMALITIES/ REJECTION OF BIDS**

- A. The Iowa Department of Administrative Services reserves the right to waive any irregularities or informalities and to enter into a Contract with a Bidder, or to reject any or all bids as it deems to be in the best interest of the State, without penalty.

### **3.019 CONSIDERATION OF BIDS**

- A. It is the intent of the Department of Administrative Services to award a Contract to the lowest responsible Bidder, provided the Bid has been submitted in accordance with the requirements of the Bidding Documents and is determined to be compliant with all Bidding Requirements, and does not exceed the funds available for construction.
- B. Bidder is to bid on each Alternate Bid requested. Failure to do so may result in disqualification of the bid. The Department of Administrative Services reserves the right to accept any, or no, Alternate Bid. Alternate Bids may be considered in any order or combination, and the low successful Bidder will be determined on the basis of the sum of the Base Bid and the Alternate(s) accepted at the time of the Contract award.
- C. In evaluating Bids, any proposal offered by a Bidder for an alternate design, or for materials other than those shown or specified for the Base Bid or for Alternate Bid construction under the proposed Construction Documents or called for by any issued Addenda to those Construction Documents, will not be considered in determining the low successful Bidder. However, the Department of Administrative Services reserves the right to consider any such Bidder-proposed (Contractor's Alternate) alternate designs or materials with the low successful Bidder, after the low successful Bidder is determined in the manner described above (A and B).
- D. Notice of Intent to Award the Bid(s) will be sent to all Respondents submitting a timely Bid and may be posted at the website shown on the RFB cover sheet. Negotiation and execution of the Contract(s) shall be completed no later than fifteen (15) days from the date of the Notice of Intent to Award or such other time as designated by Agency. If the successful Bidder fails to negotiate and deliver an executed Contract, including all required documents such as payment and performance bonds and insurance certificate, by that date, the Agency, in its sole discretion, may cancel the award and award the Contract to the remaining Bidder the Agency believes will provide the best value to the State.

### **3.020 PREFERENCE**

- A. By virtue of statutory authority, a preference shall be given to Iowa domestic labor, products produced and provisions grown within the state of Iowa, in accordance with the provisions of Chapter 73, Code of Iowa and any amendments thereto.
- B. Enforcement of reciprocal resident bidder preference and resident labor force preference codified at Iowa Code Section 73A.21.
  - 1. NOTICE: Failure on the part of the bidder to carefully read the following paragraphs and to provide the information requested below may make the bidder's bid materially nonresponsive and therefore ineligible for contract award. Violations of Iowa Code Section 73A.21 may, among other things, result in civil penalties assessed by the Commissioner of the Division of

Labor of Iowa Workforce Development. The bidder should seek out the advice of an attorney if he or she has questions about Iowa Code Section 73A.21. As a part of the competitive procurement of contracts for Public Improvements that must be awarded to the low bidder (if the bid is responsive and the bidder is deemed responsible), Public Bodies shall allow a preference to Resident Bidders if a Nonresident Bidder places a bid for the contract for the Public Improvement and that Nonresident Bidder's state or foreign country gives resident bidders of that state or foreign country a preference (including a labor force preference or any type of preferential treatment). The preference allowed, or reciprocally applied, shall be equal to the preference given or required by the state or foreign country in which the Nonresident Bidder is a resident bidder.

"Public Body" means the State of Iowa (and its agencies) and any of its political subdivisions, including school districts, public utilities, and the state board of regents.

"Public Improvement" means a building or other construction work to be paid for in whole or in part by the use of funds of the State of Iowa, its agencies, and any of its political subdivisions and includes road construction, reconstruction, and maintenance projects.

"Resident Bidder" means a person or entity authorized to transact business in of the State of Iowa and having a place of business for transacting business within the State of Iowa at which it is conducting and has conducted business for at least three years prior to the date of the first advertisement for the public improvement. Note, however, that if a nonresident bidder's state or foreign country has a more stringent definition of a resident bidder, the more stringent definition is applicable as to bidders from that state or foreign country.

"Nonresident Bidder" means a person or entity who does not meet the definition of a resident bidder.

- C. Nonresident bidders shall be required to certify on the Bid submission, where so indicated, the state or foreign country in which the firm is a resident, and if that state or foreign country uses a percentage for in-state bidders and the amount of the preference.
- D. If it is determined that this may cause denial of federal funds which would otherwise be available, or would otherwise be inconsistent with requirements of federal law, this section shall be suspended, but only to the extent necessary to prevent denial of the funds or to eliminate the inconsistency with federal requirements.

### **3.021 QUALIFICATIONS**

- A. In accordance with Iowa Code 26.9(2) and 26.16, no potential bidder shall be required to provide confidential or proprietary information or meet any class requirements as a precondition to submitting a responsive bid. However, as noted in Iowa Code 26.9(2), the lowest responsive bidder may be required to provide additional information to verify responsibility prior to and as a condition of obtaining final award of the contract. Any qualification requirements contained in any bid document indicates only preferred qualifications, not a precondition to bid, and the lowest responsive bidder's qualifications will be evaluated individually based on all information provided.
- B. The Owner may make such investigations as he or she deems necessary to determine the ability of the awarded Bidder to perform the required work, and the awarded Bidder shall furnish to the Owner all such information and data for this purpose. The Owner reserves the right to rescind any awarded Bid if the evidence submitted by, or in investigation of, such Bidder fails to satisfy the Owner that the Bidder is properly qualified to carry-out the obligations of the Contract and to complete the Work contemplated therein.
- C. Bidders shall be registered as a Construction Contractor with the Labor Commissioner, Iowa Workforce Development Department, as required by Chapter 91C of the Code of Iowa. Bidder's Iowa Contractor Registration Number shall be included in the location provided in the Bid Form.
- D. Non-resident corporations submitting bids must be in compliance with Section 490.1501 of the Code of Iowa and legally authorized thereby to carry-on such business in the State of Iowa as is required by the Contract Documents.
- E. An out-of-state Bidder, if awarded a contract, will be required to submit evidence of authorization to do business in the State of Iowa.

### **3.022 INSURANCE**

- A. Insurance Requirements
  - 1. The Contractor shall maintain in effect, with insurance companies of recognized responsibility, at its expense, insurance covering its work of the type and in amounts required by this Contract. The Contractor's insurance shall, among other things, insure against any loss or damage resulting from the Contractor's performance of this Contract. All such insurance policies shall remain in full force and effect for the entire life of this Contract and shall not be canceled or changed except after thirty (30) days written notice to the Owner.
  - 2. **Amounts of Insurance Required – Refer to ConsensusDOCS 802 (see template in Project Manual)**
- B. Certificates of Coverage
  - 1. Certificates of the insurance described above shall be submitted to the Owner before starting any construction activities and shall be subject to approval by the Owner. The Contractor shall provide certificates for the insurance required. The insurer shall state in the certificate that no cancellation of the insurance will be made without at least thirty (30) days prior written notice to the Contractor. Upon receipt of any notice of cancellation or alteration, Contractor shall within ten (10) days procure other policies of insurance, similar in all respects to the policy or policies, about to be canceled or altered, and, if the Contractor fails to provide, procure, and deliver acceptable policies of insurance, or satisfactory evidence thereof, in accordance with the terms hereof then, at the Owner's option, Owner may obtain such insurance at the cost and expense of Contractor, without the need of any notice to Contractor.
- C. No Limitation of Liability
  - 1. Acceptance of the insurance certificates by the Owner shall not act to relieve the Contractor of any obligation under this Contract. All insurance policies and certificates shall be issued only by companies authorized to transact business in the State of Iowa. It shall be the responsibility of the Contractor to keep the respective insurance policies and coverage's current and in force during the life of this agreement.
  - 2. A Sample Certificate of Insurance is attached for reference following this Section.

### **3.023 FORM OF AGREEMENT BETWEEN OWNER AND CONTRACTOR**

- A. The Agreement for the Work will be written on ConsensusDOCS 802 Form of Agreement between Owner and Contractor (sample of the document with modifications incorporated is bound in this Project Manual).

### **3.024 EXECUTION OF CONTRACT**

- A. Contract documents shall mean and include the following:
  - 1. Contract: ConsensusDOCS 802
  - 2. Performance and Payment Bonds
  - 3. Project Manual
  - 4. Drawings
  - 5. Numbered Addenda issued after initial publication of Bid Documents
  - 6. Numbered Modifications (Change Orders) issued after Contract is signed

### **3.025 LAWS AND REGULATIONS**

- A. The Bidder's attention is directed to the fact that all applicable laws and regulations of Federal and State agencies having jurisdiction over the construction of this project shall apply to any contract resulting from this proposal, and it shall be deemed that those rules and regulations are made a part of such contract the same as if set forth in their entirety therein. By submitting a Bid, the Bidder confirms that he/she is familiar with and understands the Contractor's responsibility under all Federal and State of Iowa laws and regulations with respect to the Work described by the proposed Contract Documents.

### **3.026 CONTRACT DOCUMENTS AND ORDER OF PRECEDENCE**

- A. Where an irreconcilable conflict exists among Applicable Legal Requirements, this Contract, the specifications in the Materials and the Drawings, the earliest item mentioned in this sentence involving a conflict shall control over any later mentioned item or items subject to such conflict unless doing so would result in reducing the Bidder's duty of care or obligations under this Contract, in which case the terms resulting in the highest requirements for Bidder performance shall control.

**3.027 CONDITIONS OF THE WORK**

- A. Each bidder must fully inform him/herself of the conditions under which the work is to be performed at the site of the work, the obstacles which may be encountered, and all other relevant matters concerning the work to be performed. Failure to do so will not relieve a successful bidder of the obligation to furnish all material and labor necessary to carry out the provisions of the contract. When a site visit is required by provisions located elsewhere in these Instructions to Bidders, as a site tour in conjunction with a mandatory Pre-Bid Meeting, it shall be the Bidder's responsibility to fulfill this obligation as a condition of bidding the Work described in the Bidding Documents.
- B. No allowance will be made for any additional compensation by reason of any matter or condition with which the bidder might have fully informed him/herself, but failed to do so prior to bidding. Insofar as possible, the Contractor and all subcontractors shall employ such methods or means in carrying out the work so as not to cause any interruption of, or interference with, the work of any other subcontractor or trade.

**3.028 SUBCONTRACTS**

- A. The Prime Contractor shall be responsible for notifying all subcontractors and suppliers and informing them that they are bound in each case by all applicable provisions of the bidding information and those of the proposed Form of Agreements as defined in the Contract Documents.

**END OF SECTION**

## SECTION 00 2113.01

### IMPACS Public Construction Bidders User Guide

Public construction bids must be submitted on-line at [IMPACS Electronic Procurement System](#).

Bidders must be registered in IMPACS to submit a Bid.

To create an account, enter your email address and click on “Next” and click “Create Account”. Bidder must enter all fields noted with \* including legal company name, contact first and last name, phone number, confirm email address, password, re-enter password, select account recovery question including answer, confirm answer, select box accepting websites use terms and conditions and select security check box “I’m not a robot”.

On the [IMPACS Electronic Procurement System](#) Customer Portal Home page, Bidder selects “View Event” in the Sourcing Events section.

**Sourcing Events** ?

Show Opening or Closing Soon ▾ [Go to Public Opportunities](#)

Event Number	Status	Event Title	Dates	Action
RFB923700-02	Open	Hoover East Side Pavers	Open: 4/27/2022 12:00:00 PM CDT Close: 5/5/2022 12:00:00 PM CDT	<a href="#">View Event</a> ▾

Bidders can view event details including description, prerequisites, buyer attachments, questions and answers.

To submit a Bid, Bidder must select “**Yes, I intend to Bid**”. Bidder must complete the following sections.

**Prerequisites** - Bidder must complete all prerequisites.

- Bidder must upload a file of the Bid Security/Bond for 5% of total Bid Amount and certify that if they are awarded the construction contract they will enter into the contract at the Bid Amount submitted.
- Bidder must upload the completed and signed Bid Form.  
**NOTE: Bids are to be entered on the Bid Form only; not in the IMPACS. As a result, IMPACS will display a bid amount of \$0.**

**Questions** - Bidder must complete all questions.

**Review & Submit** - Bidder must select the certification box certifying that the statements and information in response are true and correct to the best of their knowledge and belief.



**SECTION 00 3113**

**PRELIMINARY SCHEDULE**

**PART 1 - GENERAL**

**1.01 SECTION INCLUDES**

- A. Preliminary Construction Schedule
- B. Schedule Durations

**1.02 PRELIMINARY SCHEDULE**

- A. A preliminary schedule has been identified by the Owner for the implementation of the Project. Refer to the schedule following this Section for references to anticipated milestones and construction duration.
- B. Each step of the Preliminary Schedule is subject to receipt of acceptable bids, Owner's decision process and date of commencement.
- C. A proposed construction schedule shall be submitted by all Trade Contractors to the Construction Manager no later than 48 hours prior to the pre-construction meeting. A revised Construction Schedule will be submitted by the Construction Manager once all preliminary schedules are reviewed and approved by the Owner.
- D. The final construction schedule will be established post award of bids with the cooperation of all contractors.

**1.03 SCHEDULE DURATIONS**

- A. Anticipated Notice of Intent to Award – 12/18/25
- B. Anticipated Date of Commencement – 5/7/25
- C. Substantial Completion by – 7/10/25

**PART 2 - PRODUCTS – NOT USED**

**PART 3 - EXECUTION – NOT USED**

**END OF SECTION**

Activity Name	Remaining Duration	Start	Finish	Prev Start (BL1 Start)	Prev Finish (BL1 Finish)	DCR	2025																								2026																							
							November				December				January				February				March				April				May				June				July				August											
							16	23	30	07	14	21	28	04	11	18	25	01	08	15	22	01	08	15	22	29	05	12	19	26	03	10	17	24	31	07	14	21	28	05	12	19	26	02	09	16								
<b>9484.00 - ILEA JOH Hydraulic Elevator Replacement</b>																																																						
<b>Milestones</b>																																																						
<b>Preconstruction</b>																																																						
Submit CM Proposal	2	24-Nov-25*	25-Nov-25	17-Nov-25	18-Nov-25																																																	
<b>Consultant Selection</b>																																																						
<b>Design Consultat</b>																																																						
<b>Design</b>																																																						
95% CD Constructability Review & Bid	0	17-Nov-25 A	21-Nov-25 A	17-Nov-25	21-Nov-25																																																	
95% CD Budget Development	0	17-Nov-25 A	21-Nov-25 A	17-Nov-25	21-Nov-25																																																	
Designer 100% CD Submittal	0	17-Nov-25 A	21-Nov-25 A	17-Nov-25	21-Nov-25																																																	
100% Bid Doc Coordination	0	17-Nov-25 A	21-Nov-25 A	17-Nov-25	21-Nov-25																																																	
100% Bid Doc Submittal	0		24-Nov-25		21-Nov-25																																																	
<b>Bid Letting</b>																																																						
Issue RFB to Procurement (State)	1	24-Nov-25	24-Nov-25	24-Nov-25	24-Nov-25																																																	
Post RFB to TSB (State), MBI, Planroc	2	25-Nov-25	26-Nov-25	25-Nov-25	26-Nov-25																																																	
RFB Procurement	13	01-Dec-25	17-Dec-25	01-Dec-25	17-Dec-25																																																	
RFB Pre-bid Meeting	0	05-Dec-25		05-Dec-25																																																		
RFB Questions Due	0		11-Dec-25		11-Dec-25																																																	
RFB Final Addendum	0		15-Dec-25		15-Dec-25																																																	
Bids Due	0		17-Dec-25		17-Dec-25																																																	
Contractor NOIs	0	18-Dec-25		18-Dec-25																																																		
Contractor 5 Day Appeal Period	5	18-Dec-25	24-Dec-25	18-Dec-25	24-Dec-25																																																	
Contractor Contract Execution	10	18-Dec-25	02-Jan-26	18-Dec-25	02-Jan-26																																																	
<b>Construction</b>																																																						
<b>Administrative</b>																																																						
Bid Package Scope Review (Each Prin	10	18-Dec-25	02-Jan-26	18-Dec-25	02-Jan-26																																																	
Contractor Site Specific Safety Plans S	15	05-Jan-26	23-Jan-26	05-Jan-26	23-Jan-26																																																	
Construction Kick-Off Meeting	1	05-Jan-26	05-Jan-26	05-Jan-26	05-Jan-26																																																	
<b>Procurement</b>																																																						
Hydraulic Elevator Submittal & Review	20	05-Jan-26	30-Jan-26	05-Jan-26	30-Jan-26																																																	
Mechanical & Electrical Submittals	20	05-Jan-26	30-Jan-26	05-Jan-26	30-Jan-26																																																	
Hydraulic Elevator Equipment Procurement	70	02-Feb-26	08-May-26	02-Feb-26	08-May-26																																																	
Mechanical & Electrical Procurement	20	02-Feb-26	27-Feb-26	02-Feb-26	27-Feb-26																																																	
<b>Elevator</b>																																																						
Temp Protection Install	2	07-May-26	08-May-26	07-May-26	08-May-26																																																	
Machine Room Modifications	5	11-May-26	15-May-26	11-May-26	15-May-26																																																	
Machine Room Demolition	5	11-May-26	15-May-26	11-May-26	15-May-26																																																	
Jack Removal	3	11-May-26	13-May-26	11-May-26	13-May-26																																																	
New Machine Room Equipment Install	5	18-May-26	22-May-26	18-May-26	22-May-26																																																	
Jack Install	5	18-May-26	22-May-26	18-May-26	22-May-26																																																	
Oil Line Install	4	26-May-26	29-May-26	26-May-26	29-May-26																																																	
Electrical Connections	2	26-May-26	27-May-26	26-May-26	27-May-26																																																	
Cabinet Unit Heater Install	2	28-May-26	29-May-26	28-May-26	29-May-26																																																	
Sump Pump Install	2	28-May-26	29-May-26	28-May-26	29-May-26																																																	
Hoistway Equipment Install	3	01-Jun-26	03-Jun-26	01-Jun-26	03-Jun-26																																																	
Cab Install	4	04-Jun-26	09-Jun-26	04-Jun-26	09-Jun-26																																																	
Access Controls Integration	3	10-Jun-26	12-Jun-26	10-Jun-26	12-Jun-26																																																	
Final Adjustments and Testing	3	10-Jun-26	12-Jun-26	10-Jun-26	12-Jun-26																																																	
Elevator AHJ Inspection	1	15-Jun-26	15-Jun-26	15-Jun-26	15-Jun-26																																																	

— Primary Baseline    — Critical Remaining Work  
■ Actual Work    ◆ Milestone  
■ Remaining Work



**SECTION 00 3126**

**EXISTING HAZARDOUS MATERIAL INFORMATION**

**PART 1 - GENERAL**

**1.01 EXISTING HAZARDOUS MATERIAL INFORMATION**

- A. This Document with its referenced attachments is part of the Procurement and Contracting Requirements for Project. They provide Owner's information for Bidders' convenience and are intended to supplement rather than serve in lieu of Bidders' own investigations. They are made available for Bidders' convenience and information, but are not a warranty of existing conditions.
- B. The existing hazardous materials survey reports related to this Project, were prepared by:
  - 1. One Atlas
- C. Related Requirements:
  - 1. Section 3.12 "Hazardous Materials" in the ConsensusDocs 802 contract for notification requirements if materials suspected of containing hazardous materials are encountered.

**PART 2 - PRODUCTS – NOT USED**

**PART 3 - EXECUTION – NOT USED**

**END OF SECTION**

**SECTION 00 3143**

**PERMIT APPLICATION**

**PART 1 - GENERAL**

**1.01 SECTION INCLUDES**

- A. Permit Application Information
- B. Licenses, Permits, and Related Inspections

**1.02 PERMIT APPLICATION INFORMATION**

- A. State Building Code Plan Review: The plan review and inspections for this project have been applied for by the Architect. Please contact your inspector prior to construction and occupancy.
- B. State Building Code Energy Review: The energy code review and inspections for this project have been applied for by the Architect. Please contact your inspector prior to construction and occupancy.
- C. Electrical Permit and Inspections: Trade Contractor is responsible for permits and inspections.
- D. Elevator Permit and Inspections: Trade Contractor is responsible for permits and inspections.
- E. Other Applicable inspections: Trade Contractor is responsible for any other applicable project specific permits and inspections.

**1.03 LICENSES, PERMITS, AND RELATED INSPECTIONS**

- A. The Bidder shall comply with all codes, laws, ordinances, rules and regulations of any public authority having jurisdiction that bears on the performance of its work. All construction, materials and methods shall comply with the State Building Codes, except where plans and specifications establish a higher standard.

**PART 2 - PRODUCTS – NOT USED**

**PART 3 - EXECUTION – NOT USED**

**END OF SECTION**

**SECTION 00 4116**

**BID FORM**

**The Bid Form must be submitted online through the State's [IMPACS Electronic Procurement System](#).**

RFB #948400-01

BID FORM for CONSTRUCTION CONTRACT  
for  
ILEA Hydraulic Elevator Replacement  
7105 NW 70<sup>th</sup> Ave, Johnston, Iowa  
Project 9484.00

Iowa Department of Administrative Services  
Hoover State Office Building, Level 3  
1305 East Walnut Street  
Des Moines, Iowa 50319-0105

The following information is to be completed and submitted with your bid..

1. Bid Form - Completed and Signed (to be uploaded with bid submission)
2. Non Discrimination Clause Information
3. Contractor Targeted Small Business Enterprise Pre-Bid Contract Information
4. Bid Security – 5% of total Bid amount (to be uploaded with bid submission)

**Authorized Representative:**

The undersigned Bidder, in response to your Request for Bid for construction of the above project, having examined the Drawings, Specifications, and other Bidding Documents dated November 21<sup>st</sup> 2025, and Addenda issued and acknowledged below as received and being familiar with all the conditions surrounding the construction of the proposed project including the availability of materials and labor, hereby proposes to furnish all labor, materials, equipment and supplies to perform all work to construct the project in strict accordance with the proposed Contract Documents, within the time and at the prices stated below. Prices are to cover all expenses incurred in performing the work required under the proposed Contract Documents, of which this bid is a part.

Bidder acknowledges receipt of the following Addenda which are a part of the Bidding Documents and for which any effect on cost of the Work is included in the bid amounts indicated:

Number    \_\_\_\_\_    \_\_\_\_\_    \_\_\_\_\_    \_\_\_\_\_    \_\_\_\_\_  
Dated        \_\_\_\_\_    \_\_\_\_\_    \_\_\_\_\_    \_\_\_\_\_    \_\_\_\_\_

Note that the State of Iowa is exempt from State and Local sales and use taxes (including local option and school option) for this project. Taxes on construction materials shall NOT be included in the bid amounts.

Amounts shall be indicated in both words and figures. In case of discrepancy, the amount indicated in words shall govern.

BID PACKAGES:

BP 01

Description: General Construction

Bidder proposes and agrees to perform all work as described in the Construction Documents for the sum of:

\_\_\_\_\_  
\_\_\_\_\_  
Dollars  
(\$ \_\_\_\_\_).

BP 02

Description: Elevator Replacement

Bidder proposes and agrees to perform all work as described in the Construction Documents for the sum of:

\_\_\_\_\_  
\_\_\_\_\_  
Dollars  
(\$ \_\_\_\_\_).

UNIT PRICES:

BP 02 UNIT 01

Description: Hourly rate for operation and lock out of the elevators to allow work to be performed in the elevator pit, car top, and hoist way by other trades. If multiple personnel are required for this operation, the unit cost shall reflect the total sum of the cost per hour.

\_\_\_\_\_  
\_\_\_\_\_  
Dollars  
(\$ \_\_\_\_\_).

BP 03

Description: Mechanical

Bidder proposes and agrees to perform all work as described in the Construction Documents for the sum of:

\_\_\_\_\_  
\_\_\_\_\_  
Dollars  
(\$ \_\_\_\_\_).

BP 04

Description: Electrical & Low Voltage

Bidder proposes and agrees to perform all work as described in the Construction Documents for the sum of:

---

---

Dollars

(\$\_\_\_\_\_).

Bidder hereby certifies that:

1. This bid is genuine and is not made in the interest of or on behalf of any undisclosed person, firm or corporation;
2. Bidder has not directly or indirectly induced or solicited any other bidder to put in a false or sham bid; Bidder has not solicited or induced any person, firm or corporation to refrain from bidding; and Bidder has not sought by collusion to obtain any advantage over any other bidder or over the Owner.
3. Bidder hereby certifies that the Bidder is registered with the Iowa Labor Commissioner as a Contractor as required by Chapter 91C, Code of Iowa.
4. Bidder agrees to comply with all Federal and State Affirmative Action/Equal Employment Opportunity requirements concerning fair employment and will not discriminate between or among them by reason of race, color, religion, sex, national origin or physical handicap.
5. All construction under this Contract shall conform to the requirements of the *Iowa State Building Code*.
6. Bidder agrees that this bid shall remain valid and shall not be withdrawn for a period of thirty (30) calendar days after the date for receipt of bids.
7. Bidder agrees that if written notice of acceptance of this bid is mailed, emailed, or delivered to the undersigned within thirty (30) days after the date in which bids are due, or at any time thereafter before it is withdrawn, the undersigned will sign and return the Contract Agreement, prepared in accord with the Bidding Documents and this bid as accepted; and will also provide proof of insurance coverage and required surety bonds.
8. Bidder understands that the Owner reserves the right to reject any and all bids, and to waive irregularities or informalities and enter into a contract for the work, as the Owner deems to be in the best interest of the State.
9. Bidder understands that the Owner reserves the right to accept any, or no, Alternate Bid, if requested, and that the Alternate Bids may be considered in any order or combination, and the low Bidder shall be determined on the basis of the sum of the base bid and any Alternate(s) accepted.

Subcontractors:

The Trade Contractor must identify all Subcontractors and Suppliers within 48 hours of the published date and time for which bids must be submitted, in accordance with Iowa Code Section 8A311, as amended by House File 646 in 2011. Subcontractors and suppliers may not be changed without the approval of the Owner. Requests for changing a Subcontractor or supplier must identify the reason for the proposed change, the name of the new Subcontractor or supplier, and the change in the subcontractor or supplier price as a result of the change. Any reduction in subcontractor or supplier price as a result of the change, if the change is approved by the Owner, shall be deducted from the Trade Contract Price via a deductive Change Order. Any such changes, if approved by the Owner, which result in an increase in the Trade Contract Price shall be borne by the Trade Contractor.

**Enforcement of Reciprocal Resident Bidder Preference, per Iowa Code 73A.21.**

All bidders shall either check the box next to "Resident Bidder" or check the box next to "Nonresident Bidder" and by doing so and signing thereafter certifies and attests to the same. All

information requested must be provided. Seek out the advice of an attorney if you have questions.

“Resident Bidder” means a person or entity authorized to transact business in of the State of Iowa and having a place of business for transacting business within the State of Iowa at which it is conducting and has conducted business for at least three years prior to the date of the first advertisement for the public improvement. Note, however, that if a nonresident bidder’s state or foreign country has a more stringent definition of a resident bidder, the more stringent definition is applicable as to bidders from that state or foreign country.

Resident Bidder

Name of Resident Bidder: \_\_\_\_\_

By: \_\_\_\_\_  
Authorized Agent and Signatory of Resident Bidder

**OR:**

Nonresident Bidder

Name of Nonresident Bidder: \_\_\_\_\_

Name of State or Foreign Country of Nonresident Bidder: \_\_\_\_\_

Particularly identify and describe any preference, labor preference, or any other type of preferential treatment, in effect in the nonresident bidder’s state or foreign country at the time of this bid:

\_\_\_\_\_

\_\_\_\_\_

NOTICE: Nonresident Bidders domiciled in a state or country with a resident labor force preference shall make and keep, for a period of not less than three years, accurate records of all workers employed on the public improvement. The records shall include each worker’s name, address, telephone number when available, social security number, trade classification, and the starting ending time of employment.

By: \_\_\_\_\_  
Authorized Agent and Signatory of Nonresident Bidder

---

**REQUIRED: Bid Form shall be signed by an officer of the company with authority to bind in a contract.** Notice of acceptance of this bid, or request for additional information by the Department of Administrative Services, may be addressed to the undersigned at the address set forth below:

Legal Name of Firm: \_\_\_\_\_

Date: \_\_\_\_\_

Signature of Bidder: \_\_\_\_\_

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

Typed Name of Signatory: \_\_\_\_\_

Email: \_\_\_\_\_

Business Address:

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Telephone Number: \_\_\_\_\_ Fax Number: \_\_\_\_\_

Federal Tax Identification Number: \_\_\_\_\_

Iowa Contractor Registration Number: \_\_\_\_\_

Bidder Safety Manager Name: \_\_\_\_\_

For an out-of-state Bidder, Bidder certifies that the Resident Preference given by the State or Foreign Country of Bidder's residence, \_\_\_\_\_, is \_\_\_\_\_ %.

**END OF SECTION**

## SECTION 00 4116.01

### NON-DISCRIMINATION CLAUSE

This Section is for informational purposes only. All information will be submitted online through the State's [IMPACS Electronic Procurement System](#).

#### PART 1 - GENERAL

All contractors, subcontractors, vendors and suppliers of goods and services doing business with the State of Iowa and value of said business equals or exceeds \$10,000 annually, agree as stated below.

#### 1.01 NONDISCRIMINATION CLAUSE

- A. The contractor, subcontractor, vendor and supplier of goods and services will not discriminate against an employee or applicant for employment because of race, creed, color, sex, national origin, ancestry, religion, economic status, age, disability, political opinion, or affiliations of an applicant or employee based upon the nature of the job occupation. The contractor, subcontractor, vendor and supplier will develop an Affirmative Action Program to insure that applicants are employed and that employees are treated during employment without regard to their race, creed, color, sex, national origin, ancestry, religion, economic status, age, disability, political opinions or affiliations. Such action shall include, but not be limited to the following:
  - 1. Employment.
  - 2. Upgrading.
  - 3. Demotion or transfer.
  - 4. Recruitment and advertising.
  - 5. Layoff or termination.
  - 6. Rates of pay or other forms of compensation.
  - 7. Selection for training, including apprenticeship.
- B. The contractor, subcontractor, vendor and supplier of goods and services will, in all solicitations or advertisements for employees, state that all qualified applicants will receive consideration for employment without regard to race, creed, color, sex, national origin, ancestry, religion, economic status, age, disability, political opinion or affiliations.
- C. The contractor, subcontractor, vendor and supplier or their collective bargaining representative will send to each labor union or representative or workers with which they have a collective bargaining agreement or other contract or understanding, a notice advising the said labor union or workers' representative of the contractor's commitments under this section.
- D. The contractor, subcontractor, vendor and supplier of goods and services will comply with all published rules, regulations, directives and orders of the State of Iowa Affirmative Action Program Contract Compliance Provisions.
- E. The contractor, subcontractor, vendor and supplier of goods and services will furnish and file compliance reports within such time and upon such forms as provided by the Equal Employment Opportunity Officer, said forms may elicit information as to the policies, procedures, patterns, and practices of each subcontractor as state as the contractor themselves and said contractor, subcontractor, vendor and supplier will permit access to their employment books, records and accounts to the State's Equal Employment Opportunity Officer, for the purpose of investigation to ascertain compliance with this Contract and with rules regulations of the State's Affirmative Action Program.
- F. In the event of the contractor's noncompliance with the nondiscrimination clauses of this Contract or with any of such rules, regulations and orders; this Contract may be canceled, terminated or suspended in whole or in part and the Contractor may be declared ineligible for further contracts in accordance with procedures authorized by the State of Iowa.

- G. The contractor, subcontractor, vendor and supplier of goods and services will include, or incorporate by reference, the provisions of the nondiscrimination clause in every contract, subcontract or purchase order unless exempted by the rules, regulations or orders of the State's Affirmative Action Program, and will provide in every subcontract or purchase order that said provisions will be binding upon each contractor, subcontractor or seller.
- H. The parties agree to comply with "Compliance with the Law; Nondiscrimination in Employment" of the current Terms and Conditions at the award of this contract. Current Terms and Conditions may be found on the following web site and are, by this reference, made a part of this Agreement. <https://das.iowa.gov/procurement/terms-and-conditions>
- I. We certify and recognize that we are morally and legally committed to nondiscrimination in employment. Any person who applies for employment with our company will not be discriminated against because of race, creed, color, sex, national origin, ancestry, religion, economic status, age or disabilities, unless disabilities are based upon the nature of the job occupation.

**PART 2 - PRODUCTS – NOT USED**

**PART 3 - EXECUTION – NOT USED**

**END OF SECTION**

**SECTION 00 4116.02**

**TARGETED SMALL BUSINESS INFORMATION**

**This Section is for informational purposes only. All information will be submitted online through the State's [IMPACS Electronic Procurement System](#).**

**PART 1 - GENERAL**

**1.01 TARGETED SMALL BUSINESS INFORMATION**

- A. Subcontractor Targeted Small Business Enterprise Pre-Bid Contact Information, including subcontractor and dollar amount to be subcontracted, is to accompany the Bid submission. Bidders shall comply with all affirmative action/equal opportunity provisions of State and Federal laws. The Owner seeks to provide opportunities for Targeted Small Businesses in accordance with the provisions of Chapter 73 of the Code of Iowa.
  
- B. [Search the Targeted Small Business Directory](#) for certified State of Iowa Targeted Small Businesses.

**PART 2 - PRODUCTS – NOT USED**

**PART 3 - EXECUTION – NOT USED**

**END OF SECTION**

IOWA DEPARTMENT OF ADMINISTRATIVE SERVICES  
 SUBCONTRACTOR  
 TARGETED SMALL BUSINESS ENTERPRISE  
 PRE-BID CONTRACT INFORMATION

<b>CONTRACTOR</b>	<b>BID NO.</b>
<b>PAGE #</b>	

(to be completed by bidder)

*You are requested to provide the information on this form showing your targeted Small Business enterprises contacts made prior to your bid submission. This information is subject to verification and confirmation. NOTE: The Department of General Services will not regard your acceptance or use of a low quote or bid from a non-targeted Small Business Enterprise on any subcontract item as evidence itself of any lack of good faith effort to solicit targeted Small Business Enterprise subcontractors on this project. However, every effort shall be made to solicit quotes or bids on as many subcontractable items as necessary to evidence affirmative action in contracting.*

**TABLE OF INFORMATION SHOWING BIDDER'S PRE-BID TARGETED SMALL BUSINESS ENTERPRISE CONTACTS**

SUBCONTRACTOR	TSB	DATES CONTACTED	QUOTES RECEIVED		QUOTATION USED IN BID	
			YES/NO	DATES	YES/NO	DOLLAR AMOUNT PROPOSED TO BE SUBCONTRACTED

Total dollar amount proposed to be subcontracted to TSB on this project \$ \_\_\_\_\_  
 List items to be subcontracted. (If more space is needed, use reverse side.)

**SECTION 00 4313**

**BID SECURITY FORMS**

**PART 1 - GENERAL**

**1.01 BID SECURITY FORMS**

- A. A Bid Bond form will be required on this project. An amended ConsensusDocs 262 is attached for reference following this page. ConsensusDocs bid bond form is not required (other standard forms are acceptable to the State of Iowa).

**PART 2 - PRODUCTS – NOT USED**

**PART 3 - EXECUTION – NOT USED**

**END OF SECTION**



**CONSENSUSDOCS 262  
 BID BOND  
 (AMENDED BY STATE OF IOWA)**

This document was developed through a collaborative effort of organizations representing a wide cross-section of the design and construction industry. The organizations endorsing this document believe it represents a fair allocation of risk and responsibilities for all project participants.

Endorsing organizations recognize that this document must be reviewed and adapted to meet specific needs and applicable laws. This document has important legal and insurance consequences. You are encouraged to consult legal, insurance and surety advisors before completing or modifying this document. The software includes a notes section indicating where information is to be inserted to complete this document. Further information and endorsing organizations' perspectives are available at [www.consensusdocs.org/guidebook](http://www.consensusdocs.org/guidebook).

For Use with ConsensusDOCS 200, Standard Form of Agreement and General Conditions Between Owner and Constructor (Where the Contract Price is a Lump Sum) and ConsensusDOCS 500, Standard Agreement and General Conditions Between Owner and Construction Manager.

The Trade Contractor, \_\_\_\_\_ (the "Trade Contractor") has submitted a Bid to the Owner, \_\_\_\_\_ (the "Owner") for the \_\_\_\_\_ (the "Project") in accordance with the Bidding Documents, including Drawings and Specifications prepared by \_\_\_\_\_ (the "Design Professional").

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**IMPORTANT:** A vertical line in the margin indicates a change has been made to the original text. Prior to signing, recipients may wish to request from the party producing the document a "redlined" version indicating changes to the original text. Consultation with legal and insurance counsel and careful review of the entire document are strongly encouraged.  
 ConsensusDOCS 262 • BID BOND Copyright © 2007, Revised 2009 and 2011, ConsensusDOCS LLC. AN INDIVIDUAL PURCHASE OF THIS DOCUMENT PERMITS THE USER TO PRINT ONE CONTRACT FOR ONE PROJECT ONLY. YOU MAY ONLY MAKE COPIES OF A COMPLETED DOCUMENT FOR DISTRIBUTION TO PARTIES IN DIRECT CONNECTION WITH THE SPECIFIC CONSTRUCTION PROJECT. ANY OTHER USES, INCLUDING COPYING THE DOCUMENT, ARE STRICTLY PROHIBITED.

By virtue of this Bid Bond (the "Bond"), the Constructor as Principal and \_\_\_\_\_ as Surety ("Surety"), are bound to the Owner as Oblige in the maximum amount \_\_\_\_\_, Dollars (\$\_\_\_\_\_) (the "Bond Sum"). The Constructor and Surety hereby bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, as provided herein.

1. If the Oblige shall accept the bid of the Constructor, the Constructor shall enter into an Agreement with the Oblige in accordance with the terms of such Bid.
2. Constructor shall procure such bond or bonds as are specified in the Contract Documents for the faithful performance of the Work and for the prompt payment of labor and materials furnished in the performance of the Work.
3. If the Constructor fails to enter such Agreement and give such bonds, the Constructor shall pay to the Oblige the difference between the amount of Constructor's bid and the amount of such agreement the Oblige in good faith executes with another Party to perform the Work covered by Constructor's Bid, not to exceed the Bond Sum stated above.
4. If the Constructor shall fulfill its obligation under Articles 1 through 3, then this obligation shall be null and void; otherwise it shall remain in full force and effect.

This Bond is entered into as of \_\_\_\_\_ (date)

SURETY: \_\_\_\_\_ (seal)

BY: .....

Print Name: \_\_\_\_\_

Print Title: \_\_\_\_\_ (Attach Power of Attorney)

Witness: .....

(Additional signatures, if any, appear on attached page)

Constructor: \_\_\_\_\_ (seal)

BY: .....

Print Name: \_\_\_\_\_

Print Title: \_\_\_\_\_

Witness: .....

(Additional signatures, if any, appear on attached page)

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**IMPORTANT:** A vertical line in the margin indicates a change has been made to the original text. Prior to signing, recipients may wish to request from the party producing the document a "redlined" version indicating changes to the original text. Consultation with legal and insurance counsel and careful review of the entire document are strongly encouraged.

ConsensusDOCS 262 • BID BOND Copyright © 2007, Revised 2009 and 2011, ConsensusDOCS LLC, AN INDIVIDUAL PURCHASE OF THIS DOCUMENT PERMITS THE USER TO PRINT ONE CONTRACT FOR ONE PROJECT ONLY, YOU MAY ONLY MAKE COPIES OF A COMPLETED DOCUMENT FOR DISTRIBUTION TO PARTIES IN DIRECT CONNECTION WITH THE SPECIFIC CONSTRUCTION PROJECT, ANY OTHER USES, INCLUDING COPYING THE DOCUMENT, ARE STRICTLY PROHIBITED.

**SECTION 00 5200**

**AGREEMENT FORM**

**PART 1 - GENERAL**

**1.01 AGREEMENT FORM**

- A. The Form of Agreement to be used on this project is a modified ConsensusDocs 802. A sample is attached following this page.

**PART 2 - PRODUCTS – NOT USED**

**PART 3 - EXECUTION – NOT USED**

**END OF SECTION**

# ConsensusDocs 802

## STANDARD FORM OF AGREEMENT BETWEEN OWNER AND TRADE CONTRACTOR

(Where the Construction Manager Is the Owner's Agent)



### TABLE OF ARTICLES

1. AGREEMENT
2. GENERAL PROVISIONS
3. TRADE CONTRACTOR'S OBLIGATIONS
4. OWNER'S RESPONSIBILITIES
5. SUBCONTRACTS
6. TRADE CONTRACT TIME
7. TRADE CONTRACT PRICE
8. CHANGES
9. PAYMENT
10. INDEMNITY, INSURANCE, WAIVERS AND BONDS
11. SUSPENSION, NOTICE TO CURE AND TERMINATION OF AGREEMENT
12. DISPUTE MITIGATION AND RESOLUTION
13. MISCELLANEOUS PROVISIONS
14. TRADE CONTRACT DOCUMENTS

This Agreement has important legal and insurance consequences. Consultations with an attorney and with insurance and surety consultants are encouraged with respect to its completion or modification. Notes indicate where information is to be inserted to complete this Agreement.



## ARTICLE 1 AGREEMENT

This Trade Contractor Agreement is made effective as of the XX day of Month, Year , by and between the

OWNER

State of Iowa - DAS, Department of Administrative Services ("DAS"). DAS's principal office is located: 109 SE 13th Street, Des Moines, IA 50319-0120.

and the

TRADE CONTRACTOR

*Contractor Name*

*Address*

*City, State, Zip*

for work in connection with the following

PROJECT

*XXXX.XX - Project Name*

The CONSTRUCTION MANAGER is

*Construction Manager Name*

*Address*

*City, State, Zip*

The DESIGN PROFESSIONAL for the Project is

*Designer Name*

*Address*

*City, State, Zip*

Notice to the Parties shall be given at the above addresses.

## ARTICLE 2 GENERAL PROVISIONS

2.1 RELATIONSHIP OF PARTIES The Owner and the Trade Contractor agree to proceed with this Agreement on the basis of mutual trust, good faith and fair dealing and shall cooperate with each other and with the Construction Manager and Design Professional in furthering the Owner's interests. The Trade Contractor shall use its diligent efforts to perform the work in an expeditious manner consistent with the Trade Contract Documents. The Owner and the Trade Contractor will endeavor to promote harmony and cooperation among all Project participants.

2.1.1 The Owner and the Trade Contractor shall perform their obligations with integrity, ensuring at a minimum that

2.1.1.1 conflicts of interest shall be avoided or disclosed promptly to the other Party; and

2.1.1.2 the Trade Contractor and the Owner warrant that they have not and shall not pay nor receive any contingent fees or gratuities to or from the other Party, including its agents, officers and employees, Subcontractors or others for whom they may be liable, to secure preferential



treatment.

2.2 PROJECT ORGANIZATION This Agreement is for the performance of work described herein in connection with the construction of the Project. The Owner also may enter into separate agreements with other trade contractors for other portions of the Project. The Owner has entered or will enter into a Construction Management Agreement with the Construction Manager, and a design agreement with the Design Professional.

2.3 INDEPENDENT CONTRACTOR The Trade Contractor represents that it is an independent contractor and that its performance of the Trade Contract Work it shall act as an independent contractor. Neither Trade Contractor nor any of its agents or employees shall act on behalf of the Owner except as provided in this Agreement or unless authorized in writing by the Owner.

2.4 CONSTRUCTION MANAGER IS OWNER'S AGENT The Construction Manager will represent the Owner as its agent in the administration and management of this Agreement. Any instructions, reviews, approvals, orders or directions given to the Trade Contractor by the Construction Manager will be given on behalf of and as agent for the Owner. The Trade Contractor shall be obligated to respond or perform as if the same were given directly by the Owner. The Trade Contractor shall communicate and provide all requests and concerns regarding the Trade Contract Work to the Construction Manager. The Trade Contractor shall provide copies to the Construction Manager of all notices to the Owner required by and regarding this Agreement.

2.5 CONSTRUCTION MANAGER NOT IN PRIVITY WITH TRADE CONTRACTOR This Agreement shall not give the Trade Contractor any claim or right of action against the Construction Manager. The Trade Contractor and its subcontractors shall not be beneficiaries of any obligations of the Construction Manager. This Agreement shall not create a contractual relationship between any parties except the Owner and the Trade Contractor.

2.5A NO THIRD-PARTY BENEFICIARY There are no third-party beneficiaries of this Agreement.

2.6 DESIGN PROFESSIONAL The Owner, through its Design Professional, shall provide all architectural and engineering design services necessary for the completion of the Work, except the following:

#### No exceptions

The Trade Contractor shall not be required to provide professional services which constitute the practice of architecture or engineering except as otherwise provided in section 3.15.

2.6.1 The Owner shall obtain from the Design Professional either a license for Trade Contractor and Subcontractors to use the design documents prepared by the Design Professional or ownership of the copyrights for such design documents, and shall defend, indemnify and hold harmless the Trade Contractor against any suits or claims of infringement of any copyrights or licenses arising out of the use of the design documents. To the extent portions of this paragraph are in conflict with SF 396 (codified at Iowa Code Section 537A.5) said portions are void and unenforceable.

2.7 EXTENT OF AGREEMENT This Agreement is solely for the benefit of the Parties, represents the entire integrated agreement between the Parties, and supersedes all prior negotiations, representations and agreements, either written or oral. This Agreement and each and every provision is for the exclusive benefit of the Owner and the Trade Contractor and not for the benefit of any third party except to the extent expressly provided in this Agreement. In the event of conflict between this Agreement and any of the Exhibits or any other documents incorporated into this Agreement, the terms and provisions of this Agreement shall control.

#### 2.8 DEFINITIONS



2.8.1 Agreement means this ConsensusDocs 802 Standard Form of Agreement Between Owner and Trade Contractor (Where the Construction Manager is the Owner's Agent), as modified by the Parties, and Exhibits and Attachments made part of this Agreement upon its execution.

2.8.2 Design Professional means the Architect, Design Professional or Engineer identified in ARTICLE 1 and its consultants, retained by Owner to perform design services for the Project, and licensed in the State in which the Project is located. The use of the term Design Professional in this Agreement is for convenience and is not intended to imply or infer that the individual or entity named in ARTICLE 1 will provide design professional services in a discipline in which it is not licensed.

2.8.3 Construction Manager means the Construction Manager identified in ARTICLE 1 and its authorized representative.

2.8.4 The Construction Schedule is the document initially prepared by and updated by the Construction Manager and approved by the Owner that indicates proposed activity sequences, durations, or milestone dates for such activities as receipt and approval of pertinent information, issuance of the Construction Documents, the preparation and processing of shop drawings and samples, delivery of materials or equipment requiring long-lead-time procurement, Owner's occupancy requirements and estimated dates of Substantial Completion and Final Completion of the Project.

2.8.5 The term Day shall mean calendar day unless otherwise specifically defined.

2.8.6 Final Completion occurs on the date when the Trade Contractor's obligations under this Agreement are complete and accepted by the Owner and final payment becomes due and payable, as established in ARTICLE 6. This date shall be confirmed by a Certificate of Final Completion signed by the Owner and the Trade Contractor.

2.8.7 A Hazardous Material is any substance or material identified now or in the future as toxic or hazardous under any federal, state or local law or regulation, or any other substance or material which may be considered hazardous or otherwise subject to statutory or regulatory requirements governing handling, disposal or clean-up.

2.8.8 A Material Supplier is a person or entity retained by the Trade Contractor to provide material or equipment for the Trade Contract Work. This definition is not intended to, and shall not be interpreted to, expand or modify the definition(s) of materials or material suppliers contained in Iowa Code Chapter 573.

2.8.9 Others means other contractors, material suppliers, and persons at the Worksite who are not employed by the Trade Contractor or Subcontractors.

2.8.10 The term Overhead shall mean a) payroll costs and other compensation of Trade Contractor employees in the Trade Contractor's principal and branch offices; b) general and administrative expenses of the Trade Contractor's principal and branch offices including deductibles paid on any insurance policy and c) the Trade Contractor's capital expenses, including interest on capital used for the Work.

2.8.11 Owner is the person or entity identified in ARTICLE 1 as Owner, and includes the Owner's representative.

2.8.12 The Project, as identified in ARTICLE 1, is the building, facility or other improvements for which the Trade Contractor is to perform the Trade Contract Work.

2.8.13 A Subcontractor is a person or entity retained by the Trade Contractor as an independent contractor to provide the labor, materials, equipment or services necessary to complete a specific



portion of the Work. This definition is not intended to, and shall not be interpreted to, expand or modify the definition(s) of materials or material suppliers contained in Iowa Code Chapter 573.

2.8.14 Per Iowa Code Section 26.13, "substantially completed" means the first date on which any of the following occurs: (1) Completion of the Project (or Trade Contract Work, in the case of the multiple Trade Contractors) or when the Project (or Trade Contract Work in the case of multiple Trade Contractors) has been substantially completed in general accordance with the terms and provisions of the contract. (2) The work on the Project (or Trade Contract Work in the case of multiple Trade Contractors) or on the designated portion is substantially completed in general accordance with the terms of the contract so that the State Iowa can occupy or utilize the Project or designated portion of the Project for its intended purpose. (3) The Project (or Trade Contract Work in the case of multiple Trade Contractors) is certified as having been substantially completed by either of the following: (a) the architect or engineer authorized to make such certification (which is defined in this Agreement as the Design Professional). (b) The authorized contract representative (which is defined in this Agreement as the Owner's Representative). (4) The State of Iowa is occupying or utilizing the Project (or Trade Contract Work in the case of multiple Trade Contractors) for its intended purpose. This subparagraph shall not apply to highway, bridge, or culvert projects.

2.8.15 Terrorism means a violent act, or an act that is dangerous to human life, property or infrastructure, that is committed by an individual or individuals and that appears to be part of an effort to coerce a civilian population or to influence the policy or affect the conduct of any government by coercion. Terrorism includes, but is not limited to, any act certified by the United States government as an act of terrorism pursuant to the Terrorism Risk Insurance Act, as amended.

2.8.16 A Trade Contract Change Order is a written order signed by the Owner and the Trade Contractor after execution of this Agreement, indicating changes in the scope of the Trade Contract Work, the Trade Contract Price or Trade Contract Time, including substitutions proposed by the Trade Contractor and accepted by the Owner. Trade Contract Change Orders shall be executed using the ConsensusDOCS 813 Trade Contract Change Order (CM as Owner's Agent) form document with exhibits attached as necessary.

2.8.17 The Trade Contract Documents consist of this Agreement (as modified), the drawings, specifications, addenda issued prior to execution of this Agreement, approved submittals, information furnished by the Owner under subsection 4.1.3, the bid documents, other documents listed in this Agreement and any modifications issued after execution.

2.8.18 The Trade Contract Price is the amount indicated in section 7.1 of this Agreement.

2.8.19 The Trade Contract Time is the period between the Date of Commencement and Final Completion.

2.8.20 Trade Contract Work means the construction and services provided by the Trade Contractor.

2.8.20.1 Changed Work means work that is different from the original scope of Trade Contract Work; or work that changes the Trade Contract Price or Trade Contract Time.

2.8.20.2 Defective Work is any portion of the Trade Contract Work that is not in conformance with the Trade Contract Documents.

2.8.21 The Trade Contractor is the person or entity identified in ARTICLE 1 and includes the Trade Contractor's Representative.

2.8.22 The term Work means the construction and services necessary or incidental to fulfill the Trade



Contractors' obligations for the Project. The Work may refer to the whole Project or only a part of the Project.

2.8.23 Worksite means the geographical area at the location of the Project as identified in ARTICLE 1 where the Trade Contract Work is to be performed.

### ARTICLE 3 TRADE CONTRACTOR'S OBLIGATIONS

#### 3.1 GENERAL RESPONSIBILITIES

3.1.1 RESPONSIBILITIES The Trade Contractor shall provide all of the labor, materials, equipment and services necessary to complete the Trade Contract Work, all of which shall be provided in full accord with or as reasonably inferable from the Trade Contract Documents as being necessary to produce the indicated results.

3.1.2 The Trade Contractor shall be responsible for the supervision and coordination of the Trade Contract Work, including the construction means, methods, techniques, sequences and procedures utilized, unless the Trade Contract Documents give other specific instructions. In such case, the Trade Contractor shall not be liable to the Owner for damages resulting from compliance with such instructions unless the Trade Contractor recognized and failed to timely report to the Owner any error, inconsistency, omission or unsafe practice that it discovered in the specified construction means, methods, techniques, safety, sequences or procedures.

3.1.3 The Trade Contractor shall perform Trade Contract Work only within locations allowed by the Trade Contract Documents, applicable permits and applicable local law.

#### 3.2 COOPERATION WITH WORK OF OWNER AND OTHERS

3.2.1 The Owner may perform work at the Worksite directly or by Others. Any agreements with Others to perform construction or operations related to the Project shall include provisions pertaining to insurance, indemnification, waiver of subrogation, coordination, interference, clean up and safety which are substantively the same as the corresponding provisions of this Agreement.

3.2.2 In the event that the Owner elects to perform work at the Worksite directly or by Others, the Trade Contractor and the Owner shall, with the assistance of the Construction Manager, coordinate the activities of all forces at the Worksite and agree upon fair and reasonable schedules and operational procedures for Worksite activities. The Owner shall require each separate contractor to cooperate with the Trade Contractor and assist with the coordination of activities and the review of construction schedules and operations. The Trade Contract Price and Trade Contract Time shall be equitably adjusted, as mutually agreed by the Parties, for subsequent changes made necessary by the coordination of construction activities, and the Trade Contractor's construction schedule and the Construction Schedule shall be revised accordingly. The Trade Contractor, Owner and Others shall adhere to the revised Construction Schedule until it may subsequently be revised.

3.2.3 With regard to the work of the Owner and Others, the Trade Contractor shall (a) proceed with the Trade Contract Work in a manner which does not hinder, delay or interfere with the work of the Owner or Others or cause the work of the Owner or Others to become defective, (b) afford the Owner or Others reasonable access for introduction and storage of their materials and equipment and performance of their activities, and (c) coordinate the Trade Contractor's construction and operations with theirs as required by this section.

3.2.4 Before proceeding with any portion of the Trade Contract Work affected by the construction or operations of the Owner or Others, the Trade Contractor shall give the Owner and Construction



Manager prompt written notification of any defects the Trade Contractor discovers in their work which will prevent the proper execution of the Trade Contract Work. The Trade Contractor's obligations in this section do not create a responsibility for the work of the Owner or Others, but are for the purpose of facilitating the Trade Contract Work. If the Trade Contractor does not notify the Owner and Construction Manager of patent defects interfering with the performance of the Trade Contract Work, the Trade Contractor acknowledges that the work of the Owner or Others is not defective and is acceptable for the proper execution of the Trade Contract Work. Following receipt of written notice from the Trade Contractor of defects, the Owner, through the Construction Manager, shall promptly inform the Trade Contractor what action, if any, the Trade Contractor shall take with regard to the defects.

### 3.3 RESPONSIBILITY FOR PERFORMANCE

3.3.1 In order to facilitate its responsibilities for completion of the Work in accordance with and as reasonably inferable from the Trade Contract Documents, prior to commencing the Work the Trade Contractor shall examine and compare the drawings and specifications with information furnished by the Owner pursuant to subsection 4.1.3, relevant field measurements made by the Trade Contractor and any visible conditions at the Worksite affecting the Trade Contract Work.

3.3.2 If in the course of the performance of the obligations in subsection 3.3.1 the Trade Contractor discovers any errors, omissions or inconsistencies in the Contract Documents, the Trade Contractor shall promptly report them to the Owner and Construction Manager. It is recognized, however, that the Trade Contractor is not acting in the capacity of a licensed design professional, and that the Trade Contractor's examination is to facilitate construction and does not create an affirmative responsibility to detect errors, omissions or inconsistencies or to ascertain compliance with applicable laws, building codes or regulations. Following receipt of written notice from the Trade Contractor of defects, the Owner shall promptly inform the Trade Contractor what action, if any, the Trade Contractor shall take with regard to the defects.

3.3.3 The Trade Contractor shall have no liability for errors, omissions or inconsistencies discovered under subsections 3.3.1 and 3.3.2 unless the Trade Contractor fails to report a recognized problem to the Owner and Construction Manager.

3.3.4 The Trade Contractor may be entitled to additional costs or time if there are changes in the scope of the Trade Contract Work that increase the cost of the Work or increase the number of days required to perform the Work, respectively, because of clarifications or instructions arising out of the Trade Contractor's reports described in the three preceding Subsections.

### 3.4 CONSTRUCTION PERSONNEL AND SUPERVISION

3.4.1 The Trade Contractor shall provide competent supervision for the performance of the Trade Contract Work. Before commencing the Trade Contract Work, Trade Contractor shall notify Owner and Construction Manager in writing of the name and qualifications of its proposed superintendent(s) and project manager so Owner and Construction Manager may review the individual's qualifications. If, for reasonable cause, the Owner or Construction Manager refuses to approve the individual, or withdraws its approval after once giving it, Trade Contractor shall name a different superintendent or project manager for Owner's and Construction Manager's review. Any disapproved superintendent shall not perform in that capacity thereafter at the Worksite.

3.4.2 The Trade Contractor shall be responsible to the Owner for acts or omissions of parties or entities performing portions of the Trade Contract Work for or on behalf of the Trade Contractor or any of its Subcontractors.

3.4.3 The Trade Contractor shall permit only qualified persons to perform the Trade Contract Work. The



Trade Contractor shall enforce safety procedures, strict discipline and good order among persons performing the Trade Contract Work. If the Owner or Construction Manager determines that a particular person does not follow safety procedures, or is unfit or unskilled for the assigned work, the Trade Contractor shall immediately reassign the person on receipt of the Owner's or Construction Manager's written notice to do so.

3.4.4 TRADE CONTRACTOR'S REPRESENTATIVE The Trade Contractor's authorized representative is . The Trade Contractor's representative shall possess full authority to receive instructions from the Owner and to act on those instructions. The Trade Contractor shall notify the Owner and the Construction Manager in writing of a change in the designation of the Trade Contractor's representative. The Trade Contractor's representative is also authorized to bind the Trade Contractor in all matters relating to this Agreement including, without limitation, all matters requiring the Trade Contractor's approval, authorization, or written notice. The Trade Contractor's representative is also authorized to resolve disputes in accordance with Section 12.2 of this Agreement.

### 3.5 MATERIALS FURNISHED BY THE OWNER OR OTHERS

3.5.1 In the event the Trade Contract Work includes installation of materials or equipment furnished by the Owner or Others, it shall be the responsibility of the Trade Contractor to examine the items so provided and thereupon handle, store and install the items, unless otherwise provided in the Trade Contract Documents, with such skill and care as to provide a satisfactory and proper installation. Loss or damage due to acts or omissions of the Trade Contractor shall be the responsibility of the Trade Contractor and may be deducted from any amounts due or to become due the Trade Contractor. Any defects discovered in such materials or equipment shall be reported at once to the Owner and Construction Manager. Following receipt of written notice from the Trade Contractor of defects, the Owner shall promptly inform the Trade Contractor what action, if any, the Trade Contractor shall take with regard to the defects.

### 3.6 TESTS AND INSPECTIONS

3.6.1 The Trade Contractor shall schedule all required tests, approvals and inspections of the Trade Contract Work or portions thereof at appropriate times so as not to delay the progress of the Trade Contract Work or other work related to the Project. The Trade Contractor shall give proper notice to the Construction Manager and to all required parties of such tests, approvals and inspections. If feasible, the Owner and Others may timely observe the tests at the normal place of testing. Except as provided in subsection 3.6.3, the Owner shall bear all expenses associated with tests, inspections and approvals required by the Trade Contract Documents, which, unless otherwise agreed to, shall be conducted by an independent testing laboratory or entity retained by the Owner. Unless otherwise required by the Trade Contract Documents, required certificates of testing, approval or inspection shall be secured by the Trade Contractor and promptly delivered to the Owner and Construction Manager.

3.6.2 If the Owner, Construction Manager or appropriate authorities determine that tests, inspections or approvals in addition to those required by the Trade Contract Documents will be necessary, the Trade Contractor shall arrange for the procedures and give timely notice to the Owner, Construction Manager and Others who may observe the procedures. Costs of the additional tests, inspections or approvals are at the Owner's expense except as provided in subsection 3.6.3.

3.6.3 If the procedures described in subsections 3.6.1 and 3.6.2 indicate that portions of the Trade Contract Work fail to comply with the Trade Contract Documents, the Trade Contractor shall be responsible for costs of correction and retesting.

### 3.7 WARRANTY



3.7.1 The Trade Contract Work shall be executed in accordance with the Trade Contract Documents in a workmanlike manner. The Trade Contractor warrants that all materials and equipment shall be furnished in sufficient quantities to facilitate the proper and expeditious execution of the Trade Contract Work and shall be new unless otherwise specified, of good quality, in conformance with the Trade Contract Documents, and free from defective workmanship and materials. At the Owner's or Construction Manager's request, the Trade Contractor shall furnish satisfactory evidence of the quality and type of materials and equipment furnished. The Trade Contractor further warrants that the Trade Contract Work shall be free from material defects not intrinsic in the design or materials required in the Trade Contract Documents. The Trade Contractor's warranty does not include remedies for defects or damages caused by normal wear and tear during normal usage, use for a purpose for which the Project was not intended, improper or insufficient maintenance, modifications performed by the Owner or Others, or abuse. The Trade Contractor's warranty pursuant to this section shall commence on the Date of Substantial Completion.

3.7.2 The Trade Contractor shall obtain from its Subcontractors and material suppliers any special or extended warranties required by the Trade Contract Documents. All such warranties shall be listed in an attached Exhibit to this Agreement.

### 3.8 CORRECTION OF TRADE CONTRACT WORK WITHIN ONE YEAR

3.8.1 If, prior to Substantial Completion and within one year after the date of Substantial Completion of the Trade Contract Work, any Defective Work is found, the Owner shall promptly notify the Trade Contractor in writing. Unless the Owner provides written acceptance of the condition, the Trade Contractor shall promptly correct the Defective Work at its own cost and time and bear the expense of additional services required for correction of any Defective Work for which it is responsible. If within the one-year correction period the Owner discovers and does not promptly notify the Trade Contractor or give the Trade Contractor an opportunity to test or correct Defective Work as reasonably requested by the Trade Contractor, the Owner waives the Trade Contractor's obligation to correct that Defective Work as well as the Owner's right to claim a breach of the warranty with respect to that Defective Work.

3.8.2 With respect to any portion of Trade Contract Work first performed after Substantial Completion, the one-year correction period shall be extended by the period of time between Substantial Completion and the actual performance of the later Trade Contract Work. Correction periods shall not be extended by corrective work performed by the Trade Contractor.

3.8.3 If the Trade Contractor fails to correct Defective Work within a reasonable time after receipt of written notice from the Owner prior to final payment, the Owner may correct it in accordance with the Owner's right to carry out the Trade Contract Work in section 11.2. In such case, an appropriate Trade Contract Change Order shall be issued deducting the cost of correcting such deficiencies from payments then or thereafter due the Trade Contractor. If payments then or thereafter due Trade Contractor are not sufficient to cover such amounts, the Trade Contractor shall pay the difference to the Owner.

3.8.4 If after the one-year correction period but before the applicable limitation period the Owner discovers any Defective Work, the Owner shall, unless the Defective Work requires emergency correction, promptly notify the Trade Contractor. If the Trade Contractor elects to correct the Defective Work, it shall provide written notice of such intent within fourteen (14) Days of its receipt of notice from the Owner. The Trade Contractor shall complete the correction of Defective Work within a time frame mutually agreed upon by the Trade Contractor and the Owner. If the Trade Contractor does not elect to correct the Defective Work, the Owner may have the Defective Work corrected by itself or Others and charge the Trade Contractor for the reasonable cost of the correction and other directly related



expenses. Owner shall provide Trade Contractor with an accounting of correction costs it incurs.

3.8.5 If the Trade Contractor's correction or removal of Defective Work causes damage to or destroys other completed or partially completed Work or existing buildings, the Trade Contractor shall be responsible for the cost of correcting the destroyed or damaged property.

3.8.6 The one-year period for correction of Defective Work does not constitute a limitation period with respect to the enforcement of the Trade Contractor's other obligations under the Trade Contract Documents.

3.8.7 Prior to final payment, at the Owner's option and with the Trade Contractor's agreement, the Owner may elect to accept Defective Work rather than require its removal and correction. In such case the Contract Price shall be equitably adjusted for any diminution in the value of the Project caused by such Defective Work. Before the Owner accepts any such change it must be documented in writing with a Change Order signed by both the Trade Contractor and Owner.

### 3.9 CORRECTION OF COVERED TRADE CONTRACT WORK

3.9.1 On request of the Owner or Construction Manager, Trade Contract Work that has been covered without a requirement that it be inspected prior to being covered may be uncovered for the Owner's or Construction Manager's inspection. The Owner shall pay for the costs of uncovering and replacement if the Work proves to be in conformance with the Trade Contract Documents, or if the defective condition was caused by the Owner or Others. If the uncovered Trade Contract Work proves to be defective, the Trade Contractor shall pay the costs of uncovering and replacement.

3.9.2 If contrary to specific requirements in the Trade Contract Documents or contrary to a specific request from the Owner or Construction Manager, a portion of the Trade Contract Work is covered, the Owner or Construction Manager, by written request, may require the Trade Contractor to uncover the Trade Contract Work for the Owner's or Construction Manager's observation. In this circumstance the Trade Contract Work shall be uncovered and recovered at the Trade Contractor's expense and with no adjustment to the Trade Contract Time. Costs incurred by the Owner as a direct result of the above shall be deducted from the Trade Contract Price.

### 3.10 SAFETY OF PERSONS AND PROPERTY

3.10.1 SAFETY PRECAUTIONS AND PROGRAMS The Trade Contractor shall have overall responsibility for safety precautions and programs in the performance of the Trade Contract Work. While this section establishes the responsibility for safety between the Owner and Trade Contractor, it does not relieve Subcontractors of their responsibility for the safety of persons or property in the performance of their work, nor for compliance with the provisions of applicable laws and regulations.

3.10.2 The Trade Contractor shall seek to avoid injury, loss or damage to persons or property by taking reasonable steps to protect:

3.10.2.1 its employees and other persons at the Worksite;

3.10.2.2 materials and equipment stored at on-site or off-site locations for use in the Trade Contract Work; and

3.10.2.3 property located at the site and adjacent to Trade Contract Work areas, whether or not the property is part of the Trade Contract Work.

3.10.3 TRADE CONTRACTOR'S SAFETY REPRESENTATIVE The Trade Contractor's Worksite Safety Representative is who shall act as the Trade Contractor's authorized safety representative with a duty



to prevent accidents in accordance with subsection 3.10.2 If no individual is identified in this section, the authorized safety representative shall be the Trade Contractor's Representative. The Trade Contractor shall report immediately in writing to the Owner and Construction Manager all recordable accidents and injuries occurring at the Worksite. When the Trade Contractor is required to file an accident report with a public authority, the Trade Contractor shall furnish a copy of the report to the Owner and Construction Manager.

3.10.4 The Trade Contractor shall provide the Owner and Construction Manager with copies of all notices required of the Trade Contractor by law or regulation. The Trade Contractor's safety program shall comply with the requirements of governmental and quasi-governmental authorities having jurisdiction.

3.10.5 Damage or loss not insured under property insurance which may arise from the Trade Contract Work, to the extent caused by the negligent acts or omissions of the Trade Contractor, or anyone for whose acts the Trade Contractor may be liable, shall be promptly remedied by the Trade Contractor.

3.10.6 If the Owner or Construction Manager deems any part of the Trade Contract Work or Worksite unsafe, the Owner or Construction Manager, without assuming responsibility for the Trade Contractor's safety program, may require the Trade Contractor to stop performance of the Trade Contract Work or take corrective measures satisfactory to the Owner, or both. If the Trade Contractor does not adopt corrective measures, the Owner may perform them and deduct their cost from the Trade Contract Price. The Trade Contractor agrees to make no claim for damages, for an increase in the Trade Contract Price or for a change in the Trade Contract Time based on the Trade Contractor's compliance with the Owner's or Construction Manager's reasonable request.

### 3.11 EMERGENCIES

3.11.1 In an emergency, the Trade Contractor shall act in a reasonable manner to prevent personal injury or property damage. Any change in the Trade Contract Price or Trade Contract Time resulting from the actions of the Trade Contractor in an emergency situation shall be determined as provided in ARTICLE 8.

### 3.12 HAZARDOUS MATERIALS

3.12.1 The Trade Contractor shall not be obligated to commence or continue Trade Contract Work until any Hazardous Material discovered at the Worksite has been removed, rendered or determined to be harmless by the Owner as certified by an independent testing laboratory and approved by the appropriate government agency.

3.12.2 If after the commencement of the Trade Contract Work a Hazardous Material is discovered at the Worksite, the Trade Contractor shall be entitled to immediately stop Trade Contract Work in the affected area. The Trade Contractor shall report the condition to the Owner, the Construction Manager, and, if required, the government agency with jurisdiction.

3.12.3 The Trade Contractor shall not be required to perform any Trade Contract Work relating to or in the area of Hazardous Material without written mutual agreement.

3.12.4 The Owner shall be responsible for retaining an independent testing laboratory to determine the nature of the Hazardous Material encountered and whether the material requires corrective measures or remedial action. Such measures shall be the sole responsibility of the Owner, and shall be performed in a manner minimizing any adverse effects upon the Trade Contract Work. The Trade Contractor shall resume Trade Contract Work in the area affected by any Hazardous Material only upon written agreement between the Parties after the Hazardous Material has been removed or rendered harmless



and only after approval, if necessary, of the governmental agency with jurisdiction.

3.12.5 If the Trade Contractor incurs additional costs or is delayed due to the presence or remediation of Hazardous Material, the Trade Contractor shall be entitled to an equitable adjustment in the Trade Contract Price or the Trade Contract Time.

3.12.6 To the extent not caused by the negligent acts or omissions of the Trade Contractor, its Subcontractors and Sub-subcontractors, and the agents, officers, directors and employees of each of them, the Owner shall defend, indemnify and hold harmless the Trade Contractor, its Subcontractors and Sub-subcontractors, and the agents, officers, directors and employees of each of them, from and against any and all direct claims, damages, losses, costs and expenses, including but not limited to attorney's fees, costs and expenses incurred in connection with any dispute resolution process, to the extent permitted pursuant to section 6.6, arising out of or relating to the performance of the Trade Contract Work in any area affected by Hazardous Material. To the extent portions of this paragraph are in conflict with SF 396 (codified at Iowa Code Section 537A.5) said portions are void and unenforceable.

### 3.12.7 MATERIALS BROUGHT TO THE WORKSITE

3.12.7.1 Material Safety Data (MSD) sheets as required by law and pertaining to materials or substances used or consumed in the performance of the Trade Contract Work, whether obtained by the Trade Contractor, Subcontractors, the Owner or Others, shall be maintained at the Worksite by the Trade Contractor and made available to the Owner, Construction Manager, Subcontractors and Others.

3.12.7.2 The Trade Contractor shall be responsible for the proper delivery, handling, application, storage, removal and disposal of all materials and substances brought to the Worksite by the Trade Contractor in accordance with the Trade Contract Documents and used or consumed in the performance of the Trade Contract Work.

3.12.7.3 The Trade Contractor shall indemnify and hold harmless the Owner, Construction Manager, their agents, officers, directors and employees, from and against any and all claims, damages, losses, costs and expenses, including but not limited to attorney's fees, costs and expenses incurred in connection with any dispute resolution procedure, arising out of or relating to the delivery, handling, application, storage, removal and disposal of all materials and substances brought to the Worksite by the Trade Contractor in accordance or not in accordance with the Trade Contract Documents. To the extent portions of this paragraph are in conflict with SF 396 (codified at Iowa Code Section 537A.5) said portions are void and unenforceable.

3.12.8 The terms of this section shall survive the completion of the Trade Work or any termination of this Agreement.

### 3.13 SUBMITTALS

3.13.1 The Trade Contractor shall submit to the Construction Manager, and the Design Professional, for review and approval all shop drawings, samples, product data and similar submittals required by the Trade Contract Documents. Submittals may be submitted in electronic form if required in accordance with ConsensusDocs 200.2 and subsection 4.4.1. The Trade Contractor shall be responsible to the Owner for the accuracy and conformity of its submittals to the Trade Contract Documents. The Trade Contractor shall prepare and deliver its submittals in a manner consistent with the Construction Schedule and in such time and sequence so as not to delay the performance of the Trade Contract Work or the work of the Owner and Others. When the Trade Contractor delivers its submittals the Trade Contractor shall identify in writing for each submittal all changes, deviations or substitutions from the requirements of the Trade Contract Documents. The review and approval of any Trade Contractor



submittal shall not be deemed to authorize changes, deviations or substitutions from the requirements of the Trade Contract Documents unless express written approval is obtained from the Owner specifically authorizing such deviation, substitution or change. To the extent a change, deviation or substitution causes an impact to the Contract Price or Contract Time, such approval shall be promptly memorialized in a Change Order. Further, the Construction Manager and Design Professional shall not make any change, deviation or substitution through the submittal process without specifically identifying and authorizing such deviation to the Trade Contractor. In the event that the Trade Contract Documents do not contain submittal requirements pertaining to the Trade Contract Work, the Trade Contractor agrees upon request to submit in a timely fashion to the Construction Manager and the Design Professional for review and approval any shop drawings, samples, product data, manufacturers' literature or similar submittals as may reasonably be required by the Owner, Construction Manager, or Design Professional.

3.13.2 The Owner shall be responsible for review and approval of submittals with reasonable promptness to avoid causing delay.

3.13.3 The Trade Contractor shall perform all Trade Contract Work strictly in accordance with approved submittals. Approval of shop drawings is not authorization to Trade Contractor to perform Changed Work, unless the procedures of ARTICLE 8 are followed. Approval does not relieve the Trade Contractor from responsibility for Defective Work resulting from errors or omissions of any kind on the approved Shop Drawings.

3.13.4 Record copies of the following, incorporating field changes and selections made during construction, shall be maintained by the Trade Contractor at the Project site and available to the Owner upon request: drawings, specifications, addenda, Trade Contract Change Order and other modifications, and required submittals including product data, samples and shop drawings.

3.13.5 No substitutions shall be made in the Trade Contract Work unless permitted in the Trade Contract Documents and then only after the Trade Contractor obtains approvals required under the Trade Contract Documents for substitutions. All such substitutions shall be promptly memorialized in a Change Order no later than seven (7) Days following approval by the Owner and, if applicable, provide for an adjustment in the Contract Price or Contract Time.

3.13.6 The Trade Contractor shall prepare and submit to the Construction Manager for submission to the Owner

(Check one only)

- final marked up as-built drawings
- updated electronic data, in accordance with ConsensusDocs 200.2 and section 4.4.1
- such documentation as defined by the Parties by attachment to this Agreement,

in general documenting how the various elements of the Trade Contract Work were actually constructed or installed.

### 3.14 PROFESSIONAL SERVICES

3.14.1 The Trade Contractor may be required to procure professional services in order to carry out its responsibilities for construction means, methods, techniques, sequences and procedures for such services specifically called for by the Contract Documents. The Trade Contractor shall obtain these professional services and any design certifications required from State of Iowa licensed design professionals. All drawings, specifications, calculations, certifications and submittals prepared by such



design professionals shall bear the signature and seal of such design professionals and the Owner and the Design Professional shall be entitled to rely upon the adequacy, accuracy and completeness of such design services. If professional services are specifically required by the Contract Documents, the Owner shall indicate all required performance and design criteria. The Trade Contractor shall not be responsible for the adequacy of such performance and design criteria. The Trade Contractor shall not be required to provide such services in violation of existing laws, rules and regulations in the jurisdiction where the Project is located.

### 3.15 WORKSITE CONDITIONS

3.15.1 WORKSITE VISIT The Trade Contractor acknowledges that it has visited, or has had the opportunity to visit, the Worksite to visually inspect the general and local conditions which could affect the Trade Contract Work.

3.15.2 CONCEALED OR UNKNOWN SITE CONDITIONS If the conditions at the Worksite are (a) subsurface or other concealed physical conditions which are materially different from those indicated in the Trade Contract Documents, or (b) unusual and unknown physical conditions which are materially different from conditions ordinarily encountered and generally recognized as inherent in Trade Contract Work provided for in the Trade Contract Documents, the Trade Contractor shall stop Trade Contract Work and give immediate written notice of the condition to the Owner, Construction Manager and the Design Professional. The Trade Contractor shall not be required to perform any work relating to the unknown condition without the written mutual agreement of the Parties. Any change in the Contract Price or the Contract Time as a result of the unknown condition shall be determined as provided in this article. The Trade Contractor shall provide the Owner and the Construction Manager with written notice of any claim as a result of unknown conditions within the time period set forth in section 8.4.

### 3.16 PERMITS AND TAXES

3.16.1 Trade Contractor shall give public authorities all notices required by law and, except for permits and fees which are the responsibility of the Owner pursuant to section 4.2, shall obtain and pay for all necessary permits, licenses and renewals pertaining to the Trade Contract Work. Trade Contractor shall provide to Owner copies of all notices, permits, licenses and renewals required under this Agreement.

3.16.2 Trade Contractor shall pay all applicable taxes legally enacted when bids are received or negotiations concluded for the Trade Contract Work provided by the Trade Contractor.

3.16.3 The Contract Price or Contract Time shall be equitably adjusted by Trade Contract Change Order for additional costs resulting from any changes in laws, ordinances, rules and regulations enacted after the date of this Agreement, including increased taxes.

3.16.3 (Deleted)

### 3.17 CUTTING, FITTING AND PATCHING

3.17.1 The Trade Contractor shall perform cutting, fitting and patching necessary to coordinate the various parts of the Trade Contract Work and to prepare its Trade Contract Work for the work of the Owner or Others.

3.17.2 Cutting, patching or altering the work of the Owner or Others shall be done with the prior written approval of the Owner. Such approval shall not be unreasonably withheld.

### 3.18 CLEANING UP

3.18.1 The Trade Contractor shall regularly remove debris and waste materials at the Worksite resulting



from the Trade Contract Work. Prior to discontinuing Trade Contract Work in an area, the Trade Contractor shall clean the area and remove all rubbish and its construction equipment, tools, machinery, waste and surplus materials. The Trade Contractor shall minimize and confine dust and debris resulting from construction activities. At the completion of the Trade Contract Work, the Trade Contractor shall remove from the Worksite all construction equipment, tools, surplus materials, waste materials and debris.

3.18.2 If the Trade Contractor fails to commence compliance with cleanup duties within two (2) business Days after written notification from the Owner or the Construction Manager of noncompliance, the Owner may implement appropriate cleanup measures without further notice and the cost shall be deducted from any amounts due or to become due the Trade Contractor in the next payment period.

3.19 ACCESS TO TRADE CONTRACT WORK The Trade Contractor shall facilitate the access of the Owner, Construction Manager, Design Professional and Others to Trade Contract Work in progress.

3.20 COST MONITORING The Trade Contractor shall provide the Construction Manager with cost monitoring information appropriate for the manner of Trade Contractor's compensation, to enable the Construction Manager to develop and track construction and project budgets, including amounts for work in progress, uncompleted work and proposed changes.

3.21 ROYALTIES, PATENTS AND COPYRIGHTS The Trade Contractor shall pay all royalties and license fees which may be due on the inclusion of any patented or copyrighted materials, methods or systems selected by the Trade Contractor and incorporated in the Trade Contract Work. The Trade Contractor shall defend, indemnify and hold the Owner harmless from all suits or claims for infringement of any patent rights or copyrights arising out of such selection. The Owner agrees to indemnify and hold the Trade Contractor harmless from any suits or claims of infringement of any patent rights or copyrights arising out of any patented or copyrighted materials, methods or systems specified by the Owner, Construction Manager and Design Professional. To the extent portions of this paragraph are in conflict with SF 396 (codified at Iowa Code Section 537A.5) said portions are void and unenforceable.

3.22 CONFIDENTIALITY The Owner shall treat as confidential information all of the Trade Contractor's estimating systems and historical and parameter cost data that may be disclosed to the Owner in connection with the performance of this Agreement if they are specified and marked as confidential and shall mark them. If a document is not marked as "Confidential" it will not be treated as such. Nothing contained herein, however, shall be interpreted in a manner that modifies or is in conflict with the purpose and application of the open records laws contained in the Code of Iowa.

## ARTICLE 4 OWNER'S RESPONSIBILITIES

### 4.1 INFORMATION SERVICES

4.1.1 FULL INFORMATION Any information or services to be provided by the Owner shall be provided in a timely manner so as not to delay the Trade Contract Work.

4.1.2 FINANCIAL INFORMATION Upon the written request of the Trade Contractor, the Owner shall provide the Trade Contractor with evidence of Project financing. If requested in writing, evidence of such financing shall be a condition precedent to the Trade Contractor's commencing or continuing the Trade Contract Work. The Trade Contractor shall be notified by the Owner prior to any material change in Project financing.

4.1.3 WORKSITE INFORMATION Except to the extent that the Trade Contractor knows of any inaccuracy, the Trade Contractor is entitled to rely on Worksite information furnished by the Owner pursuant to this subsection. To the extent the Owner has obtained, or is required elsewhere in the



Trade Contract Documents to obtain, the following Worksite information, the Owner shall provide at the Owner's expense and with reasonable promptness:

4.1.3.1 information describing the physical characteristics of the site, including surveys, site evaluations, legal descriptions, data or drawings depicting existing conditions, subsurface conditions and environmental studies, reports and investigations;

4.1.3.2 tests, inspections and other reports dealing with environmental matters, Hazardous Material and other existing conditions, including structural, mechanical and chemical tests, required by the Trade Contract Documents or by law; and

4.1.3.3 any other information or services requested in writing by the Trade Contractor which are relevant to the Trade Contractor's performance of the Trade Contract Work and under the Owner's control. The information required by subsection 4.1.3 shall be provided in reasonable detail. Legal descriptions shall include easements, title restrictions, boundaries, and zoning restrictions. Worksite descriptions shall include existing buildings and other construction and all other pertinent site conditions. Adjacent property descriptions shall include structures, streets, sidewalks, alleys, and other features relevant to the Trade Contract Work. Utility details shall include available services, lines at the Worksite and adjacent and connection points. The information shall include public and private information, subsurface information, grades, contours, and elevations, drainage data, exact locations and dimensions, and benchmarks that can be used by the Trade Contractor in laying out the Trade Contract Work. The Trade Contractor shall in writing request from the Owner any information identified in Paragraph 4.1.3 that the Trade Contractor believes the Owner has obtained but has not provided to the Trade Contractor.

4.1.3.4 OWNER'S REPRESENTATIVE The Owner's representative is test. The Owner's representative shall have authority to bind the Owner in all matters relating to this Agreement including, without limitation, all matters requiring the Owner's approval, authorization or written notice. If the Owner changes its representative as listed above, the Owner shall notify the Trade Contractor in advance in writing. The Owner's Representative is also authorized to resolve disputes in accordance with Section 12.2 of this Agreement. The Construction Manager, while unauthorized to modify the Agreement or settle a dispute without the Owner's approval, however, does have the requisite authority to act as the Owner's agent throughout the construction of the Project in accordance with the contract between the Owner and the Construction Manager (ConsensusDOCS 801 as modified by the State of Iowa).

4.2 BUILDING PERMIT, FEES AND APPROVALS Except for those permits and fees related to the Trade Contract Work which are the responsibility of the Trade Contractor pursuant to subsection 3.16.1, the Owner shall secure and pay for all other permits, approvals, easements, assessments and fees required for the development, construction, use or occupancy of permanent structures or for permanent changes in existing facilities, including the building permit.

4.3 Deleted

4.4 TRADE CONTRACT DOCUMENTS Unless otherwise specified, Owner shall provide One (1) copies of the Trade Contract Documents to the Trade Contractor without cost. Additional copies will be provided to the Trade Contractor at cost. This paragraph is not intended to be in conflict with Iowa Code Section 26.3 requirement that a sufficient number of copies of the contract documents be made available to bidders without charge (but a deposit not to exceed \$250 per set may be required). If the Trade Contractor was required to make a deposit for a set of Trade Contract Documents for purposes of bidding then the Trade Contractor may elect to have the deposit returned instead of being provided with an additional copy.



4.4.1 DIGITIZED DOCUMENTS If the Owner requires that the Owner, Design Professional, Construction Manager and Trade Contractor exchange documents and data in electronic or digital form, prior to any such exchange, the Owner, Design Professional, Construction Manager and Trade Contractor shall agree on a written protocol governing all exchanges in ConsensusDocs 200.2 or a separate Agreement, which, at a minimum, shall specify: (a) the definition of documents and data to be accepted in electronic or digital form or to be transmitted electronically or digitally; (b) management and coordination responsibilities; (c) necessary equipment, software and services; (d) acceptable formats, transmission methods and verification procedures; (e) methods for maintaining version control; (f) privacy and security requirements; and (g) storage and retrieval requirements. Except as otherwise agreed to by the Parties in writing, the Parties shall each bear their own costs as identified in the protocol. In the absence of a written protocol, use of documents and data in electronic or digital form shall be at the sole risk of the recipient.

4.5 OWNER'S CUTTING AND PATCHING Cutting, patching or altering the Trade Contract Work by the Owner or Others shall be done with the prior written approval of the Trade Contractor, which approval shall not be unreasonably withheld.

4.6 OWNER'S RIGHT TO CLEAN UP In case of a dispute between the Trade Contractor and Others with regard to respective responsibilities for cleaning up at the Worksite, the Owner may implement appropriate cleanup measures after two (2) business Days' notice and allocate the cost among those responsible during the following pay period.

4.7 COST OF CORRECTING DAMAGED OR DESTROYED WORK With regard to damage or loss attributable to the acts or omissions of the Owner or Others and not to the Trade Contractor, the Owner may either (a) promptly remedy the damage or loss or (b) accept the damage or loss. If the Trade Contractor incurs additional costs or is delayed due to such loss or damage, the Trade Contractor shall be entitled to an equitable adjustment in the Trade Contract Price or Trade Contract Time.

## ARTICLE 5 SUBCONTRACTS

5.1 SUBCONTRACTORS The Trade Contract Work not performed by the Trade Contractor with its own forces shall be performed by Subcontractors.

### 5.2 AWARD OF SUBCONTRACTS AND OTHER CONTRACTS FOR PORTIONS OF THE TRADE CONTRACT WORK

5.2.0 The Trade Contractor must identify all Subcontractors and suppliers within 48 hours of the published date and time for which bids must be submitted, in accordance with Iowa Code Section 8A.311, as amended by House File 646 in 2011. Subcontractors and suppliers may not be changed without the approval of the Owner. Requests for changing a Subcontractor or supplier must identify the reason for the proposed change, the name of the new Subcontractor or supplier, and the change in the subcontractor or supplier price as a result of the change. Any reduction in subcontractor or supplier price as a result of the change, if the change is approved by the Owner, shall be deducted from the Trade Contract Price via a deductive Change Order. Any such changes, if approved by the Owner, which result in an increase in the Trade Contract Price shall be borne by the Trade Contractor.

5.2.1 If the Owner has a reasonable objection to any proposed subcontractor or material supplier, the Owner shall notify the Trade Contractor in writing.

5.2.2 If the Owner has reasonably and promptly objected as provided in subsection 5.2.1, the Trade Contractor shall not contract with the proposed subcontractor or material supplier, and the Trade Contractor shall propose another Subcontractor acceptable to the Owner. To the extent the substitution results in an increase or decrease in the Trade Contract Price or Trade Contract Time, an appropriate



Trade Contract Change Order shall be issued as provided in ARTICLE 8.

5.3 BINDING OF SUBCONTRACTORS The Trade Contractor agrees to bind every Subcontractor (and require every Subcontractor to so bind its subcontractors) to all the provisions of this Agreement and the Trade Contract Documents as they apply to the Subcontractor's portion of the Trade Contract Work.

5.4 Deleted

#### 5.5 CONTINGENT ASSIGNMENT OF SUBCONTRACTS

5.5.1 If this Agreement is terminated, each subcontract agreement shall be assigned by the Trade Contractor to the Owner, subject to the prior rights of any surety, provided that:

5.5.1.1 this Agreement is terminated by the Owner pursuant to sections 11.3 or 11.4; and

5.5.1.2 the Owner accepts such assignment after termination by notifying the Subcontractor and Trade Contractor in writing, and assumes all rights and obligations of the Contractor pursuant to each subcontract agreement.

5.5.2 If the Owner accepts such an assignment, and the Work has been suspended for more than thirty (30) consecutive Days, following termination, if appropriate, the Subcontractor's compensation shall be equitably adjusted as a result of the suspension.

### ARTICLE 6 TRADE CONTRACT TIME

#### 6.1 PERFORMANCE OF THE TRADE CONTRACT WORK

6.1.1 DATE OF COMMENCEMENT The Date of Commencement is the date of Owner's written notice to proceed unless otherwise set forth below:

6.1.2 TIME Substantial Completion of the Trade Contract Work shall be achieved in xxx (xx) Days from the Date of Commencement. Unless otherwise specified in the Certificate of Substantial Completion, the Trade Contractor shall achieve Final Completion within 30 Days after the date of Substantial Completion, subject to adjustments as provided for in the Trade Contract Documents.

6.1.3 Time limits stated above are of the essence of this Agreement.

6.1.4 Unless instructed by the Owner in writing, the Trade Contractor shall not knowingly commence the Trade Contract Work before the effective date of insurance to be provided by the Trade Contractor and Owner as required by the Trade Contract Documents.

6.2 CONSTRUCTION SCHEDULE Prior to the commencement of the construction of the Trade Contract Work, the Trade Contractor shall submit a copy of its critical path method (CPM) construction schedule showing the completion of the Trade Contract Work within the allowable number of days identified above. The Trade Contractor shall regularly update its CPM construction schedule for the Trade Contract Work and promptly furnish the Construction Manager on an ongoing basis scheduling information requested by the Construction Manager for the Trade Contract Work. In consultation with the Trade Contractor, the Construction Manager shall incorporate the Trade Contract Work and work of other trade contractors into an overall Construction Schedule for the entire Project. The Trade Contractor shall be bound by the Construction. Nothing in this Trade Contractor Agreement shall relieve the Trade Contractor of any liability for any unexcused failure to comply with its original schedule, the Construction Schedule, or any completion dates. The Construction Manager shall have the right to coordinate the Trade Contractors, including the right, if necessary, to change the time, order and priority in which the various portions of the Trade Contract Work and the other work associated with the Project shall be performed.



### 6.3 DELAYS AND EXTENSIONS OF TIME

6.3.1 If the Trade Contractor is delayed at any time in the commencement or progress of the Work by any cause beyond the control of the Trade Contractor, the Trade Contractor shall be entitled to an equitable extension of the Trade Contract Time if the Trade Contractor is able to show that the critical path of the Trade Contract Work was delayed by causes beyond the control of the Trade Contractor. Examples of causes beyond the control of the Trade Contractor include, but are not limited to, the following: acts or omissions of the Owner, the Design Professional, Construction Manager or Others; changes in the Work or the sequencing of the Work ordered by the Owner, or arising from decisions of the Owner that impact the time of performance of the Work; transportation delays not reasonably foreseeable; labor disputes not involving the Trade Contractor; general labor disputes impacting the Project but not specifically related to the Worksite; fire; terrorism, epidemics, adverse governmental actions, unavoidable accidents or circumstances; adverse weather conditions not reasonably anticipated; encountering Hazardous Materials; concealed or unknown conditions; delay authorized by the Owner pending dispute resolution; and suspension by the Owner under section 11.1. The Trade Contractor shall submit any requests for equitable extensions of Contract Time in accordance with the provisions of ARTICLE 8.

6.3.2 In addition, if the Trade Contractor is able to show that it incurred additional costs because the critical path of the Trade Contract Work was delayed by acts or omissions of the Owner, the Design Professional, Construction Manager or Others, changes in the Work or the sequencing of the Work ordered by the Owner, or arising from decisions of the Owner that impact the time of performance of the Work, encountering Hazardous Materials, or concealed or unknown conditions, delay authorized by the Owner pending dispute resolution or suspension by the Owner under section 11.1, then the Trade Contractor shall be entitled to an equitable adjustment in the Trade Contract Price subject to section 6.6.

6.3.3 NOTICE OF DELAYS In the event delays to the Trade Contract Work are encountered for any reason, the Trade Contractor shall provide prompt written notice to the Owner and the Construction Manager of the cause of such delays after Trade Contractor first recognizes the delay. The Owner and Trade Contractor agree to undertake reasonable steps to mitigate the effect of such delays.

6.4 NOTICE OF DELAY CLAIMS If the Trade Contractor believes it is due an equitable extension of Trade Contract Time or an equitable adjustment in Trade Contract Price as a result of a delay described in subsection 6.3.1, the Trade Contractor shall give the Owner and the Construction Manager written notice of the claim in accordance with section 8.4. If the Trade Contractor causes delay in the completion of the Trade Contract Work, the Owner shall be entitled to recover its additional costs subject to subsection 6.6. The Owner shall process any such claim against the Trade Contractor in accordance with ARTICLE 8.

### 6.5 LIQUIDATED DAMAGES

6.5.1 SUBSTANTIAL COMPLETION The Owner and the Trade Contractor agree that this Agreement  shall /  shall not (indicate one) provide for the imposition of liquidated damages based on the Date of Substantial Completion.

6.5.1.1 The Trade Contractor understands that if the Date of Substantial Completion established by this Agreement, as may be amended by subsequent Trade Change Order, is not attained, the Owner will suffer damages which are difficult to determine and accurately specify. The Trade Contractor agrees that if the Date of Substantial Completion is not attained the Trade Contractor shall pay the Owner Zero Dollars and No Cents (\$0.00) as liquidated damages and not as a penalty for each day that Substantial Completion extends beyond the Date of Substantial Completion. The liquidated damages provided herein shall be in lieu of all liability for any and all



extra costs, losses, expenses, claims, penalties and any other damages of whatsoever nature incurred by the Owner which are occasioned by any delay in achieving the Date of Substantial Completion.

6.5.2 FINAL COMPLETION The Owner and the Trade Contractor agree that this Agreement  shall /  shall not (indicate one) provide for the imposition of liquidated damages based on the Date of Final Completion.

6.5.2.1 The Trade Contractor understands that if the Date of Final Completion established by this Agreement, as may be amended by subsequent Trade Change Order is not attained, the Owner will suffer damages which are difficult to determine and accurately specify. The Trade Contractor agrees that if the Date of Final Completion is not attained the Trade Contractor shall pay the Owner Zero Dollars and No Cents (\$0.00) as liquidated damages and not as a penalty for each day that Final Completion extends beyond the Date of Final Completion. The liquidated damages provided herein shall be in lieu of all liability for any and all extra costs, losses, expenses, claims, penalties and any other damages of whatsoever nature incurred by the Owner which are occasioned by any delay in achieving the Date of Final Completion.

6.5.3 OTHER LIQUIDATED DAMAGES The Owner and the Trade Contractor may agree upon the imposition of liquidated damages based on other project milestones or performance requirements. Such agreement shall be included as an exhibit to this Agreement.

6.6 LIMITED MUTUAL WAIVER OF CONSEQUENTIAL DAMAGES Except for damages mutually agreed upon by the Parties as liquidated damages in Section 6.5 and excluding losses covered by insurance required by the Trade Contract Documents, the Owner and the Trade Contractor agree to waive all claims against each other for any consequential damages that may arise out of or relate to this Agreement, except for those specific items of damages excluded from this waiver as mutually agreed upon by the Parties and identified below. The Owner agrees to waive damages including but not limited to the Owner's loss of use of the Project, any rental expenses incurred, loss of income, profit or financing related to the Project, as well as the loss of business, loss of financing, principal office overhead and expenses, loss of profits not related to this Project, loss of reputation, or insolvency. The Trade Contractor agrees to waive damages including but not limited to loss of business, loss of financing, principal office overhead and expenses, loss of profits not related to this Project, loss of bonding capacity, loss of reputation, or insolvency. The provisions of this section shall also apply to the termination of this Agreement and shall survive such termination.

6.6.1 The following items of damages are excluded from this mutual waiver: The provisions of this section shall also apply to the termination of this Agreement and shall survive such termination. The Owner and the Trade Contractor shall require similar waivers in contracts with Subcontractors and Others retained for the Project.

## ARTICLE 7 TRADE CONTRACT PRICE

7.1 LUMP SUM As full compensation for performance by the Trade Contractor of the Work in conformance with the Contract Documents, the Owner shall pay the Trade Contractor the lump sum price of: XX dollars and XX cents (\$XX.XX). The lump sum price is hereinafter referred to as the Trade Contract Price, which shall be subject to increase or decrease as provided in article 8.

Lump Sum Price includes Base Bid of \$X.XX and Alternate #XX for {alternate description} for \$X.XX for a total Lump Sum Price of \$X.XX.

### 7.2 ALLOWANCES

7.2.1 All allowances stated in the Trade Contract Documents shall be included in the Trade Contract Price. The Owner shall select allowance items in a timely manner so as not to delay the Trade Contract



Work.

7.2.2 Allowances shall include the costs of materials, supplies and equipment delivered to the Worksite, less applicable trade discounts and including requisite taxes, unloading and handling at the Worksite, and labor and installation, unless specifically stated otherwise. The Trade Contractor's Overhead and profit for the allowances shall be included in the Trade Contract Price, but not in the allowances. The Trade Contract Price shall be adjusted by Trade Contract Change Order to reflect the actual costs when they are greater than or less than the allowances.

## ARTICLE 8 CHANGES

Changes in the Trade Contract Work that are within the general scope of this Agreement shall be accomplished, without invalidating this Agreement, by Trade Contract Change Order, and Trade Contract Interim Directed Change.

### 8.1 TRADE CHANGE ORDER

8.1.1 The Owner may order or the Trade Contractor may request changes in the Trade Contract Work or the timing or sequencing of the Trade Contract Work that impacts the Trade Contract Price or the Trade Contract Time. All such changes in the Trade Contract Work that affect Trade Contract Time or Trade Contract Price shall in the form of a Trade Contract Change Order. Any such requests for a change in the Trade Contract Price or the Trade Contract Time shall be processed in accordance with this article 8. Trade Contract Change Orders shall be executed on the ConsensusDOCS 813 - Trade Contract Change Order (CM as Owner's Agent) with attachments as necessary.

8.1.2 The Owner, with the assistance of the Construction Manager, and the Trade Contractor shall negotiate in good faith an appropriate adjustment to the Trade Contract Price or the Trade Contract Time and shall conclude these negotiations as expeditiously as possible. Acceptance of the Trade Contract Change Order and any adjustment in the Trade Contract Price or Trade Contract Time shall not be unreasonably withheld.

### 8.2 TRADE CONTRACT INTERIM DIRECTED CHANGE

8.2.1 The Construction Manager may issue a written Trade Contract Interim Directed Change signed by the Owner directing a change in the Trade Contract Work prior to reaching agreement with the Trade Contractor on the adjustment, if any, in the Trade Contract Price or the Trade Contract Time.

8.2.2 The Owner, with the assistance of the Construction Manager, and the Trade Contractor shall negotiate expeditiously and in good faith for appropriate adjustments, as applicable, to the Trade Contract Price or the Trade Contract Time arising out of a Trade Contract Interim Directed Change. As the Trade Contract Changed Work is performed, the Trade Contractor shall submit its costs for such work with its application for payment beginning with the next application for payment within thirty (30) Days of the issuance of the Trade Contract Interim Directed Change. If there is a dispute as to the cost to the Owner, the Trade Contractor shall continue to perform the Trade Contract Changed Work set forth in the Trade Contract Interim Directed Change and the Owner shall pay the requirements Trade Contractor the Cost of the Work, defined in 8.3.1.3 below upon receipt of an application for payment and the Owner's (and the Architect's and construction manger's) determination that the work has been completed. The Parties reserve their rights as to the disputed amount, subject to the requirements ARTICLE 12.

8.2.3 When the Owner and the Trade Contractor agree upon the adjustment in the Trade Contract Price or the Trade Contract Time, for a change in the Trade Contract Work directed by a Trade Contract Interim Directed Change, such agreement shall be the subject of a Trade Contract Change Order. The



Trade Contract Change Order shall include all outstanding Trade Contract Interim Directed Changes on which the Owner and Trade Contractor have reached agreement on Contract Price or Contract Time issued since the last Trade Contract Change Order.

### 8.3 DETERMINATION OF COST

8.3.1 An increase or decrease in the Trade Contract Price or the Trade Contract Time resulting from a change in the Trade Contract Work shall be determined by one or more of the following methods:

8.3.1.1 unit prices set forth in this Agreement or as subsequently agreed;

8.3.1.2 a mutually accepted, itemized lump sum;

8.3.1.3 **COST OF THE WORK** Cost of the Work as defined by this subsection plus 10.0 % for Overhead and 5.0 % for profit. "Cost of the Work" shall include the following costs reasonably incurred to perform a change in the Work

8.3.1.3.1 wages paid for labor in the direct employ of the Constructor in the performance of the Work;

8.3.1.3.2 salaries of the Trade Contractor's employees when stationed at the field office to the extent necessary to complete the applicable Work, employees engaged on the road expediting the production or transportation of material and equipment, and supervisory employees from the principal or branch office performing the functions listed below;

8.3.1.3.3 cost of applicable employee benefits and taxes, including but not limited to, workers' compensation, unemployment compensation, social security, health, welfare, retirement and other fringe benefits as required by law, labor agreements, or paid under the Trade Contractor's standard personnel policy, insofar as such costs are paid to employees of the Trade Contractor who are included in the Cost of the Work in subsections .1 and .2 immediately above;

8.3.1.3.4 reasonable transportation, travel, and hotel expenses of the Trade Contractor's personnel incurred in connection with the Work;

8.3.1.3.5 cost of all materials, supplies, and equipment incorporated in the Work, including costs of inspection and testing if not provided by the Owner, transportation, storage, and handling;

8.3.1.3.6 payments made by the Trade Contractor to Subcontractors for Work performed under this Agreement;

8.3.1.3.7 cost, including transportation and maintenance of all materials, supplies, equipment, temporary facilities, and hand tools not owned by the workers that are used or consumed in the performance of the Work, less salvage value or residual value; and cost less salvage value of such items used, but not consumed that remain the property of the Trade Contractor;

8.3.1.3.8 rental charges of all necessary machinery and equipment, exclusive of hand tools owned by workers, used at the Worksite, whether rented from the Trade Contractor or Others, including installation, repair and replacement, dismantling, removal, maintenance, transportation, and delivery costs. Rental from unrelated third parties shall be reimbursed at actual cost. Rentals from the Trade Contractor or its affiliates, subsidiaries, or related parties shall be reimbursed at the prevailing rates in the locality of the Worksite up to eighty-five percent (85%) of the value of the piece of equipment;

8.3.1.3.9 cost of the premiums for all insurance and surety bonds which the Trade Contractor is



required to procure or deems necessary, and approved by the Owner including any additional premium incurred as a result of any increase in the cost of the Work;

8.3.1.3.10 sales, use, gross receipts or other taxes, tariffs, or duties related to the Work for which the Trade Contractor is liable;

8.3.1.3.11 permits, fees, licenses, tests, and royalties;

8.3.1.3.12 reproduction costs, photographs, facsimile transmissions, long-distance telephone calls, data processing costs and services, postage, express delivery charges, data transmission, telephone service, and computer-related costs at the Worksite to the extent such items are used and consumed in the performance of the Work or are not capable of use after completion of the Work;

8.3.1.3.13 all water, power, and fuel costs necessary for the Work;

8.3.1.3.14 cost of removal of all nonhazardous substances, debris, and waste materials;

8.3.1.3.15 all costs directly incurred to perform a change in the Work which are reasonably inferable from the Contract Documents for the Changed Work;

8.3.1.3.16 DISCOUNTS All discounts for prompt payment shall accrue to the Owner to the extent such payments are made directly by the Owner. To the extent payments are made with funds of the Constructor, all cash discounts shall accrue to the Constructor. All trade discounts, rebates and refunds, and all returns from sale of surplus materials and equipment, shall be credited to the Cost of the Work;

8.3.1.3.17 COST REPORTING The Trade Contractor shall maintain in conformance with generally accepted accounting principles a complete and current set of records that are prepared or used by the Trade Contractor to calculate the Cost of Work. The Owner and Construction Manager shall be afforded access to the Trade Contractor's records, books, correspondence, instructions, drawings, receipts, vouchers, memoranda and similar data relating to requested payment for Cost of the Work. The Trade Contractor shall preserve all such records for a period of three years after the final payment or longer where required by law;

8.3.1.3.18 COST AND SCHEDULE ESTIMATES The Trade Contractor shall use reasonable skill and judgment in the preparation of a cost estimate or schedule for a change to the Work, but does not warrant or guarantee their accuracy

8.3.1.4 If an increase or decrease cannot be agreed to as set forth in Clauses .1 through .3 above, and the Owner or the Construction Manager issues a Trade Contract Interim Directed Change, the cost of the change in the Trade Contract Work shall be determined by the reasonable actual expense and savings of the performance of the Work resulting from the change. If there is a net increase in the Trade Contract Price, the Trade Contractor's Fee shall be adjusted accordingly. In case of a net decrease in the Trade Contract Price, the Trade Contractor's Fee shall not be adjusted unless ten percent (10%) or more of the Project is deleted. The Trade Contractor shall maintain a documented, itemized accounting evidencing the expenses and savings.

8.3.2 If unit prices are set forth in the Trade Contract Documents or are subsequently agreed to by the Parties, but the character or quantity of such unit items as originally contemplated is so different in a proposed Trade Change Order that the original unit prices will cause substantial inequity to the Owner or the Trade Contractor, such unit prices shall be equitably adjusted.

8.4 CLAIMS FOR ADDITIONAL COST OR TIME Except as provided in subsection 6.3.2 and section 6.4 for



any claim for an increase in the Trade Contract Price or the Trade Contract Time, the Trade Contractor shall give the Owner and the Construction Manager written notice of the claim within fourteen (14) Days after the occurrence giving rise to the claim or within fourteen (14) Days after the Trade Contractor first recognizes (or should have recognized) the condition giving rise to the claim, whichever is later. Except in an emergency, notice shall be given before proceeding with the Trade Contract Work. Thereafter, the Trade Contractor shall submit written documentation of its claim, including appropriate supporting documentation, within twenty-one (21) Days after giving notice, unless the Parties mutually agree upon a period of time. The Owner or Construction Manager shall respond in writing denying or approving the Trade Contractor's claim no later than fourteen (14) Days after receipt of the Trade Contractor's claim. Any change in the Trade Contract Price or the Trade Contract Time resulting from such claim shall be authorized by Trade Contract Change Order.

## ARTICLE 9 PAYMENT

9.1 GENERAL PROVISIONS Within fourteen (14) calendar Days from the date of execution of this Agreement, the Trade Contractor shall prepare and submit to the Construction Manager for approval a Schedule of Values apportioned to the various divisions or phases of the Trade Contract Work. Each line item contained in the Schedule of Values shall be assigned a monetary price such that the total of all such items shall equal the Trade Contract Price. The Schedule of Values shall be prepared in such detail and be supported by such documents and proof as may be required by the Construction Manager.

### 9.2 PROGRESS PAYMENTS

9.2.1 APPLICATIONS The Trade Contractor shall submit to the Construction Manager monthly notarized applications for payment. Trade Contractor's applications for payment shall be itemized and supported by the Trade Contractor's Schedule of Values and any other substantiating data as required by this Trade Contractor Agreement or requested by the Construction Manager or Design Professional. Payment applications may include payment requests on account of properly authorized Trade Contract Change Orders and Interim Directed Changes. The progress payment application shall include Trade Contract Work performed through the preceding calendar month. The Construction Manager will review the application and recommend to the Design professional and the Owner amounts payable by the Owner to the Trade Contractor. The Owner, in accordance with the determination of the Design Professional, shall pay the amount otherwise due on any payment application, less any amounts as set forth below, no later than thirty (30) calendar Days after the payment application, or portion thereof, is approved the Design Professional. The Owner may deduct, from any progress payment, such amounts as may be retained pursuant to subsection 9.2.4 below.

9.2.2 STORED MATERIALS AND EQUIPMENT Unless otherwise provided in the contract documents, applications for payment may include materials and equipment not yet incorporated into the Work but delivered to and suitably stored onsite or offsite including applicable insurance, storage and costs incurred transporting the materials to an offsite storage facility. Approval of payment applications for stored materials and equipment stored offsite shall be conditioned on submission by the Trade Contractor of bills of sale and proof of required insurance, or such other procedures satisfactory to the Owner to establish the proper valuation of the stored materials and equipment, the Owner's title to such materials and equipment, and to otherwise protect the Owner's interests therein, including transportation to the site.

### 9.2.3 CLAIM WAIVERS

9.2.3.1 PARTIAL CLAIMWAIVERS AND AFFIDAVITS As a prerequisite for payment, the Trade Contractor shall provide, in a form satisfactory to the Owner and the Construction Manager, partial claim waivers in the amount of the application for payment and affidavits from the Trade Contractor, and its Subcontractors, Material Suppliers for the completed Trade Contract Work.



Such waivers shall be effective upon payment. In no event shall the Trade Contractor be required to sign an unconditional waiver of claim, either partial or final, prior to receiving payment or in an amount in excess of what it has been paid.

9.2.4 RETAINAGE From each progress payment made to the Trade Contractor has the Owner shall retain FIVE (5) percent of the amount otherwise due after deduction of any amounts as provided in section 9.3 and in no event shall such percentage exceed any applicable statutory requirements of this Agreement. Retainage shall be withheld and administered in accordance with Iowa Code Chapter 572:

9.3 ADJUSTMENT OF TRADE CONTRACTOR'S PAYMENT APPLICATION The Owner or the Construction Manager, upon notification of the Design Professional, may reject or adjust a Trade Contractor payment application or nullify a previously approved Trade Contractor payment application, in whole or in part, as may reasonably be necessary to protect the Owner from loss or damage based upon the following, to the extent that the Trade Contractor is responsible therefor under this Trade Contractor Agreement:

9.3.1 the Trade Contractor's repeated failure to perform the Trade Contract Work as required by the Trade Contractor Agreement;

9.3.2 loss or damage arising out of or relating to the Trade Contractor Agreement and caused by the Trade Contractor to the Owner, or to the Construction Manager or others to whom the Owner may be liable;

9.3.3 the Trade Contractor's failure to properly pay for labor, materials, equipment or supplies furnished in connection with the Trade Contract Work;

9.3.4 nonconforming or defective Trade Contract Work which has not been corrected in a timely fashion;

9.3.5 reasonable evidence of delay in performance of the Trade Contract Work such that the work will not be completed within the Trade Contract Time, and that the unpaid balance of the Trade Contract Price is not sufficient to offset any liquidated damages or actual damages that may be sustained by the Owner as a result of the anticipated delay caused by the Trade Contractor;

9.3.6 reasonable evidence demonstrating that the unpaid balance of the Trade Contract Price is insufficient to cover the cost to complete the Trade Contract Work; and

9.3.7 third-party claims involving the Trade Contractor or reasonable evidence demonstrating that third-party claims are likely to be filed unless and until the Trade Contractor furnishes the Owner with adequate security in the form of a surety bond, letter of credit or other collateral or commitment which are sufficient to discharge such claims if established. No later than thirty (30) Days after receipt of an application for payment, the Owner or Construction Manager shall give written notice to the Trade Contractor, disapproving or nullifying it or a portion thereof, specifying the reasons for the disapproval or nullification. When the above reasons for disapproving or nullifying an application for payment are removed, payment will be made for amounts previously withheld.

9.4 PAYMENT NOT ACCEPTANCE Payment to the Trade Contractor does not constitute or imply acceptance of any portion of the Trade Contract Work.

9.5 PAYMENT DELAY If for any reason not the fault of the Trade Contractor, the Trade Contractor does not receive a progress payment from the Owner sixty (60) calendar Days after the time such payment is due, as defined in Subparagraph 9.2.1, then the Trade Contractor, upon giving within seven (7) calendar Days after written notice to the Owner, and without prejudice to and in addition to any other legal remedies, may stop its Trade Contract Work until payment of the full amount owing to the Trade Contractor has been received. The



Trade Contract Price and Trade Contract Time shall be equitably adjusted by a Trade Contract Change Order to reflect reasonable cost and delay resulting from shutdown, delay and start-up.

## 9.6 SUBSTANTIAL COMPLETION

9.6.1 The Trade Contractor shall notify the Owner, the Construction Manager and the Design Professional when it considers Substantial Completion of the Trade Contract Work or a designated portion to have been achieved. The Construction Manager and the Design Professional shall promptly conduct an inspection to determine whether the Trade Contract Work or designated portion can be occupied or utilized for its intended use by the Owner without excessive interference in completing any remaining unfinished Trade Contract Work by the Trade Contractor. If the Construction Manager and the Design Professional determine that the Trade Contract Work or designated portion has not reached Substantial Completion, the Design Professional, and the Construction Manager, shall promptly compile a list of items to be completed or corrected so the Owner may occupy or utilize the Trade Contract Work or designated portion for its intended use. The Trade Contractor shall promptly complete all items on the list.

9.6.2 When Substantial Completion of the Trade Contract Work or a designated portion is achieved, the Construction Manager and the Design Professional shall prepare a Certificate of Substantial Completion that shall establish the date of Substantial Completion, and the respective responsibilities of the Owner and Trade Contractor for interim items such as security, maintenance, utilities, insurance and damage to the Trade Contract Work. The Owner shall assume all responsibilities for items such as security, maintenance, utilities, and insurance, and damage to the Work. The certificate shall also list the items to be completed or corrected, and establish the time for their completion or correction. The Certificate of Substantial Completion shall be submitted to the Trade Contractor for written acceptance of responsibilities assigned in the Certificate.

9.6.3 Unless otherwise provided in the Certificate of Substantial Completion, warranties required by the Trade Contract Documents shall commence on the date of Substantial Completion of the Trade Contract Work or a designated portion.

9.6.4 Uncompleted items shall be completed by the Trade Contractor by the Final Completion date set forth in the Agreement and/or Construction Schedule. The Trade Contractor may request early release of retainage in accordance with Iowa Code Section 26.13. Payment for completed work and retainage shall be made in accordance with Iowa Code Chapters 26 and 573.

9.7 PARTIAL OCCUPANCY OR USE The Owner may occupy or use completed or partially completed portions of the Trade Contract Work when (a) the portion of the Trade Contract Work is designated in a Certificate of Substantial Completion, (b) appropriate insurer(s) consent to the occupancy or use, and (c) appropriate public authorities authorize the occupancy or use. Such partial occupancy or use shall constitute Substantial Completion of that portion of the Trade Contract Work.

## 9.8 FINAL PAYMENT

9.8.1 APPLICATION Upon acceptance of the Trade Contract Work by the Construction Manager, and approval by the Design Professional, and upon the Trade Contractor furnishing evidence of fulfillment of the Trade Contractor's obligations in accordance with the Trade Contract Documents, the Trade Contractor shall submit its application for final payment. The Construction Manager will review the Trade Contractor's final payment application and recommend to the Design Professional and the Owner an amount payable by the Owner to the Trade Contractor. The Design Professional shall then recommend an amount to be paid by the Owner. Final payment shall be made in accordance with Iowa Code Chapters 26 and 573.



9.8.2 REQUIREMENTS Along with its application for final payment, the Trade Contractor shall furnish to the Construction Manager:

9.8.2.1 an affidavit that all payrolls, bills for materials and equipment, and other indebtedness connected with the Trade Contract Work for which the Owner or its property or the Construction Manager or the Owner's surety might in any way be liable, have been paid or otherwise satisfied;

9.8.2.2 consent of the Trade Contractor's surety to final payment;

9.8.2.3 satisfaction of closeout procedures as may be required by the Trade Contractor Agreement;

9.8.2.4 certification (or other writing indicating) that insurance required by the Trade Contractor Agreement is and will remain effect beyond final payment pursuant to this Trade Contractor Agreement and

9.8.2.5 other data if required by the Owner or Construction Manager, such as receipts, releases, and waivers of liens effective upon payment to the extent and in such form as may be designated by the Owner or Construction Manager. Acceptance of final payment by the Trade Contractor shall constitute a waiver of all claims by the Trade Contractor except those previously made in writing and identified by the Trade Contractor as unsettled at the time of final application for payment.

9.8.3 TIME OF PAYMENT Final payment of the balance of the Trade Contract Price, less any amount retained pursuant to subsection 9.2.4 of this Agreement, and as required by Iowa Code Chapters 26 and 573, which among other things requires that twice the amount of an Iowa Code Chapter 573 subcontractor claim be withheld from final payment, shall be made to the Trade contractor within sixty (60) Days after the Trade Contractor has submitted a complete and accurate application for final payment.

9.8.4 LATE PAYMENT INTEREST Progress payments or final payment due and unpaid under this Trade Contractor Agreement shall bear interest from the date payment is due at the statutory rate prevailing at the place of the Project.

9.9 PAYMENT USE AND VERIFICATION The Trade Contractor is required to pay for all labor, materials and equipment used in the performance of the Trade Contract Work through the most current period applicable to progress payments received. Reasonable evidence, satisfactory to the Construction Manager, may be required to show that all obligations relating to the Trade Contract Work are current before releasing any payment due on the Trade Contract Work. If required by the Construction Manager, before final payment is made for the Trade Contract Work, the Trade Contractor shall submit evidence satisfactory to the Construction Manager that all payrolls, bills for materials and equipment, and all known indebtedness connected with the Trade Contract Work, have been paid or otherwise satisfied as set forth in subsection 9.8.2.

## ARTICLE 10 INDEMNITY, INSURANCE, WAIVERS AND BONDS

### 10.1 INDEMNITY

10.1A To the extent portions of this Article are in conflict with SF 396 (codified at Iowa Code Section 573A.5) said portions are void and unenforceable.

10.1.1 TRADE CONTRACTOR'S INDEMNITY To the fullest extent permitted by law, the Trade Contractor shall indemnify and hold harmless the Owner, the Owner's officers, directors, members,



consultants, agents and employees, from all claims for bodily injury and property damage, other than to the Work itself and other property insured under subsection 10.3.1, including reasonable attorneys' fees, costs and expenses, that may arise from the performance of the Work, but only to the extent caused by the negligent acts or omissions of the Trade Contractor, Subcontractors or anyone employed directly or indirectly by any of them or by anyone for whose acts any of them may be liable. The Trade Contractor shall be entitled to reimbursement of any defense costs paid above the Trade Contractor's percentage of liability for the underlying claim to the extent provided for under subsection 10.1.2.

10.1.2 OWNER'S INDEMNITY To the fullest extent permitted by law, the Owner shall indemnify and hold harmless the Trade Contractor, its officers, directors, members, consultants, agents, and employees, from all claims for bodily injury and property damage, other than property insured under subsection 10.3.1, including reasonable attorneys' fees, costs and expenses, that may arise from the performance of work by Owner, Design Professional or Others, but only to the extent caused by the negligent acts or omissions of the Owner, Design Professional or Others. The Owner shall be entitled to reimbursement of any defense costs paid above Owner's percentage of liability for the underlying claim to the extent provided for under subsection 10.1.1.

10.1.3 CONSTRUCTION MANAGER AND DESIGN PROFESSIONAL INDEMNITY The Owner shall cause the Construction Manager and the Design Professional to agree to indemnify and hold harmless the Owner from all claims for bodily injury and property damage, other than to the Work itself and other property insured under section 10.3, that may arise from the Construction Manager's or the Design Professional's services, but only to the extent that such claims result from the negligent acts or omissions of the Construction Manager or the Design Professional, respectively, or anyone for whose acts or omissions the Construction Manager or Design Professional, respectively, is liable. Such provisions shall be in a form no less protective of the Parties than the Construction Manager's Indemnity provided in ConsensusDocs 801 (2011) or the Design Professional's indemnity provided in ConsensusDocs 803 (2011) respectively, and shall be reasonably satisfactory to the Owner and the Trade Contractor.

10.1.4 ADJACENT PROPERTY INDEMNIFICATION To the extent of the limits of Trade Contractor's Commercial General Liability Insurance specified in subsection 10.2.1 or Zero Dollars and No Cents (\$0.00) whichever is more, the Trade Contractor shall indemnify and hold harmless the Owner against any and all liability, claims, demands, damages, losses and expenses, including attorney's fees, in connection with or arising out of any damage or alleged damage to any of Owner's existing adjacent property that may arise from the performance of the Trade Contract Work, but only to the extent of the negligent acts or omissions of the Trade Contractor, Subcontractor or anyone employed directly or indirectly by any of them or by anyone for whose acts any of them may be liable.

10.1.5 NO LIMITATION ON LIABILITY In any and all claims against the Indemnitees by any employee of the Trade Contractor, anyone directly or indirectly employed by the Trade Contractor or anyone for whose acts the Trade Contractor may be liable, the indemnification obligation shall not be limited in any way by any limitation on the amount or type of damages, compensation or benefits payable by or for the Trade Contractor under Workers' Compensation acts, disability benefit acts or other employment benefit acts.

## 10.2 TRADE CONTRACTOR'S INSURANCE

10.2.1 Prior to the start of the Work, the Trade Contractor shall procure and maintain in force Workers Compensation/Employers' Liability Insurance, Business Automobile Liability Insurance, and Commercial General Liability Insurance (CGL). The CGL policy shall include coverage for liability arising from premises, operations, independent contractors, products-completed operations, personal injury and



advertising injury, contractual liability, and broad form property damage. The Trade Contractor's liability policies, as required in this Subparagraph 10.2.1, shall be written on an occurrence basis with at least the following limits of liability:

10.2.1.1 Workers' Compensation- amount required by the laws of Iowa

10.2.1.2 Employers' Liability Insurance - \$500,000 or an amount required by Iowa law, whichever is greater.

10.2.1.3 Business Automobile Liability Insurance

a. \$1,000,000 Each Accident

10.2.1.4 Commercial General Liability Insurance

a. \$1,000,000 Each Occurrence b. \$2,000,000 General Aggregate c. \$1,000,000 Products/Completed Operations Aggregate d. \$1,000,000 Personal and Advertising Injury Limit

10.2.2 The Trade Contractor Must also carry and maintain Excess or Umbrella Liability coverage for the policies in subsection 10.2.1 in the amounts as listed below:

Trade Contractor Contract Amount: <\$1,000,000 - \$2 Million Umbrella or more \$1,000,000 - \$5,000,000 - \$5 Million Umbrella or more >\$5,000,000 - \$10 Million Umbrella or more

10.2.3 The Trade Contractor shall maintain in effect all insurance coverage required under subsection 10.2.1 with insurance companies lawfully authorized to do business in Iowa. Such insurance companies shall have a minimum A.M. Best Rating of A-VI (Consult instructions and insurance advisor). If the Trade Contractor fails to obtain or maintain any insurance coverage required under this Agreement, the Owner may purchase such coverage and charge the expense to the Trade Contractor, or terminate this Agreement.

10.2.4 To the extent commercially available, the policies of insurance required under Subparagraph 10.2.1 shall contain a provision that the insurance company or its designee must give the Owner written notice transmitted in paper or electronic format: (a) 30 days before coverage is nonrenewed by the insurance company and (b) with 10 business days after cancellation of coverage by the insurance company. The Trade Contractor shall maintain completed operations liability insurance for one year after acceptance of the Contract Documents, whichever is longer. Prior to commencement of services, the Trade Contractor shall furnish the Owner with certificates evidencing the required coverages. In addition, if any insurance policy required under subsection 10.2.1 is not to be immediately replaced without a lapse in coverage when it expires, exhausts its limits, or is to be, cancelled, the Trade Contractor shall give Owner prompt written notice upon actual or constructive knowledge of such condition.

#### 10.2.5 ADDITIONAL LIABILITY COVERAGE

10.2.5.1 The Owner  shall /  shall not (indicate one) require the Trade Contractor to purchase and maintain liability coverage, primary to the Owner's coverage under subsection 10.3.1.

10.2.5.2 If required by subsection 10.2.5.1, the additional liability coverage required of the Trade Contractor shall be:

1. Additional Insured Owner shall be named as an additional insured on Trade Contractor's Commercial General Liability Insurance specified for operations and completed operations,



but only with respect to liability for bodily injury, property damage or personal and advertising injury to the extent caused by the negligent acts or omissions of Trade Contractor, or those acting on Trade Contractor's behalf, in the performance of Trade Contractor's Work for.

2. OCP Trade Contractor shall provide an Owners' and Contractors' Protective Liability Insurance ("OCP") policy with limits equal to the limits on Commercial General Liability Insurance specified or limits as otherwise required by Owner.

Any documented additional cost in the form of a surcharge associated with procuring the additional liability coverage in accordance with this subsection shall be paid by the Owner directly or the costs may be reimbursed by the Owner to the Trade Contractor by increasing the Trade Contract Price to correspond to the actual cost required to purchase and maintain the additional liability coverage. Prior to commencement of the Work, the Trade Contractor shall obtain and furnish to the Owner a certificate evidencing that the additional liability coverages have been procured.

10.2.6 PROFESSIONAL LIABILITY INSURANCE To the extent the Trade Contractor is required to procure design services under this Agreement, in accordance with section 3.14, the Trade Contractor shall require the designers to obtain professional liability insurance for claims arising from the negligent performance of professional services under this Agreement, with a company reasonably satisfactory to the Owner, including coverage for all professional liability caused by any of the Designer's(s') consultants, written for not less than \$1,000,000 per claim and in the aggregate with the deductible not to exceed \$2,000,000. The deductible shall be paid by the Designer.

### 10.3 OWNER'S INSURANCE

10.3.1 Deleted.

10.3.2 Deleted.

### 10.4 PROPERTY INSURANCE

10.4.1 Before the start of Trade Contract Work, the Owner shall obtain and maintain Builder's Risk Policy insurance with minimum coverage limits equal to the full cost of replacement of the Project at the time of loss. This insurance shall also name the Trade Contractor, Subcontractors, Material Suppliers, Construction Manager and Design Professional as insureds. This insurance shall be written as a Builder's Risk Policy or equivalent form to cover all risks of physical loss except those specifically excluded by the policy, and shall insure at least against the perils of fire, lightning, explosion, windstorm, hail, smoke, aircraft and vehicles, riot and civil commotion, theft, vandalism, malicious mischief, debris removal, flood (subject to sublimits), earthquake (subject to sublimits), earth movement, water damage, wind damage, testing if applicable, collapse however caused, and shall include coverage for, material, or equipment stored offsite, onsite or in transit. This policy shall provide for a waiver of subrogation in favor of the Trade Contractor, Subcontractors, Material Suppliers, Construction Manager and Design Professional. This insurance shall remain in effect until the Substantial Completion of the Work, final payment has been made or until no person or entity other than the Owner has an insurable interest in the property to be covered by this insurance, whichever is sooner. Partial occupancy or use of the Work shall not commence until the Owner has secured the consent of the insurance company or companies providing the coverage required in this Subparagraph 10.4.1.

10.4.2 If the Owner does not intend to purchase the property insurance required by this Agreement, including all of the coverages and deductibles described herein, the Owner shall give written notice to the Trade Contractor, the Design Professional and the Construction Manager before the Trade Contract



Work is commenced. The Trade Contractor may then provide insurance to protect its interests and the interests of the Subcontractors, including the coverage of deductibles. The cost of this insurance shall be charged to the Owner in a Change Order. The Owner shall be responsible for all of Trade Contractor's costs reasonably attributed to the Owner's failure or neglect in purchasing or maintaining the coverage described above.

10.4.2.1 The Owner will not obtain insurance to cover the risk of physical loss resulting from Terrorism. The Construction Manager is not required to purchase this type of insurance but may purchase this type of insurance if it chooses. If purchased, the cost of this insurance shall be borne by the Construction manager.

10.4.3 POLICIES The Owner shall provide the Trade Contractor with a copy of all policies including all endorsements upon request.

## 10.5 PROPERTY INSURANCE LOSS ADJUSTMENT

10.5.1 LOSS ADJUSTMENT Any insured loss shall be adjusted with the Owner and the Trade Contractor and made payable to the Owner as trustee for the insureds, as their interests may appear.

10.5.2 DISTRIBUTION OF PROCEEDS Following the occurrence of an insured loss, monies received will be deposited in a separate account and the trustee shall make distribution in accordance with the agreement of the Parties in interest.

## 10.6 WAIVERS

10.6.1 PROPERTY DAMAGE The Owner and Trade Contractor waive all claims and other rights they may have against each other for loss of or damage to (a) the Project, (b) all materials, machinery, equipment and other items used in accomplishing the Trade Contract Work or services or to be incorporated into the Project, while the same are in transit, at the Project Site, during erection and otherwise, and (c) all property owned by or in the custody of Owner and its affiliates, however such loss or damage shall occur, to the extent such damage is covered by property insurance. The proceeds of such insurance shall be held by the Owner as trustee.

10.6.2 WAIVER OF SUBROGATION The Owner shall have its insurers waive all rights of subrogation they may have against the Construction Manager, Design Professional, Trade Contractors, and their Subcontractors and Material Suppliers on all policies carried by the Owner on the Project and adjacent properties, including, after final payment, those policies to be provided on the completed Project not intended to insure the Project during construction.

10.6.3 ENDORSEMENT If the policies of insurance referred to in this section require an endorsement to provide for continued coverage where there is a waiver of subrogation, the Owner will cause them to be so endorsed.

10.7 RISK OF LOSS Except to the extent a loss is covered by property insurance, carried by the owner, risk of loss or damage to the Work shall be upon the Trade Contractor until the Date of Final Completion, unless otherwise agreed to by the Parties.

## 10.8 BONDS Performance and Payment Bonds

are

are not

required of the Trade Contractor that meet the requirements of Iowa Code Chapter 573. A deposit in lieu of a



bond may be acceptable if it meets the requirements of Iowa Code Section 573.4. Such bonds shall be issued by a surety admitted in the State in which the Project is located and must be acceptable to the Owner. The Owner's acceptance shall not be withheld without reasonable cause. The penal sum of the Payment Bond and of the Performance Bond shall each be one hundred percent (100%) of the original Contract Price. Any increase in the Contract Price that exceeds ten percent (10%) in the aggregate shall require a rider to the Bonds increasing penal sums accordingly. Up to such ten percent (10%) amount, the penal sum of the Bond shall remain equal to one hundred percent (100%) of the Contract Price. The Trade Contractor shall endeavor to keep its surety advised of changes potentially impacting the Contract Time and Contract Price, though the Trade Contractor shall require that its surety waives any requirement to be notified of any alteration or extension of time. The Trade Contractor's Payment Bond for the Project, if any, shall be made available by the Owner for review and copying by the Subcontractor. Iowa Code Chapter 573 shall control and take precedence over any conflicting term or condition in this Agreement

## **ARTICLE 11 SUSPENSION, NOTICE TO CURE AND TERMINATION OF AGREEMENT**

### **11.1 SUSPENSION BY OWNER FOR CONVENIENCE**

11.1.1 OWNER SUSPENSION Should the Owner order the Trade Contractor in writing to suspend, delay, or interrupt the performance of the Trade Contract Work for such period of time as may be determined to be appropriate for the convenience of the Owner and not due to any act or omission of the Trade Contractor or any person or entity for whose acts or omissions the Trade Contractor may be liable, then the Trade Contractor shall immediately suspend, delay or interrupt that portion of the Trade Contract Work as ordered by the Owner. The Trade Contract Price and the Trade Contract Time shall be equitably adjusted by Trade Contract Change Order for the cost and delay resulting from any such suspension.

11.1.2 Any action taken by the Owner that is permitted by any other provision of the Trade Contract Documents and that results in a suspension of part or all of the Trade Contract Work does not constitute a suspension of Trade Contract Work under this section.

11.2 NOTICE TO CURE A DEFAULT If the Trade Contractor persistently refuses or fails to supply enough properly skilled workers, proper materials, or equipment to maintain the approved Construction Schedule in accordance with ARTICLE 6, or fails to make prompt payment to its workers, Subcontractors or Material Suppliers; disregards laws, ordinances, rules, regulations or orders of any public authority having jurisdiction; or is otherwise guilty of a material breach of a provision of this Agreement, the Trade Contractor may be deemed in default. If the Trade Contractor fails within seven (7) business Days after receipt of written notification to commence and continue satisfactory correction of such default with diligence and promptness, then the Owner shall give the Trade Contractor a second notice to correct the default within a three (3) Day period. If the Trade Contractor fails to promptly commence and continue satisfactory correction of the default following receipt of such second notice, the Owner without prejudice to any other rights or remedies may:

11.2.1 supply workers and materials, equipment and other facilities as the Owner or Construction Manager deems necessary for the satisfactory correction of the default, and charge the cost to the Trade Contractor, who shall be liable for the payment of same including reasonable Overhead, profit and attorneys' fees;

11.2.2 contract with Others to perform such part of the Trade Contract Work as the Owner or Construction Manager determines shall provide the most expeditious correction of the default, and charge the cost to the Trade Contractor;

11.2.3 withhold payment due the Trade Contractor in accordance with section 9.3; and

11.2.4 in the event of an emergency affecting the safety of persons or property, immediately commence



and continue satisfactory correction of such default as provided in subsections 11.2.1 and 11.2.2 without first giving written notice to the Trade Contractor, but shall give prompt written notice of such action to the Trade Contractor following commencement of the action.

### 11.3 OWNER'S RIGHT TO TERMINATE FOR DEFAULT

11.3.1 TERMINATION BY OWNER FOR DEFAULT If, within seven (7) Days of receipt of a notice to cure pursuant to section 11.2, the Trade Contractor fails to commence and satisfactorily continue correction of the default set forth in the notice to cure, the Owner may notify the Trade Contractor that it intends to terminate this Agreement for default absent appropriate corrective action within fourteen additional Days. After the expiration of the additional fourteen (14) Day period, the Owner may terminate this Agreement by written notice absent appropriate corrective action. Termination for default is in addition to any other remedies available to Owner under section 11.2. If the Owner's cost arising out of the Trade Contractor's failure to cure, including the cost of completing the Trade Contract Work and reasonable attorneys' fees, exceeds the unpaid Trade Contract Price, the Trade Contractor shall be liable to the Owner for such excess costs. If the Owner's costs are less than the unpaid Trade Contract Price, the Owner shall pay the difference to the Trade Contractor. In the event the Owner exercises its rights under this section, upon the request of the Trade Contractor the Owner shall furnish to the Trade Contractor a detailed accounting of the cost incurred by the Owner.

11.3.2 USE OF TRADE CONTRACTOR'S MATERIALS, SUPPLIES AND EQUIPMENT If the Owner or Others perform work under this section, the Owner shall have the right to take and use any materials, supplies and equipment belonging to the Trade Contractor and located at the Worksite for the purpose of completing any remaining Trade Contract Work. Immediately upon completion of the Work, any remaining materials, supplies or equipment not consumed or incorporated in the Trade Contract Work shall be returned to the Trade Contractor in substantially the same condition as when they were taken, reasonable wear and tear excepted.

11.3.3 If the Trade Contractor files a petition under the Bankruptcy Code, this Agreement may be terminated for cause at the may be terminated for cause at the Owner.

11.3.3 If the Trade Contractor files a petition under the Bankruptcy Code, this Agreement may be terminated for cause at the may be terminated for cause at the Owner.

11.3.4 The Owner shall make reasonable efforts to mitigate damages arising from Trade Contractor default, and shall promptly invoice the Trade Contractor for all amounts due pursuant to sections 11.2 and 11.3.

### 11.4 TERMINATION BY OWNER FOR CONVENIENCE

11.4.1 Upon written notice to the Trade Contractor, the Owner may, without cause, terminate this Agreement. The Trade Contractor shall immediately stop the Work, follow the Owner's or Construction Manager's instructions regarding shutdown and termination procedures, and strive to minimize any further costs.

11.4.2 If the Owner terminates this Agreement pursuant to this section, the Trade Contractor shall be paid:

11.4.2.1 for the Work performed to date including Overhead and profit; and

11.4.2.2 for all demobilization costs and costs incurred as a result of the termination but not including Overhead or profit on work not performed;

11.4.2A Upon written notice to the Trade Contractor the Owner has the right to terminate this



Agreement without penalty as a result of the following: 1) the legislature or governor fail to appropriate funds sufficient to allow the Owner to operate as required and fulfill its obligations under this Agreement, 2) funds are de-appropriated or not allocated, 3) the Owner's authorization to operate is withdrawn or there is a material alteration in the programs administered by the owner, or 4) the Owner's duties are substantially modified. If such a termination results then the Trade Contractor shall be paid in the manner set forth in subparagraph 11.4.2. If, however, an appropriation to cover the cost of this Agreement becomes available within sixty (60) days subsequent to termination under this paragraph then the Owner agrees to re-enter into a modified version of this Agreement that accounts for the termination and reinstatement.

11.4.3 If the Owner terminates this Agreement pursuant to sections 11.3 or 11.4, the Trade Contractor shall:

11.4.3 If the Owner terminates this Agreement pursuant to sections 11.3 or 11.4, the Trade Contractor shall:

11.4.3.1 execute and deliver to the Owner all papers and take all action required to assign, transfer and vest in the Owner the rights of the Trade Contractor to all materials, supplies and equipment for which payment has or will be made in accordance with the Trade Contract Documents and all subcontracts, orders and commitments which have been made in accordance with the Trade Contract Documents;

11.4.3.2 exert reasonable effort to reduce to a minimum the Owner's liability for subcontracts, orders and commitments that have not been fulfilled at the time of the termination;

11.4.3.3 cancel any subcontracts, orders and commitments as the Owner or Construction Manager directs; and

11.4.3.4 sell at prices approved by the Owner or Construction Manager any materials, supplies and equipment as the Owner or Construction Manager directs, with all proceeds paid or credited to the Owner.

## 11.5 TRADE CONTRACTOR'S RIGHT TO TERMINATE

11.5.1 Upon seven (7) Days' written notice to the Owner and Construction Manager, the Trade Contractor may terminate this Agreement if the Trade Contract Work has been stopped for a thirty (30) Day period through no fault of the Trade Contractor for any of the following reasons:

11.5.1.1 under court order or order of other governmental authorities having jurisdiction;

11.5.1.2 as a result of the declaration of a national emergency or other governmental act during which, through no act or fault of the Trade Contractor, materials are not available; or

11.5.1.3 suspension by the Owner for convenience pursuant to section 11.1

11.5.2 In addition, upon seven (7) Days' written notice to the Owner and Construction Manager, the Trade Contractor may terminate the Agreement if the Owner:

11.5.2.1 fails to furnish reasonable evidence pursuant to section 4.1.2 that sufficient funds are available and committed for Project financing, or

11.5.2.2 assigns this Agreement over the Trade Contractor's reasonable objection, or

11.5.2.3 fails to pay the Trade Contractor in accordance with this Agreement and the Trade Contractor has complied with the notice provisions of section 9.5, or



11.5.2.4 otherwise materially breaches this Agreement.

11.5.3 Upon termination by the Trade Contractor in accordance with this section, the Trade Contractor shall be entitled to recover from the Owner payment for all Trade Contract Work executed and for any proven loss, cost or expense in connection with the Trade Contract Work, including all demobilization costs plus reasonable Overhead and profit on work not performed.

11.6 OBLIGATIONS ARISING BEFORE TERMINATION Even after termination pursuant to ARTICLE 11, the provisions of this Agreement still apply to any Trade Contract Work performed, payments made, events occurring, costs charged or incurred or obligations arising before the termination date.

## ARTICLE 12 DISPUTE MITIGATION AND RESOLUTION

12.1 WORK CONTINUANCE AND PAYMENT Unless otherwise agreed in writing, the Trade Contractor shall continue the Trade Contract Work and maintain the Construction Schedule during any dispute mitigation or resolution proceedings. If the Trade Contractor continues to perform, the Owner shall continue to make payments in accordance with this Agreement.

12.2 DIRECT DISCUSSIONS If the Parties cannot reach resolution on a matter relating to or arising out of the Agreement, the Parties shall endeavor to reach resolution through good faith direct discussions between the Parties' representatives, who shall possess the necessary authority to resolve such matter and who shall record the date of first discussions. The authorized representative for the Trade Contractor is identified in Paragraph 3.4 of the Agreement. The authorized representative for the Owner is identified in Paragraph 4.2 of the Agreement. The parties' authorized representative are, among other things, authorized to resolve matters of disagreement and disputes between the Parties. If the dispute remains unresolved after fifteen (15) Days from the date of first discussion, the Parties shall submit such matter to the dispute mitigation and dispute resolution procedures selected herein.

12.3 MITIGATION The Parties agree that dispute mitigation procedures provided in this Project. Disputes remaining unresolved after direct discussions shall be directed to the selected mitigation procedure immediately below. The dispute mitigation procedure shall result in nonbinding finding on the matter. This may be introduced as evidence at a subsequent binding adjudication of the matter, as designee on Paragraph 12.5. The Parties agree that the dispute mitigation procedure shall be

(Designate only one.)

Project Neutral

Dispute Review Board

12.3.1 MITIGATION PROCEDURES The Project Neutral/Dispute Review Board shall be mutually selected and appointed by the Parties and shall execute a retainer agreement with the Parties establishing the scope of the Project Neutral/Dispute Review Board's responsibilities. The costs and expenses of the Project Neutral/Dispute Review Board shall be shared equally by the Parties. The Project Neutral/Dispute Review Board shall be available to either Party, upon request, throughout the course of the Project, and shall make regular visits to the Project so as to maintain an up-to-date understanding of the Project progress and issues and to enable the Project Neutral/Dispute Review Board to address matters in dispute between the Parties promptly and knowledgeably. The Project Neutral/Dispute Review Board shall issue nonbinding findings within five (5) business Days of referral of the matter to the Project Neutral, unless good cause is shown.

12.3.2 If the matter remains unresolved following the issuance of the nonbinding finding by the mitigation procedure or if the Project Neutral/Dispute Review Board fails to issue nonbinding findings



within five (5) Days of the referral, the Parties shall submit the matter to the binding dispute resolution procedure designated in section 12.5.

12.4 MEDIATION If direct discussions pursuant to section 12.2 do not result in resolution of the matter and no dispute mitigation procedure is selected under section 12.3, the Parties shall endeavor to resolve the matter by mediation through the current Construction Industry Mediation Rules of the American Arbitration Association, or the Parties may mutually agree to select another set of mediation rules. The administration of the mediation shall be as mutually agreed by the Parties. The mediation shall be convened within thirty (30) business Days of the matter first being discussed and shall conclude within forty-five (45) business Days of the matter first being discussed. Either Party may terminate the mediation at any time after the first session, but the decision to terminate shall be delivered in person by the terminating Party to the non-terminating Party and to the mediator. The costs of the mediation shall be shared equally by the Parties.

12.5 BINDING DISPUTE RESOLUTION If the matter is unresolved after submission of the matter to a mitigation procedure or to mediation, the Parties shall submit the matter to the binding dispute resolution procedure designated herein.

(Designate only one.)

Arbitration using the current Construction Industry Arbitration Rules of the American Arbitration Association

Litigation in either the state or federal court having jurisdiction of the matter in the location of the Project.

12.5.1 The costs of any binding dispute resolution procedures shall be borne by the non-prevailing Party, as determined by the adjudicator of the dispute. However, the costs of binding dispute resolution does not include attorney fees. The Parties are each responsible for paying for their own attorney fees.

12.5.2 VENUE The venue of any binding dispute resolution procedure shall be Des Moines, Iowa.

12.6 MULTIPARTY PROCEEDING All parties necessary to resolve a claim shall be parties to the same dispute resolution proceeding. Appropriate provisions shall be included in all other contracts relating to the Work to provide for the joinder or consolidation of such dispute resolution procedures.

12.7 LIEN RIGHTS The Trade Contractor acknowledges that it has no mechanic's lien rights on this Project because it is a public improvement project.

### ARTICLE 13 MISCELLANEOUS PROVISIONS

13.1 ASSIGNMENT Neither the Owner nor the Trade Contractor shall assign their interest in this Agreement without the written consent of the other except as to the assignment of proceeds. The terms and conditions of this Agreement shall be binding upon both Parties, their partners, successors, assigns and legal representatives. Neither Party to this Agreement shall assign the Agreement as a whole without written consent of the other. If either Party attempts to make such an assignment, that Party shall nevertheless remain legally responsible for all obligations under this Agreement, unless otherwise agreed by the other Party.

13.2 GOVERNING LAW This Agreement and all disputes arising there from shall be governed by the Iowa law.

13.3 SEVERABILITY The partial or complete invalidity of any one or more provisions of this Agreement shall not affect the validity or continuing force and effect of any other provision.



13.4 NO WAIVER OF PERFORMANCE The failure of either Party to insist, in any one or more instances, on the performance of any of the terms, covenants or conditions of this Agreement, or to exercise any of its rights, shall not be construed as a waiver or relinquishment of such term, covenant, condition or right with respect to further performance or any other term, covenant, condition or right.

13.5 TITLES AND GROUPINGS The titles given to the articles of this Agreement are for ease of reference only and shall not be relied upon or cited for any other purpose. The grouping of the articles in this Agreement and of the Owner's specifications under the various headings is solely for the purpose of convenient organization and in no event shall the grouping of provisions, the use of sections or the use of headings be construed to limit or alter the meaning of any provisions.

13.6 ASSISTANCE OF COUNSEL AND INTERPRETATION The Parties agree that they had the opportunity to obtain the assistance of counsel in reviewing the Agreement terms prior to execution. This Agreement shall be construed neither against nor in favor of either Party, but shall be construed in a neutral manner.

13.7 RIGHTS AND REMEDIES The Parties' rights, liabilities, responsibilities and remedies with respect to this Agreement, whether in contract, tort, negligence or otherwise, shall be exclusively those expressly set forth in this Agreement.

13.8 ADDITIONAL PROVISIONS (Insert here other provisions, if any, that pertain to this Agreement See Below.)

13.9 COMPLIANCE WITH LAW AND REGULATIONS The Trade Contractor shall comply with all applicable federal, state, and local laws, rules, ordinances, regulations and orders when performing services and/or performing work under this Agreement, including without limitation, all laws applicable to the prevention of discrimination in employment and the use of targeted small businesses as subcontractors or suppliers. The Trade Contractor declares that it has complied with all federal, state and local laws regarding business permits and licenses that may be required to provide the services and work required by this Agreement. The Trade Contractor further acknowledges that if this Project is a recipient of Federal financial assistance that it may be subject to requirements of Federal Acts and Executive Orders as mandated by Federal agencies having authority and jurisdiction to enforce and ensure compliance with such laws and regulations including, but not necessarily limited to, the Davis Bacon Act and other Federal Acts and Executive Orders.

13.10 EMPLOYMENT PRACTICES: It is the intent of the Iowa Department of Administrative Services to assure equal employment opportunity in all contract work as required by law. Vendors, are required to take affirmative action to ensure that applicants employed or seeking employment with them are treated equally as required by law. Vendors shall not illegally discriminate against any employee. During the course of the Project, the Vendor may be required to show compliance with the EEO and Affirmative Action requirements. Noncompliance with the provisions set forth at the time of contract award may result in termination or suspension of the Agreement in whole or in part. All vendors and service providers working under the terms of this Agreement are prohibited from engaging in discriminatory employment practices forbidden by Iowa law. Vendors shall complete and submit the Nondiscrimination Clause form for the Owner's approval.

13.11 RECIPROCAL BIDDER PREFERENCE In accordance with Iowa Code Section 73A.21, as amended in 2011 by HF 648, if the Trade Contractor is not a resident bidder of Iowa, as defined by law, then the Trade Contractor must specifically identify in writing with its bid any and all preferences or preferential treatment (including preferences related to labor) enforced by the state or foreign country in which the Trade Contractor is a resident. If the low bid Trade Contractor is not a resident bidder of Iowa and the Trade Contractor's foreign State of residence enforces such a preference then the Owner shall reciprocally enforce the preference in favor of a resident bidder of Iowa. Failure on the part of the Trade Contractor to completely and accurately abide by this legal requirement may, among other things, result in civil penalties and void this Agreement. The Trade Contractor should contact its attorney regarding this legal requirement if the Trade



Contractor has questions regarding its meaning or application.

13.12 LABOR RELATIONS The Trade Contractor shall comply with all Iowa and Federal labor laws. In accordance with Executive Order Number 69, issued by the Governor of Iowa on or about January 14, 2011, no project labor agreement (also known as a PLA), or similar, will be used on this Project. Iowa is a right to work state. No consultant, contractor, or employee shall be obligated to contract with or join any labor organization as a condition of performing work on this Project.

#### ARTICLE 14 TRADE CONTRACT DOCUMENTS

14.1 The Trade Contract Documents in existence at the time of execution of this Agreement are as follows:

RFBXXXXXXXXX Bid Package X

#### 14.2 INTERPRETATION OF TRADE CONTRACT DOCUMENTS

14.2.1 The drawings and specifications are complementary. If Trade Contract Work is shown only on one but not on the other, the Trade Contractor shall perform the Trade Contract Work as though fully described on both consistent with the Trade Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

14.2.2 In case of conflicts between the drawings and specifications, the specifications shall govern. In any case of omissions or errors in figures, drawings or specifications, the Trade Contractor shall immediately submit the matter to the Owner for clarification. The Owner's clarifications are final and binding on all Parties, subject to an equitable adjustment in Trade Contract Time or Price pursuant to ARTICLE 6 and ARTICLE 7 or dispute resolution in accordance with ARTICLE 12.

14.2.3 Where figures are given, they shall be preferred to scaled dimensions.

14.2.4 Any terms that have well-known technical or trade meanings, unless otherwise specifically defined in this Agreement, shall be interpreted in accordance with their well-known meanings. This Agreement entered into as of the date entered in ARTICLE 1.

14.2.5 PRECEDENCE In case of any inconsistency, conflict or ambiguity among the Trade Contract Documents, the documents shall govern in the following order: (a) Trade Contract Change Orders and written amendments to this Agreement; (b) this Agreement; (c) subject to subsection 14.2.2 the drawings, specifications and addenda issued prior to the execution of this Agreement; (d) approved submittals; (e) information furnished by the Owner pursuant to subsection 4.1.3; (f) other documents listed in this Agreement. Among all the Trade Contract Documents, the term or provision that is most specific or includes the latest date shall control. Information identified in one Trade Contract Document and not identified in another shall not be considered to be a conflict or inconsistency.

This Agreement entered into as of the date entered in ARTICLE 1.

OWNER State of Iowa, Department of Administrative Services



Trade Contractor: *Contractor Name*

By: \_\_\_\_\_

(Authorized Representative)

Name:

Title:

Date:

Owner: State of Iowa - DAS

By: \_\_\_\_\_

(Authorized Representative)

Name:

Title:

Date:

END OF DOCUMENT.

DRAFT



**SECTION 00 6000**

**PERFORMANCE AND PAYMENT BOND**

**PART 1 - GENERAL**

**1.01 PERFORMANCE AND PAYMENT BOND**

- A. Performance and payment bonds to be used on this project, ConsensusDocs 260 and 261 are attached for reference following this page. ConsensusDocs performance and payment bonds are not required (other standard forms are acceptable to the State of Iowa).

**PART 2 - PRODUCTS – NOT USED**

**PART 3 - EXECUTION – NOT USED**

**END OF SECTION**



## CONSENSUSDOCS 260 PERFORMANCE BOND

This document was developed through a collaborative effort of organizations representing a wide cross-section of the design and construction industry. The organizations endorsing this document believe it represents a fair allocation of risk and responsibilities for all project participants.

Endorsing organizations recognize that this document must be reviewed and adapted to meet specific needs and applicable laws. This document has important legal and insurance consequences. You are encouraged to consult legal, insurance and surety advisors before completing or modifying this document. The software includes a notes section indicating where information is to be inserted to complete this document. Further information and endorsing organizations' perspectives are available at [www.consensusdocs.org/guidebook](http://www.consensusdocs.org/guidebook).

For Use with ConsensusDOCS 200, Standard Form of Agreement and General Conditions Between Owner and Constructor (Where the Contract Price is a Lump Sum) and ConsensusDOCS 500, Standard Agreement and General Conditions Between Owner and Construction Manager.

The Owner, \_\_\_\_\_, (the "Owner") and the Constructor, \_\_\_\_\_, (the "Constructor") have entered into a Contract (the "Contract") dated \_\_\_\_\_ for \_\_\_\_\_ (the "Project"). The Contract is incorporated by reference into this Performance Bond (the "Bond").

By virtue of this Bond, the Constructor as Principal and \_\_\_\_\_ as Surety ("Surety"), are bound to the Owner as Oblige in the maximum amount of \_\_\_\_\_ Dollars (\$ \_\_\_\_\_) (the "Bond Sum"). The Constructor and Surety hereby bind themselves, their heirs, executors,

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**IMPORTANT:** A vertical line in the margin indicates a change has been made to the original text. Prior to signing, recipients may wish to request from the party producing the document a "redlined" version indicating changes to the original text. Consultation with legal and insurance counsel and careful review of the entire document are strongly encouraged.

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administrators, successors and assigns, jointly and severally, as provided herein.

1. GENERAL CONDITIONS It is the condition of this Bond that if the Constructor performs its Contract obligations (the "Work"), the Surety's obligations under this Bond are null and void, Otherwise the Surety's obligations shall remain in full force and effect. The Surety waives any requirement to be notified of alterations or extensions of time made by the Owner in the Contract. The Owner may not invoke the provisions of this Bond unless the Owner has performed its obligations pursuant to the Contract. Upon making demand on this Bond, the Owner shall make the Contract Balance (the total amount payable by the Owner to the Constructor pursuant to the Contract less amounts properly paid by the Owner to the Constructor) available to the Surety for completion of the Work.

2. SURETY OBLIGATIONS If the Constructor is in default pursuant to the Contract and the Owner has declared the Constructor in default, the Surety promptly may remedy the default or shall

- a. Complete the Work, with the consent of the Owner, through the Constructor or otherwise,
- b. Arrange for the completion of the Work by a Constructor acceptable to the Owner and secured by performance and payment bonds equivalent to those for the Contract issued by a qualified surety. The Surety shall make available as the Work progresses sufficient funds to pay the cost of completion of the Work less the Contract Balance up to the Bond Sum, or
- c. Waive its right to complete the Work and reimburse the Owner the amount of its reasonable costs, not to exceed the Bond Sum, to complete the Work less the Contract Balance.

3. DISPUTE RESOLUTION All disputes pursuant to this Bond shall be instituted in any court of competent jurisdiction in the location in which the Project is located and shall be commenced within two years after default of the Constructor or Substantial Completion of the Work, whichever occurs first. If this provision is prohibited by law, the minimum period of limitation available to sureties in the jurisdiction shall be applicable.

This Bond is entered into as of \_\_\_\_\_.

SURETY \_\_\_\_\_ (seal)

By: .....

Print Name: \_\_\_\_\_

Print Title: \_\_\_\_\_

(Attach Power of Attorney)

Witness: .....

CONSTRUCTOR \_\_\_\_\_ (seal)

By: .....

Print Name: \_\_\_\_\_

Print Title: \_\_\_\_\_

Witness: .....

(Additional signatures, if any, appear on attached page)

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**CONSENSUSDOCS 261  
PAYMENT BOND**

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Endorsing organizations recognize that this document must be reviewed and adapted to meet specific needs and applicable laws. This document has important legal and insurance consequences. You are encouraged to consult legal, insurance and surety advisors before completing or modifying this document. The software includes a notes section indicating where information is to be inserted to complete this document. Further information and endorsing organizations' perspectives are available at [www.consensusdocs.org/guidebook](http://www.consensusdocs.org/guidebook).

For Use with ConsensusDOCS 200, Standard Form of Agreement and General Conditions Between Owner and Constructor (Where the Contract Price is a Lump Sum) and ConsensusDOCS 500, Standard Agreement and General Conditions Between Owner and Construction Manager.

The Owner, \_\_\_\_\_, (the "Owner")  
and the Constructor, \_\_\_\_\_,  
(the "Constructor") have entered into a Contract (the "Contract") dated \_\_\_\_\_ for  
\_\_\_\_\_ (the "Project"). The Contract is  
incorporated by reference into this Payment Bond (the "Bond").

By virtue of this Bond, the Constructor as Principal and \_\_\_\_\_ as  
Surety ("Surety"), are bound to the Owner as Obligee in the maximum amount of  
\_\_\_\_\_ Dollars (\$ \_\_\_\_\_) (the  
"Bond Sum"). The Constructor and Surety hereby bind themselves, their heirs, executors,

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administrators, successors and assigns, jointly and severally, as provided herein.

1. GENERAL CONDITIONS It is the condition of this Bond that if the Constructor promptly makes payment of all sums for all labor, materials, and equipment furnished for use in the performance of the work required by the Contract, the Surety's obligations pursuant to this Bond are null and void. Otherwise the Surety's obligations shall remain in full force and effect. The Surety waives any requirement to be notified of alterations or extensions of time made by the Owner in the Contract.

2. SURETY OBLIGATION Every Claimant who has not been paid in full before the expiration of a period of ninety (90) Days after such Claimant provided or performed the last of the work or labor, or furnished the last of the materials for which said claim is made, may have a right of action on this Bond. The Surety's obligation to the Claimant(s) shall not exceed the Bond Sum.

3. LIMITATION OF ACTION No suit or action shall be commenced on this Bond by any Claimant  
a. Unless Claimant, other than one having a direct Contract with the Constructor, shall have given written notice to the Constructor, the Owner and the Surety within ninety (90) Days after the Claimant provided or performed the last of the work or labor, or furnished the last of the materials for which the claim is made, stating with substantial accuracy the amount claimed and the name of the Party to whom the materials were furnished, or for whom the work or labor was provided or performed. Such notice shall be served by any means which provides written third party verification of delivery to the Constructor at any place it maintains an office or conducts business, or served in any manner in which legal process may be served in the state in which the Project is located.  
b. After the expiration of one (1) year from the date on which the Claimant last performed labor or furnished materials or equipment on the Project. If this provision is prohibited by law, the minimum period of limitation available to sureties in the jurisdiction shall be applicable.  
c. Other than in any court of competent jurisdiction in the location in which the Project is located.

4. CLAIMANT A Claimant is defined as an individual or entity having a direct contract with the Constructor or having a contract with a subcontractor having a direct contract with the Constructor to furnish labor, materials or equipment for use in the performance of the Contract.

This Bond is entered into as of \_\_\_\_\_.

SURETY \_\_\_\_\_ (seal)

By: .....

Print Name: \_\_\_\_\_

Print Title: \_\_\_\_\_

(Attach Power of Attorney)

Witness: .....

CONSTRUCTOR \_\_\_\_\_ (seal)

By: .....

Print Name: \_\_\_\_\_

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Print Title: \_\_\_\_\_

Witness: .....

(Additional signatures, if any, appear on attached page)

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## SECTION 01 1200

### CONTRACT SUMMARY

#### PART 1 - GENERAL

##### 1.01 SECTION INCLUDES

- A. Project Information
- B. Project Summary
- C. Bid Scope Summary
- D. Work Hour Restrictions
- E. Access to Site
- F. Coordination with Occupants
- G. Rules for Construction Workers
- H. Bid Package Instructions

##### 1.02 PROJECT INFORMATION

- A. Facility Name/Location: Iowa Law Enforcement Academy 4640 Burma Road, 7105 NW 70th Ave. Johnston, Iowa 50131
- B. DAS Project #: 9484.00
- C. Owner: State of Iowa, Department of Administrative Services, Hoover State Office Building, Level 3, 1305 East Walnut Street, Des Moines, IA 50319
- D. Owner's Representative: Brad Tonyan, Iowa Department of Administrative Services, 109 SE 13th Street, Des Moines, IA 50319
- E. Construction Manager: Travis Hoyle, DCI Group, 220 SE 6<sup>th</sup>. Street St. 200, Des Moines, IA 50309

##### 1.03 PROJECT SUMMARY

- A. The project includes Hydraulic Elevator Replacement at the Iowa Law Enforcement Academy.
- B. Target date to provide substantial completion is July 10<sup>th</sup>, 2026.

##### 1.04 BID SCOPE SUMMARY

- A. Scope Applicable to All Bid Packages:
  - 1. The Contractor's Work includes all labor, supervision, materials, equipment, services, supplies, tools, facilities, transportation, hoisting, storage, receiving, licenses, inspections, certifications, overhead, profit, or other items required or reasonably inferable to properly and timely perform and complete all work and services to be performed by the Contractor pursuant to this Agreement. Unless specifically stated otherwise, incidental work required to accomplish the work of this Bid Package shall be included the bid. This would include, but not be limited to, temporary facilities, protection of the work, security of equipment, materials, and work in progress, etc. Contractor's Work shall be performed in accordance with the Drawings, Specification Divisions 00 and 01, and Specification sections applicable to each Contractor's scope.
  - 2. Contractor is responsible for all labor and equipment to unload, account for all material delivered, stock, and delivery for this scope of work. Storage and delivery of materials and equipment at the Site shall be permitted only to the extent approved in advance by the Construction Manager, and if anything so stored obstructs the progress of any portion of the work, it shall be promptly removed or relocated by the Contractor without reimbursement.
  - 3. On site supervision by Prime Contractor at all times work by that contractor or their subcontractors/suppliers is taking place.

4. Provide all temporary facilities required for this scope of work including trailer, trailer power, telephone, secured storage, temporary power for work, temporary and task lighting for work, etc. as determined necessary by Contractor. Coordinate location of trailers, material storage and utility lines with Construction Manager. Limited space is available, and permission to bring any such facility or excess materials on to the site shall be approved by the Construction Manager.
5. Contractor shall provide all equipment and tools for Contractor's own cleanup. Clean up shall be done at end of every shift or more frequently if required for the Contractor to perform their work, for other Contractors to perform their work, as required by the Owner's operations, and at the discretion of the Construction Manager.
6. All turf, landscaping, and subgrade disturbances caused by equipment traffic or other activities related to the Contractor's scope shall be repaired or restored to proper conditions by the Contractor.
7. Protect adjacent existing building elements from damage from Scope of work. Repair existing building elements damaged during Contractor's Scope of work.
8. 01 1201 General Work Requirements are the responsibility of all contractors
9. 01 1202 Special Work Requirements are the responsibility of all contractors

#### **1.05 WORK HOUR RESTRICTIONS**

- A. Work hours are from 7:00 AM to 5:00 PM, Monday through Friday unless arrangements are made in advance.

#### **1.06 CONTRACTOR USE OF SITE AND PREMISES**

- A. Construction Operations: Limited to areas noted on Drawings.
- B. Provide access to and from site as required by law and Owner:
  1. Emergency Building Exits During Construction: Keep all exits required by code open during construction period; provide temporary exit signs if exit routes are temporarily altered.
  2. Do not obstruct roadways, sidewalks, or other public ways without permission of Owner and permit if required.
- C. Facility will be occupied at all times during duration of work. Contractor personnel shall conduct themselves in an agreeable manner at all times. Failure to do so may result in removal from the work site.

#### **1.07 OWNER OCCUPANCY**

- A. Owner intends to occupy the Project upon Substantial Completion.
- B. Cooperate with Owner to minimize conflict and to facilitate Owner's operations.
- C. Schedule the Work to accommodate Owner occupancy.

#### **1.08 RULES FOR CONSTRUCTION WORKERS**

- A. The staff of the State of Iowa has a responsibility to protect the public by providing a secure environment. All work site rules must be followed to the letter, at all times.
- B. Hot Work Permit Processes and Fire Watch, when necessary, will be adhered to for this project.
- C. All State properties are tobacco free. No smoking will be permitted or tolerated on campus unless in designated areas.
- D. You are permitted access only to the work site and no other area of the institution.
- E. No drugs, alcohol, or firearms are allowed on the work site.
- F. Do not leave money, drugs, alcohol, or firearms in your personal vehicle.
- G. Company and personal vehicles are to be parked and locked in designated or authorized area of the work.
- H. Secure all tools at the end of the day.
- I. Maintain control of all tools, supplies, and debris at all times during the work.

- J. Never leave keys in any vehicle. If a security officer finds keys in a vehicle, they are under orders to turn them in to a security supervisor.
- K. Secure all tools at the end of each day. Never leave tools unattended. All tools shall be checked in at the beginning of the day and checked out at the end of the day. If security officers find loose tools, they are under orders to turn them in to their supervisor.
- L. All delivery vehicles must go directly to the job site. Extra time should be anticipated for all deliveries. Provide 24-hour notice to the facility of deliveries.
- M. During an emergency, follow the instructions of the staff.

## 1.09 BID PACKAGE INSTRUCTIONS

- A. **Bid Package #01** – General Construction: Trade Contractor shall include all of the following, but not limited to, as part of the contract:
  - 1. Includes specification:
    - a. DIVISION 00 PROCUREMENT AND CONTRACTING REQUIREMENTS
    - b. DIVISION 01 GENERAL REQUIREMENTS
    - c. 02 41 00 DEMOLITION
    - d. 03 10 00 MAINTENANCE OF CONCRETE
    - e. 05 5000 METAL FABRICATIONS
    - f. 06 10 00 ROUGH CARPENTRY
    - g. 07 84 00 FIRESTOPPING
    - h. 07 92 00 JOINT SEALANTS
    - i. 09 65 00 RESILIENT FLOORING
    - j. 09 90 00 PAINTING AND COATING
  - 1. General:
    - a. Contractors can use courtyard area for staging, tool/job box storage, and equipment access. Contractor is responsible for providing protection of the pavers as required to prevent any damage.
    - b. This contractor shall provide dumpster service and temporary restroom facilities for all bid packages for the duration of the project.
    - c. This contractor is responsible for installation, maintenance, and removal of temporary enclosures at the elevator lobbies on the Ground, and 2<sup>nd</sup> Floors. Enclosure shall be a framed wall with door & lock, and wood sheathing on one side. Confirm configuration with the Fire Marshal as required for additional signage. Walls shall be friction fit to space to not damage existing finishes. A poly barrier shall be installed at the interior of the enclosure for dust control. This includes floor protection inside of the temporary enclosures.
    - d. This contractor is responsible for providing protection for doors ST116-A, A102 and A101 on the ground floor for the duration of construction. Contractor shall provide a key to the owner for access from the temporary door to the roof on the second floor
    - e. This contractor is responsible for installation, maintenance, and removal of temporary floor protection at all three levels.
  - 2. Carpentry and Finishes:
    - a. Contractor shall be responsible for prepping and painting of existing elevator doors and frames. Contractor shall coordinate with elevator contractor for any required operation or lock out of the elevator cars/doors. If doors will be open to the shaft, this contractor shall be responsible for fall protection.
    - b. This contractor shall be responsible for the procurement and installation of new finished flooring in elevator cabs. Coordinate with Bid Package #02 for installation requirements.
    - c. This contractor is responsible for all painting. This shall include but not limited to painting of walls, ceilings and elevator doors & frames.

- B. **Bid Package #02** – Elevator Equipment: Trade Contractor shall include all of the following, but not limited to, as part of the contract:
1. Includes specification:
    - a. DIVISION 00 PROCUREMENT AND CONTRACTING REQUIREMENTS
    - b. DIVISION 01 GENERAL REQUIREMENTS
    - c. 02 41 00 DEMOLITION
    - d. 05 5000 METAL FABRICATIONS
    - e. 07 84 00 FIRESTOPPING
    - f. 09 90 00 PAINTING AND COATING
    - g. 14 25 00 HYDRAULIC ELEVATOR
    - h. 26 05 00 COMMON WORK RESULTS FOR ELECTRICAL
    - i. 26 50 00 LIGHTING
    - j. 27 00 00 GENERAL REQUIREMENTS FOR COMMUNICATIONS SYSTEMS
    - k. 27 05 28 PATHWAYS FOR COMMUNICATIONS SYSTEMS
    - l. 27 10 00 STRUCTURED CABLING
  2. Include lump sum Allowance of \$10,000 for operation and lockout of the elevator for other trades Contractor shall provide time and material tickets to the DCI Group superintendent for signature within one business day of work taking place. Requests for reimbursement for hours that are not accompanied by a DCI Group signed time and material ticket will not be approved.
  3. General:
    - a. This Contractor to provide final cleaning of the elevator machine rooms, elevator pits, elevator cabs, and equipment at the completion of construction. This includes, but is not limited to, mopping, wiping down all surfaces so they are free of dust and smudges, vacuuming, and cleaning floors.
    - b. Contractor shall be responsible for pathway, staging, and access of equipment to the equipment room. Contractors shall familiarize themselves with the pathway and requirements for bringing equipment and materials to the workspace. No additional compensation will be considered for this scope due to existing conditions that could have been observed prior to bid.
    - c. Contractors can use courtyard area for staging, tool/job box storage, and equipment access. Contractor is responsible for providing protection of the pavers as required to prevent any damage.
  4. Temporary Facilities:
    - a. This contractor shall participate in a pre-demolition meeting with DAS, DCI Group, ILEA, and other State agencies to identify existing cabling and equipment to remain and protect as well as coordination for new installations.
    - b. This contractor will be responsible for required fall protection at elevator shafts.
    - c. This contractor shall be responsible for protection of the elevator doors frames to remain.
    - d. This contractor shall also be responsible for protecting all adjacent surfaces from damage during their operations.
    - e. Contractor shall provide, install, and maintain signage identifying the elevators are out of service. Signage shall be installed at each elevator door on each floor for the elevators under construction.
  5. Elevator Demolition:

- a. Contractor to complete all demolition as it pertains to elevator equipment and accessories, including but not limited to, hall fixtures, elevator machines, cabs, hoist way equipment, control panels, and controllers.
  - b. This contractor shall remove and replace existing elevator machinery and hydraulic oil tank, including the replacement of all piping above slab. The existing sub-surface oil line is to be maintained and reused
  - c. Contractor is responsible for complete removal or remediation of fluids pertaining to the elevator equipment. This includes wiping down surfaces that may have come in contact with these fluids.
6. Elevator Installation:
- a. This contractor is responsible for providing and installing the elevator, including but not limited to, all hoisting equipment and material, jack and spring, operating systems, light fixtures, interior and exterior cab finishes (excluding flooring), bumpers (with no stand offs), vents, signage, labels, trim and 12" tall stainless-steel plate at the base of elevator frames.
  - b. All hydronic piping will be the responsibility of this contractor.
  - c. Contractor is responsible for relocating any electrical equipment, controls, wiring, or conduit that is integral to the elevator equipment.
  - d. Contractor shall be responsible to clean and polish the existing hoist way sills to remain
  - e. This contractor shall field verify all dimensions and existing conditions for new elevator.
  - f. This contractor shall provide hook buttons at each cab and two (2) sets of protection pads for elevator walls
  - g. This contractor will provide new hall fixtures and signals with custom-sized backplate that covers the existing openings completely where required. Where existing frames are to remain, this contractor shall be responsible for coordinating new installation requirements with existing frame and backbox sizes. Infill panels as required.
  - h. This contractor shall coordinate with BP #1 for new elevator flooring that is being provided and installed by that bid package.
  - i. Provide fire-rated sealants at penetrations through fire-rated walls made by this contractor. Contractors shall be responsible for verifying which walls are rated.
  - j. Coordinate with Electrical Contractor for system power.
  - k. All wiring and controls, as it pertains to elevators, are to be provided and installed by this bid package, final connections to the building electrical system will be performed by Bid Package #04.
  - l. Contractor shall remove and replace existing elevator signage.
  - m. This contractor shall provide a paint-grade metal cover at the ground floor level to cover the hole in existing wall where there is an existing steel plate. Painting provided by BP #1.
  - n. Contractor shall be responsible for painting the pit and machine room floors. Floors shall be adequately cleaned prior to painting.
  - o. Contractor shall be responsible for the car communication systems including communication for deaf, hearing, and speech impaired. Contractors shall coordinate with ILEA for networking requirements prior to final selection of equipment. Contractor to provide initial licensing fee for first year and provide ID number to ILEA so they can assume responsibility after the first year of service.

7. **Bid Package #02: Unit Price #01** – Elevator Operation: Trade Contractor shall include all of the following, but not limited to, as part of the contract:
- a. Hourly rate for operation and lock out of the elevators to allow work to be performed in the elevator pit, car top, and hoist way by other trades. If multiple personnel are required for this operation, the unit cost shall reflect the total sum of the cost per hour.
  - b. Unit prices include all necessary material, plus cost for delivery, installation, insurance, overhead, and profit.
  - c. **Contractor shall provide time and material tickets to the DCI Group superintendent for signature within one business day of work taking place. Requests for reimbursement for hours that are not accompanied by a DCI Group signed time and material ticket will not be approved.**
  - d. **Hours utilized will be billed against the \$10,000 allowance included with Bid Package #02's lump sum bid.**
  - e. Owner reserves the right to reject Contractor's measurements of work in place that involves use of established unit prices and to have this work measured, at the Owner's expense, by an independent surveyor acceptable to the Contractor.
- C. **Bid Package #03** – Mechanical: Trade Contractor shall include all of the following, but not limited to, as part of the contract:
1. Includes specification:
    - a. DIVISION 00 PROCUREMENT AND CONTRACTING REQUIREMENTS
    - b. DIVISION 01 GENERAL REQUIREMENTS
    - c. 02 41 00 DEMOLITION
    - d. 05 5000 METAL FABRICATIONS
    - e. 07 84 00 FIRESTOPPING
    - f. 23 05 29 HANGERS AND SUPPORTS FOR HVAC PIPING AND EQUIPMENT
    - g. 23 05 53 IDENTIFICATION FOR HVAC PIPING AND EQUIPMENT
    - h. 23 82 00 CONVECTION HEATING AND COOLING
  2. General:
    - a. Shutdowns of mechanical and plumbing systems shall be coordinated with the Construction Manager five (5) business days in advance of work.
    - b. Include any filler plates, trim materials, or sealants which may be required between the work of this contract and the work of others where shown or where required of allowable tolerances within the work of the contract and the adjacent work of others.
    - c. Contractor to protect the existing mechanical and plumbing items that are to remain. Contractor is responsible for cleaning existing items before tying them into the new system. Verify existing items that are to be removed and reinstalled are in working order before removing.
    - d. Contractor is responsible for cutting all wall, floor, and roof openings for the mechanical and plumbing work. Contractor is responsible for all removal and replacement of materials that are impacted by this scope of work. Replacement of material shall match existing conditions.
    - e. All fire-stopping of new electrical penetrations will be provided by this Contractor.
    - f. Provide Unistrut and other hanging devices as required to support any equipment provided in this bid package.
    - g. This Contractor is responsible to provide clean piping, and devices at the end of installation of all new construction installed by this Contractor.
    - h. Contractor to participate in all startup and commissioning required to bring the system up to full operation and control.
    - i. Contractors can use courtyard area for staging, tool/job box storage, and equipment access. Contractor is responsible for providing protection of the pavers as required to prevent any damage.

- j. All work requiring access to the hoist way or elevator pit shall be coordinated with Bid Package #02 and the Construction Manager. Bid Package #02 shall provide manpower to operate the elevator for this work and will track their time accordingly. All contractors shall coordinate to minimize the hours required to operate the elevator for this work.
3. Temporary Facilities:
- a. This contractor shall participate in a pre-demolition meeting with DAS, DCI Group, ILEA, and other State agencies to identify existing cabling and equipment to remain and protect as well as coordination for new installations.
  - b. This Contractor shall be liable to protect all openings made to the existing buildings envelope, as required for this bid package work, for the entire time work is being conducted until the new work scope is completed. This protection shall include but is not limited to protection against, moisture, wind infiltration, and temperature fluctuations. Contractor will maintain all weather protection provisions until permanent work is completed. All cost relating to damage incurred to existing facilities as a result of improper weather protection provisions will be borne by the Contractor.
  - c. It will be the responsibility of the contractor doing the work to protect existing finishes during work by this bid package. Protection to include plastic and plywood working surfaces
  - d. This contractor will be responsible for required fall protection at elevator shafts.
  - e. This Contractor shall assume all liability for running mechanical and plumbing equipment until the turnover at the date of project completion.
  - f. At no time shall spaces be left without adequate conditioning. If conditioning will be impacted which may have negative impacts on equipment or occupant comfort, this contractor shall provide temporary measures to maintain acceptable conditioning.
4. Mechanical and Piping:
- a. This contractor is responsible for providing and installing new washdown typ 5 kw electric unit heater in the bottom of the shaft and a DDC sensor on the interior shaft wall (located hallway to the top of shaft) to monitor space temperature and alarm if shaft gets below 50 degrees F. Coordinate with BP#4 for electrical connections. Coordinate with BP #2 for moving the elevator car
  - b. This contractor is responsible for providing and installing sump pump. Coordinate with BP#4 for electrical connections. Existing sump pit and discharge to remain. Coordinate with BP #2 for moving the elevator car
  - c. This contractor shall be responsible for all controls work associated with the new or existing mechanical equipment impacted by this project. If there are existing controls associated with the existing elevator relief damper, this contractor shall remove and adjust the BAS programming to remove for the system.
  - d. This contractor shall clean sump pit from all debris and existing water. Cycle the sump pump through three (3) clean water cycles. Water must be dumped by contractor since it will have hydraulic fluid mixed in. Coordinate with BP #2 for moving the elevator car
  - e. This contractor shall replace existing drain line on the exterior of the shaft at grade for the existing sump pump line.
  - f. This contractor shall replace damage insulation over heat trace for existing FP piping in shaft.

D. **Bid Package #04 – Electrical and Low Voltage:** Trade Contractor shall include all of the following, but not limited to, as part of the contract:

- 1. Includes specification:
  - a. DIVISION 00 PROCUREMENT AND CONTRACTING REQUIREMENTS
  - b. DIVISION 01 GENERAL REQUIREMENTS

- c. 02 41 00 DEMOLITION
- d. 07 84 00 FIRESTOPPING
- e. 07 92 00 JOINT SEALANTS
- f. 26 05 00 COMMON WORK RESULTS FOR ELECTRICAL
- g. 26 05 19 LOW-VOLTAGE ELECTRICAL POWER CONDUCTORS AND CABLES
- h. 26 05 26 GROUNDING AND BONDING FOR ELECTRICAL SYSTEMS
- i. 26 05 29 HANGERS AND SUPPORTS FOR ELECTRICAL SYSTEMS
- j. 26 05 33.13 CONDUIT FOR ELECTRICAL SYSTEMS
- k. 26 05 33.16 BOXES FOR ELECTRICAL SYSTEMS
- l. 26 05 53 IDENTIFICATION FOR ELECTRICAL SYSTEMS
- m. 26 27 26 WIRING DEVICES
- n. 26 28 13 FUSES
- o. 26 28 16.16 ENCLOSED SWITCHES
- p. 26 50 00 LIGHTING
- q. 27 00 00 GENERAL REQUIREMENTS FOR COMMUNICATIONS SYSTEMS
- r. 27 05 28 PATHWAYS FOR COMMUNICATIONS SYSTEMS
- s. 27 10 00 STRUCTURED CABLING

2. General:

- a. Shutdowns of electrical, fire alarm, communications, and technology systems shall be coordinated with the Construction Manager five (5) business days in advance of work.
- b. This Contractor shall be responsible to remove and reinstall ceilings for access during this work scope if not identified to be removed by another bid package in the contract documents. Ceilings shall be put back in the condition they were found. This Contractor will be responsible for damage incurred during this work scope and will be responsible for all cost of replacement deemed necessary by the Owner.
- c. Include any filler plates, trim materials, or sealants which may be required between the work of this contract and the work of others where shown, or where required of allowable tolerances within the work of the contract and the adjacent work of others.
- d. Contractor to protect the existing electrical, fire alarm and technology items that are to remain. These include but are not limited to panels, wiring, conduits, lighting, devices, racks, and equipment. Contractor is responsible for cleaning existing items before tying them into the new system. Verify existing items that are to be removed and reinstalled are in working order before removing.
- e. Contractor is responsible for cutting all wall and floor openings for the electrical work. Contractor is responsible for all removal and replacement of materials that are impacted by this scope of work. Replacement of material shall match existing conditions.
- f. All fire-stopping of new electrical penetrations will be provided by this Contractor.
- g. Provide Unistrut and other hanging devices as required to support any equipment provided in this bid package.
- h. This Contractor is responsible to provide clean conduit and devices at the end of installation of all new construction installed by this Contractor.
- i. Contractor to participate in all startup and commissioning required to bring the system up to full operation and control.
- j. All new cabling shall be properly secured in conduit, J-hooks, or other cable management systems. Cabling shall not rest on ceilings.
- k. Contractors can use courtyard area for staging, tool/job box storage, and equipment access. Contractor is responsible for providing protection of the pavers as required to prevent any damage.

- I. All work requiring access to the hoist way or elevator pit shall be coordinated with Bid Package #02 and the Construction Manager. Bid Package #02 shall provide manpower to operate the elevator for this work and will track their time accordingly. All contractors shall coordinate to minimize the hours required to operate the elevator for this work.
3. Temporary Facilities:
  - a. This contractor shall participate in a pre-demolition meeting with DAS, DCI Group, ICN, and other State agencies to identify existing cabling and equipment to remain and protect as well as coordination for new installations.
  - b. It will be the responsibility of the contractor doing the work to protect existing finishes during work by this bid package. Protection to include plastic and plywood working surfaces
  - c. This contractor will be responsible for required fall protection at elevator shafts.
  - d. This Contractor shall assume all liability for running electrical equipment until the turnover at the date of project completion.
4. Demolition:
  - a. Contractor to identify all circuits and de-energize before demo work begins. Notify the Construction Manager when areas are ready for other trades to begin their work. Contractor will not be allowed to perform any electrical work while the systems are hot. Plan ahead and coordinate with the Construction Manager so electrical work can progress smoothly. All panels that are energized must be indexed and locked.
  - b. This Contractor shall be responsible for patching all floor, wall and roof penetrations where the existing piping and/or ducting is abandoned and not needed for new work. Patch to match fire rating of existing wall construction.
  - c. Contractor will be required to legally dispose of all fluorescent bulbs, ballast, and all hazardous material contained within electrical fixtures or equipment.
  - d. Contractor to perform all electrical and low voltage demolition per the architectural, mechanical, and electrical plans. This shall include, but not be limited to, receptacles, disconnects, and circuits. Patch all areas of electrical demolition that will not be reused. Patch to match fire rating of existing wall construction.
  - e. This contractor shall participate in pre-disconnect and demolition meeting with DCI Group and the State to review and verify sequence and procedure for disconnect, demolition, and new installation of electrical equipment.
  - f. Contractor to verify existing items that are to be removed and reinstalled are in working order before removing.
  - g. This contractor shall remove empty conduit in the elevator shaft that is no longer in use. Coordinate with BP #2 for moving the elevator car
  - h.
5. Electrical & Low Voltage:
  - a. Contractor to furnish and install all emergency lighting systems. Elevator cab lighting to be by elevator contractor.
  - b. This contractor shall be responsible for new circuits and breakers in existing panels are required.
  - c. Electrical connections to equipment provided by other bid packages will be the responsibility of this contractor. This contractor shall coordinate with those trades and submittals on requirements.
  - d. If the installation of pathways requires new penetrations or the reuse of existing penetrations, this contractor shall be responsible for the removal and repair. New or existing penetrations utilized by this contractor shall be fully sealed to match the wall rating on both sides of the wall.

- e. This Contractor shall be responsible for all core drilling required for this scope of work.
- f. Contractor to furnish and install all power systems. That shall include, but not be limited to, pathways, circuits, breakers, receptacles, disconnects, shunt trips, and relocation of existing electrical features as required. This shall include replacement of disconnect switches.
- g. This contractor shall integrate existing fire hat, primary, secondary and shut trip into new elevator controller.
- h. Contractor to relocate electrical equipment as noted in contract documents and not integral to the elevator equipment.
- i. This Bid Package includes connection of equipment supplied by others as required, this includes the elevator equipment, electric unit heater and sump pump.
- j. Contractor shall provide ALL grounding requirements for all electrical.
- k. This Contractor shall wire all integral disconnects/starters for the Elevator Equipment. The Mechanical and Elevator Contractor shall provide all integral disconnects/starters for Mechanical and Elevator Equipment.
- l. This Contractor shall provide and install all non-integral disconnects for the Elevator Equipment. All disconnects called to be relocated will be relocated by this contractor. Contractor shall plan work to minimize the disruption in service for disconnects to be relocated.
- m. This contractor shall install new pathways and cabling from data rack to serve new elevator cab 2-way communication system that will call out to Camp Dodge Front Gate Security. Contractor is responsible for termination and testing. IP address will be provided by the owner, coordinate with ILEA as required.
- n. This contractor shall install covers on open junction boxes in the elevator shaft and in the elevator machine room.
- o. This contractor shall be responsible for providing the pre-transfer signal from the existing ATS to the elevator controller.
- p. This contractor is responsible for removing existing smoke detectors as outlined in the contract documents, replacing them with heat heads during construction. Contractor to provide and install new smoke detectors once construction is completed. Fire watch is required for any downtime of the fire alarm system for 4 hours or more.

**E. Work Performed by Owner:** ILEA will perform the following work items:

- 1. Relocate all moveable furniture, fixtures and equipment (FF&E), including window treatments; and personal materials from each sequenced work area prior to demolition and construction activities and after new construction is completed.
- 2. Owner to repair existing emergency communication device on the ground and second floors
- 3. Owner to remediate and repair disturbed area of grass at existing elevator sump discharge.
- 4. IP Address for two-way communication system.

**PART 2 - PRODUCTS – NOT USED**

**PART 3 - EXECUTION – NOT USED**

**END OF SECTION**

## SECTION 00 1201

### GENERAL WORK REQUIREMENTS SCOPE OF WORK

#### **Bidding:**

1. The Contractor shall include all applicable fees, permits, freight, hoisting, scaffolding, clean up, supervision, overhead, etc. to perform his work.
2. Bidders to review ALL Bid Packages to fully understand the requirements of each package. Where two bid packages conflict, confirm with Construction Manager as to which package is to perform the work noted before bidding. After bidding, any conflict noted will be evaluated by the Construction Manager. The Construction Manager will then determine which package should perform the work and which package will credit the associated work's cost.
3. Where conditions conflict in the project manual or project drawings with Construction Manager's general work requirements, special work requirements, or bid package conditions, contact the Construction Manager for clarification. When in doubt figure the more extensive requirement.
4. Each contractor is responsible for the identification of alternates and how they relate to each bid package. If a bid package is affected in ANY way by ANY of the alternates, an add/deduct should be noted on the bid form. If there is no change in cost write zero dollars.
5. The Contractor should visit the site of the Work to acquaint the firm with all local conditions affecting the Contract, including the structure of the ground, the obstacles which may be encountered, and all other conditions relative to the Work to be performed; and shall not be allowed any extra compensation by reason of any difficulties or obstacles which the Bidder could have discovered or reasonably anticipated prior to Bidding. The Contractor shall review Instructions to Bidders for coordination of site visits.
6. On all project Drawings, figures take precedence over measurement by scale, and any scaling is done at the Contractor's own risk. The Design Professional shall decide on questions that may arise regarding the meaning and intent of the Project Drawings and Project Specifications. Should any details or figures have been omitted which are necessary to a clear understanding of the Work or should any error appear in either, or should discrepancies be found between the Project Drawings and Project Specifications, it shall be the duty of the Contractor to notify the Construction Manager of such omissions, errors, or discrepancies, and in no case proceed in uncertainty. Mistakes resulting from the Contractor's neglect to notify the Construction Manager in such matters shall be corrected at the expense of the Contractor. Bidders are responsible for all electronic documents and their use is at their risk.
7. All Contractors are responsible for on-the-job supervision of their work, or any subcontracted work. An onsite Superintendent or lead foreman is required during any time that work is being performed to coordinate their work and work with other trades. No superintendent or lead foreman may be replaced without approval of the Owner and DCI Group. Any work necessary to be performed after the regular working hours shall be supervised and shall be done at no additional cost to the Owner.
8. All food and drinks shall be confined to CM designated areas, and a maintained covered trash container shall be provided by the contractor. Failure to comply with this rule may cause a need for extra cleaning efforts by others which will result in a back charge to the Contractor.
9. Tools, materials, and equipment storage and security is the responsibility of each Contractor.
10. All work shall comply with the applicable codes and standards adopted by the Authority having Jurisdiction.

11. All Authorities having Jurisdiction inspections shall be requested by the responsible contractor and coordinated through the Construction Manager. Attendance by contractors is mandatory as applicable to the work being inspected.
12. All contractors must have the appropriate licenses to perform work in the jurisdiction(s).
13. Before ordering any materials or performing any Work, the Contractors shall verify all measurements at the Project Site for their particular work and be responsible for the correctness of same. No extra charge or compensation will be allowed to the Contractor on account of differences between actual dimensions and the measurements shown on the Project Drawings. Any noticeable discrepancy in this request shall be reported to the Construction Manager immediately for his consideration and decision. All the component parts of the Work shall be carefully checked and laid out in order that the structure as a whole shall conform to the intent of the Project Drawings and Project Manual.
14. The Contractor shall have personnel attending regular project meetings. These meetings will be held at intervals established by the Construction Manager. Contractors must have representatives attending when they are on the job or needed for coordination prior to having work start on the project. The representative attending must be able to adequately represent the Contractor and speak on the Contractors behalf providing valuable information to the meeting; specifically, things such as schedule, cost, production, manpower, etc.
15. The Contractor will be required to attend all pre-installation conferences before commencement of related work.
16. The Contractor shall complete a daily log for each workday on site and submit to Construction Manager. Content of daily log will be directed by Construction Manager.

**Safety:**

17. The contractor shall comply with all local and federal, safety and health requirements.
  - a. The contractor will provide a safety plan customized for the project to DCI Group.
  - b. All prime contractors, subcontractors, and/or any second/third tier subcontractors must conduct weekly internal "toolbox safety" meetings and submit documentation of such to the Construction Manager.
  - c. It is the contractor's responsibility to notify other contractors on the jobsite of any hazardous materials to which their employees may be exposed. This communication shall be defined as the ability to produce all material SDS information customized for the project. This documentation shall be available for the duration a prime contractor, subcontractor, and/or any second/third/etc. tier subcontractors are onsite.
  - d. All Contractors shall inform their employees to immediately advise their supervisor of any unsafe conditions that are encountered. The supervisor shall promptly remediate such danger and/or contact the Construction Manager.
  - e. Contractors performing hot work are to have a fire extinguisher in their work areas at all times as applicable.
  - f. All Contractors are responsible for their own fall protection.
  - g. Contractors are required to provide emergency phone numbers at the request of the Construction Manager. Emergency phone numbers are numbers where the Contractor can be reached during off hours.
  - h. All floor edge, roof and similar openings, barricades, handrails, or cabling for fall protection will be installed by the Contractor that creates the hazard as part of that

Contractor's scope of work. At no time shall an opening be left unprotected from fall hazard. All Contractors shall protect and maintain such devices per OSHA standards. When a device conflicts with the work of this bid package or when the work of this bid package replaces the need for such devices, this Contractor is responsible for removal. If the work of this Contractor requires additional holes/penetrations, this Contractor shall provide necessary protection until final materials are installed.

- i. No fire exit can be blocked at any time.

### **Site Management:**

18. All contractors are responsible for all their own utility locates. This shall include both public and private locates. All Contractors shall coordinate locates with One Call Services.
19. When active services are encountered in the Work, protect, brace and support existing active sewers, gas, electric or other services, where required for proper execution of the Work. If existing active services are encountered that require relocation, make a request in writing for determination. Do not proceed with Work until written directions are received. Do not prevent or disturb the operation of active services that are to remain.
20. All contractors are required to protect their work. Provide proper protection for all existing work performed by others when performing your work next to, or around, other materials. Repair or replacement of any damaged material will be the responsibility of the contractor who damaged it.
21. All contractors/vendors are responsible for their own cutting and patching unless otherwise specified.
22. All contractors are responsible for maintaining dust control during their work. Contractor will provide a dust control plan customized for the project to DCI Group.
23. Public and private roadways will be maintained and cleaned as required by the contractor leaving debris, mud, excess gravel, etc. on roadways at their expense as defined in bid packages.
24. No steel track mounted equipment will be allowed on finished paved surfaces. Any damage to the finished paved surfaces will be repaired at the cost to the contractor causing such damage.
25. Bridging of finished pavement will be the responsibility of the contractor. This includes bridging curbs, pavement, sidewalks, etc. Any damage to the aforementioned including pavement markings, will be repaired or replaced at the cost of the contractor causing such damage.
26. Any areas disturbed or damaged by one's operation are to be repaired to Owner/Construction Manager's satisfaction.
27. The Contractor shall clean their installed materials prior to the next successor activity.
28. Any signs located on the jobsite must be approved by the Construction Manager. Signage will not be allowed in most cases unless it is required for safety or provides instructions.
29. Receiving, unloading and handling of material provided by the bid package shall be included. Spotting location shall be coordinated with the Construction Manager. All deliveries shall be coordinated with other Contractors and Construction Manager in advance of the delivery. Provide freight to the jobsite for any material provided. If storage is not available onsite, each bid package shall include other means of secure storage. If the contractor is not onsite to unload delivery, the delivery will be rejected and will have to be re-scheduled at the contractor's expense. Materials must be stored off the ground, out of the mud and on a solid surface. As required or needed,

material should be stored on dunnage or pallets in order to keep it off the ground or surface below. Special storage is the responsibility of the respective contractor.

30. Contractors shall not store materials within construction designated locations without approval from Construction Manager. No materials storage will be allowed that may inhibit construction progress.
31. The Contractors shall layout and correctly establish all lines, levels, grades, positions, walls, partitions, equipment and location of all Work on the Project and be responsible for their accuracy and proper correlation with control lines.
32. All Contractors are responsible for the coordination of their work with the complete set of specifications, construction drawings, addenda, request for information (RFI's), Architect's Supplemental Instruction to Contractor (ITC/ASI), shop drawings, coordination drawings, and other contract modifications.
33. The Contractor shall carefully inspect any work performed by others that is to receive, align, abut or similarly relate to the Contractor's work and shall immediately notify the Construction Manager in writing of any apparent defects or inconsistencies. The Contractor is responsible for coordinating and verifying the dimensions, measurements, and elevations at the project site relevant to the Contractor's work. If Contractor commences his work without such written notice, such commencement shall constitute acceptance of all such work performed by others and of all such field conditions, and all costs incurred in connection with the Contractor's work as a result thereof shall be borne by Contractor.
34. Incorporate construction tolerances for the work of others into the design of the systems in this scope of work. Include field measurements of work by others and any necessary adjustments to systems prior to fabrication to accommodate such allowable tolerances, or accept all costs to correct materials, which do not fit job conditions.
35. Any interior work that is scheduled to be completed while Owner is in normal operation must be sensitive to the Owners continued use of the building. No workers are allowed to be in areas of the building that are not directly related to their scope of work. Hallways and general access paths to construction areas must also be kept clean at all times. The Owner has the right at any time to shut down any construction activities that they deem to be too much of a distraction to the occupants of the building.
36. All contractors are responsible for familiarizing themselves with the coordination and sequencing requirements related to Owner furnished equipment.
37. If not already required by the contract documents and reasonably requested by the Construction Manager, the Contractor shall prepare coordinated drawings in areas of congestion specifically noting and advising the Construction Manager of potential conflicts between the Contractor's work and other work at the project. Even with such cooperative and coordinated efforts should a conflict occur, the Construction Manager will determine how such conflicts should be resolved and their decision in that regard will be final. The Contractor agrees to abide by such decisions and make any changes required to eliminate such conflict without additional costs or expense to the Owner.

**Schedule Management:**

38. Prior to the commencement of the construction for the Prime Contract Work, the Prime Contractor shall participate in a minimum of two (2) joint planning meetings with the Construction Manager and other Prime Contractors for the purpose of planning the overall Construction Schedule. A Preliminary Construction Schedule as developed by the Construction Manager will be used as the basis of the overall Construction Schedule. In consultation with the Prime Contractor, the

Construction Manager shall incorporate the Prime Contract Work and work of other prime contractors into the overall Construction Schedule for the entire project. Critical Milestones and working hours as defined by the Construction Manager (as included in the bidding documents) will not be altered. The Prime Contractor shall, on a weekly basis (at a minimum), provide the Construction Manager with scheduling information with regards to progress and work to be performed in the next 4 (four) weeks. The Prime Contractor shall be bound by the Construction schedule. Nothing in the Prime Contract Agreement shall relieve the Prime Contractor of any liability for any unexcused failure to comply with the agreed upon overall Construction Schedule or any completion dates. The Construction Manager shall have the right to coordinate the Prime Contractors, including the right, if necessary, to change the time, order and priority in which the various portions of the Prime Contract Work and other work associated with the Project shall be performed.

39. All prime contractors, subcontractors, and/or any second/third tier subcontractors onsite shall participate in daily coordination meetings with the Construction Manager as well as weekly work plan meetings as the project progresses.
40. All Contractors shall cooperate with the Construction Manager and with other Contractors. The completion of the Work will depend upon a collective effort by all parties involved.

**General Housekeeping:**

41. Daily cleanup (broom clean) of dust and debris from construction operation is part of each contractor's scope of work. If any contractor fails to keep the site clean and organized on a continuous basis, the Construction Manager will notify the contractor in writing only once. The contractor will then have 24 hours to correct the situation. If the contractor fails to correct the situation, the Construction Manager will hire another party for cleaning and charge the said contractor. The Contractor shall submit prior to beginning work a plan to the Construction Manager defining manpower and methods for achieving daily cleanup. If Construction Manager deems necessary, each Contractor shall provide 1 employee for each 5 employees on the project to clean all work areas and/or staging areas to a broom clean condition. If the Contractor has less than 5 employees on site, the contractor will provide 1 employee to the necessary cleanup requirement. Cleanup duration will take as long as it takes to achieve the broom clean results.
42. Daily cleanup shall include all applicable portions of a project including but not limited to the building, site, public streets, lay-down areas, and designated contractor parking areas.
43. If rework is necessary to be performed by any contractor, that contractor shall be responsible for all associated cleanup and installation/removal of protection measures on all adjacent surfaces where rework took place including access to and from the area.

## SECTION 01 1202

### SPECIAL WORK REQUIREMENTS SCOPE OF WORK

1. Bidders are to hold their bids for a period of sixty (60) days after the bid.
2. Driver's License check-in will be required for all Contractors every day at the Camp Dodge Main Gate and at the reception desk at the Iowa Law Enforcement Academy (ILEA).
3. Contractors and their employees shall show upmost respect for the occupying students and staff. Profanity and unnecessary loud language will not be tolerated.
4. Contractors shall instruct their personnel to not allow students/staff to follow them in to the work areas nor assist the students/staff in going in to other restricted areas.
5. Each Contractor working in Owner occupied space will provide necessary means of protection to floors, walls, ceilings, equipment as required to accomplish work without harming or damaging existing conditions. All damage performed during this work will be charged to the responsible contractor.
6. The use of motorized scissor lifts will not be allowed except under special circumstances and must have prior approval from the Construction Manager.
7. Contractor includes complete cleanup and haul off to dumpster (Provided by Bid Package #1) for all typical construction debris resulting from this scope of work. Bid Package #1 Contractor will be responsible for providing dumpsters as required for the entire project duration and understands that ALL Bid Packages will be using dumpster. Each Prime Contractor to provide brooms, shovels and other equipment for cleanup for their respective scope of work. Excess materials shall be removed from the site at the Contractor's expense. All primes shall remove debris on a daily basis.
8. Contractor will be responsible to provide portable generators or an alternative power source for all tools and equipment that require a power source higher than 120 Volt.
9. Contractors working on roofs are required to take appropriate precautionary measures to protect existing roofing from damage. Contractors are required to take all precautionary measures necessary to ensure that their items do not fall or blow off the roofs.
10. All Contractors working in areas exposed to the public shall coordinate with the Bid Package #01 Contractor for the installation of necessary barricades and dust partitions. These areas are to be swept clean at the end of the day in areas such as corridors and high traffic areas.
11. Prior to performing work in areas with smoke and fire detection systems the Contractor shall coordinate with the CM precautionary measures to eliminate false alarms. If the fire alarm system is activated and there is not an emergency the Contractor responsible for the false activation shall be responsible to pay for all resulting owner incurred expenses such as Emergency Response fees.
12. General Contractor Bid Package #01 will provide temporary toilet facilities for ALL Contractors and for the entire duration of the project. Temporary toilets shall meet all OSHA regulations.
13. Contractors shall document existing conditions prior to start of work. All damage to existing pavements, landscaped areas, and all other existing property will be repaired by the responsible Contractor.
14. See flowcharts in the following pages. These flowcharts will aid the bidder(s) in understanding how communication will flow during construction.
15. The Prime Contractor's shall provide the Construction Manager detailed information as outlined below for the purpose of developing the Construction Schedule:

#### **SUBMITTALS:**

- Submittal Schedule: Prime Contractor shall submit a submittal schedule listing all required submittals, submittal "To CM" dates, procurement durations, and expected dates for materials to be on the jobsite. The submittal schedule shall be submitted to the CM within five (5) business days of receipt of Owner/Prime Contractor Agreement.

- Format: Submittal Schedule shall be prepared in an Excel spreadsheet.
  - Materials & Long Lead Procurement: Prime Contractor shall identify any/all submittal items that require “field verifies” and also identify the dates when these field verifies can be taken.
16. See preliminary construction schedule, this schedule will aid the bidder(s) in understanding the preliminary scheduling and planning for the project. As the construction schedule is finalized the **Prime Contractor and their Subcontractors** shall participate in a meeting with the Construction Manager and other Prime Contractors for the purpose of presenting the overall Construction Schedule. These “Subcontractors” shall be any/all subcontractors who will be performing Work on the project.
17. Per the preliminary construction schedule the bidder(s) acknowledges that there are multiple mobilizations, phases, sub-phases, material deliveries, and milestone completion dates required in order to complete the work.
18. The Owner owns the weather duration contingency as shown in the preliminary construction schedule on the following pages. The Construction Manager manages and will adjust the weather duration contingency. As weather days are not utilized the milestone dates shall be adjusted accordingly.
- 19. Expected work hours will be 7:00 AM to 5:0 PM Monday through Friday (5-day work week). Contractors requiring working time other than these hours are to coordinate and receive approval in advance from the Construction Manager. The Contractor shall provide at his expense increased work crews and/or overtime necessary to meet the scheduled milestones. Contractor shall immediately notify the Construction Manager of any delays in the work.**
20. The forecasted date to start construction is May 7<sup>th</sup>, 2026
21. All questions concerning the bid requirements should be addressed to CPE Construction Procurement [construction.procurement@iowa.gov](mailto:construction.procurement@iowa.gov) in writing and will be clarified in writing by Addendum.
22. After contract award bid the Contractor is required to attend a meeting with the Construction Manager to review bid package scopes.
23. Parking and material staging on site will be limited. All contractors shall coordinate one’s parking and material staging with the DCI Group Project Manager, DCI Superintendent or DCI Designated Personnel.
24. The jobsite is on Public Property. Smoking or smokeless tobacco **WILL NOT** be allowed. Also, no shelled sunflower seeds are allowed inside the enclosed facility.
25. No radios or headsets are allowed in the construction areas.
26. All noise, vibration, disconnections and disruptions caused by one’s work MUST be coordinated in advance with the Construction Manager and Owner. Provide a minimum of 48 hours’ notice of any such disruption.
27. All warranties start at Project Substantial Completion, Contractor will be required to provide from this date and not the startup date of the equipment. Contractor will not be compensated for any cost related to purchasing extended warranties to meet this requirement. See preliminary project schedule for more information.
28. Contractors shall maintain accurate as-built construction records and provide complete clean and legible copies to Construction Manager on completion of work. All Contractors will be required to provide electronic copies as well as hard copies of all O&M’s and as-built drawings. See Project Manual for additional Closeout requirements.

**END OF SECTION 01 1202**

## SECTION 01 2500

### SUBSTITUTION PROCEDURES

#### PART 1 - GENERAL

##### 1.01 SECTION INCLUDES

- A. Substitution Procedures
- B. Request for Substitution form

#### PART 2 - PRODUCTS – NOT USED

#### PART 3 - EXECUTION

##### 3.01 SUBSTITUTION PROCEDURES

- A. Where the Bidding Documents stipulate a specific product be provided by naming one or more manufacturer and model, a substitute product will be considered when written request is received by the date and time identified in Section 00 1113 NOTICE TO BIDDERS. Substitution requests will be considered for all products, even if the specification does not include a statement such as “or equal,” “equal to,” “equivalent to,” or “basis of design,” unless noted otherwise.
- B. References in the Bidding Documents to brand or trade names are intended to illustrate the general characteristics of the item and not to limit competition unless noted otherwise.
- C. The written request shall be on the “Request for Substitution” form included in the Project Manual. If no such form is included, the request shall be provided on the letterhead of the company making the request.
- D. Substitution requests received after the specified date will be viewed in the context of a Change Order to the Contract, and consideration will only be given in the event a product becomes unavailable or not practical due to no fault of the Contractor, or the substitution is substantially to the Owner’s advantage (equal product for less cost or higher quality product at no change in Contract Sum).
- E. Document each substitution request with complete data substantiating compliance of the proposed substitution with the Bidding Documents. Each request shall identify the specified product for which the substitution is requested, and shall clearly describe the product for which approval is requested. The burden shall be on the requester to demonstrate the proposed substitute product’s suitability for use in the Work and its equivalency or superiority in function, appearance, quality, and performance with the product named in the Bidding Documents.
- F. A description of any changes to the Bidding Documents that the proposed substitution will require shall be included with the request. The requester shall affirm that dimensions shown on the Drawings will not be affected by the substitute product, and that it will have no adverse effect on other trades, the construction schedule, or specified warranty requirements. The request for use of a substitute product shall be signed by an authorized representative of the firm submitting the request, who shall state that the firm will pay for any changes to the building design, including Design Professional’s design, detailing, and construction cost caused by the requested substitution if the substitution is approved for use in the Work.
- G. All such substitute products approved for use in the Work during the established period of time before receipt of Bids will be identified in a subsequent Addendum to the Bidding Documents.

##### 3.02 REQUEST FOR SUBSTITUTION FORM

- A. A Request for Substitution Form is attached following this page.
- B. Substitution requests shall be emailed to the Issuing Officer at the email address provided in Instructions to Bidders Section 1.04.

**END OF SECTION**

# SUBSTITUTION REQUEST FORM

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Project: \_\_\_\_\_ Substitution Request Number: \_\_\_\_\_  
\_\_\_\_\_  
From: \_\_\_\_\_  
To: \_\_\_\_\_ Date: \_\_\_\_\_  
\_\_\_\_\_  
A/E Project Number: \_\_\_\_\_  
Re: \_\_\_\_\_

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Specification Title: \_\_\_\_\_ Description: \_\_\_\_\_  
Section: \_\_\_\_\_ Page: \_\_\_\_\_ Article/Paragraph: \_\_\_\_\_

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Proposed Substitution: \_\_\_\_\_  
Manufacturer: \_\_\_\_\_ Address: \_\_\_\_\_ Phone: \_\_\_\_\_  
Trade Name: \_\_\_\_\_ Model No.: \_\_\_\_\_  
\_\_\_\_\_

History:  New product  2-5 years old  5-10 yrs old  More than 10 years old

Differences between proposed substitution and specified product: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Point-by-point comparative data prepared by contractor and attached - REQUIRED BY A/E

---

Reason for not providing specified item: \_\_\_\_\_  
\_\_\_\_\_

Similar Installation:  
Project: \_\_\_\_\_ Architect: \_\_\_\_\_  
Address: \_\_\_\_\_ Owner: \_\_\_\_\_  
\_\_\_\_\_ Date Installed: \_\_\_\_\_

Proposed substitution affects other parts of Work:  No  Yes; explain \_\_\_\_\_  
\_\_\_\_\_

---

Supporting Data Attached:  Drawings  Product Data  Samples  Tests  Reports  \_\_\_\_\_

---

# SUBSTITUTION REQUEST FORM

(Continued)

The Undersigned certifies:

- Proposed substitution has been fully investigated and determined to be equal or superior in all respects to specified product.
- Same warranty will be furnished for proposed substitution as for specified product.
- Same maintenance service and source of replacement parts, as applicable, is available.
- Proposed substitution will have no adverse effect on other trades and will not affect or delay progress schedule.
- Cost data as stated above is complete. Claims for additional costs related to accepted substitution which may subsequently become apparent are to be waived.
- Proposed substitution does not affect dimensions and functional clearances.
- Payment will be made for changes to building design, including A/E design, detailing, and construction costs caused by the substitution.
- Coordination, installation, and changes in the Work as necessary for accepted substitution will be complete in all respects.

Submitted by: \_\_\_\_\_

Signed by: \_\_\_\_\_

Firm: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

Telephone: \_\_\_\_\_

Attachments: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

---

## A/E's REVIEW AND ACTION

- Substitution approved - Make submittals in accordance with Specification Section 01 3300.
- Substitution approved as noted - Make submittals in accordance with Specification Section 01 3300.
- Substitution rejected - Use specified materials.
- Substitution Request received too late - Use specified materials.

Signed by: \_\_\_\_\_

Date: \_\_\_\_\_

---

Additional Comments:     Contractor     Subcontractor     Supplier     Manufacturer     A/E     \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

## SECTION 01 2600

### CONTRACT MODIFICATION PROCEDURES

#### PART 1 - GENERAL

##### 1.01 SECTION INCLUDES

- A. Change procedures

##### 1.02 CHANGE PROCEDURES

- A. The Design Professional will advise of minor changes in the work not involving an adjustment to Contract Sum/Price or contract time as authorized.
- B. The Construction Manager may issue a Proposal Request that includes a detailed description of a proposed change with supplementary or revised drawings and specifications and a change in contract time for executing the change as provided by the Design Professional. The Trade Contractor will prepare and submit an estimate within 7 calendar days. Estimates shall be provided for the project at no cost, regardless of acceptance or rejection of proposal.
- C. The Trade Contractor may propose changes by submitting a Request for Information to the Construction Manager, describing the proposed change and its full effect on the work. Include a statement describing the reason for the change, and the effect on the Contract Sum/Price and contract time with full documentation and a statement describing the effect on work by separate or other contractors. Document any requested substitutions in accordance with the specifications. Construction Manager will forward the Request for Information on to the Design Professional for their official response.
- D. Stipulated Sum/Price Change Order: Based on executed Change Order and contractor's fixed price quotation.
- E. Unit Price Change Order: The change order will be executed on a fixed unit price basis for pre-determined unit prices and quantities. Changes in contract price or contract time will be computed as specified for time and material change orders.
- F. Time and Material Change Order: The change order will be executed on a not to exceed basis. Design professional and Construction Manager will determine the not to exceed estimated cost based on contractor's proposal for hourly rates and material costs. Maintain detailed records of work done on time and material basis. Time and Material tickets must be submitted daily to the Construction Manager for verification. Provide full information required for evaluation of proposed changes, and to substantiate costs for changes in the work. Submit itemized account and supporting data after completion of change. A final deductive change order will be issued to reconcile final cost to the initial change order.
- G. Change Order Forms: CONSENSUSDOC Forms provided by Owner.
- H. Execution of Change Orders: The Construction Manager will issue change orders for signature of parties as provided in the Conditions of the Contract.
- I. With respect to pricing change orders, the percentage mark-up for overhead and profit is subject to the following limits:
  - 1. Fifteen (15) percent maximum for work directly performed by employees of the Constructor, Subcontractor or Sub-subcontractor.
  - 2. Five (5) percent maximum for work performed or passed through by a Subcontractor and passed through to the Owner by the Constructor.
  - 3. Five (5) percent maximum Subcontractor's mark-up for Work performed by a Sub-Subcontractor and passed through to the Owner by the Subcontractor and Constructor.
  - 4. The maximum allowable mark-up shall be twenty-five (25) percent passed through to the Owner by the Constructor under any circumstances. Overhead and profit shall be shown separately for the Constructor and each Subcontractor of any tier performing the Change Order Work.
- J. Contractor and subcontractor agree to provide and require all suppliers to provide a detailed breakdown of labor, labor burden, materials, installation, rental, and fuel costs.

K. Please refer to Article 8 of CONSENSUSDOCS 802- STANDARD FORM OR AGREEMENT BETWEEN OWNER AND TRADE CONTRACTOR for additional Change Procedures.

PART 2 - PRODUCTS – NOT USED

PART 3 - EXECUTION – NOT USED

END OF SECTION

## SECTION 01 2900

### PAYMENT PROCEDURES

#### PART 1 - GENERAL

##### 1.01 SECTION INCLUDES

- A. Schedule of values
- B. Application for payment

##### 1.02 SCHEDULE OF VALUES

- A. Coordination: Trade Contractor will coordinate preparation of the Schedule of Values with preparation of the Construction Manager's Construction Schedule.
  - 1. Correlate line items in the Schedule of Values with other required administrative forms and schedules, including Application for Payment forms with Continuation Sheets, Submittals Schedule, and Construction Manager's Construction Schedule.
  - 2. Submit original Schedule of Values in Procore within 14 days after date of Owner-Trade Contractor Agreement. Schedule of Values must be approved by Owner prior to submission for first application for payment.
- B. Format: Utilize the Table of Contents of this project manual. Identify each line item with number and title of the major specification section. Each major specification section should be further itemized by materials cost, labor cost and subcontractor cost for each building separately for the base bid and all accepted alternates. Identify site mobilization, bonds and insurance and include a line item for closeout paperwork for a value of no less than 1% of the total contract value or \$1,000, whichever is greater.
  - 1. Identification: Include the following Project identification on the Schedule of Values:
    - a. Project name and location.
    - b. Name and address of Owner, Trade Contractor, Construction Manager and Design Team.
    - c. DAS Project Number.
    - d. Date of Submittal.
  - 2. Revise the Schedule of Values 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 for payments as certified by the Design Professional and paid for by Owner.
  - 1. Application for Payment at time of Substantial Completion and final Application for Payment involve additional requirements.
- B. Payment Application Times: The date for each progress payment is indicated in the Agreement between Owner and Contractor. The period of construction work covered by each Application for Payment is the period indicated in the Agreement. Progress payments shall be submitted to the Construction Manager. Any request for payment for work completed prior to June 30<sup>th</sup> of any year needs to be submitted by July 15<sup>th</sup> of the same calendar year.
- C. Payment Application Forms: Use AIA form G702 and G703 as the form for the Application for Payment or an equivalent approved by the owner.
- D. Include lien waiver forms required by the owner when applicable.
- E. Application Preparation: Complete every entry on form. Construction Manager will return incomplete applications without action.
  - 1. Include amounts of Change Orders issued before last day of construction period covered by application.

- F. Waivers of Mechanic's Lien: If requested by Owner with each Application for Payment, submit waivers of mechanic's lien from every entity who is lawfully entitled to file a mechanic's lien arising out of the Contract and related to the Work covered by the payment when applicable.
  - 1. Owner reserves the right to designate which entities involved in the Work must submit waivers.
  - 2. Submit waivers of lien on forms, executed in a manner acceptable to Owner.
- G. Initial Application for Payment: Administrative actions and submittals that must precede submittal of first Application for Payment include the following:
  - 1. Schedule of Values
  - 2. Certificates of insurance and insurance policies.
  - 3. Lists of vendors and any subcontractors.
- H. Application for Payment at Substantial Completion: After the Certificate of Substantial Completion has been fully executed, submit an Application for Payment showing 100 percent completion for the portion of the Work claimed as substantially complete, not including the closeout paperwork line item.
  - 1. Include documentation supporting the claim that the Work is substantially complete and a statement showing an accounting of changes to the Contract Sum.
  - 2. This application shall reflect Certificates of Partial Substantial Completion issued previously for Owner occupancy of designated portions of the Work.
- I. Final Payment Application: Submit final Application for Payment with releases and supporting documentation not previously submitted and accepted, including, but not limited, to the following:
  - 1. Evidence of completion of Project closeout requirements.
  - 2. Insurance certificates for products and completed operations where required and proof that taxes, fees, and similar obligations were paid.
  - 3. Updated final statement, accounting for final changes to the Contract Sum.
  - 4. AIA Document G706, "Contractor's Affidavit of Payment of Debts and Claims."
  - 5. AIA Document G706A, "Contractor's Affidavit of Release of Liens."
  - 6. AIA Document G707, "Consent of Surety to Final Payment."
  - 7. Letter of Notification to all sub-contractors and suppliers of application for release of retainage.
  - 8. Evidence that claims have been settled.
- J. Payments will be made to the extent of the value of the work performed in the previous month less a retainage amount of 3% of the value of the work performed. Upon substantial completion for the entire work, a sum sufficient to decrease the total retained to 3% of the contract sum, plus the full amount of the line item for closeout paperwork, plus such other retainage as the engineer shall determine for all incomplete work and unsettled claims will be authorized. The closeout paperwork line item may only be billed once the certificate of final completion has been fully executed.

**PART 2 - PRODUCTS – NOT USED**

**PART 3 - EXECUTION – NOT USED**

**END OF SECTION**

## SECTION 01 3100

### PROJECT MANAGEMENT AND COORDINATION

#### PART 1 - GENERAL

##### 1.01 SECTION INCLUDES

- A. Coordination
- B. Pre-construction meeting
- C. Progress meetings
- D. Coordination Meetings
- E. Requests for Interpretation (RFIs)
- F. Notifications for ILEA
- G. Utility Locates/Ground Penetrations for ILEA
- H. Utility Locates/Ground Penetrations
- I. Fire Watch for ILEA

##### 1.02 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.
  - 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 with other contractors to ensure maximum accessibility for required maintenance, service, and repair.
  - 3. Make adequate provisions to accommodate items scheduled for later installation.
- B. Administrative procedures: The Trade Contractor will coordinate scheduling and timing of required administrative procedures with other construction activities to avoid conflicts and ensure orderly progress of the Work. Such administrative activities include, but are not limited to, the following:
  - 1. Preparation of Trade Contractor's Construction Schedule.
  - 2. Provide updated information for Construction Manager's Construction Schedule.
  - 3. Preparation of Schedule of Values.
  - 4. Delivery and processing of submittals.
  - 5. Progress meetings.
  - 6. Pre-installation conferences.
  - 7. Project closeout activities
- C. Verify utility requirements and characteristics of 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, which are indicated diagrammatically on drawings. Follow routing shown 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 and wiring within the construction. Coordinate locations of piping with finish elements.
- F. Coordinate completion and cleanup of work of separate sections in preparation for Substantial Completion.
- 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.
- H. During construction coordinate use of site and facilities through Construction Manager.

- I. Comply with Construction Manager and Owner's procedures for intra-project communications; submittals, reports and records, schedules, coordination drawings, and recommendations; and resolution of ambiguities and conflicts.
- J. Make the following types of submittal to Architect through the Construction Manager via Procore:
  - 1. Request for Information/Interpretation.
  - 2. Request for substitution.
  - 3. Shop drawings, product data, and samples.
  - 4. Test and inspection reports.
  - 5. Design data.
  - 6. Manufacturer's instructions and field reports.
  - 7. Applications for payment and change order requests.
  - 8. Progress schedules.
  - 9. Coordination drawings.
  - 10. Correction punch list and final correction punch list for substantial completion
  - 11. Closeout submittals

**PART 2 - PRODUCTS – NOT USED**

**PART 3 - EXECUTION**

**3.01 PRE-CONSTRUCTION MEETING**

- A. The Construction Manager and Owner will schedule a meeting after Notice of Award.
- B. Required: Design Professional, Owner, Construction Manager, Trade Contractor and any Sub Contractors.
- 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. Designation of personnel representing the parties in Contract.
  - 6. Procedures and processing of field decisions, submittals, substitutions, applications for payments, proposal request, change orders, RFIs and contract closeout procedures
  - 7. Tentative construction schedule.
  - 8. Critical work sequencing and long-lead items.
  - 9. Procedures for testing and inspecting.
  - 10. Preparation of Record Documents.
  - 11. Safety Procedures.
  - 12. Owner's requirements.
  - 13. Security and housekeeping procedures.
  - 14. Background Checks.
  - 15. Responsibility for temporary facilities and controls.
  - 16. Construction waste management.
  - 17. Logistics (use of premise, parking, work restrictions, maintain egress, etc.)
- D. The Construction Manager is to record minutes and distribute copies within two days after meeting to participants, with one copy to owner, participants, and those affected by decisions made.

**3.02 PROGRESS MEETINGS**

- A. The Construction Manager shall schedule and administer meetings throughout progress of the work at weekly intervals.

- B. The Construction Manager is to make arrangements for meetings, prepare agenda with copies for participants, and preside at meetings, record minutes and distribute copies within two days to those affected by decisions made.
- C. Attendees may include: Project superintendent, major subcontractors and suppliers, Owner, Construction Manager, Architect/Engineer, as appropriate to agenda topics for each meeting. All participants at the conference call shall be familiar with the Project and authorized to conclude matters relating to the Work.
- D. Agenda:
  1. Review minutes of previous meetings.
  2. Review the Construction Manager's Construction Schedule.
  3. Field observations, problems, and decisions.
  4. Identification of problems that impede planned progress.
  5. Review of submittals schedule and status of submittals.
  6. Review of RFI's.
  7. Review of off-site fabrication and delivery schedules.
  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.
  14. Access, temporary facilities and controls, housekeeping and progress cleaning.
  15. Safety.
  16. Status of proposal requests, pending changes, official Change Orders.
- E. Minutes:
  1. Following the meeting, the meeting minutes will be published in Procore by the Construction Manager for all parties.

### **3.03 COORDINATION MEETINGS**

- A. Coordination meetings will be held at the discretion of the construction manager.

### **3.04 REQUESTS FOR INTERPRETATION (RFIs)**

- A. Procedure: Immediately on discovery of the need for interpretation of the Contract Documents, prepare and submit an RFI in Procore.
  1. RFIs shall originate with Trade Contractor. RFIs submitted by entities other than Contractor will be returned with no response.
  2. Coordinate and submit RFIs in a prompt manner so as to avoid delays in the Work.
- B. Content of the RFI: Include a detailed, legible description of item needing interpretation and the following:
  1. Specification Section number and title and related paragraphs, as appropriate.
  2. Drawing number and detail references, as appropriate.
  3. Field dimensions and conditions, as appropriate.
  4. Trade Contractor's suggested solution(s). If Trade Contractor's solution(s) impact the Contract Time or the Contract Sum, Trade Contractor shall state impact in the RFI.
  5. Attachments: Include drawings, descriptions, measurements, photos, Product Data, Shop Drawings, and other information necessary to fully describe items needing interpretation.
- C. Design Professional's Action: Design Professional will review each RFI, determine action required, and return it. Allow seven (7) working days for Design Professional's response for each RFI. RFIs received after 1:00 p.m. will be considered as received the following working day. The following RFIs will be returned without action:
  1. Requests for approval of submittals.
  2. Requests for approval of substitutions.
  3. Requests for coordination information already indicated in the Contract Documents.

4. Requests for adjustments in the Contract Time or the Contract Sum.
  5. Requests for interpretation of Design Professional's actions on submittals.
  6. Incomplete RFIs or RFIs with numerous errors.
  7. Design Professional's action may include a request for additional information, in which case Design Professional's time for response will start again.
- D. Design Professional's action on RFIs that may result in a change to the Contract Time or the Contract Sum/Price.
1. If Trade Contractor believes the RFI response warrants change in the Contract Time or the Contract Sum, notify Construction Manager in writing within ten (10) days of receipt of the RFI response.
- E. On receipt of Design Professional's response in Procore, review the response and notify Design Professional within seven (7) days if Trade Contractor disagrees with response.

### **3.05 NOTIFICATIONS FOR CAPITOL COMPLEX**

- A. For work at ILEA, notification requests must be provided to Construction Manager for work affecting the following:
1. Parking Access
  2. Excessive Noise
  3. Odors
  4. Disruption of Equipment
  5. Excessive Dust
  6. Fire Alarm
  7. HVAC System/Controls
  8. Plumbing/Restrooms
  9. Lighting
  10. Power/Electrical
- B. Information must be received on form following this section
1. Notice for tunnel repairs must be received by the Construction Manager for forward to Owner's Representative a minimum of ten (10) working days before the work is to occur (for tunnel shut downs).
  2. All other notices must be received by the Construction Manager for forward to Owner's Representative a minimum of three (3) working days prior to the work occurring.

### **3.06 UTILITY LOCATES/GROUND PENETRATIONS FOR ILEA**

- A. Call Iowa One Call at 800-292-8989 to request a Joint Meeting Locate.
1. Requests must be least five (5) working days prior to ground penetration.
  2. A representative from the requesting group and DAS must be present for the Joint Meeting Locate.
- B. Complete the Capitol Complex Digging Application online at <https://das.iowa.gov/general-services/capitol-complex-events/digging-application-form>.
- C. Requesting groups will mark the area(s) intended to be penetrated with white spray paint or mark with white flags.
- D. One Call and/or Vannguard must place their locate flags appropriately in the areas.
- E. Contractor requesting the locate will be responsible for the locate charge.
- F. Ground penetration on Capitol Complex is not allowed until the steps listed above have been taken and locations have been approved.

### **3.07 UTILITY LOCATES/GROUND PENETRATIONS**

- A. Call Iowa One Call at 800-292-8989 to request a locate
1. Requests must be least five (5) working days prior to ground penetration.

### **3.08 FIRE WATCH FOR ILEA**

- A. Fire watch is to be performed any time the fire alarm is disabled for more than four hours. This includes both when the system is in bypass and when any detectors are disabled by removal or covering.
- B. When fire alarm is disabled for four hours or less it will be at the discretion of Owner to determine if fire watch must be provided.
- C. Written notice must be received two (2) working days prior to scheduling of fire watch.

**END OF SECTION**

## CONSTRUCTION PROJECT REQUEST FOR NOTIFICATION AND/OR SERVICES FROM CAPITOL COMPLEX MAINTENANCE (CCM)

Notifications must be provided to Owner's Representative to forward to CCM Plant Operations Manager. Information must be received by Owner's Representative in email format. Notice for tunnel repairs must be received 11 days before the work is to occur (for tunnel shut downs). All other notices must be received by the Owners Representative 4 working days prior to the work occurring.

**DAS Project Number:** \_\_\_\_\_

**Brief Description of Work:** \_\_\_\_\_

\_\_\_\_\_

**Building:** \_\_\_\_\_

**Affected Locations within Building:** \_\_\_\_\_

**Dates of Work:** \_\_\_\_\_

**Hours of Work:** \_\_\_\_\_

**Impact:**       Parking       Noise       Odors       Equipment       Other disruption  
 Dust       Fire Alarm       HVAC       Plumbing/Restroom       Lighting  
 Power/Electrical       Private/Public Utility Locate       \_\_\_\_\_

**Escort:**       Required       Not Required       Need assistance to determine

**Additional Information:** (or attached map/drawing of affected area/impact)

\_\_\_\_\_

## SECTION 01 3100.01

### WEB BASED CONSTRUCTION MANAGEMENT

#### PART 1 - GENERAL

##### 1.01 DESCRIPTION

- A. The Owner and Contractor shall utilize **Procore Technologies, Inc. Procore** system for electronic submittal of all data and documents (unless specified otherwise by the owner's representative) throughout the duration of the Contract. **Procore** is a web-based electronic media site that is hosted by **Procore Technologies, Inc.**, utilizing their **Procore** web solution. **Procore** will be made available to all contractors' project personnel, subcontractor personnel, suppliers, consultants and the Designer of Record. The joint use of this system is to facilitate; electronic exchange of information, automation of key processes, and overall management of the contract. **Procore** shall be the primary means of project information submission and management. When required by the Owners representative, paper documents will also be provided. In the event of discrepancy between the electronic version and paper documents, the paper documents will govern. **Procore** is a registered trademark of **Procore Technologies, Inc.**

##### 1.02 USER ACCESS LIMITATIONS

- A. The Owner's Representative/Construction Manager will control the Contractor's access to **Procore** by allowing access and assigning user profiles to accepted Contractor personnel. User profiles will define levels of access into the system, determine assigned function-based authorizations (determines what can be seen) and user privileges (determines what they can do). Sub-contractors and suppliers will be given access to **Procore** through the Contractor. Entry of information exchanged and transferred between the Contractor and its sub-contractors and suppliers on **Procore** shall be the responsibility of the Contractor.
1. Joint Ownership of Data: Data entered in a collaborative mode (entered with the intent to share as determined by permissions and workflows within the **Procore** system) by the Owner's Representative and the Contractor will be jointly owned.

##### 1.03 AUTOMATED SYSTEM NOTIFICATION AND AUDIT LOG TRACKING

- A. Review comments made (or lack thereof) by the Owner on Contractor submitted documentation shall not relieve the Contractor from compliance with requirements of the Contract Documents. The Contractor is responsible for managing, tracking, and documenting the Work to comply with the requirements of the Contract Documents. Owner's acceptance via automated system notifications or audit logs extends only to the face value of the submitted documentation and does not constitute validation of the Contractor's submitted information.

##### 1.04 SUBMITTALS

- A. See Section 01 3300 SUBMITTAL PROCEDURES:
- B. Preconstruction Submittals
1. List of Contractor's key **Procore** personnel. Include descriptions of key personnel's roles and responsibilities for this project. Contractor should also identify their organization's administrator on the list.

##### 1.05 COMPUTER REQUIREMENTS

- A. The Contractor shall use computer hardware and software that meets the requirements of the **Procore** system as recommended by **Procore Technologies, Inc.** to access and utilize

**Procore.** As recommendations are modified by **Procore**, the Contractor will upgrade their system(s) to meet the recommendations or better. Upgrading of the Contractor's computer systems will not be justification for a cost or time modification to the Contract. The contractor will ensure that connectivity to the **Procore** system (whether at the home office or job site) is accomplished through DSL, cable, T-1 or wireless communications systems. The minimum bandwidth requirement for using the system is 128kb/s. It is recommended a faster connection be used when uploading pictures and files into the system. **Procore** supports the current and prior two major versions of Chrome, Firefox, Internet Explorer, and Safari.

- B. The Contractor shall be responsible for the validity of their information placed in **Procore** and for the abilities of their personnel. Accepted users shall be knowledgeable in the use of computers, including Internet Browsers, email programs, cad drawing applications, and Adobe Portable Document Format (PDF) document distribution program. The Contractor shall utilize the existing forms in **Procore** to the maximum extent possible. If a form does not exist in **Procore** the Contractor must include a form of their own or provided by the Owner representative as an attachment to a submittal. Adobe PDF documents will be created through electronic conversion rather than optically scanned whenever possible. The Contractor is responsible for the training of their personnel in the use of **Procore** (outside what is provided by the owner) and the other programs indicated above as needed.
- C. User Access Administration: Provide a list of Contractor's key **Procore** personnel for the Owner's Representative acceptance. Contractor is responsible for adding and removing users from the system. The Owners Representative reserves the right to perform a security check on all potential users. The Contractor will be allowed to add additional personnel and sub-contractors to **Procore**.

#### 1.06 CONNECTIVITY PROBLEMS

- A. **Procore** is a web-based environment and therefore subject to the inherent speed and connectivity problems of the Internet. The Contractor is responsible for its own connectivity to the Internet. **Procore** response time is dependent on the Contractor's equipment, including processor speed, Internet access speed, etc. and current traffic on the Internet. The Owner will not be liable for any delays associated from the usage of **Procore** including, but not limited to: slow response time, down time periods, connectivity problems, or loss of information. The contractor will ensure that connectivity to the **Procore** system (whether at the home office or job site) is accomplished through DSL, cable, T-1 or wireless communications systems. The minimum bandwidth requirement for using the system is 128kb/s. It is recommended a faster connection be used when uploading pictures and files into the system. Under no circumstances shall the usage of the **Procore** be grounds for a time extension or cost adjustment to the contract.

#### 1.07 TRAINING

- A. The Construction Manager shall provide the necessary training to the Prime Contractor.

### PART 2 - PRODUCTS

#### 2.01 DESCRIPTION

- A. **Procore** project management application (no equal) Provided by Procore Technologies, Inc. [www.Procore.com](http://www.Procore.com)

## PART 3 - EXECUTION

### 3.01 PROCORE UTILIZATION

- A. **Procore** shall be utilized in connection with submittal preparation and information management required by Sections:
1. PROJECT MANAGEMENT AND COORDINATION
  2. CONSTRUCTION PROGRESS DOCUMENTATION
  3. SUBMITTAL PROCEDURES
  4. QUALITY REQUIREMENTS
  5. Other Division One sections.
  6. Requirements of this section are in addition to requirements of all other sections of the specifications.
- B. Design Document Submittals
1. All design drawings and specifications shall be submitted as cad .dwg files or PDF attachments to the **Procore** submittal work flow process and form.
- C. Shop Drawings
1. Shop drawing and design data documents shall be submitted as cad .dwg files or PDF attachments to the **Procore** submittal work flow process and form. Examples of shop drawings include, but are not limited to:
  2. Standard manufacturer installation drawings.
  3. Drawings prepared to illustrate portions of the work designed or developed by the Contractor.
  4. Steel fabrication, piece, and erection drawings.
- D. Product Data
1. Product catalog data and manufacturer's instructions shall be submitted as
  2. PDF attachments to the **Procore** submittal work flow process and form. Examples of product data include, but are not limited to:
  3. Manufacturer's printed literature.
  4. Preprinted product specification data and installation instructions.
- E. Samples
1. Sample submittals shall be physically submitted as specified in Section 01 3300 SUBMITTAL PROCEDURES. Contractor shall enter submittal data information into **Procore** with a copy of the submittal form(s) attached to the sample. Examples of samples include, but are not limited to:
  2. Product finishes and color selection samples.
  3. Product finishes and color verification samples.
  4. Finish/color boards.
  5. Physical samples of materials.
- F. Administrative Submittals
1. All correspondence and pre-construction submittals shall be submitted using **Procore**. Examples of administrative submittals include, but are not limited to:
  2. Digging permits and notices for excavation.
  3. List of product substitutions
  4. List of contact personnel.
  5. Notices for roadway interruption, work outside regular hours, and utility cut overs.
  6. Requests for Information (RFI).
  7. Construction progress Schedules and associated reports and updates.
    - a. Each schedule submittal specified in CONSTRUCTION PROGRESS DOCUMENTATION shall be submitted as a native backed-up file (.PRX or .STX) of the scheduling program being used. The schedule will also be posted as a PDF

- file in the format.
8. Plans for safety, demolition, environmental protection, and similar activities.
  9. Quality Control Plan(s), Testing Plan and Log, Quality Control Reports, Production Reports, Quality Control Specialist Reports, Preparatory Phase Checklist, Initial Phase Checklist, Field Test reports, Summary reports, Rework Items List, etc.
  10. Meeting minutes for quality control meetings, progress meetings, pre-installation meetings, etc.
  11. Any general correspondence submitted.
- G. Compliance Submittals
1. Test reports, certificates, and manufacture field report submittals shall be submitted on **Procore** as PDF attachments. Examples of compliance submittals include, but are not limited to:
    - a. Field test reports.
    - b. Quality Control certifications.
    - c. Manufacturer's documentation and certifications for quality of products and materials provided.
- H. Record and Closeout Submittals
1. Operation and maintenance data and closeout submittals shall be submitted on **Procore** as PDF documents during the approval and review stage as specified, with actual set of documents submitted for final. Examples of record submittals include, but are not limited to:
    - a. Operation and Maintenance Manuals: Final documents shall be submitted as specified.
    - b. As-built Drawings: Final documents shall be submitted as specified.
    - c. Extra Materials, Spare Stock, etc.: Submittal forms shall indicate when actual materials are submitted.
- I. Financial Submittals
1. Schedule of Value, Pay Applications and Change Request Proposals shall be submitted on **Procore**. Supporting material for Pay Applications and Change Requests shall be submitted on **Procore** as PDF attachments. Examples of compliance submittals include, but are not limited to:
    - a. Contractors Schedule of Values
    - b. Contractors Monthly Progress Payment Requests
    - c. Contract Change proposals requested by the project owner

**END OF SECTION**

## SECTION 01 3200

### CONSTRUCTION PROGRESS DOCUMENTATION

#### PART 1 - GENERAL

##### 1.01 SECTION INCLUDES

- A. Construction Progress Schedule
- B. Construction Manager's Construction Schedule
- C. Submittal Schedule
- D. Daily Construction Reports
- E. Progress Photographs

#### PART 2 - PRODUCTS – NOT USED

#### PART 3 - EXECUTION

##### 3.01 CONSTRUCTION MANAGER'S MASTER CONSTRUCTION SCHEDULE

- A. Upon award of package, Contractor agrees to accept and meet or improve upon the schedule proposed in section **00 3113 PRELIMINARY SCHEDULE** with intermediate handoffs. Each package contractor will be required to participate in schedule coordination meetings with the Construction Manager.
- B. If the bid package contractor does not meet the handoff milestones in the master construction schedule, the bid package contractor shall take measures to increase work forces, increase work hours, initiate revisions to means and methods of construction, and/or other similar measures as required to make up lost time and complete the work in accordance with the construction schedule and remain consistent with project progress and overall construction schedule. Such measures shall be at no additional cost to the Owner. The Construction Manager shall have sole discretion on decisions to accelerate work.
- C. Updating the master construction schedule – Contractors are required to attend and participate in schedule coordination update meetings with the Construction Manager. This will be an opportunity for contractors to further define their scheduled scope of work in conjunction with other trades on site.
- D. Acceptance of revised master construction schedule – After an updated master construction schedule has been issued via Procore, Contractors will have 48 hours to dispute the new schedule. All contractors will be held to the last fully accepted master construction schedule.

##### 3.02 CONSTRUCTION PROGRESS SCHEDULE

- A. Submit preliminary outline to the Construction Manager no later than 48 hours prior to the pre-construction meeting for coordination with Owner's requirements.
- B. Submit revised progress schedule with each application for payment.
- C. Schedules will be electronically submitted through Procore.
- D. Distribute copies of reviewed schedules to project site file, subcontractors, suppliers, and other concerned parties.
- E. Instruct recipients to promptly report, in writing, problems anticipated by projections indicated in schedules.
- F. Submit computer generated horizontal bar chart with separate line for each major portion of work or operation, identifying the first day of each week.
- G. Show complete sequence of construction activity, identifying work of separate stages and other

logically grouped activities. Indicate early and late start, early and late finish, float dates, and duration.

- H. Indicate estimated percentage of completion for each item of work at each submission.
- I. Participate in joint review and evaluation of schedule with Construction Manager.
- J. Revisions to schedules:
  - 1. Indicate progress of each activity to date of submittal and projected completion date of each activity.
  - 2. Identify activities modified since previous submittal, major changes in scope, and other identifiable changes.
  - 3. Prepare narrative report to define problem areas, anticipate delays, and impact on schedule. Report corrective action taken, or proposed, and its effect including effect of changes on schedules of separate contractors.

### 3.03 **SUBMITTAL SCHEDULE**

- A. Submit a schedule of submittals, arranged in chronological order by dates required by construction schedule. Include time required for review, re-submittal, ordering, manufacturing, fabrications, and delivery when establishing dates.
  - 1. Coordinate submittal schedule with list of subcontractors, the schedule of values, and construction schedule.
  - 2. Submit concurrently with first complete submittal of contractor's construction schedule.

### 3.04 **DAILY CONSTRUCTION REPORTS**

- A. Daily Construction Reports: Submitted at weekly intervals.
  - 1. Daily Construction Reports will be submitted to Construction Manager.
- B. Prepare a daily construction report recording the following information concerning events at project site:
  - 1. Count of personnel at Project site
  - 2. Equipment at Project site
  - 3. Material Deliveries
  - 4. High and low temperatures and general weather conditions, including presence of rain or snow
  - 5. Accidents
  - 6. Meetings and significant decisions
  - 7. Unusual events
  - 8. Stoppages, delays, shortages, and losses
  - 9. Meter readings and similar recordings
  - 10. Emergency procedures
  - 11. Orders and requests of authorities having jurisdiction
  - 12. Change orders received and implemented
  - 13. Services connected and disconnected
  - 14. Equipment or system tests and startups
  - 15. Partial completions and occupancies
  - 16. Substantial completions authorized

### 3.05 **PROGRESS PHOTOGRAPHS**

- A. Progress photographs will be electronically submitted through Procore.
- B. Preconstruction Photographs: Before starting construction, take photographs of project site and surrounding properties, including existing items to remain during construction, from different

vantage points, as directed by Construction manager.

1. Take additional photographs as required to record existing damage to site, structure, equipment, or finishes.
- C. Periodic Construction Photographs: Take photographs at regular intervals. Select vantage points to show status of construction and progress since last photographs were taken.
- D. Field Completion Construction Photographs: Take photographs after date of Substantial Completion for submission as project record documents. Construction manager will inform of desired vantage points.

**END OF SECTION**

## SECTION 01 3300

### SUBMITTAL PROCEDURES

#### PART 1 - GENERAL

##### 1.01 SECTION INCLUDES

- A. Submittals for Review
- B. Submittals for Information
- C. Submittal Procedures
- D. Samples

#### PART 2 - PRODUCTS – NOT USED

#### PART 3 - EXECUTION

##### 3.01 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 Construction Manager to forward to Architect for review for the limited purpose of checking for conformance with information given and the design concept expressed in the contract documents.
- C. Samples will be reviewed only for aesthetic, color, or finish selection.
- D. After review, provide copies and distribute in accordance with SUBMITTAL PROCEDURES article below and for record document purposes.

##### 3.02 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 Construction Manager, Architect, and Owner's knowledge. No action will be taken.

##### 3.03 SUBMITTAL PROCEDURES

- A. Submittals will be electronically submitted through Procore. Contractor will be invited to join web based program after issue of Notice of Intent to award.
- B. Shop Drawing Procedures:
  - 1. Prepare accurate, drawn-to-scale, original shop drawing documentation by interpreting the Contract Documents and coordinating related Work.
  - 2. Do not reproduce the Contract Documents to create shop drawings.

3. Generic, non-project specific information submitted as shop drawings do not meet the requirements for shop drawings.
- C. Transmit each submittal with a copy of approved submittal form.
- D. Sequentially number the submittal form. Revise submittals with original number and a sequential numeric suffix.
- E. Identify Project, Contractor, Subcontractor or supplier; pertinent drawing and detail number, and specification section number, as appropriate on each copy.
- F. 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.
- G. Schedule submittals to expedite the project and coordinate submission of related items.
- H. For each submittal review, allow 15 days excluding delivery time to and from the contractor.
- I. Identify variations from the Contract Documents and product or system limitations that may be detrimental to successful performance of the completed work.
- J. When revised for resubmission, identify all changes made since previous submission.
- K. Distribute reviewed submittals as appropriate. Instruct parties to promptly report any inability to comply with requirements.
- L. Submittals not requested will not be recognized or processed.

#### 3.04 **SAMPLES**

- A. Submit to Construction Manager to forward to Architect/Engineer for review for limited purpose for checking conformance with information given and design concept expressed in the Contract Documents.
- B. Samples for selection as specified in product sections:
  1. Submit to Construction Manager to forward to Architect/Engineer for aesthetic, color, or finish selections.
  2. Submit samples of finishes from full range of manufacturer's standard colors, textures, and patterns to Construction Manager to forward to Architect/Engineer for selection.
- C. Submit samples to illustrate functional and aesthetic characteristics of products, with integral parts and attachment devices. Coordinate sample submittals for interfacing work.
- D. Include identification on each sample, with full project information.
- E. Submit number of samples specified in individual specification sections.
- F. Photograph of submitted samples, along with transmittal sheet, shall be uploaded as a submittal in Procore.

**END OF SECTION**

## SECTION 01 4000

### QUALITY REQUIREMENTS

#### PART 1 - GENERAL

##### 1.01 SECTION INCLUDES

- A. References
- B. Quality assurance and control of installation
- C. Tolerances
- D. Defect Assessment
- E. Inspection and testing laboratory services
- F. Manufacturer's field services and reports

##### 1.02 REFERENCES

- A. Conform to reference standard in effect at date of contract.
- B. When required by contract documents, obtain copies of standards.
- C. Should specified reference standards conflict with contract documents request clarification from engineer before proceeding.
- D. The contractual relationship of the parties to the contract shall not be altered from the contract documents by mention or inference otherwise in any reference document.

#### PART 2 - PRODUCTS – NOT USED

#### PART 3 - EXECUTION

##### 3.01 QUALITY ASSURANCE/CONTROL OF INSTALLATION

- A. Monitor quality control over suppliers, manufacturers, products, services, site conditions, and workmanship to produce work of specified quality.
- B. Comply fully with manufacturer's instructions, including each step in sequence.
- C. Should manufacturer's instructions conflict with contract documents, request clarification from the engineer prior to proceeding.
- D. Comply with specified standards as a minimum quality for the work except when more stringent tolerances, codes, or specified requirements indicate higher standards or more precise workmanship.
- E. Perform work by persons qualified to produce workmanship of 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 stress, vibration, physical distortion, or disfiguration.

##### 3.02 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.

##### 3.03 DEFECT ASSESSMENT

- A. Replace work or portions of work not conforming to specified requirements.

- B. If, in the option of the Owner, it is not practical to remove and replace the work, Architect will direct an appropriate remedy or recommend adjusted payment.

### **3.04 INSPECTION AND TESTING**

- A. Owner shall include and pay for all required special inspections and testing required by IBC Section 1705, if applicable. This does not include inspections and testing required by other specification sections in this Project Manual. Copies of all testing and inspection reports shall be submitted to the Construction Manager and Design Professional by the testing and inspection agency.
- B. Testing Agency Duties:
  - 1. Provide qualified personnel at site. Cooperate with Architect, Construction Manager, 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. Immediately notify the Construction Manager and contractor of observed irregularities or non-conformance of work or products.
  - 5. Perform additional testing and inspections required by the Owner
- C. Limits on Testing Agency/Inspection Agency Authority:
  - 1. Agency may not release, revoke, alter, or enlarge on requirement of contract documents.
  - 2. Agency may not approve or accept any portion of the work.
  - 3. Agency may not assume any duties of the contractor.
  - 4. Agency has no authority to stop the work.
- D. 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 manufacturer's 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 test/inspections.
    - d. To provide storage and curing of test samples.
  - 4. Notify Construction Manager and laboratory 24 hours prior to expected time for operations requiring testing/inspection.
- E. Re-testing required because of non-conformance to specified requirements shall be performed by the same testing agency on instruction by Architect/Construction Manager.
- F. Re-testing required because of non-conformance to specified requirements shall be paid for by the Contractor.

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

- 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 of equipment as applicable and to initiate instructions when necessary.
- B. Individuals are to report observations and site decisions or instructions given to applicators or installers that are supplemental or contrary to the manufacturers' written instructions.
- C. Submit report in duplicate within 30 days of observation to Construction Manager for review.

**END OF SECTION**

## SECTION 01 5000

### TEMPORARY FACILITIES AND CONTROLS

#### PART 1 - GENERAL

##### 1.01 SECTION INCLUDES

- A. Temporary Utilities
- B. Temporary Sanitary Facilities
- C. Telephone Service
- D. Removal of Utilities, Facilities, and Controls
- E. Temporary Facilities
- F. Equipment
- G. Vehicular Access and Parking
- H. Traffic Regulation
- I. Barriers
- J. Waste Removal

##### 1.02 TEMPORARY UTILITIES

- A. Owner will provide the following:
  - 1. Electrical Power, consisting of connection to existing facilities.
  - 2. Water Supply, consisting of connection to existing facilities.
- B. The Contractor shall pay for installation, maintenance, and removal of temporary utilities. Temporary utilities shall not disrupt the Facility's need for continuous service.

##### 1.03 TEMPORARY SANITARY FACILITIES

- A. Provide and maintain required facilities and enclosures. BP #1 to provide at time of project mobilization.
- B. Maintain daily in clean and sanitary condition.

##### 1.04 TELEPHONE SERVICE

- A. Provide, maintain, and pay for telephone service to field or use a cellular telephone.

##### 1.05 REMOVAL OF UTILITIES, FACILITIES AND CONTROLS

- A. Restore existing facilities used during construction to original condition. Restore permanent facilities used during construction to specified condition.

#### PART 2 - PRODUCTS

##### 2.01 TEMPORARY FACILITIES

- A. Field Offices: Coordinate with Construction Manager and Owner if applicable.

##### 2.02 EQUIPMENT

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

#### PART 3 - EXECUTION

##### 3.01 VEHICULAR ACCESS AND PARKING

- A. Use designated existing on-site roads for construction traffic.
- B. Parking is as directed by Owner.
- C. When site space is not adequate, provide additional off-site parking.
- D. Use of designated existing on-site streets and driveways used for construction traffic is permitted. Track vehicles not allowed on paved areas.
- E. Use of designated areas of existing parking facilities used by construction personnel as permitted.
- F. Do not allow heavy vehicles or construction equipment in parking areas.
- G. Provide and maintain access to fire hydrants, free of obstructions.
- H. Provide means of removing mud from vehicle wheels before entering streets.

### **3.02 TRAFFIC REGULATION**

- A. Flag Persons: Provide trained and equipped flag persons to regulate traffic when construction operations or traffic encroach on public traffic lanes.
- B. Flares and lights: Use flares and lights during hours of low visibility to delineate traffic lanes and to guide traffic.
- C. Haul Routes:
  - 1. Consult with authority having jurisdiction, establish public thoroughfares to be used for haul routes and site access.
- D. Removal:
  - 1. Remove equipment and devices when no longer required.
  - 2. Repair damage caused by demolition.

### **3.03 BARRIERS**

- A. Provide barriers to prevent unauthorized entry to construction areas, to prevent access to areas that could be hazardous to workers or the public, to allow for Owner's use of site and to protect existing facilities and adjacent properties from damage during construction operations.
- 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.

### **3.04 WASTE REMOVAL**

- A. Except for items or materials to be salvaged, recycled or otherwise reused, remove waste materials from project site and legally dispose of them in a landfill or incinerator acceptable to authorities having jurisdiction.
  - 1. Except as otherwise specified, do not allow waste materials that are to be disposed of accumulate on-site.
  - 2. Remove and transport debris in a manner that will prevent spillage on adjacent surfaces and areas.
- B. Burning: Do not burn waste materials.
- C. Waste Disposal Facilities: Provide waste collection containers in sizes adequate to handle waste from construction operations. Comply with requirements of authorities having jurisdiction.

**END OF SECTION**

## SECTION 01 6000

### PRODUCT REQUIREMENTS

#### PART 1 - GENERAL

##### 1.01 SECTION INCLUDES

- A. General product requirements
- B. Product options
- C. Maintenance materials
- D. Transportation and handling
- E. Storage and protections

#### PART 2 - PRODUCTS

##### 2.01 GENERAL PRODUCT REQUIREMENTS

- A. Provide new products unless specifically required or permitted by the contract documents.
- B. Do not use products having any of the following characteristics:
  - 1. Made using or containing CFC's or HCFC's
  - 2. Made of wood from newly cut old growth timber.
- C. Where all other criteria are met, contractor shall give preference to products that:
  - 1. If used on interior, have lower emissions
  - 2. If wet-applied, have lower VOC content
  - 3. Are extracted, harvested, and/or manufactured closer to the location of the project
  - 4. Have longer documented life span under normal used
  - 5. Result in less construction waste
  - 6. Are made of vegetable materials that are rapidly renewable

##### 2.02 PRODUCT OPTIONS

- 1. Products specified by reference standards or by description only: Use of any product meeting those standards or description.
- 2. Products specified by naming one or more manufacturers, with or without a provision for substitutions: Use a product of one of the manufacturers named and meeting specifications or submit a request for substitution for any manufacturer not named by the date specified in this project manual. Substitution requests shall be emailed to the Issuing Officer at the email address provided in Instructions to Bidders Section 1.04.

##### 2.03 MAINTENANCE MATERIALS

- 1. Furnish extra materials, spare parts, tools, and software of types and in quantities specified in individual specification sections.
- 2. Deliver to project site; obtain receipt prior to final payment.

#### PART 3 - EXECUTION

##### 3.01 TRANSPORTATION AND HANDLING

- A. Package products for shipment in manner to prevent damage; for equipment, package to avoid loss of factory calibration.
- B. If special precautions are required, attach instructions prominently and legibly on outside of packaging.
- C. Coordinate schedule of product delivery to designated prepared areas in order to minimize site storage time and potential damage to stored materials.

- D. Transport and handle products in accordance with manufacturer's instructions.
- E. Transport materials in covered trucks to prevent contamination of product and littering of surrounding areas.
- F. Promptly inspect shipments to ensure that products comply with requirements, quantities are correct, and products are undamaged.
- G. Provide equipment and personnel to handle products by methods to prevent soiling, disfigurement, or damage, and to minimize handling.
- H. Arrange for the return of packing materials, such as wood pallets, where economically feasible.

### **3.02 STORAGE AND PROTECTIONS**

- A. Designate receiving/storage areas for incoming products so that they are delivered according to installation schedule and placed convenient to work area in order to minimize waste due to excessive materials handling and misapplication.
- B. Store and protect products in accordance with manufacturers' instructions.
- C. Store with seals and labels intact and legible.
- D. Store sensitive products in weather tight, climate controlled, enclosures in an environment favorable to the product.
- E. For exterior storage of fabricated products, place on sloped supports above ground.
- F. Protect products from damage or deterioration due to construction operations, weather, precipitation, humidity, temperature, sunlight and ultraviolet light, dirt, dust, and other contaminants.
- G. Comply with manufacturers' warranty conditions, if any.
- H. Cover product subject to deterioration with impervious sheet covering. Provide ventilation to prevent condensation and degradation of products.
- I. Prevent contact with material that may cause corrosion, discoloration, or staining.
- J. Provide equipment and personnel to store products by methods to prevent soiling, disfigurement, or damage.
- K. Arrange storage of products to permit access for inspection. Periodically inspect to verify products are undamaged and are maintained in acceptable condition.

**END OF SECTION**

## SECTION 01 7300

### EXECUTION

#### PART 1 - GENERAL

##### 1.01 SECTION INCLUDES

- A. Examination, preparation, and general installation procedures
- B. Alteration project procedures
- C. Cutting and patching
- D. Cleaning and protection
- E. Adjusting

#### PART 2 - PRODUCTS – NOT USED

#### PART 3 - EXECUTION

##### 3.01 EXAMINATION, PREPARATION, AND GENERAL INSTALLATION PROCEDURES

- 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 misproduction.
- 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; include 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.
- G. Clean substrate surfaces prior to applying next material or substance.
- H. Seal cracks or openings of substrate prior to applying next material or substance.
- I. Apply manufacturer required or recommended substrate primer, sealer, or conditioner prior to applying any new material or substance in contact or bond.
- J. Install products as specified in individual sections, in accordance with manufacturer's instructions and recommendations, and so as to avoid waste due to necessity for replacement.
- K. Make vertical elements plumb and horizontal elements level, unless otherwise indicated.
- L. Install equipment and fittings plumb and level, neatly aligned with adjacent vertical and horizontal lines, unless otherwise indicated.
- M. Make consistent texture on surfaces, with seamless transitions, unless otherwise indicated.
- N. Make neat transitions between different surfaces, maintaining texture and appearance.

##### 3.02 ALTERATION PROJECT PROCEDURES

- A. Materials: As specified in product sections match existing products and work for patching and extending work.
- B. Employ skilled and experienced installer to perform alteration work.
- C. Close openings in exterior surfaces to protect existing work from weather and extremes of temperature and humidity.
- D. Remove unsuitable material not marked for salvage, including rotted wood, corroded metals, and deteriorated masonry and concrete. Replace materials as specified for finished work.
- E. Remove, cut and patch work in a manner to minimize damage and to provide a means of restoring products and finished to original condition.

- F. Remove debris and abandoned items from area and from concealed spaces.
- G. Refinish visible existing surfaces to remain in renovated rooms and spaces to specified condition for each material with a neat transition to adjacent finishes.
- H. Where new work abuts or aligns with existing, perform a smooth and even transition. Patched work to match existing adjacent work in texture and appearance.
- I. When finished surfaces are cut so that a smooth transition with new work is not possible, terminate existing surface along a straight line of division and make recommendation to the Construction Manager. Prior to cutting get the Owner's approval.
- J. Where change of plane of ¼ inch or more occurs, submit recommendation for providing smooth transition to the Construction Manager for review.

### **3.03 CUTTING AND PATCHING**

- A. Employ skilled and experienced installer to perform cutting and patching.
- B. Submit written request in advance of cutting or altering elements which affect:
  - 1. Structural integrity of element.
  - 2. Integrity of weather-exposed or moisture-resistant elements.
  - 3. Efficiency, maintenance, or safety of element.
  - 4. Visual qualities of sight exposed elements.
  - 5. Work of owner or separate contractor.
- C. Execute cutting, fitting, and patching to complete work, and to:
  - 1. Fit the several parts together, to integrate with other work.
  - 2. Uncover work to install or correct ill-timed work.
  - 3. Remove and replace defective and non-conforming work.
  - 4. Remove samples of installed work for testing.
  - 5. Provide openings in elements of work for penetrations of mechanical and electrical work.
- D. Execute work by methods to avoid damage to other work and which will provide proper surfaces to receive patching and finishing.
- E. Cut rigid materials using masonry saw or core drill.
- F. Cut masonry and concrete materials using masonry saw or core drill.
- G. Restore work with new products in accordance with requirements of Contract Documents.
- H. Fit work tight to pipes, sleeves, ducts, conduit and other penetrations through surfaces.
- I. Maintain integrity of wall, ceiling or floor construction; completely seal voids.
- J. Refinish surfaces to match adjacent finishes. Refinish to nearest intersection for continuous surfaces. Refinish entire unit for continuous surfaces for an assembly.
- K. Identify hazardous substances or conditions exposed during the work to the engineer for decision or remedy.

### **3.04 CLEANING AND PROTECTION**

- A. Progress cleaning
  - 1. Maintain areas free of waste materials, debris, and rubbish. Maintain site in a clean and orderly condition.
  - 2. Collect and remove waste materials, debris, and trash/rubbish from site periodically and dispose off-site; do not burn or bury.
- B. Protection of installed work
  - 1. Protect installed work from damage by construction operations.
  - 2. Provide special protection where specified in individual specification sections.
  - 3. Provide temporary and removable protection for installed products. Control activity in immediate work area to prevent damage.
  - 4. Remove protective coverings when no longer needed; reuse or recycle plastic coverings if possible.
  - 5. Prohibit traffic from landscaped areas.

**3.05 ADJUSTING**

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

**END OF SECTION**

## SECTION 01 7700

### CLOSEOUT PROCEDURES

#### PART 1 - GENERAL

##### 1.01 SECTION INCLUDES

- A. Inspections
- B. Substantial Completion
- C. Project Record Documents
- D. Warranties
- E. Operations and Maintenance Manuals
- F. Operations and Maintenance Data for Materials and Finishes
- G. Operations and Maintenance Data for Equipment and Systems
- H. Training
- I. Final Completion
- J. Maintenance

#### PART 2 - PRODUCTS – NOT USED

#### PART 3 - EXECUTION

##### 3.01 INSPECTIONS

- A. Ensure all state inspections have been completed by the authority having jurisdiction.
- B. Upload documentation of all test/inspections to Procore.
- C. Submit a written request for inspection of Substantial Completion. On receipt of request, The Design Professional will either proceed with inspection or notify contractor of unfulfilled requirements. The Design Professional will prepare the Certificate of Substantial Completion after inspection or will notify contractor of items, either on contractor's list or additional items identified by architect that must be completed or corrected before certificate will be issued.
  - 1. Re-inspection: Request re inspection 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.

##### 3.02 SUBSTANTIAL COMPLETION

- A. A substantial completion checklist is attached for reference following this specification section.
- B. Make submittals that are required by governing or other authorities.
  - 1. Provide copies to the Construction Manager through upload to Procore.
- C. Before requesting inspection for determining date of Substantial Completion, complete the following. List items below that are incomplete in request.
  - 1. Submit written certification that contract documents have been reviewed, work has been inspected, and that work is completed in accordance with contract documents and ready for review
  - 2. Prepare a list of items to be completed and corrected (punch list), the value of items on the list, and reasons why the work has not been completed.
  - 3. Submit specific warranties, workmanship bonds, maintenance service agreements, final certifications, and similar documents.
  - 4. Make final changeover of permanent locks and deliver key to the owner. Advise owner's personnel of changeover in security provisions.
  - 5. Complete startup testing of systems.
  - 6. Submit test/adjust, balance records.
  - 7. Terminate and remove temporary facilities from project site, along with mockups, construction tools, and similar elements.

8. Advise owner of changeover in heat and other utilities.
9. Submit changeover information related to owner's occupancy, use, operation, and maintenance.
10. Complete final cleaning requirements, including touch up painting.
11. Touch up and otherwise repair and restore marred exposed finishes to eliminate visual defects.

### **3.03 PROJECT RECORD DOCUMENTS**

- A. Maintain on site one set of the following record documents; record actual revisions to the work:
  1. Drawings
  2. Specifications
  3. Addenda
  4. Change orders and other modifications to the contract
  5. Reviewed shop drawings, product data, and samples
- 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, not less than weekly.
- E. Specifications: Legibly mark and record at each product section description of actual products installed, including the following:
  1. Manufacturer's name and product model and number.
  2. Product substitutions or alterations utilized.
  3. Changes made by Addenda and modifications.
- F. Record Drawings:
  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. Record Drawings shall be uploaded to Procore in pdf format.

### **3.04 WARRANTIES**

- A. Submit written warranties for designated portions of the work where commencement of warranties other than date of Substantial Completion is indicated.
- B. Submit properly executed warranties in Procore prior to Final Completion.
- C. Verify that documents are in proper form, contain full information, and are notarized.
- D. Organize warranty documents into an orderly sequence based on the table of contents of the Project Manual.
- E. Include warranties in operation and maintenance manuals.
- F. Items of work delayed beyond date of Substantial Completion, provide updated submittal after acceptance by Owner, listing date of acceptance as start of warranty period

### **3.05 OPERATIONS AND MAINTENANCE MANUALS**

- A. Format: Submit operations and maintenance manuals in the following format:
  1. Portable Document Format (PDF) electronic file. Assemble each manual into a composite electronically indexed file. Submit on digital media acceptable to Owner and upload to Procore.
    - a. Name each indexed document file in composite electronic index with applicable item name. Include a complete electronically linked operation and maintenance directory.

2. Assemble with data arranged in the same sequence as, and identified by the specification sections. Where systems involve more than one specification section, provide separate index for each system.
  3. Include project directory listing title and address of project, names, addresses, and telephone numbers of Architect, Consultants, Contractor and subcontractors, with names of responsible parties.
  4. Include Table of Contents listing every item separated by index and specification section.
- B. Source Data: For each product or system, list names, addresses, and telephone numbers of subcontractors and suppliers, including local source of supplies and replacement parts.
  - C. Product Data: Mark each sheet to clearly identify specific products and component parts, and data applicable to installation. Delete inapplicable information.
  - D. 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.
  - E. Typed Text: As required to supplement product data. Provide logical sequence of instructions for each procedure, incorporating manufacturer's instructions.

### **3.06 OPERATIONS 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. Moisture protection and weather-exposed products: Include product data listing applicable reference standards, chemical composition, and details of installation. Provide recommendations for inspections, maintenance, and repair.
- D. Additional information as specified in individual product specification sections.
- E. 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 specified products.

### **3.07 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 replacement 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 specified products.
- C. Panelboard Circuit Directories: Provide electrical service characteristics, controls, and communications; typed.
- D. Include color coded wiring diagrams as installed.
- E. Operating procedures: Include start-up, break-in, and routine normal operating instructions and sequences. Include regulation, control, stopping, shut-down, and emergency instructions. Include summer, winter, and any special operating instructions.
- F. Maintenance requirements: Include routine procedure and guide for preventative maintenance and troubleshooting; disassembly, repair, and reassembly instructions; and alignment, adjusting, balancing, and checking instructions.
- G. Provide servicing and lubrication schedule and list of lubricants required.
- H. Include manufacturer's printed operation and maintenance instructions.
- I. Include sequence of operation by controls manufacturer.

- J. Provide original manufacturer's parts list, illustrations, assembly drawings, and diagrams required for maintenance.
- K. Provide control diagrams by controls manufacturer as installed.
- L. Provide contractor's coordination drawings, with color coded piping diagrams as installed.
- M. Provide charts of valve tag numbers, with location and function of each valve, keyed to flow and control diagrams.
- N. Provide list of original manufacturer's spare parts, current prices, and recommended quantities to be maintained in storage.
- O. Include test and balancing reports.
- P. Additional requirements: As specified in individual specification sections.

### **3.08 TRAINING**

- A. Demonstrate operations of systems, subsystems, and equipment.
- B. Train in operation and maintenance of systems, subsystems, and equipment
- C. Coordinate instruction schedule with Owner's operations. Adjust schedule as required to minimize disrupting Owner's operations and to ensure availability of Owner's personnel.
- D. Submit written agenda to Construction Manager for approval prior to scheduling training.
- E. Engage qualified instructors to instruct Owner's personnel to adjust, operate, and maintain systems, subsystems, and equipment not part of a system.

### **3.09 FINAL COMPLETION**

- A. A final completion checklist is attached for reference following this specification section.
- B. Before requesting final inspection for determining date of Final Completion, complete the following:
  - 1. Complete punch list items.
  - 2. Prepare and submit project record documents, operation and maintenance manuals, damage or settlement surveys, and similar final record information.
  - 3. Deliver tools, spare parts, extra materials, and similar items to location designated by owner. Label with manufacturer's name and model number where applicable.
  - 4. Instruct Owner's personnel in operation, adjustment, and maintenance of products, equipment, and systems.
  - 5. All trailers, construction signs, unused, broken or demolition materials have been removed from the site and the premises returned to the original condition in the opinion of the Owner and Design Professional.
  - 6. Submit a final Application for Payment (retainage).
- C. Upon receipt of final payment complete final completion certificate in Procore.

**END OF SECTION**

# Substantial Completion Project Checklist

Date: \_\_\_\_\_

DAS Project Number: \_\_\_\_\_

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

Location: \_\_\_\_\_

Contractor: \_\_\_\_\_

In order to process the 99% payment (100% pay app less closeout and retainage) on a Capital Project, the Department of Administrative Services needs the following information. Please complete this form and obtain the necessary documents.

**Have all state inspections been completed and documentation uploaded to Procore?**  
*(Including but not limited to the following inspections)*

**Boiler Inspection**  Yes  No  N/A

**Water Heater Inspection**  Yes  No  N/A

**Energy Code Inspection**  Yes  No  N/A

**Building Code Inspection**  Yes  No  N/A

**Electrical Inspection**  Yes  No  N/A

**Elevator Inspection**  Yes  No  N/A

**Other:** \_\_\_\_\_  Yes  No  N/A

Occupancy Permit if applicable

Test and Balance has been performed

Certificate of Substantial Completion in Procore (Consensus Docs 814)

**Are there any disputes with the above mentioned vendor which need resolution?**

Yes (provide description below)  No

\_\_\_\_\_  
\_\_\_\_\_

**Can payment (less closeout and retainage) be released?**  Yes  No

## Final Completion Project Checklist

Date: \_\_\_\_\_

DAS Project Number: \_\_\_\_\_

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

Location: \_\_\_\_\_

Contractor: \_\_\_\_\_

In order to process the 100% payment and Retainage payment on a Capital Project, the Department of Administrative Services needs the following information. Please complete this form and obtain the necessary documents.

Have all Warranties been received?  Yes  No

Have the Operations and Maintenance Manuals been received?  Yes  No

Who is in possession of the O & M Manuals? \_\_\_\_\_

Has all training been completed?  Yes  No

Have all as-built drawings been scanned and uploaded into Procore?  Yes  No

Have electronic drawing/specification files been transferred to DAS?  Yes  No

Have all Test & Balance reports been received?  Yes  No

Have all punchlist items been corrected?  Yes  No

**573 Notification** (*To be obtained from the general contractor*): Copy of general contractor's notification of application for retainage to all subcontractors and suppliers. General contractor must follow IAC 26 section 23.13.2.

**AIA Form G706 – Contractor's Affidavit of Payment of Debts and Claims**

**AIA Form G706A – Contractor's Affidavit of Release of Liens**

**AIA Form G707 – Consent of Surety Company to Final Payment**

**Certificate of Final Completion in Procore (Consensus Docs 815)**

Are there any disputes with the above mentioned vendor which need resolution?

Yes (provide description below)  No

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Can 100% payment and retainage payment be released?  Yes  No

## **SECTION 02 4100 DEMOLITION**

### **PART 1 GENERAL**

#### **1.01 SECTION INCLUDES**

- A. Building demolition excluding removal of hazardous materials and toxic substances.
- B. Selective demolition of building elements for alteration purposes.

#### **1.02 RELATED REQUIREMENTS**

- A. Section 01 1000 - Summary: Limitations on Contractor's use of site and premises.
- B. Section 01 1000 - Summary: Description of items to be salvaged or removed for re-use by Contractor.
- C. Section 01 5000 - Temporary Facilities and Controls: Site fences, security, protective barriers, and waste removal.
- D. Section 01 6000 - Product Requirements: Handling and storage of items removed for salvage and relocation.
- E. Section 01 7000 - Execution and Closeout Requirements: Project conditions; protection of bench marks, survey control points, and existing construction to remain; reinstallation of removed products; temporary bracing and shoring.

#### **1.03 REFERENCE STANDARDS**

- A. 29 CFR 1926 - U.S. Occupational Safety and Health Standards; current edition.

#### **1.04 SUBMITTALS**

- A. See Section 01 3000 - Administrative Requirements, for submittal procedures.
- B. Site Plan: Showing:
  - 1. Areas for temporary and permanent placement of removed materials.
- C. Demolition Plan: Submit demolition plan as specified by OSHA and local authorities.
  - 1. Indicate extent of demolition, removal sequence, bracing and shoring, and location and construction of barricades and fences.
  - 2. Identify demolition firm and submit qualifications.
  - 3. Include a summary of safety procedures.
- D. Project Record Documents: Accurately record actual locations of capped and active utilities and subsurface construction.

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

### **PART 3 EXECUTION**

#### **3.01 SCOPE**

- A. Remove portions of existing building as required to accomplish new work.
- B. Remove other items indicated, for salvage, relocation, and recycling.

#### **3.02 GENERAL PROCEDURES AND PROJECT CONDITIONS**

- A. Comply with applicable codes and regulations for demolition operations and safety of adjacent structures and the public.
  - 1. Obtain required permits.
  - 2. Comply with applicable requirements of NFPA 241.
  - 3. Take precautions to prevent catastrophic or uncontrolled collapse of structures to be removed; do not allow worker or public access within range of potential collapse of unstable structures.
  - 4. Provide, erect, and maintain temporary barriers and security devices.
  - 5. Use physical barriers to prevent access to areas that could be hazardous to workers or the public.

6. Conduct operations to minimize effects on and interference with adjacent structures and occupants.
  7. Do not close or obstruct roadways or sidewalks without permit.
  8. Conduct operations to minimize obstruction of public and private entrances and exits; do not obstruct required exits at any time; protect persons using entrances and exits from removal operations.
  9. Obtain written permission from owners of adjacent properties when demolition equipment will traverse, infringe upon or limit access to their property.
- B. Do not begin removal until receipt of notification to proceed from Owner.
  - C. Protect existing structures and other elements that are not to be removed.
    1. Provide bracing and shoring.
    2. Prevent movement or settlement of adjacent structures.
    3. Stop work immediately if adjacent structures appear to be in danger.
  - D. If hazardous materials are discovered during removal operations, stop work and notify Architect and Owner; hazardous materials include regulated asbestos containing materials, lead, PCB's, and mercury.

### **3.03 EXISTING UTILITIES**

- A. Coordinate work with utility companies; notify before starting work and comply with their requirements; obtain required permits.
- B. Protect existing utilities to remain from damage.
- C. Do not disrupt public utilities without permit from authority having jurisdiction.
- D. Do not close, shut off, or disrupt existing life safety systems that are in use without at least 7 days prior written notification to Owner.
- E. Do not close, shut off, or disrupt existing utility branches or take-offs that are in use without at least 3 days prior written notification to Owner.
- F. Locate and mark utilities to remain; mark using highly visible tags or flags, with identification of utility type; protect from damage due to subsequent construction, using substantial barricades if necessary.
- G. Remove exposed piping, valves, meters, equipment, supports, and foundations of disconnected and abandoned utilities.

### **3.04 SELECTIVE DEMOLITION FOR ALTERATIONS**

- A. Drawings showing existing construction and utilities are based on casual field observation only.
  1. Verify that construction and utility arrangements are as indicated.
  2. Report discrepancies to Architect before disturbing existing installation.
  3. Beginning of demolition work constitutes acceptance of existing conditions that would be apparent upon examination prior to starting demolition.
- B. Remove existing work as indicated and as required to accomplish new work.
  1. Remove items indicated on drawings.
- C. Services (Including but not limited to HVAC, Plumbing, Fire Protection, Electrical, and Telecommunications): Remove existing systems and equipment as indicated.
  1. Maintain existing active systems that are to remain in operation; maintain access to equipment and operational components.
  2. Where existing active systems serve occupied facilities but are to be replaced with new services, maintain existing systems in service until new systems are complete and ready for service.
  3. Verify that abandoned services serve only abandoned facilities before removal.
  4. Remove abandoned pipe, ducts, conduits, and equipment, including those above accessible ceilings; remove back to source of supply where possible, otherwise cap stub and tag with identification.

- D. Protect existing work to remain.
  - 1. Prevent movement of structure; provide shoring and bracing if necessary.
  - 2. Perform cutting to accomplish removals neatly and as specified for cutting new work.
  - 3. Repair adjacent construction and finishes damaged during removal work.
  - 4. Patch as specified for patching new work.

**3.05 DEBRIS AND WASTE REMOVAL**

- A. Remove debris, junk, and trash from site.
- B. Leave site in clean condition, ready for subsequent work.
- C. Clean up spillage and wind-blown debris from public and private lands.

**END OF SECTION 02 4100**

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**SECTION 03 0100  
MAINTENANCE OF CONCRETE**

**PART 1 GENERAL**

**1.01 SECTION INCLUDES**

- A. Cleaning of existing concrete surfaces.
- B. Resurfacing of concrete surfaces having spalled areas and other damage.

**1.02 REFERENCE STANDARDS**

- A. ASTM C33/C33M - Standard Specification for Concrete Aggregates; 2018.
- B. ASTM C39/C39M - Standard Test Method for Compressive Strength of Cylindrical Concrete Specimens; 2016b.
- C. ASTM C404 - Standard Specification for Aggregates for Masonry Grout; 2018.
- D. ICRI 310.2R - Selecting and Specifying Concrete Surface Preparation; 2013.

**1.03 SUBMITTALS**

- A. See Section 01 3000 - Administrative Requirements, for submittal procedures.
- B. Product Data: Indicate product standards, physical and chemical characteristics, technical specifications, limitations, maintenance instructions, and general recommendations regarding each material.

**1.04 DELIVERY, STORAGE, AND HANDLING**

- A. Comply with manufacturers' instructions for storage, shelf life limitations, and handling of products.

**PART 2 PRODUCTS**

**2.01 CLEANING MATERIALS**

- A. Detergent: Non-ionic detergent.

**2.02 CEMENTITIOUS PATCHING AND REPAIR MATERIALS**

- A. Manufacturers:
  - 1. Adhesives Technology Corporation: [www.atcepoxy.com/#sle](http://www.atcepoxy.com/#sle).
  - 2. ARDEX Engineered Cements: [www.ardexamericas.com/#sle](http://www.ardexamericas.com/#sle).
  - 3. Dayton Superior Corporation: [www.daytonsuperior.com/#sle](http://www.daytonsuperior.com/#sle).
  - 4. Euclid Chemical Company: [www.euclidchemical.com/#sle](http://www.euclidchemical.com/#sle).
  - 5. Kaufman Products Inc: [www.kaufmanproducts.net/#sle](http://www.kaufmanproducts.net/#sle).
  - 6. Master Builders Solutions: [www.master-builders-solutions.com/en-us/#sle](http://www.master-builders-solutions.com/en-us/#sle).
  - 7. The QUIKRETE Companies: [www.quikrete.com/#sle](http://www.quikrete.com/#sle).
  - 8. SpecChem, LLC: [www.specchemllc.com/#sle](http://www.specchemllc.com/#sle).
  - 9. Stauf USA LLC: [www.staufusa.com/#sle](http://www.staufusa.com/#sle).
  - 10. W. R. Meadows, Inc: [www.wrmeadows.com/#sle](http://www.wrmeadows.com/#sle).
  - 11. Substitutions: See Section 01 6000 - Product Requirements.
- B. Cementitious Repair Mortar, Trowel Grade: One- or two-component, factory-mixed, polymer-modified cementitious mortar.
  - 1. Mixed with water or latex type bonding agent in proportions as recommended by manufacturer.
- C. Pre-Blended Concrete Mix for Small Projects: Construction-grade Portland cement uniformly blended with aggregates and other approved concrete ingredients, requiring only the addition of water.
  - 1. Compressive Strength: 4000 pounds per square inch, minimum, at 28 days, when tested in accordance with ASTM C39/C39M.

### **2.03 ACCESSORIES**

- A. Portland Cement: ASTM C150/C150M, Type I, grey.
- B. Sand: ASTM C33/C33M or ASTM C404; uniformly graded, clean.
- C. Water: Clean and potable.

## **PART 3 EXECUTION**

### **3.01 EXAMINATION**

- A. Verify that surfaces are ready to receive work.
- B. Beginning of installation means acceptance of substrate.

### **3.02 PREPARATION**

- A. Prepare concrete surfaces to be repaired according to ICRI 310.2R.

### **3.03 CLEANING EXISTING CONCRETE**

- A. Clean concrete surfaces of dirt or other contamination using the gentlest method that is effective.
  - 1. Try the gentlest method first, then, if not clean enough, use a less gentle method taking care to watch for impending damage.
  - 2. Clean out cracks and voids using same methods.
- B. The following are acceptable cleaning methods, in order from gentlest to less gentle:
  - 1. Water washing using low-pressure, maximum of 100 psi, and, if necessary, brushes with natural or synthetic bristles.
  - 2. Increasing the water washing pressure to maximum of 400 psi.
  - 3. Adding detergent to washing water; with final water rinse to remove residual detergent.
  - 4. Steam-generated low-pressure hot-water washing.

### **3.04 CONCRETE SURFACE REPAIR USING CEMENTITIOUS MATERIALS**

- A. Clean concrete surfaces, cracks, and joints of dirt, laitance, corrosion, and other contamination using method(s) specified above and allow to dry.
- B. Apply coating of bonding agent to entire concrete surface to be repaired.
- C. Fill voids with cementitious mortar flush with surface.
- D. Apply repair mortar by steel trowel to a minimum thickness of 1/4 inch over entire surface, terminating at a vertical change in plane on all sides.
- E. Trowel finish to match adjacent concrete surfaces.

**END OF SECTION 03 0100**

**SECTION 05 5000  
METAL FABRICATIONS**

**PART 1 GENERAL**

**1.01 SECTION INCLUDES**

- A. Shop fabricated steel items.
  - 1. Fabricated items include, but are not limited to, the following:
    - a. Steel framing and supports for applications where framing and supports are not specified in other Sections.

**1.02 REFERENCE STANDARDS**

- A. ASTM A36/A36M - Standard Specification for Carbon Structural Steel; 2019.
- B. ASTM A123/A123M - Standard Specification for Zinc (Hot-Dip Galvanized) Coatings on Iron and Steel Products; 2017.
- C. ASTM A501/A501M - Standard Specification for Hot-Formed Welded and Seamless Carbon Steel Structural Tubing; 2014.
- D. SSPC-Paint 15 - Steel Joist Shop Primer/Metal Building Primer; 1999 (Ed. 2004).
- E. SSPC-Paint 20 - Zinc-Rich Primers (Type I, "Inorganic," and Type II, "Organic"); 2002 (Ed. 2004).

**1.03 SUBMITTALS**

- A. Shop Drawings: Indicate profiles, sizes, connection attachments, reinforcing, anchorage, size and type of fasteners, and accessories. Include erection drawings, elevations, and details where applicable.
  - 1. Indicate welded connections using standard AWS A2.4 welding symbols. Indicate net weld lengths.

**1.04 QUALITY ASSURANCE**

- A. Design all metal fabrications under direct supervision of a Professional Structural Engineer experienced in design of this Work and licensed in the State in which the Project is located.
- B. Coordinate installation of anchorages. Furnish setting drawings, templates, and directions for installing anchorages, including sleeves, concrete inserts, anchor bolts, and items with integral anchors, that are to be embedded in concrete or masonry. Deliver such items to Project site in time for installation.

**PART 2 PRODUCTS**

**2.01 MATERIALS - STEEL**

- A. Steel Sections: ASTM A36/A36M.
- B. Steel Tubing: ASTM A501/A501M hot-formed structural tubing.
- C. Plates: ASTM A283/A283M.
- D. Pipe: ASTM A53/A53M, Grade B Schedule 40, black finish.
- E. Bolts, Nuts, and Washers: ASTM F3125/F3125M, Type 1, galvanized to ASTM A153/A153M where connecting galvanized components.
- F. Welding Materials: AWS D1.1/D1.1M; type required for materials being welded.
- G. Shop and Touch-Up Primer: SSPC-Paint 15, complying with VOC limitations of authorities having jurisdiction.
- H. Touch-Up Primer for Galvanized Surfaces: SSPC-Paint 20, Type I - Inorganic, complying with VOC limitations of authorities having jurisdiction.

**2.02 FABRICATION**

- A. Fit and shop assemble items in largest practical sections, for delivery to site.

- B. Fabricate items with joints tightly fitted and secured.
- C. Grind exposed joints flush and smooth with adjacent finish surface. Make exposed joints butt tight, flush, and hairline. Ease exposed edges to small uniform radius.
- D. Supply components required for anchorage of fabrications. Fabricate anchors and related components of same material and finish as fabrication, except where specifically noted otherwise.

### **2.03 FABRICATED ITEMS**

- A. Miscellaneous Framing and Supports: Provide steel framing and supports not specified in other Sections as needed to complete the Work.
  - 1. Fabricate units from steel shapes, plates, and bars of welded construction unless otherwise indicated. Fabricate to sizes, shapes, and profiles indicated and as necessary to receive adjacent construction.
- B. Lintels: As detailed; galvanized finish.
- C. Miscellaneous Steel Trim
  - 1. Unless otherwise indicated, fabricate units from steel shapes, plates, and bars of profiles shown with continuously welded joints and smooth exposed edges. Miter corners and use concealed field splices where possible.
  - 2. Galvanize miscellaneous steel trim.
- D. Elevator Hoistway Divider Beams: Beam sections; prime paint finish.

### **2.04 FINISHES - STEEL**

- A. Prime Painting: One coat.
- B. Galvanizing of Non-structural Items: Galvanize after fabrication to ASTM A123/A123M requirements.

### **2.05 FABRICATION TOLERANCES**

- A. Squareness: 1/8 inch maximum difference in diagonal measurements.
- B. Maximum Offset Between Faces: 1/16 inch.
- C. Maximum Misalignment of Adjacent Members: 1/16 inch.
- D. Maximum Bow: 1/8 inch in 48 inches.
- E. Maximum Deviation From Plane: 1/16 inch in 48 inches.

## **PART 3 EXECUTION**

### **3.01 EXAMINATION**

- A. Verify that field conditions are acceptable and are ready to receive work.

### **3.02 INSTALLATION**

- A. Install items plumb and level, accurately fitted, free from distortion or defects.
- B. Provide for erection loads, and for sufficient temporary bracing to maintain true alignment until completion of erection and installation of permanent attachments.
- C. Anchor bollards in place with concrete footings, unless otherwise indicated. Center and align bollards in holes 3 inches above bottom of excavation. Place concrete and vibrate or tamp for consolidation. Support and brace bollards in position until concrete has cured.
- D. Field weld components as indicated on shop drawings.
- E. Perform field welding in accordance with AWS D1.1/D1.1M.
- F. Obtain approval prior to site cutting or making adjustments not scheduled.

### **3.03 TOLERANCES**

- A. Maximum Variation From Plumb: 1/4 inch per story, non-cumulative.
- B. Maximum Offset From True Alignment: 1/4 inch.

C. Maximum Out-of-Position: 1/4 inch.

**END OF SECTION 05 5000**

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**SECTION 06 1000  
ROUGH CARPENTRY**

**PART 1 GENERAL**

**1.01 SECTION INCLUDES**

- A. Nonstructural dimension lumber framing.
- B. Rough opening framing for doors, windows, and roof openings.
- C. Sheathing.
- D. Fire retardant treated wood materials.
- E. Concealed wood blocking, nailers, and supports.

**1.02 REFERENCE STANDARDS**

- A. PS 20 - American Softwood Lumber Standard; 2015.

**1.03 SUBMITTALS**

- A. See Section 01 3000 - Administrative Requirements for submittal procedures.
- B. Product Data: Provide technical data on wood preservative materials and application instructions.

**1.04 DELIVERY, STORAGE, AND HANDLING**

- A. General: Cover wood products to protect against moisture. Support stacked products to prevent deformation and to allow air circulation.
- B. Fire Retardant Treated Wood: Prevent exposure to precipitation during shipping, storage, or installation.

**PART 2 PRODUCTS**

**2.01 GENERAL REQUIREMENTS**

- A. Dimension Lumber: Comply with PS 20 and requirements of specified grading agencies.
  - 1. If no species is specified, provide any species graded by the agency specified; if no grading agency is specified, provide lumber graded by any grading agency meeting the specified requirements.
  - 2. Grading Agency: Any grading agency whose rules are approved by the Board of Review, American Lumber Standard Committee ([www.alsc.org](http://www.alsc.org)) and who provides grading service for the species and grade specified; provide lumber stamped with grade mark unless otherwise indicated.
- B. Lumber fabricated from old growth timber is not permitted.

**2.02 ACCESSORIES**

- A. Fasteners and Anchors:
  - 1. Metal and Finish: Hot-dipped galvanized steel complying with ASTM A153/A153M for high humidity and preservative-treated wood locations, unfinished steel elsewhere.

**2.03 FACTORY WOOD TREATMENT**

- A. Treated Lumber and Plywood: Comply with requirements of AWWPA U1 - Use Category System for wood treatments determined by use categories, expected service conditions, and specific applications.
  - 1. Fire-Retardant Treated Wood: Mark each piece of wood with producer's stamp indicating compliance with specified requirements.
- B. Fire Retardant Treatment:
  - 1. Manufacturers:
    - a. Arch Wood Protection, Inc: [www.wolmanizedwood.com](http://www.wolmanizedwood.com).
    - b. Hoover Treated Wood Products, Inc: [www.frtw.com](http://www.frtw.com).
    - c. Koppers, Inc: [www.koppers.com](http://www.koppers.com).

2. Interior Type A: AWPA U1, Use Category UCFA, Commodity Specification H, low temperature (low hygroscopic) type, chemically treated and pressure impregnated; capable of providing a maximum flame spread index of 25 when tested in accordance with ASTM E84, with no evidence of significant combustion when test is extended for an additional 20 minutes.
  - a. Kiln dry wood after treatment to a maximum moisture content of 19 percent for lumber and 15 percent for plywood.
  - b. Treat rough carpentry items as indicated .
  - c. Do not use treated wood in applications exposed to weather or where the wood may become wet.

## **PART 3 EXECUTION**

### **3.01 PREPARATION**

- A. Coordinate installation of rough carpentry members specified in other sections.

### **3.02 INSTALLATION - GENERAL**

- A. Select material sizes to minimize waste.
- B. Reuse scrap to the greatest extent possible; clearly separate scrap for use on site as accessory components, including: shims, bracing, and blocking.
- C. Where treated wood is used on interior, provide temporary ventilation during and immediately after installation sufficient to remove indoor air contaminants.

### **3.03 BLOCKING, NAILERS, AND SUPPORTS**

- A. Provide framing and blocking members as indicated or as required to support finishes, fixtures, specialty items, and trim.

**END OF SECTION 06 1000**

**SECTION 07 8400  
FIRESTOPPING**

**PART 1 GENERAL**

**1.01 SECTION INCLUDES**

- A. Firestopping systems.
- B. Firestopping of all joints and penetrations in fire-resistance rated and smoke-resistant assemblies, whether indicated on drawings or not, and other openings indicated.

**1.02 RELATED REQUIREMENTS**

- A. Section 09 2116 - Gypsum Board Assemblies: Gypsum wallboard fireproofing.

**1.03 REFERENCE STANDARDS**

- A. ASTM E119 - Standard Test Methods for Fire Tests of Building Construction and Materials; 2020.
- B. ASTM E814 - Standard Test Method for Fire Tests of Penetration Firestop Systems; 2013a.
- C. ASTM E1966 - Standard Test Method for Fire Resistive Joint Systems; 2007 (Reapproved 2011).
- D. ASTM E2307 - Standard Test Method for Determining Fire Resistance of Perimeter Fire Barriers Using Intermediate-Scale, Multi-story Test Apparatus; 2015b.
- E. ASTM E2837 - Standard Test Method for Determining the Fire Resistance of Continuity Head-of-Wall Joint Systems Installed Between Rated Wall Assemblies and Nonrated Horizontal Assemblies; 2013.
- F. ITS (DIR) - Directory of Listed Products; current edition.
- G. FM 4991 - Approval Standard for Firestop Contractors; 2013.
- H. FM (AG) - FM Approval Guide; current edition.
- I. UL 1479 - Standard for Fire Tests of Penetration Firestops; Current Edition, Including All Revisions.
- J. UL 2079 - Standard for Tests for Fire Resistance of Building Joint Systems; Current Edition, Including All Revisions.
- K. UL (FRD) - Fire Resistance Directory; Current Edition.

**1.04 SUBMITTALS**

- A. See Section 01 3000 - Administrative Requirements for submittal procedures.
- B. Schedule of Firestopping: List each type of penetration, fire rating of the penetrated assembly, and firestopping test or design number.
- C. Product Data: Provide data on product characteristics, performance ratings, and limitations.

**1.05 QUALITY ASSURANCE**

- A. Fire Testing: Provide firestopping assemblies of designs that provide the scheduled fire ratings when tested in accordance with methods indicated.

**1.06 FIELD CONDITIONS**

- A. Comply with firestopping manufacturer's recommendations for temperature and conditions during and after installation. Maintain minimum temperature before, during, and for 3 days after installation of materials.
- B. Provide ventilation in areas where solvent-cured materials are being installed.

**PART 2 PRODUCTS**

**2.01 MANUFACTURERS**

- A. Firestopping Manufacturers:

1. 3M Fire Protection Products: [www.3m.com/firestop/#sle](http://www.3m.com/firestop/#sle).
2. A/D Fire Protection Systems Inc: [www.adfire.com/#sle](http://www.adfire.com/#sle).
3. Hilti, Inc: [www.us.hilti.com/#sle](http://www.us.hilti.com/#sle).
4. Substitutions: See Section 01 6000 - Product Requirements.

## **2.02 MATERIALS**

- A. Firestopping Materials: Any materials meeting requirements.
- B. Primers, Sleeves, Forms, Insulation, Packing, Stuffing, and Accessories: Provide type of materials as required for tested firestopping assembly.
- C. Fire Ratings: Refer to drawings for required systems and ratings.

## **2.03 FIRESTOPPING ASSEMBLY REQUIREMENTS**

- A. Floor-to-Floor, Wall-to-Wall, and Wall-to-Floor Joints, Except Perimeter, Where Both Are Fire-Rated: Use any system that has been tested according to ASTM E1966 or UL 2079 to have fire resistance F Rating equal to required fire rating of the assembly in which the joint occurs.
- B. Through Penetration Firestopping: Use system that has been tested according to ASTM E814 to have fire resistance F Rating equal to required fire rating of penetrated assembly.

## **2.04 FIRESTOPPING SYSTEMS**

- A. Firestopping: Any material meeting requirements.
  1. Fire Ratings: Use system that is listed by FM (AG), ITS (DIR), or UL (FRD) and tested in accordance with ASTM E814, ASTM E119, or UL 1479 with F Rating equal to fire rating of penetrated assembly and minimum T Rating Equal to F Rating and in compliance with other specified requirements.
  2. Fire Ratings: See drawings for required systems and ratings.

## **2.05 MATERIALS**

- A. Provide all materials required to comply with approved firestopping systems.

## **PART 3 EXECUTION**

### **3.01 EXAMINATION**

- A. Verify openings are ready to receive the work of this section.

### **3.02 PREPARATION**

- A. Clean substrate surfaces of dirt, dust, grease, oil, loose material, or other matter that could adversely affect bond of firestopping material.
- B. Remove incompatible materials that could adversely affect bond.
- C. Install backing materials to prevent liquid material from leakage.

### **3.03 INSTALLATION**

- A. Install materials in manner described in fire test report and in accordance with manufacturer's instructions, completely closing openings.
- B. Do not cover installed firestopping until inspected by Owner's Independent Testing Agency.

### **3.04 CLEANING**

- A. Clean adjacent surfaces of firestopping materials.

### **3.05 PROTECTION**

- A. Protect adjacent surfaces from damage by material installation.

**END OF SECTION 07 8400**

## **SECTION 07 9200 JOINT SEALANTS**

### **PART 1 GENERAL**

#### **1.01 SECTION INCLUDES**

- A. Nonsag gunnable joint sealants.
- B. Joint backings and accessories.

#### **1.02 RELATED REQUIREMENTS**

- A. Section 07 8400 - Firestopping: Firestopping sealants.

#### **1.03 REFERENCE STANDARDS**

- A. ASTM C661 - Standard Test Method for Indentation Hardness of Elastomeric-Type Sealants by Means of a Durometer; 2015.
- B. ASTM C834 - Standard Specification for Latex Sealants; 2014.
- C. ASTM C920 - Standard Specification for Elastomeric Joint Sealants; 2018.
- D. ASTM C1193 - Standard Guide for Use of Joint Sealants; 2016.
- E. ASTM C1248 - Standard Test Method for Staining of Porous Substrate by Joint Sealants; 2008 (Reapproved 2012).
- F. SCAQMD 1168 - South Coast Air Quality Management District Rule No.1168; current edition.

#### **1.04 SUBMITTALS**

- A. See Section 01 3000 - Administrative Requirements, for submittal procedures.
- B. Product Data for Sealants: Submit manufacturer's technical data sheets for each product to be used, that includes the following.
  - 1. Physical characteristics, including movement capability, VOC content, hardness, cure time, and color availability.
  - 2. List of backing materials approved for use with the specific product.
  - 3. Substrates that product is known to satisfactorily adhere to and with which it is compatible.
  - 4. Substrates the product should not be used on.
- C. Color Cards for Selection: Where sealant color is not specified, submit manufacturer's color cards showing standard colors available for selection.

### **PART 2 PRODUCTS**

#### **2.01 MANUFACTURERS**

- A. Non-Sag Sealants: Permits application in joints on vertical surfaces without sagging or slumping.
  - 1. Adhesives Technology Corporation: [www.atcepoxy.com/#sle](http://www.atcepoxy.com/#sle).
  - 2. Bostik Inc: [www.bostik-us.com/#sle](http://www.bostik-us.com/#sle).
  - 3. Dow Chemical Company: [consumer.dow.com/en-us/industry/ind-building-construction.html/#sle](http://consumer.dow.com/en-us/industry/ind-building-construction.html/#sle).
  - 4. Hilti, Inc: [www.us.hilti.com/#sle](http://www.us.hilti.com/#sle).
  - 5. Master Builders Solutions by BASF: [www.master-builders-solutions.basf.us/en-us/#sle](http://www.master-builders-solutions.basf.us/en-us/#sle).
  - 6. Pecora Corporation: [www.pecora.com/#sle](http://www.pecora.com/#sle).
  - 7. Sika Corporation: [www.usa-sika.com/#sle](http://www.usa-sika.com/#sle).
  - 8. Tremco Commercial Sealants & Waterproofing: [www.tremcosealants.com/#sle](http://www.tremcosealants.com/#sle).
  - 9. W.R. Meadows, Inc: [www.wrmeadows.com/#sle](http://www.wrmeadows.com/#sle).
  - 10. Substitutions: See Section 01 6000 - Product Requirements.

#### **2.02 JOINT SEALANT APPLICATIONS**

- A. Scope:

1. Exterior Joints: Seal open joints, whether or not the joint is indicated on drawings, unless specifically indicated not to be sealed. Exterior joints to be sealed include, but are not limited to, the following items.
    - a. Wall expansion and control joints.
    - b. Joints between door, window, and other frames and adjacent construction.
    - c. Joints between different exposed materials.
    - d. Openings below ledge angles in masonry.
    - e. Other joints indicated below.
  2. Interior Joints: Seal open joints, whether or not the joint is indicated on drawings, unless specifically indicated not to be sealed. Interior joints to be sealed include, but are not limited to, the following items.
    - a. Joints between door, window, and other frames and adjacent construction.
    - b. Other joints indicated below.
  3. Do not seal the following types of joints.
    - a. Intentional weepholes in masonry.
    - b. Joints within rainscreen system.
    - c. Joints indicated to be treated with manufactured expansion joint cover or some other type of sealing device.
    - d. Joints where sealant is specified to be provided by manufacturer of product to be sealed.
    - e. Joints where installation of sealant is specified in another section.
    - f. Joints between suspended panel ceilings/grid and walls.
- B. Exterior Joints: Use non-sag non-staining silicone sealant, unless otherwise indicated.
- C. Interior Joints: Use non-sag polyurethane sealant, unless otherwise indicated.
1. Wall and Ceiling Joints in Non-Wet Areas: Acrylic emulsion latex sealant.

### **2.03 NONSAG JOINT SEALANTS**

- A. Non-Staining Silicone Sealant: ASTM C920, Grade NS, Uses M and A; not expected to withstand continuous water immersion or traffic.
  1. Movement Capability: Plus and minus 50 percent, minimum.
  2. Non-Staining To Porous Stone: Non-staining to light-colored natural stone when tested in accordance with ASTM C1248.
  3. Dirt Pick-Up: Reduced dirt pick-up compared to other silicone sealants.
  4. Hardness Range: 15 to 35, Shore A, when tested in accordance with ASTM C661.
  5. Color: To be selected by Architect from manufacturer's standard range.
- B. Polyurethane Sealant: ASTM C920, Grade NS, Uses M and A; single or multi-component; not expected to withstand continuous water immersion or traffic.
  1. Movement Capability: Plus and minus 25 percent, minimum.
  2. Hardness Range: 20 to 35, Shore A, when tested in accordance with ASTM C661.
  3. Color: To be selected by Architect from manufacturer's standard range.
- C. Acrylic Emulsion Latex: Water-based; ASTM C834, single component, non-staining, non-bleeding, non-sagging; not intended for exterior use.
  1. Color: To be selected by Architect from manufacturer's standard range.

### **2.04 ACCESSORIES**

- A. Backer Rod: Cylindrical cellular foam rod with surface that sealant will not adhere to, compatible with specific sealant used, and recommended by backing and sealant manufacturers for specific application.
- B. Backing Tape: Self-adhesive polyethylene tape with surface that sealant will not adhere to and recommended by tape and sealant manufacturers for specific application.
- C. Primers: Type recommended by sealant manufacturer to suit application; non-staining.

## **PART 3 EXECUTION**

### **3.01 EXAMINATION**

- A. Verify that joints are ready to receive work.
- B. Verify that backing materials are compatible with sealants.
- C. Verify that backer rods are of the correct size.

### **3.02 PREPARATION**

- A. Remove loose materials and foreign matter that could impair adhesion of sealant.
- B. Clean joints, and prime as necessary, in accordance with manufacturer's instructions.
- C. Perform preparation in accordance with manufacturer's instructions and ASTM C1193.
- D. Mask elements and surfaces adjacent to joints from damage and disfigurement due to sealant work; be aware that sealant drips and smears may not be completely removable.

### **3.03 INSTALLATION**

- A. Perform work in accordance with sealant manufacturer's requirements for preparation of surfaces and material installation instructions.
- B. Perform installation in accordance with ASTM C1193.
- C. Install bond breaker backing tape where backer rod cannot be used.
- D. Install sealant free of air pockets, foreign embedded matter, ridges, and sags, and without getting sealant on adjacent surfaces.
- E. Do not install sealant when ambient temperature is outside manufacturer's recommended temperature range, or will be outside that range during the entire curing period, unless manufacturer's approval is obtained and instructions are followed.
- F. Nonsag Sealants: Tool surface concave, unless otherwise indicated; remove masking tape immediately after tooling sealant surface.

**END OF SECTION 07 9200**

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**SECTION 09 6500  
RESILIENT FLOORING**

**PART 1 GENERAL**

**1.01 SECTION INCLUDES**

- A. Resilient tile flooring.
- B. Installation accessories.

**1.02 SUBMITTALS**

- A. Product Data: Provide data on specified products, describing physical and performance characteristics; including sizes, patterns and colors available; and installation instructions.
- B. Verification Samples: Submit two samples, 6 by 6 inch in size illustrating color and pattern for each resilient flooring product specified.
- C. Maintenance Data: Include maintenance procedures, recommended maintenance materials, and suggested schedule for cleaning, stripping, and re-waxing.
- D. Maintenance Materials: Furnish the following for Owner's use in maintenance of project.
  - 1. Extra Flooring Material: 1 box of each type and color.

**1.03 DELIVERY, STORAGE, AND HANDLING**

- A. Store all materials off of the floor in an acclimatized, weather-tight space.
- B. Protect roll materials from damage by storing on end.
- C. Do not double stack pallets.

**1.04 FIELD CONDITIONS**

- A. Store materials for not less than 48 hours prior to installation in area of installation at a temperature of 70 degrees F to achieve temperature stability. Thereafter, maintain conditions above 55 degrees F.

**PART 2 PRODUCTS**

**2.01 TILE FLOORING**

- A. Luxury Vinyl Tile:
  - 1. Manufacturers:
    - a. Interface; Product - Brushed Lines, A016.
    - b. Substitutions: See Section 01 6000 - Product Requirements.
  - 2. Color: To be selected by Architect from manufacturer's full range.

**2.02 ACCESSORIES**

- A. Subfloor Filler: White premix latex; type recommended by adhesive material manufacturer.
- B. Primers and Adhesives: Waterproof; types recommended by resilient flooring manufacturer, compatible with materials being adhered.
- C. Moldings, Transition and Edge Strips: Same material as flooring.
- D. Sealer and Wax: Types recommended by flooring manufacturer.

**PART 3 EXECUTION**

**3.01 EXAMINATION**

- A. Verify that surfaces are flat to tolerances acceptable to flooring manufacturer, free of cracks that might telegraph through flooring, clean, dry, and free of curing compounds, surface hardeners, and other chemicals that might interfere with bonding of flooring to substrate.
- B. Cementitious Subfloor Surfaces: Verify that substrates are ready for resilient flooring installation by testing for moisture and alkalinity (pH).
  - 1. Provide sealers and adhesives recommended by manufacturer for installation on cementitious sub-floor surface moisture and pH levels present at time of installation.

### **3.02 PREPARATION**

- A. Prepare floor substrates as recommended by flooring and adhesive manufacturers.
- B. Remove subfloor ridges and bumps. Fill minor low spots, cracks, joints, holes, and other defects with subfloor filler to achieve smooth, flat, hard surface.
- C. Prohibit traffic until filler is fully cured.

### **3.03 INSTALLATION - GENERAL**

- A. Starting installation constitutes acceptance of subfloor conditions.
- B. Install in accordance with manufacturer's written instructions.
- C. Adhesive-Applied Installation:
  - 1. Spread only enough adhesive to permit installation of materials before initial set.
  - 2. Fit joints and butt seams tightly.
  - 3. Set flooring in place, press with heavy roller to attain full adhesion.
- D. Where type of floor finish, pattern, or color are different on opposite sides of door, terminate flooring under centerline of door.
- E. Install edge strips at unprotected or exposed edges, where flooring terminates, and where indicated.
  - 1. Resilient Strips: Attach to substrate using adhesive.
- F. Scribe flooring to walls, columns, cabinets, floor outlets, and other appurtenances to produce tight joints.
- G. Match floor tiles for color and pattern by selecting tiles from cartons in the same sequence as manufactured and packaged, if so numbered. Discard broken, cracked, chipped, or deformed tiles.

### **3.04 INSTALLATION - TILE FLOORING**

- A. Mix tile from container to ensure shade variations are consistent when tile is placed, unless otherwise indicated in manufacturer's installation instructions.

### **3.05 CLEANING**

- A. Remove excess adhesive from floor, base, and wall surfaces without damage.
- B. Clean in accordance with manufacturer's written instructions.
- C. Floor Polish: Remove soil, visible adhesive, and surface blemishes from floor tile surfaces before applying liquid floor polish.
  - 1. Apply four coats.

### **3.06 PROTECTION**

- A. Prohibit traffic on resilient flooring for 48 hours after installation.

**END OF SECTION 09 6500**

**SECTION 09 9000  
PAINTING AND COATING**

**PART 1 GENERAL**

**1.01 SECTION INCLUDES**

- A. Surface preparation.
- B. Field application of paints.
- C. Scope: Finish all interior and exterior surfaces exposed to view, unless fully factory-finished and unless otherwise indicated.
  - 1. Elevator Pit and Machine Room floors.
  - 2. Exposed surfaces of steel lintels and ledge angles.
  - 3. Existing Elevator Frames called out to remain, and be painted.
- D. Do Not Paint or Finish the Following Items:
  - 1. Items fully factory-finished unless specifically so indicated; materials and products having factory-applied primers are not considered factory finished.
  - 2. Items indicated to receive other finishes.
  - 3. Items indicated to remain unfinished.
  - 4. Fire rating labels, equipment serial number and capacity labels, and operating parts of equipment.
  - 5. Floors, unless specifically so indicated.
  - 6. Glass.
  - 7. Concrete masonry in utility, mechanical, and electrical spaces.
  - 8. Concealed pipes, ducts, and conduits.

**1.02 DEFINITIONS**

- A. Conform to ASTM D16 for interpretation of terms used in this section.

**1.03 REFERENCE STANDARDS**

- A. 40 CFR 59, Subpart D - National Volatile Organic Compound Emission Standards for Architectural Coatings; U.S. Environmental Protection Agency; current edition.
- B. ASTM D16 - Standard Terminology for Paint, Related Coatings, Materials, and Applications; 2016.

**1.04 SUBMITTALS**

- A. See Section 01 3000 - Administrative Requirements, for submittal procedures.
- B. Product Data: Provide complete list of all products to be used, with the following information for each:
  - 1. Manufacturer's name, product name and/or catalog number, and general product category (e.g. "alkyd enamel").
  - 2. MPI product number (e.g. MPI #47).
  - 3. Cross-reference to specified paint system(s) product is to be used in; include description of each system.
- C. Samples: Submit three paper "draw down" samples, 8-1/2 by 11 inches in size, illustrating range of colors available for each finishing product specified.
  - 1. Where sheen is specified, submit samples in only that sheen.

**1.05 DELIVERY, STORAGE, AND HANDLING**

- A. Deliver products to site in sealed and labeled containers; inspect to verify acceptability.
- B. Container Label: Include manufacturer's name, type of paint, brand name, lot number, brand code, coverage, surface preparation, drying time, cleanup requirements, color designation, and instructions for mixing and reducing.

- C. Paint Materials: Store at minimum ambient temperature of 45 degrees F and a maximum of 90 degrees F, in ventilated area, and as required by manufacturer's instructions.

#### **1.06 FIELD CONDITIONS**

- A. Do not apply materials when surface and ambient temperatures are outside the temperature ranges required by the paint product manufacturer.
- B. Follow manufacturer's recommended procedures for producing best results, including testing of substrates, moisture in substrates, and humidity and temperature limitations.
- C. Provide lighting level of 80 ft candles measured mid-height at substrate surface.

### **PART 2 PRODUCTS**

#### **2.01 MANUFACTURERS**

- A. Provide all paint and coating products from the same manufacturer no exceptions.
- B. Substitutions: See Section 01 6000 - Product Requirements.

#### **2.02 PAINTS AND COATINGS - GENERAL**

- A. Paints and Coatings: Ready mixed, unless intended to be a field-catalyzed coating.
  - 1. Provide paints and coatings of a soft paste consistency, capable of being readily and uniformly dispersed to a homogeneous coating, with good flow and brushing properties, and capable of drying or curing free of streaks or sags.
  - 2. Supply each coating material in quantity required to complete entire project's work from a single production run.
  - 3. Do not reduce, thin, or dilute coatings or add materials to coatings unless such procedure is specifically described in manufacturer's product instructions. Do
- B. Primers: Where the manufacturer offers options on primers for a particular substrate, use primer categorized as "best" by the manufacturer.
- C. Volatile Organic Compound (VOC) Content:
  - 1. Provide coatings that comply with the most stringent requirements specified in the following:
    - a. 40 CFR 59, Subpart D--National Volatile Organic Compound Emission Standards for Architectural Coatings.
  - 2. Determination of VOC Content: Testing and calculation in accordance with 40 CFR 59, Subpart D (EPA Method 24), exclusive of colorants added to a tint base and water added at project site; or other method acceptable to authorities having jurisdiction.
- D. Flammability: Comply with applicable code for surface burning characteristics.
- E. Sheens: Provide the sheens specified; where sheen is not specified, sheen will be selected later by Architect from the manufacturer's full line.
- F. Colors: To be selected from manufacturer's full range of available colors.

#### **2.03 PAINT SYSTEMS - INTERIOR**

- A. Paint I-OP - All Interior Surfaces Indicated to be Painted, Unless Otherwise Indicated: Including gypsum board and concrete masonry.
  - 1. Two top coats and one coat primer.
  - 2. Primer(s): As recommended by manufacturer of top coats.
- B. Paint I-OP-MD-DT - Medium Duty Door/Trim: For surfaces subject to frequent contact by occupants, including metals:
  - 1. Two top coats and one coat primer.
  - 2. Primer(s): As recommended by manufacturer of top coats.

#### **2.04 ACCESSORY MATERIALS**

- A. Accessory Materials: Provide all primers, sealers, cleaning agents, cleaning cloths, sanding materials, and clean-up materials required to achieve the finishes specified whether specifically indicated or not; commercial quality.

## **PART 3 EXECUTION**

### **3.01 EXAMINATION**

- A. Verify that surfaces are ready to receive work as instructed by the product manufacturer.
- B. Examine surfaces scheduled to be finished prior to commencement of work. Report any condition that may potentially affect proper application.
- C. Test shop-applied primer for compatibility with subsequent cover materials.
- D. Measure moisture content of surfaces using an electronic moisture meter. Do not apply finishes unless moisture content of surfaces are below the following maximums:
  - 1. Gypsum Wallboard: 12 percent.

### **3.02 PREPARATION**

- A. Clean surfaces thoroughly and correct defects prior to coating application.
- B. Prepare surfaces using the methods recommended by the manufacturer for achieving the best result for the substrate under the project conditions.
- C. Remove or mask surface appurtenances, including electrical plates, hardware, light fixture trim, escutcheons, and fittings, prior to preparing surfaces or finishing.
- D. Seal surfaces that might cause bleed through or staining of topcoat.
- E. Remove mildew from impervious surfaces by scrubbing with solution of tetra-sodium phosphate and bleach. Rinse with clean water and allow surface to dry.
- F. Concrete and Unit Masonry Surfaces to be Painted: Remove dirt, loose mortar, scale, salt or alkali powder, and other foreign matter. Remove oil and grease with a solution of tri-sodium phosphate; rinse well and allow to dry. Remove stains caused by weathering of corroding metals with a solution of sodium metasilicate after thoroughly wetting with water. Allow to dry.
- G. Gypsum Board Surfaces to be Painted: Fill minor defects with filler compound. Spot prime defects after repair.
- H. Shop-Primed Steel Surfaces to be Finish Painted: Sand and scrape to remove loose primer and rust. Feather edges to make touch-up patches inconspicuous. Clean surfaces with solvent. Prime bare steel surfaces. Re-prime entire shop-primed item.

### **3.03 APPLICATION**

- A. Apply products in accordance with manufacturer's instructions.
- B. Do not apply finishes to surfaces that are not dry. Allow applied coats to dry before next coat is applied.
- C. Apply each coat to uniform appearance.
- D. Vacuum clean surfaces of loose particles. Use tack cloth to remove dust and particles just prior to applying next coat.
- E. Reinstall electrical cover plates, hardware, light fixture trim, escutcheons, and fittings removed prior to finishing.

### **3.04 CLEANING AND PROTECTION**

- A. Collect waste material that could constitute a fire hazard, place in closed metal containers, and remove daily from site.
- B. At end of each workday, remove empty cans, rags, rubbish, and other discarded paint materials from Project site.
- C. Protect work of other trades, whether being painted or not, against damage from painting. Correct damage by cleaning, repairing or replacing, and repainting, as approved by Architect.
- D. Provide "Wet Paint" signs to protect newly painted finishes.

### **3.05 PROTECTION**

- A. Protect finished coatings until completion of project.

**END OF SECTION 09 9000**

SECTION 14 25 00

HYDRAULIC ELEVATOR MODERNIZATION

IOWA LAW ENFORCEMENT ACADEMY ELEVATOR

PART 1 GENERAL

1.01 WORK INCLUDED

- A. One (1) hydraulic elevator as follows:
  - 1. Hydraulic Passenger Elevator Car No. 1
- B. All engineering, equipment, labor, and permits required to satisfactorily complete elevator modernization required by Contract Documents.
- C. Applicable conditions of General, Special, and Supplemental Conditions, Division 1, and all sections listed in Contract Documents "Table of Contents."
- D. Preventive maintenance as described in Item 1.10 below.
- E. Additional equipment or finishes furnished under other sections, installed under this section:
  - 1. Security system provisions.
- F. Cartage and Hoisting: All required staging, hoisting, and movement to, on, and from the site including new equipment, reused equipment, or dismantling and removal of existing equipment.
- G. Unless specifically identified as "Reuse," "Retain," or "Refurbish," provide new equipment.
- H. Hoistway, pit, and machine room barricades as required.

1.02 RELATED WORK

- A. Review all other specification sections of contract documents for related work to be performed as part of this project.

1.03 DEFINITIONS

- A. Terms used are defined in the latest edition of the Safety Code for Elevators and Escalators, ASME A17.1.
- B. Reference to a device or a part of the equipment applies to the number of devices or parts required to complete the installation.
- C. Provisions of this specification are applicable to all elevators unless identified otherwise.

1.04 QUALITY ASSURANCE

- A. Approved Providers: Alternate Providers must receive approval of Architect and/or Consultant at least 14 days prior to the questions deadline so they can be incorporated into the last addendum per DAS requirements. No post bid substitutions will be allowed.
  - 1. Hydraulic Elevators: KONE, Otis, Schindler, Schumacher, TKE.

2. Controller: GAL, MCE, ECC, or approved non-proprietary equivalent.
  3. Hydraulic Submersible Power Unit: Canton, EECO. Maxton, IMO.
  4. Hydraulic Jack Assembly: EECO, Bore-Max (Vantage), or approved equal.
  5. Hoistway Entrances: Columbia, EDI-ECI, National Elevator Cab and Door, Regency, Peele, Wittur.
  6. Elevator Cab Enclosures: EDI/ECI, Elite Cabs, Globe, G & R, Snap Cabs.
  7. Door Operators and Related Equipment: GAL, MAC, Wittur, closed loop unit, or approved equal. All interlocks, contacts, rollers, tracks, etc., shall be provided by GAL, Wittur MAC, or approved equal.
  8. Fixtures: EPCO, Innovation, MAD, Monitor, or approved equal.
  9. Car Communication Device: Rath SmartView Two-Way Visual Communication Device. Rath license fees are the responsibility of the elevator contractor for twelve months following the date of substantial completion. Provide IP address to Owner at turnover.
- B. Compliance with Regulatory Agencies: Comply with most stringent applicable provisions of following Codes, laws, and/or Authorities, including revisions and changes in effect:
1. Safety Code for Elevators and Escalators, ASME A17.1
  2. Guide for Inspection of Elevators, Escalators, and Moving Walks, ASME A17.2
  3. Elevator and Escalator Electrical Equipment, ASME A17.5
  4. National Electrical Code, NFPA 70
  5. Americans with Disabilities Act, ADA
  6. Local Fire Authority
  7. Requirements of IBC and all other codes, ordinances and laws applicable within the governing jurisdiction
  8. Life Safety Code, NFPA 101
  9. Uniform Federal Accessibility Standard, UFAS
  10. Iowa State Building Code

#### 1.05 STAGING AREA

- A. An equipment staging area will be available for use by Provider. Provider shall restrict usage to area designated and shall notify Purchaser/Property prior to storing of any large equipment which will impose heavy concentrated loading on floor area. Do not store such equipment until approval is received.

#### 1.06 OCCUPANCY AND WORK BY OTHERS

- A. Provider expressly affirms Purchaser's rights to let other contracts and employ other Providers in connection with required work. Provider will afford other Providers and their workmen reasonable opportunity for introduction and storage of materials and equipment, for execution of their work, and will properly connect and coordinate its work with theirs. Provider will also incorporate comparable provisions in all its subcontracts.
- B. Provider declares that other Providers employed by Purchaser on basis of separate contracts may proceed at such times as necessary to install items of work required by Purchaser.
- C. Provider declares that it will cooperate with other Providers employed by Purchaser and, in addition to other coordination and expediting efforts, will coordinate their work by written notices regarding necessity of such work to be done on or before certain dates.
- D. Provider declares that it is responsible for review, stamped, and signed approval of all shop drawings for required work.

- E. Provider hereby declares that content of foregoing paragraphs and influence they may have on project:
1. Shall not cause a change in stipulated Contract Sum
  2. Shall not cause a change in Construction Time Schedule
- F. Warranty:
1. Material and workmanship of installation shall comply in every respect with Contract Documents. Correct defective material or workmanship which develops within one (1) year from date of substantial completion of all work to satisfaction of Architect, Purchaser and Consultant at no additional cost, unless due to ordinary wear and tear or improper use or care by Purchaser. Perform maintenance in accordance with terms and conditions indicated in the Preventive Maintenance Agreement.
  2. Defective is defined to include but not be limited to: Operation or control system failures, car performance below required minimum, excessive wear, unusual deterioration, or aging of materials or finishes, unsafe conditions, the need for excessive maintenance, abnormal noise, or vibration, and similar unsatisfactory conditions.
  3. Retained Equipment: All retained components, parts, and materials shall be cleaned, checked, modified, repaired, or replaced so each component and its parts are in like new operating condition. Retained equipment must be compatible for integration with new systems. All retained equipment shall be covered under the warranty provisions, of Article 1.06, F., 1. & 2. above. No prorations of equipment or parts shall be allowed.
  4. Make modifications, requirements, adjustments, and improvements to meet performance requirements of Item 14 25 00/2.03.

#### 1.07 DOCUMENT AND SITE VERIFICATION

- A. In order to discover and resolve conflicts or lack of definition which might create problems, Provider must review Contract Documents and site conditions for compatibility with its product prior to submittal of quotation. Review existing structural, electrical, and mechanical provisions for compatibility with Provider's products. Purchaser will not pay for change to structural, mechanical, electrical, or other systems required to accommodate Provider's equipment.

#### 1.08 SUBMITTALS

- A. Within thirty (30) calendar days after award of contract and before beginning equipment fabrication submit shop drawings and required material samples for review. Allow ten (10) days for response to initial submittal.
1. Layout: Plan of pit, hoistway, and machine room indicating equipment arrangement, elevation section of hoistway, details of car enclosure, hoistway entrances, and car/hall signal fixtures.
  2. Design Information: Indicate equipment lists, reactions, and design information on layouts.
  3. Power Confirmation Information: Design for existing conditions.
  4. Fixtures: Cuts, samples, or shop drawings.
  5. Finish Material: Submit 3" x 12" samples of actual finished material for review of color, pattern, and texture. Compliance with other requirements is the exclusive responsibility of the Provider. Include, if requested, signal fixtures, lights, graphics, Braille plates, and detail of mounting provisions.
  6. Design Information: Provide calculations verifying the following:
    - a. Adequacy of existing electrical provisions.
    - b. Adequacy of retained equipment relative to code requirements if car weight increased by more than 5%.
    - c. Machine room heat emissions in B.T.U.

- d. Adequacy of existing car platform structure for intended loading.
- B. Submittal review shall not be construed as an indication that submittal is correct or suitable or that the work represented by submittal complies with the Contract Documents. Compliance with Contract Documents, Code requirements, dimensions, fit, and interface with other work is Provider's responsibility.
- C. Acknowledge and/or respond to review comments within seven (7) calendar days of return. Promptly incorporate required changes due to inaccurate data or incomplete definition so that delivery and installation schedules are not affected. Identify and cloud drawing revisions including Provider elective revisions on each re-submittal. Provider's revision response time is not justification for equipment delivery or installation delay.

#### 1.09 PERMIT, TEST AND INSPECTION

- A. Obtain and pay for permit, license, and inspection fee necessary to complete installation.
- B. Perform test required by Governing Authority in accordance with procedure described in ASME A17.2 Guide for Inspection of Elevators, Escalators, and Moving Walks in the presence of Authorized Representative.
- C. Supply personnel and equipment for test and final review by Consultant as required in Item 3.07 below.

#### 1.10 MAINTENANCE

- A. Warranty Maintenance:
  - 1. Provide preventive maintenance and 24-hour emergency callback service for one year commencing on date of substantial completion by Purchaser. Systematically examine, adjust, clean, and lubricate all equipment. Repair or replace defective parts using parts produced by the Provider of installed equipment. Maintain elevator machine room, hoistway, and pit in clean condition.
    - a. Response time requirements for 24-hour emergency callback service shall be as follows:
      - 1) Entrapment: Onsite response within 1 hour.
      - 2) Emergency (Car out of service): Onsite response within 4 hours.
      - 3) Non-Emergency / Routine Service: Next Business Day.
  - 2. Use competent personnel, acceptable to the Purchaser, supervised and employed by Provider.
  - 3. The warranty maintenance period specified in Item 1.10, B., 1. above shall be extended one (1) month for each three (3) month period in which equipment related failures average more than .25 per unit per month.
  - 4. Purchaser retains the option to delete cost of warranty maintenance from new equipment contract and remit installments directly to Provider during period in which maintenance is being performed.

### PART 2 PRODUCTS

#### 2.01 SUMMARY

- A. One (1) Hydraulic Passenger Elevator
- B. Unless specifically identified as "retain existing," provide new equipment.

	Existing Equipment	Disposition
Number:	Car No. 1	Car No. 1
Capacity:	2000 #	Retain Existing
Class Loading:	Passenger Class A	Retain Existing
Contract Speed:	125 F.P.M.	125 F.P.M.
Machine:	Hydraulic Pump	New Submersible Hydraulic Pump
Machine Location:	Remote at Bottom Landing	Retain Existing
Operational Control:		Selective Collective Microprocessor-Based System
Motor Control:	AC	Single Speed AC with Electronic Soft Start
Power Characteristics:	208 Volts, 3 Phase, 60 Hertz Field Verify	Retain Existing
Stops / Openings:	3 Front: All, In-Line	Retain Existing
Floors Served:	*1, 2, 3	Retain Existing
Travel:	Field Verify	Retain Existing
Platform Size:	Field Verify	Retain Existing
Entrance Size:	Field Verify	Retain Existing
Entrance Type:	Single Speed, Center Opening	Single Speed, Center Opening Retain Existing. Provide New Door Panels
Door Operation:		High Speed, Heavy-Duty, Door Operator, Minimum Opening Speed 2-1/2 F.P.S.
Door Protection:		Full Screen Device with Differential Timing, Nudging and Interrupted Beam Time
Hydraulic Type:	Direct Plunger	Direct Plunger
Guide Rails:	Planed Steel Tees	Retain Existing
Buffers:	Spring	Spring
Car Enclosure:		As Specified

Existing Equipment	Disposition
	<p>Car Interior Finishes Provided Under This Section</p> <p>8'-0" Clear Height Under Canopy Field Verify</p> <p>One (1) Set of Hooks and Vinyl Covered Pads</p> <p>Battery Powered Emergency Car Lighting. Provide Separate Constant Pressure Test Button In Car Service Compartment. Illuminate Portion of Normal Car Lighting</p>
Signal Fixtures:	LED Illumination Contractor's Standard Design
Hall and Car Pushbutton Stations:	Single Hall Pushbutton Riser Single Car Operating Panel
Car Position Indicators:	See Architectural Details for Custom Fixture Design
In Car Lanterns:	Single Digital with Car Direction Arrows
Car Communication System:	Both Car Entrance Columns with Volume Adjustable Electronic Chime or Tone. Sound Twice for Down Direction
Additional Features:	Self-Dialing, Vandal Resistant, Push to Call, Two-Way Communication System with Recall, Tracking, Visual, and Voiceless Communication. System Shall Meet the Requirements of ASME A17.1-2019
	Car Roller Guides
	Car Top Inspection Station
	Firefighters' Service, Phase I and II, including Alternate Floor Return
	Standby Power Transfer (Automatic to Main Floor)

Existing Equipment

Disposition

Stationary Car Return Panel  
Arranged for Surface Car Operating  
Panel

Hoistway Access Switches, Top And  
Bottom Floors

Hoistway Door Unlocking Device, All  
Floors

Platform Isolation  
Jack to Platen Connection

Independent Service Feature

Card Reader Provisions

Hydraulic Pump Unit, and Controller  
Sound Isolation

Tamper Resistant Fasteners for All  
Fastenings Exposed to the Public

One Year Warranty Maintenance  
with 24-Hour Call-Back Service

Watertight PVC Sleeve for  
Underground Piping with Secondary  
Containment Provisions

Signage Engraving Filled with Black  
Paint or Approved Etching Process

No Visible Company Name or Logo

Wiring Diagrams, Operating  
Instructions, and Parts Ordering  
Information

Non-Proprietary Control System and  
Diagnostics Provisions

2.02 MATERIALS AND FINISHES

A. Steel:

1. Sheet Steel (Furniture Steel for Exposed Work): Stretcher-leveled, cold-rolled, commercial quality carbon steel, complying with ASTM A366, matte finish.
2. Sheet Steel (for Unexposed Work): Hot-rolled, commercial quality carbon steel, pickled and oiled, complying with ASTM A568/A568M-03.
3. Structural Steel Shapes and Plates: ASTM A36.

- B. Stainless Steel: Type 302 or 304 complying with ASTM A240, with standard tempers and hardness required for fabrication, strength and durability. Apply mechanical finish on fabricated work in the locations shown or specified, Federal Standard and NAAMM nomenclature, with texture and reflectivity required to match Architect's sample. Protect with adhesive paper covering.
  - 1. No. 4 Satin: Directional polish finish. Graining directions as shown or, if not shown, in longest dimension.
  - 2. Textured: As manufactured by Rigidized Metals or Rimex Metals with pattern and finish as selected by Architect.
- C. Aluminum: Extrusions per ASTM B221; sheet and plate per ASTM B209.
- D. Plastic Laminate: ASTM E84 Class A and NEMA LD3.1, Fire-Rated Grade (GP-50), Type 7, 0.050"  $\pm$  0.005" thick, color and texture as follows:
  - 1. Exposed Surfaces: Color and texture selected by Architect.
  - 2. Concealed Surfaces: Provider's standard color and finish.
- E. Fire-Retardant Treated Particle Board Panels: Minimum 3/4" thick backup for natural finished wood and plastic laminate veneered panels, edged and faced as shown, provided with suitable anti-warp backing; meet ASTM E84 Class "I" rating with a flame-spread rating of 25 or less, registered with Local Authorities for elevator finish materials.
- F. Paint: Clean exposed metal parts and assemblies of oil, grease, scale, and other foreign matter and factory paint one shop coat of standard rust-resistant primer. After erection, provide one finish coat of industrial enamel paint. Galvanized metal need not be painted.
- G. Prime Finish: Clean all metal surfaces receiving a baked enamel paint finish of oil, grease, and scale. Apply one coat of rust-resistant primer followed by a filler coat over uneven surfaces. Sand smooth and apply final coat of primer.
- H. Baked Enamel Finish: Prime finish per above. Unless specified "prime finish" only, apply and bake three (3) additional coats of enamel in the selected solid color.
- I. Refinishing of natural metals: Remove existing protective finish. Buff as necessary to remove scratches. Regrain or finish as specified and protect as indicated for particular metal type.
- J. Entrance Support Equipment within Hoistway: Include strut angles, headers, sill support angles, fascia, hanger covers, etc. Clean, remove, and check for corrosive activity. Replace components which exhibit severe deterioration. Tighten all fastenings. Repaint exposed surfaces with two coats of rust preventive primer.

## 2.03 CAR PERFORMANCE

- A. Car Speed:  $\pm$  3% of contract speed under any loading condition.
- B. Car Capacity: Safely lower, stop and hold 125% of rated load.
- C. Car Stopping Zone:  $\pm$  1/4" under any loading condition.
- D. Door Opening Time: 1.8 Seconds from start of opening to fully open:
- E. Door Closing Time: 2.8 Seconds from start of closing to fully closed:

- F. Car Floor-to-Floor Performance Time: 13.0 Seconds from start of doors closing until doors are 3/4 open (1/2 open for side opening doors) and car level and stopped at next successive floor under any loading condition or travel direction (12'0" typical floor height)
  
- G. Car Ride Quality:
  - 1. Horizontal and vertical acceleration within car during all riding and door operating conditions. Not more than 20 mg peak to peak (adjacent peaks) in the 1 - 10 Hz range.
  - 2. Acceleration and Deceleration: Smooth constant and not less than and not more than 3 feet/second<sup>2</sup> with an initial ramp between 0.5 and 0.75 second.
  - 3. Sustained Jerk: Not more than 6 feet/second<sup>3</sup>.
  - 4. Measurement Standards: Measure and evaluate ride quality consistent with ISO 18738, using low pass cutoff frequency of 10 Hz and A95 peak-to-peak average calculations.
  
- H. Noise and Vibration Control
  - 1. Airborne Noise: Measured noise level of elevator equipment and its operation shall not exceed 60 dBA inside car under any condition including door operation and car ventilation exhaust blower on its highest speed. Limit noise level in the machine room relating to elevator equipment and its operation to no more than 80 dBA. All dBA readings to be taken 3'-0" off the floor and 3'-0" from the equipment using the "A" weighted scale.
  - 2. Vibration Control: All elevator equipment provided under this contract, including power unit, controller, oil supply lines, and their support shall be mechanically isolated from the building structure and electrically isolated from the building power supply and to each other to minimize the possibility of objectionable noise and vibrations being transmitted to occupied areas of the building.

## 2.04 OPERATION

- A. Selective Collective Microprocessor-Based:
  - 1. Operate car without attendant from pushbuttons in car and located at each floor. When car is available, automatically start car and dispatch it to floor corresponding to registered car or hall call. Once car starts, respond to registered calls in direction of travel and in the order the floors are reached.
  - 2. Do not reverse car direction until all car calls have been answered, or until all hall calls ahead of car and corresponding to the direction of car travel have been answered.
  - 3. Slow car and stop automatically at floors corresponding to registered calls, in the order in which they are approached in either direction of travel. As slowdown is initiated for a hall call, automatically cancel hall call. Cancel car calls in the same manner. Hold car at arrival floor an adjustable time interval to allow passenger transfer.
  - 4. Answer calls corresponding to direction in which car is traveling unless call in the opposite direction is highest (or lowest) call registered.
  - 5. Illuminate appropriate pushbutton to indicate call registration. Extinguish light when call is answered.
  
- B.
  
- C. Other Items:
  - 1. Low Oil Control: In the event oil level is insufficient for travel to the top floor, provide controls to return elevator to the main level and park until oil is added.

2. Independent Service: Provide controls for operation of car from its pushbuttons only. Close doors by constant pressure on desired destination floor button or door close button. Open doors automatically upon arrival at selected floor.
  3. Parking Feature: Provide the means for automatic return to return to a predetermined floor. Parking feature to be adjustable for return to other floors if necessary. Return car nonstop after answering pre-registered car calls.
- D. Firefighters' Service: Provide equipment and operation in accordance with Code requirements.
- E. Automatic Car Stopping Zone: Stop car within 1/4" above or below the landing sill. Maintain stopping zone regardless of load in car, direction of travel, and distance between landings.
- F. Motion Control: AC type with unit valve suitable for operation specified and capable of providing smooth, comfortable car acceleration and retardation. Limit the difference in car speed between full load and no load to not more than  $\pm 10\%$  of the contract speed in either direction of travel.
- G. Door Operation: Automatically open doors when car arrives at main floor. At expiration of normal dwell time, close doors.
- H. Standby Lighting and Alarm: Car mounted battery unit with solid-state charger to operate alarm bell and car emergency lighting. Battery to be rechargeable with minimum 5-year life expectancy. Include required transformer. Provide constant pressure test button in service compartment of car operating panel. Provide lighting integral with portion of normal car lighting system.
- I. Standby Power Operation: Upon loss of normal power, adequate standby power will be supplied via building electrical feeders to simultaneously start and run car at contract car speed and capacity.

## 2.05 MACHINE ROOM EQUIPMENT

- A. Arrange equipment in existing machine room and as shown on drawings.
- B. Pump Unit: Submersible assembled unit consisting of positive displacement pump, induction motor, master-type control valves combining safety features, holding, direction, bypass, stopping, manual lowering functions, shut off valve, oil reservoir with protected vent opening, oil level gauge, outlet strainer, drip pan, muffler, all mounted on isolating pads. Provide SCR soft start with closed transition. Design unit for 80 upstarts/hour.
- C. Landing Systems: Solid-state, magnetic, or optical type.
- D. Controller: UL/CSA labeled.
1. Compartment: Securely mount all assemblies, power supplies, chassis switches, relays, etc., on a substantial, self-supporting steel frame. Completely enclose equipment with covers. Provide means to prevent overheating.
  2. Relay Design: Magnet operated with contacts of design and material to ensure maximum conductivity, long life, and reliable operation without overheating or excessive wear. Provide wiping action and means to prevent sticking due to fusion. Contacts carrying high inductive currents shall be provided with arc deflectors or suppressors.
  3. Microprocessor-Related Hardware:

- a. Provide built-in noise suppression devices which provide a high level of noise immunity on all solid-state hardware and devices.
  - b. Provide power supplies with noise suppression devices.
  - c. Isolate inputs from external devices (such as pushbuttons) with opto-isolation modules.
  - d. Design control circuits with one leg of power supply grounded.
  - e. Safety circuits shall not be affected by accidental grounding of any part of the system.
  - f. System shall automatically restart when power is restored.
  - g. System memory shall be retained in the event of power failure or disturbance.
  - h. Equipment shall be provided with Electro Magnetic Interference (EMI) shielding within FCC guidelines.
- 4. Wiring: CSA labeled copper for factory wiring. Neatly route all wiring interconnections and securely attach wiring connections to studs or terminals.
  - 5. Permanently mark components (relays, fuses, PC boards, etc.) with symbols shown on wiring diagrams.
- E. Muffler: Provide in discharge oil line near pump unit. Design shall dampen and absorb pulsation and noise in the flow of hydraulic fluid.
  - F. Piping and Oil: Retain existing hydraulic oil line. Flush system and add new oil. Provide isolated pipe stands or hangers as required.
  - G. Shutoff Valve: Manual valve in line adjacent to pump unit. Provide second valve in pit adjacent to jack unit.

## 2.06 HOISTWAY EQUIPMENT

- A. Guide Rails: Retain main and counterweight guide rails in place.
  - 1. Clean rails and brackets. Remove rust.
  - 2. Check all rail and bracket fastenings and tighten.
  - 3. Realign rails as required to provide smooth car ride.
  - 4. Provide supplemental rail brackets and/or backing as required by Code or to enhance car ride quality.
- B. Buffers: Spring type with blocking and support channels.
- C. Hydraulic Jack Assembly:
  - 1. Cylinder: Seamless steel pipe. Design head to receive unit-type packing and provide means to collect oil at cylinder head and return automatically to oil reservoir. Provide secondary containment/cylinder protection.
  - 2. Plunger: Single stage. Polished seamless steel tubing or pipe. If plunger length exceeds 24 feet, provide two or more sections not exceeding 16 feet in length, or coordinate installation of longer unit at the jobsite. Join sections by internal threaded couplings. Multiple section jack units shall be factory polished while assembled and marked for proper future reassembly. Isolate plunger from car frame.
- D. Jack Support and Fluid Shut-Off Valve: Provide steel pit channels to support jack assembly and transmit loads to building structure. Provide intermediate stabilizers as required. Provide manual on/off valve in oil line adjacent to pump unit and jack unit in pit adjacent to jack unit.
- E. Terminal Stopping: Provide normal and final devices.
- F. Electrical Wiring and Wiring Connections:

1. Conductors and Connections: Copper throughout with individual wires coded and connections on identified studs or terminal blocks. Use no splices or similar connections in wiring except at terminal blocks, control compartments, or junction boxes. Provide 10% spare conductors throughout. Run spare wires from car connection points to individual elevator controllers in the machine room. Provide four pair of spare shielded communication wires in addition to those required to connect specified items. Tag spares in machine room.
  2. Conduit: Painted or galvanized steel conduit, EMT, or duct. Conduit size, 1/2" minimum. Flexible heavy-duty service cord may be used between fixed car wiring and car door switches for door protective devices.
  3. Traveling Cables: Flame and moisture-resistant outer cover. Prevent traveling cable from rubbing or chafing against hoistway or equipment within hoistway. Provide a minimum of five (5) pair of shielded wires for car communication system from car controller to car top, plus 3'-0" excess loop at both ends
  4. Auxiliary Wiring: Connect fire alarm initiating devices, emergency two-way audio and visual emergency communication system from cab to car controller in machine room.
- G. Entrance Equipment:
1. Door Hangers: Two-point hanger roller with neoprene roller surface and suspension with eccentric upthrust roller adjustment.
  2. Door Tracks: Bar or formed, cold-drawn removable steel tracks with smooth roller contact surface.
  3. Door Interlocks: Operable without retiring cam. Paint interlock box flat black.
  4. Door Closers: Spring, spirator, or jamb/strut mounted counterweight type. Design and adjust to insure smooth, quiet mechanical close of doors.
- H. Hoistway Door Unlocking Device: Provide unlocking device with escutcheon in door panel at all floors, with finish to match adjacent surface.
- I. Hoistway Access Switches: Mount in wall at top and bottom floors.
- J. Floor Numbers: Stencil paint 4" high floor designations in contrasting color on inside face of hoistway doors or hoistway fascia in location visible from within car.

## 2.07 HOISTWAY ENTRANCES

- A. Frames: Retain existing. Remove existing braille plates and replace with new Arabic floor designation/Braille plates, centered at 60" above finished floor, on both side jambs of all entrances. Provide plates at main egress landing with "Star" designation. Braille indications shall be below Arabic floor designation. Provide cast floor designation/Braille plates as manufactured by SCS or Truxes. Provide finish as shown on Architectural drawings.
- B. Door Panels: 16 gauge steel, sandwich construction without binder angles. Provide leading edges of center-opening doors with rubber astragals. Provide a minimum of two (2) gibs per panel, one at leading and one at trailing edge with gibs in the sill groove entire length of door travel. Construct door panels with interlocking, stiffening ribs. Finish as shown on Architectural drawings.
- C. Sight Guards: 14 gauge, same material and finish as hoistway entrance door panels. Construct without sharp edges.
- D. Sills: Retain existing. Clean and polish entire length of entrance sills.
- E. Sill Supports: Retain existing. Check and tighten all fastenings.

- F. Fascia, Toe Guards, and Hanger Covers: Retain existing. Provide as required where damaged or missing. Check and tighten all fastenings.
- G. Struts and Headers: Retain existing. Check and tighten all fastenings.
- H. Finish of Frames and Doors: As shown on Architectural drawings.

## 2.08 CAR EQUIPMENT

- A. Frame: Retain Existing. Check and tighten all fastenings.
- B. Platform: Retain existing. Reinforce if required. Check and tighten all fastenings.
- C. Platform Apron: Provide new extended platform apron per code. Minimum 14 gauge steel, reinforced and braced to car platform with Contractor's standard finish.
- D. Guide Shoes: Roller type with three or more spring dampened, sound-deadening rollers per shoe.
- E. Finish Floor Covering: Refer to Architectural Drawings.
- F. Sills: Aluminum. One piece extrusion with extruded extension between car entrance columns to face of car front return. Extruded extension to match finish of car sill.
- G. Doors: 16-gauge, formed construction without binder angles. Provide a minimum of two gibs per panel, one at leading and one at trailing edge with gibs in the sill groove entire length of door travel. Construct door panels with interlocking, stiffening ribs. Finish as shown on Architectural drawings.
- H. Door Hangers: Two-point hanger roller with neoprene roller surface and suspension with eccentric upthrust roller adjustment.
- I. Door Track: Bar or formed, cold-drawn removable steel track with smooth roller contact surface.
- J. Door Header: Construct of minimum 12 gauge steel, shape to provide stiffening flanges.
- K. Door Electrical Contact: Prohibit car operation unless car door is closed.
- L. Door Clutch: Heavy-duty clutch, linkage arms, drive blocks and pickup rollers or cams to provide positive, smooth, quiet door operation. Design clutch so car doors can be closed, while hoistway doors remain open.
- M. Restricted Opening Device: Restrict opening of car door outside unlocking zone. Plunger type restrictors not acceptable.
- N. Door Operator: Medium speed, heavy-duty door operator capable of opening doors at no less than 2-1/2 f.p.s. Accomplish reversal in no more than 2-1/2" of door movement. Provide solid-state door control with closed loop circuitry to constantly monitor and automatically adjust door operation based upon velocity, position, and motor current. Maintain consistent, smooth, and quiet door operation at all floors, regardless of door weight or varying air pressure.
- O. Door Control Device:

1. Infrared Reopening Device: Black fully enclosed device with full screen infrared matrix or multiple beams extending vertically along leading edge of each door panel to minimum height of 7'-0" above finished floor. Device shall prevent doors from closing and reverse doors at normal opening speed if beams are obstructed while doors are closing, except during nudging operation. In event of device failure, provide for automatic shutdown of car at floor level with doors open
2. Nudging Operation: After beams of door control device are obstructed for a predetermined time interval (minimum 20.0 - 25.0 seconds), warning signal shall sound, and doors shall attempt to close with a maximum of 2.5 foot pounds kinetic energy. Activation of the door open button shall override nudging operation and reopen doors.
3. Interrupted Beam Time: When beams are interrupted during initial door opening, hold door open a minimum of 3.0 seconds. When beams are interrupted after the initial 3.0 second hold open time, reduce time doors remain open to an adjustable time of approximately 1.0 - 1.5 seconds after beams are reestablished.
4. Differential Door Time: Provide separately adjustable timers to vary time that doors remain open after stopping in response to calls.
  - a. Car Call: Hold open time adjustable between 3.0 and 5.0 seconds.
  - b. Hall Call: Hold open time adjustable between 5.0 and 8.0 seconds. Use hall call time when car responds to coincidental calls.

P. Car Operating Panel:

1. One car operating panel with faceplate, consisting of a metal box containing operating fixtures, mounted behind the car stationary return panel. Faceplate shall be hinged and constructed of stainless steel, satin finish.
2. Suitably identify floor buttons, alarm button, door open button, door close button and emergency push-to-call button with SCS or Entrada cast tactile symbols surface rear mounted. Configure plates per local building code accessibility standards including Braille. Locate operating controls no higher than 48" above the car floor; no lower than 35" for emergency push-to-call button and alarm button.
3. Provide minimum 3/4" diameter raised floor pushbuttons which include LED illuminate to indicate call registration.
4. Provide alarm button to ring bell located on car. Illuminate button when actuated.
5. Provide keyed stop switch at bottom of car operating panel. Mark device to indicate "run" and "stop" positions.
6. Provide "door open" button to stop and reopen doors or hold doors in open position.
7. Extended Door Hold Open Button: Provide button to extend normal door hold open period up to 60 seconds. Cancel extended time by registration of car call or actuation of door close button.
8. Provide "door close" button to activate door close cycle. Cycle shall not begin until normal door dwell time for a car or hall call has expired, except firefighters' operation.
9. Provide firefighters' locked box as required by code.
10. Provide firefighters' Phase II key switch with engraved instructions filled red. Include light jewel, buzzer, and call cancel button.
11. Provide lockable service compartment with recessed flush door. Door material and finish shall match car return panel or car operating panel faceplate.
12. Include the following controls in lockable service cabinet with function and operating positions identified by permanent signage or engraved legend:
  - a. Inspection switch.
  - b. Light switch.
  - c. Three-position exhaust blower switch.
  - d. Independent service switch.
  - e. Constant pressure test button for battery pack emergency lighting.
  - f. 120-volt, AC, GFCI protected electrical convenience outlet.
  - g. Stop switch.

13. Provide black paint filled (except as noted), engraved, or approved etched signage as follows with approved size and font:
  - a. Car number over main car operating panel.
  - b. Car capacity in pounds on main car operating panel.
  
- Q. Car Top Control Station: Mount to provide safe access and utilization while standing in an upright position on car top.
  
- R. Work Light and Duplex Plug Receptacle: GFCI protected outlet at top and bottom of car. Include on/off switch and lamp guard.
  
- S. Car Communication Systems:
  1. Hands-Free Phone System:
    - a. Two-way communication instrument in car with automatic dialing, tracking, and recall features, with shielded wiring to car controller in machine room.
    - b. Provide dialer with automatic rollover capability with minimum two numbers:
      - 1) Actuate two-way communication via "Help" button.
      - 2) Adjacent light jewel illuminates and flash when call is acknowledged.
      - 3) Button matches car operating panel pushbutton design.
      - 4) Provide "Help" button tactile symbol, engraved signage, and Tactile marking adjacent to button mounted integral with car front return panel.
  2. Emergency Personnel Communication:
    - a. Communication system is provided allowing emergency personnel to establish communications with each elevator individually.
    - b. Emergency Personnel Communication overrides any existing connection outside of building.
    - c. Adjacent light jewel illuminates and flashes when call is acknowledged.
    - d. Provide operating instructions.
    - e. On the same car operating panel as the phone push button, provide capability to communicate with and obtain responses from passengers.
    - f. Provide display video capability for entrapment assessment.
  3. Communication for deaf, hearing and speech impaired:
    - a. On the same car operating panel as the phone push button, provide capability to communicate visually with and obtain responses from passengers, including those passengers who cannot communicate verbally or hear.
    - b. Provide shielded twisted pair wiring to communicate to machine room.
    - c. Device shall be open-sourced and capable of being monitored by any entity as selected by the owner. All software, hardware, and training cost associated with the device shall be included within this project. Associated monthly monitoring costs will not be accepted.

## 2.09 CAR ENCLOSURE

- A. Car Enclosure: Provide complete as specified herein. Refer to Architectural Drawings for Design. Provide the following features.
  1. Shell: Reinforced 14 gauge furniture steel formed panels with baked enamel interior finish as selected. Apply sound-deadening mastic to exterior.
  2. Canopy: Reinforced 12 gauge furniture steel formed panels with lockable, hinged emergency exit. Interior finish white reflective baked enamel.
  3. Front Return Panels and Integral Entrance Columns: Reinforced 14 gauge. Swing entire unit on substantial pivot points (minimum 3) for service access to car operating panels. Locate pivot points to provide full swing of front return panel without interference with side wall finish or handrail. Secure in closed position with concealed three-point latch. Provide service compartment with recessed flush cover and cutouts for operating switches, etc.
  4. Transom: Reinforced 14 gauge bronze #4 satin finish full width of enclosure.

5. Car Door Panels: Reinforced minimum 16 gauge.
6. Base: Provide with concealed ventilation cutouts.
7. Interior Wall Finish: As shown on Architectural drawings.
8. Ventilation: Morrison Products, Inc. two-speed model, SOE, exhaust blower mounted to car canopy on isolated rubber grommets.
9. Lighting: Provide fixtures with wiring and hookup. Coordinate with emergency lighting requirements. Provide emergency lighting integral with portion of normal car lighting system. Include required transformer. Provide LED strip lighting fixtures as manufactured by Man-D-Tec or approved equal.
10. Suspended Ceiling: Solid core mounted with concealed supports. Finish as shown on Architectural Drawings.
11. Guardrails: As shown on Architectural Drawings. Two lines. Two (2) rows of 6" x 3/8" of stainless steel flatstock bars flush mounted on both side walls, front returns, and rear wall of the car. Locate bottom guardrail line at 8" above car floor and top guardrail line at 32" above the car floor. Bolt rails through walls with bolt and captive nuts on exterior of sections. Ensure no sharp edges exist on guardrails after install.
12. Pads and Buttons: Removable pads. Two pads covering side walls and adjacent front returns and one covering rear wall. Provide cutouts to access main car operating panel.

## 2.10 HALL CONTROL STATIONS

- A. Pushbuttons: Provide one riser with surface mounted faceplates. Include pushbuttons for each direction of travel which include LED illumination to indicate call registration. Include approved engraved message and pictorial representation prohibiting use of elevator during fire or other emergency situation as part of faceplate. Pushbutton design shall match car operating panel pushbuttons. Include Firefighters Emergency Recall and phone monitoring features and engraved instructions / labels in fixture located at main egress landing. Provide enlarged faceplate to cover existing wall blockout and facilitate handicapped access requirements. Provide any cutting and patching required. Special design and finish of fixtures as shown on Architectural drawings.

## 2.11 SIGNALS

- A. Car Direction Lantern: Provide flush-mounted car lantern in both car entrance columns. Illuminate up or down LED lights and sound electronic tone once for up and twice for down direction travel as doors open. Sound tone once for up direction and twice for down direction. Sound level shall be adjustable from 0 - 80 dBA measured at 5'-0" in front of hall control station and 3'-0" off floor. Provide adjustable car door dwell time to comply with ADA requirements relative to hall call notification time. Car direction lenses shall be arrow shaped with faceplates. Lenses shall be minimum 2-1/2" in their smallest dimension.
- B. Car Position Indicator: Alpha-numeric digital indicator containing floor designations and direction arrows a minimum of 1/2" high to indicate floor served and direction of car travel. Locate fixture in each car operating panel. When a car leaves or passes a floor, illuminate indication representing position of car in hoistway. Illuminate proper direction arrow to indicate direction of travel.
- C. Faceplate Material and Finish: Stainless steel, satin finish.
- D. Floor Passing Tone: Provide an audible tone of no less than 20 decibels and frequency of no higher than 1500 Hz, to sound as the car passes or stops at a floor served.

## PART 3 EXECUTION

### 3.01 SITE CONDITION INSPECTION

- A. Prior to beginning installation of equipment, examine hoistway and machine room areas. Verify no irregularities exist which affect execution of the specified work.
- B. Do not proceed with installation until work in place conforms to project requirements.

### 3.02 PRODUCT DELIVERY, STORAGE, AND HANDLING

- A. Deliver material in Provider's original, unopened protective packaging.
- B. Store material in original protective packaging. Prevent soiling, physical damage, or moisture damage.
- C. Protect equipment and exposed finishes from damage and stains during transportation, erection, and construction.

### 3.03 INSTALLATION

- A. Install all equipment in accordance with Provider's instructions, referenced codes, specification, and approved submittals.
- B. Install machine room equipment with clearances in accordance with referenced codes, and specification.
- C. Install all equipment so it may be easily removed for maintenance and repair.
- D. Install all equipment for ease of maintenance.
- E. Install all equipment to afford maximum accessibility, safety, and continuity of operation.
- F. Remove oil, grease, scale, and other foreign matter from the following equipment and apply one coat of field-applied machinery enamel.
  - 1. All exposed equipment and metal work installed as part of this work which does not have architectural finish.
  - 2. Machine room equipment, hoistway equipment including guide rails, guide rail brackets, and pit equipment.
  - 3. Neatly touch up damaged factory-painted surfaces with original paint color. Protect machine-finish surfaces against corrosion.
- G. At completion of installation/elevator modernization, clean, prep, paint pit and machine room floors with Rust-Oleum water-based epoxy. Color to be deck gray.

### 3.04 FIELD QUALITY CONTROL

- A. Work at jobsite will be checked during course of installation. Full cooperation with reviewing personnel is mandatory. Accomplish corrective work required prior to performing further installation.
- B. Have Code Authority acceptance inspection performed and complete corrective work.

### 3.05 ADJUSTMENTS

- A. Install rails plumb and align vertically with tolerance of 1/16" in 100'-0". Secure joints without gaps and file any irregularities to a smooth surface.
- B. Static balance car to equalize pressure of guide shoes on guide rails.
- C. Lubricate all equipment in accordance with Provider's instructions.
- D. Adjust motors, power conversion units, brakes, controllers, leveling switches, limit switches, stopping switches, door operators, interlocks, and safety devices to achieve required performance levels.

### 3.06 CLEANUP

- A. Keep work areas orderly and free from debris during progress of project. Remove packaging materials on a daily basis.
- B. Remove all loose materials and filings resulting from work.
- C. Clean machine room equipment and floor.
- D. Clean hoistways, car, car enclosure, entrances, operating and signal fixtures.

### 3.07 ACCEPTANCE REVIEW AND TESTS

- A. Consultant's Final Observation and Review Requirements:
  - 1. Provider shall perform review and evaluation of all aspects of its work prior to requesting Consultant's final review. Work shall be considered ready for Consultant's final contract compliance review when all Provider's tests are complete and all elements of work or a designated portion thereof are in place and elevator or group of elevators are deemed ready for service as intended.
  - 2. Furnish labor, materials, and equipment necessary for Consultant's review. Notify Consultant five (5) working days in advance when ready for final review of elevator or group of elevators.
  - 3. Consultant's written list of observed deficiencies of materials, equipment and operating systems will be submitted to Provider for corrective action. Consultant's review shall include as a minimum:
    - a. Workmanship and equipment compliance with Contract Documents.
    - b. Contract speed, capacity, floor-to-floor, and door performance comply with Contract Documents.
    - c. Performance of following is satisfactory:
      - 1) Starting, accelerating, running
      - 2) Decelerating, stopping accuracy
      - 3) Door operation and closing force
      - 4) Equipment noise levels
      - 5) Signal fixture utility
      - 6) Overall ride quality
      - 7) Performance of door control devices
      - 8) Operations of emergency two-way communication device
      - 9) Operations of firefighters' service
    - d. Test Results:
      - 1) In all test conditions, obtain specified contract speed, performance times, stopping accuracy without re-leveling, and ride quality to

- satisfaction of Purchaser and Consultant. Tests may be conducted under both no load and full load condition.
- 2) Temperature rise in motor windings limited to 50° Celsius above ambient. A full-capacity one (1) hour running test, stopping at each floor for ten (10) seconds in up and down directions, may be required.
4. Performance Guarantee: Should Consultant's review identify defects, poor workmanship, variance or noncompliance with requirements of specified codes and/or ordinances, or variance or noncompliance with the requirements of Contract Documents, Provider shall complete corrective work in an expedient manner to satisfaction of Purchaser and Consultant at no cost as follows:
    - a. Replace equipment which does not meet code or Contract Document requirements.
    - b. Perform work and furnish labor, materials, and equipment necessary to meet specified operation and performance.
    - c. Perform retesting required by governing code authority, Purchaser and Consultant.
  5. A follow-up final contract compliance review shall be performed by Consultant and/or Architect after notification by Provider that all deficiencies have been corrected. Provide Consultant with copies of the initial deficiency report marked to indicate items which Provider considers complete. If additional reviews are required due to Provider's gross non-compliance with initial and follow-up deficiency reports, Consultant shall bill Provider at normal billing rates plus expenses, and Provider acknowledges it will pay for additional compliance reviews.

### 3.08 PURCHASER'S INFORMATION

- A. Non-Proprietary Equipment Design: Provide three (3) sets of neatly bound written information necessary for proper maintenance and adjustment for equipment of within 30 days following final acceptance. Final retention will be withheld until data is received by Purchaser and reviewed by Consultant. Include the following as minimums:
  1. Straight-line wiring diagrams of "as-installed" elevator circuits, with index of location and function of components. Provide one set reproducible master. Mount one set wiring diagrams on panels, racked, or similarly protected, in elevator machine room. Provide remaining set rolled and in a protective drawing tube. Maintain all drawing sets with addition of all subsequent changes. These diagrams are Purchaser's property. A legend sheet shall be furnished with each set of drawings to provide the following information:
    - a. Name and symbol of each relay, switch, or other apparatus.
    - b. Location on drawings, drawing sheet number and area, and location of all contacts.
    - c. Location of apparatus, whether on controller or on car.
  2. Printed instructions explaining all operating features.
  3. Complete software documentation for all installed equipment.
  4. Lubrication instructions, including recommended grade of lubricants.
  5. Parts catalogs listing all replaceable parts including Provider's identifying numbers and ordering instructions.
  6. Four (4) sets of keys for all switches and control features properly tagged and marked.
  7. Diagnostic test devices together with all supporting information necessary for interpretation of test data and troubleshooting of elevator system, and performance of routine safety tests.
  8. The elevator installation shall be a design which can be maintained by any licensed elevator maintenance company employing journeymen mechanics, without the need to purchase or lease additional diagnostic devices, special tools, or instructions from the original equipment Provider.

- a. Provide on-site capability to diagnose faults to the level of individual circuit boards and individual discreet components for the solid state elevator controller.
    - b. Installed equipment not meeting this requirement shall be removed and replaced with conforming equipment at no cost to the Purchaser.
  - 9. Provide upgrades and/or revisions of software during the progress of the work, warranty period and the term of the ongoing maintenance agreement between the Purchaser and Provider.
- B. Acceptance of such records by Purchaser/Consultant shall not be a waiver of any Provider deviation from Contract Documents or shop drawings or in any way relieve Provider from his responsibility to perform work in accordance with Contract Documents.

END OF SECTION

**SECTION 22 0553**  
**IDENTIFICATION FOR PLUMBING PIPING AND EQUIPMENT**

**PART 1 GENERAL**

**1.01 RELATED DOCUMENTS**

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

**1.02 SUMMARY**

- A. Section Includes:
  - 1. Equipment labels.

**1.03 COORDINATION**

- A. Coordinate installation of identifying devices with completion of covering and painting of surfaces where devices are to be applied.
- B. Coordinate installation of identifying devices with locations of access panels and doors.
- C. Install identifying devices before installing acoustical ceilings and similar concealment.

**PART 2 PRODUCTS**

**2.01 EQUIPMENT LABELS**

- A. Plastic Labels for Equipment:
  - 1. Material and Thickness: Multilayer, multicolor, plastic labels for mechanical engraving, 1/8 inch thick, and having predrilled holes for attachment hardware.
  - 2. Letter Color: White.
  - 3. Background Color: Black.
  - 4. Maximum Temperature: Able to withstand temperatures up to 160 deg F.
  - 5. Minimum Label Size: Length and width vary for required label content, but not less than 2-1/2 by 3/4 inch.
  - 6. Minimum Letter Size: 1/4 inch for name of units if viewing distance is less than 24 inches, 1/2 inch for viewing distances up to 72 inches, and proportionately larger lettering for greater viewing distances. Include secondary lettering two-thirds to three-fourths the size of principal lettering.
  - 7. Fasteners: Stainless-steel rivets or self-tapping screws.
  - 8. Adhesive: Contact-type permanent adhesive, compatible with label and with substrate.
- B. Label Content: Include equipment's Drawing designation or unique equipment number, Drawing numbers where equipment is indicated (plans, details, and schedules), plus the Specification Section number and title where equipment is specified.

**PART 3 EXECUTION**

**3.01 PREPARATION**

- A. Clean piping and equipment surfaces of substances that could impair bond of identification devices, including dirt, oil, grease, release agents, and incompatible primers, paints, and encapsulants.

**3.02 EQUIPMENT LABEL INSTALLATION**

- A. Install or permanently fasten labels on each major item of mechanical equipment.
- B. Locate equipment labels where accessible and visible.

**END OF SECTION 22 0553**

**SECTION 22 1429  
SUMP PUMPS**

**PART 1 - GENERAL**

**1.01 RELATED DOCUMENTS**

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

**1.02 SUMMARY**

- A. Section Includes:
  - 1. Submersible sump pumps.

**1.03 ACTION SUBMITTALS**

- A. Product Data: For each type of product indicated. Include construction details, material descriptions, dimensions of individual components and profiles. Include rated capacities, operating characteristics, electrical characteristics, and furnished specialties and accessories.
- B. Wiring Diagrams: For power, signal, and control wiring.

**1.04 CLOSEOUT SUBMITTALS**

- A. Operation and Maintenance Data: For pumps and controls, to include in operation and maintenance manuals.

**1.05 QUALITY ASSURANCE**

- A. Electrical Components, Devices, and Accessories: Listed and labeled as defined in NFPA 70, by a qualified testing agency, and marked for intended location and application.
- B. UL Compliance: Comply with UL 778 for motor-operated water pumps.

**1.06 DELIVERY, STORAGE, AND HANDLING**

- A. Retain shipping flange protective covers and protective coatings during storage.
- B. Protect bearings and couplings against damage.
- C. Comply with pump manufacturer's written rigging instructions for handling.

**PART 2 - PRODUCTS**

**2.01 SUBMERSIBLE SUMP PUMPS**

- A. Submersible, Fixed-Position, Single-Seal Sump Pumps:
  - 1. Manufacturers: Subject to compliance with requirements, provide products by one of the following:
    - a. Barnes; Crane Pumps & Systems.
    - b. Bell & Gossett Domestic Pump; ITT Corporation.
    - c. Flo Fab inc.
    - d. Glentronics, Inc.
    - e. Goulds Pumps; ITT Corporation.
    - f. Grundfos Pumps Corp.
    - g. Liberty Pumps.
    - h. Little Giant Pump Co.
    - i. McDonald, A. Y. Mfg. Co.
    - j. Pentair Pump Group; Hydromatic Pumps.
    - k. Pentair Pump Group; Myers.
    - l. Stancor, Inc.
    - m. Sta-Rite Industries, Inc.
    - n. Weil Pump Company, Inc.
    - o. Weinman Division; Crane Pumps & Systems.
    - p. Zoeller Company.
  - 2. Description: Factory-assembled and -tested sump-pump unit.

3. Pump Type: Submersible, end-suction, single-stage, close-coupled, overhung-impeller, centrifugal sump pump as defined in HI 1.1-1.2 and HI 1.3.
  4. Pump Casing: Cast iron, with strainer inlet, legs that elevate pump to permit flow into impeller, and vertical discharge for piping connection.
  5. Impeller: Statically and dynamically balanced, ASTM A 48/A 48M, Class No. 25 A cast iron and ASTM B 584, cast bronze, design for clear wastewater handling, and keyed and secured to shaft.
  6. Pump and Motor Shaft: Stainless steel, with factory-sealed, grease-lubricated ball bearings.
  7. Seal: Mechanical.
  8. Motor: Hermetically sealed, capacitor-start type; with built-in overload protection; lifting eye or lug; and three-conductor, waterproof power cable of length required and with grounding plug and cable-sealing assembly for connection at pump.
  9. Refer to drawings for elevator sump pump details.
- B. Motors for submersible pumps shall be hermetically sealed.
- C. Controls:
1. Enclosure: NEMA 250, Type 4X; wall-mounted.
  2. Switch Type: Mercury-float type, in NEMA 250, Type 6 enclosures with mounting rod and electric cables.
  3. High-Water Alarm: Rod-mounted, NEMA 250, Type 6 enclosure with mercury-float switch matching control and electric bell; 120-V ac, with transformer and contacts for remote alarm bell.
- D. Control-Interface Features:
1. Remote Alarm Contacts: For remote alarm interface.
  2. Provide pumps with alarm contact that then gets tied into the building DDC system controls. Coordinate with EC prior to ordering pump.

## **2.02 SUMP PUMP CAPACITIES AND CHARACTERISTICS**

- A. Unit Capacity: Refer to drawings for unit data.
1. Refer to drawings for sump details.

## **PART 3 - EXECUTION**

### **3.01 EXAMINATION**

- A. Examine roughing-in for plumbing piping to verify actual locations of storm drainage piping connections before sump pump installation.

### **3.02 INSTALLATION**

- A. Pump Installation Standards: Comply with HI 1.4 for installation of sump pumps.

### **3.03 CONNECTIONS**

- A. Comply with requirements for piping specified in Section 22 14 13 "Facility Storm Drainage Piping." Drawings indicate general arrangement of piping, fittings, and specialties.
- B. Install piping adjacent to equipment to allow service and maintenance.

### **3.04 FIELD QUALITY CONTROL**

- A. Manufacturer's Field Service: Engage a factory-authorized service representative to inspect, test, and adjust components, assemblies, and equipment installations, including connections.
- B. Perform tests and inspections.
1. Manufacturer's Field Service: Engage a factory-authorized service representative to inspect components, assemblies, and equipment installations, including connections, and to assist in testing.
- C. Tests and Inspections:
1. Perform each visual and mechanical inspection.

2. Leak Test: After installation, charge system and test for leaks. Repair leaks and retest until no leaks exist.
3. Operational Test: After electrical circuitry has been energized, start units to confirm proper motor rotation and unit operation.
4. Test and adjust controls and safeties. Replace damaged and malfunctioning controls and equipment.

D. Pumps and controls will be considered defective if they do not pass tests and inspections.

E. Prepare test and inspection reports.

### **3.05 STARTUP SERVICE**

A. Perform startup service.

1. Complete installation and startup checks according to manufacturer's written instructions.

### **3.06 ADJUSTING**

A. Adjust pumps to function smoothly, and lubricate as recommended by manufacturer.

B. Adjust control set points.

### **3.07 DEMONSTRATION**

A. Train Owner's maintenance personnel to adjust, operate, and maintain controls and pumps.

**END OF SECTION 22 1429**

**SECTION 23 0553  
IDENTIFICATION FOR HVAC PIPING AND EQUIPMENT**

**PART 1 GENERAL**

**1.01 RELATED DOCUMENTS**

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

**1.02 SUMMARY**

- A. Section Includes:
  - 1. Equipment labels.

**PART 2 PRODUCTS**

**2.01 EQUIPMENT LABELS**

- A. Plastic Labels for Equipment:
  - 1. Manufacturers: Subject to compliance with requirements, available manufacturers offering products that may be incorporated into the Work include, but are not limited to the following:
    - a. Brady Corporation.
    - b. Brimar Industries, Inc.
    - c. Carlton Industries, LP.
    - d. Champion America.
    - e. Craftmark Pipe Markers.
    - f. emedco.
    - g. Kolbi Pipe Marker Co.
    - h. LEM Products Inc.
    - i. Marking Services, Inc.
    - j. Seton Identification Products.
    - k. Or engineer pre-approved equivalent.
  - 2. Material and Thickness: Multilayer, multicolor, plastic labels for mechanical engraving, 1/8 inch thick, and having predrilled holes for attachment hardware.
  - 3. Letter Color: White.
  - 4. Background Color: Black.
  - 5. Maximum Temperature: Able to withstand temperatures up to 160 deg F.
  - 6. Minimum Label Size: Length and width vary for required label content, but not less than 2-1/2 by 3/4 inch.
  - 7. Minimum Letter Size: 1/4 inch for name of units if viewing distance is less than 24 inches, 1/2 inch for viewing distances up to 72 inches, and proportionately larger lettering for greater viewing distances. Include secondary lettering two-thirds to three-quarters the size of principal lettering.
  - 8. Fasteners: Stainless-steel rivets or self-tapping screws.
  - 9. Adhesive: Contact-type permanent adhesive, compatible with label and with substrate.
- B. Label Content: Include equipment's Drawing designation or unique equipment number, Drawing numbers where equipment is indicated (plans, details, and schedules), and the Specification Section number and title where equipment is specified.

**PART 3 EXECUTION**

**3.01 PREPARATION**

- A. Clean piping and equipment surfaces of substances that could impair bond of identification devices, including dirt, oil, grease, release agents, and incompatible primers, paints, and encapsulants.

### **3.02 GENERAL INSTALLATION REQUIREMENTS**

- A. Coordinate installation of identifying devices with completion of covering and painting of surfaces where devices are to be applied.
- B. Coordinate installation of identifying devices with locations of access panels and doors.
- C. Install identifying devices before installing acoustical ceilings and similar concealment.

### **3.03 EQUIPMENT LABEL INSTALLATION**

- A. Install or permanently fasten labels on each major item of mechanical equipment.
- B. Locate equipment labels where accessible and visible.

**END OF SECTION 23 0553**

**SECTION 23 8240  
PROPELLER UNIT HEATERS**

**PART 1 GENERAL**

**1.01 RELATED DOCUMENTS**

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

**1.02 SUMMARY**

- A. Section includes propeller unit heaters with electric-resistance heating coils.

**1.03 DEFINITIONS**

- A. BAS: Building automation system.
- B. CWP: Cold working pressure.
- C. PTFE: Polytetrafluoroethylene plastic.
- D. TFE: Tetrafluoroethylene plastic.

**1.04 ACTION SUBMITTALS**

- A. Product Data: For each type of product.
  - 1. Include rated capacities, operating characteristics, furnished specialties, and accessories.
- B. Shop Drawings:
  - 1. Include plans, elevations, sections, and details.
  - 2. Include details of equipment assemblies. Indicate dimensions, weights, loads, required clearances, method of field assembly, components, and location and size of each field connection.
  - 3. Include location and size of each field connection.
  - 4. Include details of anchorages and attachments to structure and to supported equipment.
  - 5. Include equipment schedules to indicate rated capacities, operating characteristics, furnished specialties, and accessories.
  - 6. Indicate location and arrangement of integral controls.
  - 7. Wiring Diagrams: Power, signal, and control wiring.

**1.05 CLOSEOUT SUBMITTALS**

- A. Operation and Maintenance Data: For propeller unit heaters to include in emergency, operation, and maintenance manuals.

**PART 2 PRODUCTS**

**2.01 MANUFACTURERS**

- A. Manufacturers: Subject to compliance with requirements, provide products by one of the following:
  - 1. Trane Inc
  - 2. Indeeco
  - 3. Qmark

**2.02 DESCRIPTION**

- A. Assembly including casing, coil, fan, and motor in horizontal discharge configuration with adjustable discharge louvers.
- B. Electrical Components, Devices, and Accessories: Listed and labeled as defined in NFPA 70, by a qualified testing agency, and marked for intended location and application.
- C. Comply with UL 2021.

**2.03 HOUSINGS**

- A. Heating Housing shall be made from 18 and 20 gauge steel. Individual adjustable louvers with 30 degree downward stops shall be furnished to provide the desired control of discharge air.

Cabinet finish shall be an almond epoxy/polyester powder paint. Mounting brackets designed for either ceiling or wall mounting shall be furnished as shown. Housing shall include an outlet protective screen. Screen shall prohibit debris from reaching the element compartment.

- B. Discharge Louver: Adjustable fin diffuser for horizontal units and conical diffuser for vertical units.

#### **2.04 COILS**

- A. Electric-Resistance Heating Coil: Nickel-chromium heating wire, free from expansion noise and 60-Hz hum, embedded in magnesium oxide refractory and sealed in steel or corrosion-resistant metallic sheath with fins no closer than 0.16 inch. Element ends shall be enclosed in terminal box. Fin surface temperature shall not exceed 550 deg F at any point during normal operation.
  - 1. Circuit Protection: One-time fuses in terminal box for overcurrent protection and limit controls for high-temperature protection of heaters.
  - 2. Wiring Terminations: Stainless-steel or corrosion-resistant material.

#### **2.05 FAN AND MOTOR**

- A. Fan: Propeller type with aluminum wheel directly mounted on motor shaft in the fan venturi.
- B. Fan and Motor shall be located upstream of heating elements. The motor shall be thermally protected. Fan Over-ride shall be included to purge the heater of residual heat when heater is de-energized.

#### **2.06 CONTROLS**

- A. Control Devices:
  - 1. Unit-mounted thermostat.
  - 2. Unit mounted disconnect.

#### **2.07 CAPACITIES AND CHARACTERISTICS: AS SCHEDULED ON THE DRAWINGS.**

### **PART 3 EXECUTION**

#### **3.01 EXAMINATION**

- A. Examine areas to receive propeller unit heaters for compliance with requirements for installation tolerances and other conditions affecting performance of the Work.
- B. Examine roughing-in for electrical connections to verify actual locations before unit-heater installation.
- C. Proceed with installation only after unsatisfactory conditions have been corrected.

#### **3.02 INSTALLATION**

- A. Install propeller unit heaters to comply with NFPA 90A.
- B. Install propeller unit heaters level and plumb.
- C. Suspend propeller unit heaters from structure with all-thread hanger rods and elastomeric hangers.

#### **3.03 CONNECTIONS**

- A. Comply with safety requirements in UL 1995.
- B. Ground equipment according to Section 260526 "Grounding and Bonding for Electrical Systems."
- C. Connect wiring according to Section 260519 "Low-Voltage Electrical Power Conductors and Cables."

#### **3.04 FIELD QUALITY CONTROL**

- A. Perform the following tests and inspections:
  - 1. Operational Test: After electrical circuitry has been energized, start units to confirm proper motor rotation and unit operation.

2. Operate electric heating elements through each stage to verify proper operation and electrical connections.
  3. Test and adjust controls and safety devices. Replace damaged and malfunctioning controls and equipment.
- B. Units will be considered defective if they do not pass tests and inspections.
- C. Prepare test and inspection reports.

### **3.05 ADJUSTING**

- A. Adjust initial temperature set points.

**END OF SECTION 23 8240**

**SECTION 26 0500  
COMMON WORK RESULTS FOR ELECTRICAL**

**PART 1 GENERAL**

**1.01 RELATED DOCUMENTS**

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

**1.02 SUMMARY**

- A. Section Includes:
1. Basic Requirements
  2. Detailed Requirements
  3. Coordination
  4. Quality Assurance
  5. Codes, Ordinances, & Permits
  6. Common requirements for electrical installation
  7. Excavating & Backfilling

**1.03 SUBMITTALS**

- A. Shop Drawings:
1. Submit shop drawings, wiring diagrams, and descriptive literature on all equipment furnished in this contract. Contractor shall "approve" shop drawings as specified in Division 1 prior to submitting to Engineer for approval. Shop drawing submittals shall comply with Division 1 requirements.
  2. For each of the product categories listed below, provide manufacturers standard catalog information with contractor/manufacturer markup including bill of materials, product data, features, electrical ratings, wiring diagrams, etc.
    - a. Products requiring shop drawings submittal:
      - 1) Wiring Devices
      - 2) Fuses
      - 3) Enclosed Switches
        - (a) Poles: Include information on maximum supported effective projected area (EPA) and weight for the design wind speed.
        - (b) Shop drawings approved by AHJ and prepared by persons with the following qualifications:
          - (1) Trained and certified by fire alarm system manufacturer.
          - (2) Nicet-certified, fire-alarm technician; level 3 minimum.
          - (3) Licensed or certified by authority having jurisdiction.
        - (c) Information Submittals: Qualifications data for installer.
        - (d) Delegated-Design Submittal: In addition to requirements above, indicate compliance with performance requirements and design criteria signed and sealed by a professional engineer responsible for shop drawing preparation.
          - (1) Drawings showing the location of each Fire alarm system device, ratings of each, and installation details.
          - (2) Design Calculations: Calculate requirements for selecting the spacing and sensitivity of detection, complying with NFPA 72. Calculate spacing and intensities for strobe signals and sound-pressure levels for audible appliances.
  3. Make submittals as soon as practicable after the signing of the contract. Shipment shall not be released until drawings and literature have been finally approved.
  4. Shop drawings shall be checked by the Contractor for shape, dimensions, and details of attachment to the construction before submittal. Submitted shop drawings will be presumed to have been so checked by the Contractor.

5. The literature shall be complete, giving materials, gauges, weights, finishes, etc., and in case of lighting fixtures, shall include ETL photometric curves.
  6. Number of copies required is the number of copies the Contractor desires returned, or the quantity listed in Division 1, whichever is greater.
  7. Wiring diagrams shall be furnished for all communication and control systems under this contract.
  8. In addition to the foregoing, the Contractor is to supply to the General Contractor, for delivery to the Owner, bound in a single set, a complete shop drawing portfolio of all equipment indicated under the specific specification section. Submit these near completion of the project arranged and indexed according to the CSI format.
- B. Test reports: Submit written installation test reports for review and approval immediately after testing has been satisfactorily completed.
- C. Acceptance certificates: Submit written manufacturer, testing agency and/or local Code authority acceptance certificates with project closeout documentation.
- D. Warranty: Submit a written warranty statement detailing all system and equipment warranties. Warranty shall be signed by Submittals are not required for this Section.
- E. Operation & Maintenance Instructions:
1. Refer to Division 1 for submittal and training requirements.
  2. Furnish approved operation and maintenance instruction booklets covering each listed item of equipment installed under this contract. These booklets shall provide complete instructions on the proper operation, use and periodic maintenance, together with the source of replacement parts and service for the item of equipment covered.
  3. Operation and maintenance manuals shall include copies of test reports, acceptance certificates and warranty information.
  4. In addition to the foregoing, the Contractor shall demonstrate to the Owner's designated personnel the use of the systems listed herein and shall furnish three (3) typewritten copies of a general operation procedure. Include locations and functions of switches, circuit breakers, fuses, etc.
  5. After final acceptance of all work and occupancy of the building, the Contractor shall have on the job, a qualified representative to make final adjustments of electrical systems and to instruct the Owner's representative in operating procedures, adjustment, and maintenance of system components, and to acquaint the Owner's representative with locations and functions of circuit breakers, fuses, switches, control devices, etc.
- F. Record Drawings:
1. Refer to Division 1 for submittal requirements.
  2. The Architect/Engineer will furnish one (1) set of blue line prints of the building floor plan for the Contractor's use in making a record layout of actual locations of equipment, devices, routing of conduits and locations of pull boxes for the following facilities:
    - a. Electrical feeders to substations and branch circuit panels
    - b. All branch circuit wiring
    - c. Voice/data conduit system
    - d. Empty conduits for use by others
  3. The information shall be neatly marked and the prints delivered to the Architect.
- G. Contractor's Warranty:
1. All work shall be warranted to be free of defects and to function properly for one year from the date of final acceptance or beneficial occupancy, whichever shall occur first. Defects appearing within the warranty period shall be repaired to the satisfaction of the Architect/Engineer. Refer to Division 1 for additional requirements.
  2. The warranty shall not obligate the Contractor for failure resulting from accident or from improper operation or care on the part of the Owner.
  3. Warranty for drivers and LEDs shall be as follows: Warranty failure shall be deemed to have occurred when 10% or more of the population of drivers or LED boards have failed.

Should this occur, it is necessary that the Owner (or Contractor prior to substantial completion) make timely notification of the Architect/Engineer to facilitate a warranty claim with the manufacturer(s). Any extended warranties offered by Manufacturers shall not be preempted by this warranty.

#### **1.04 BASIC REQUIREMENTS**

- A. Before bidding, the Contractor shall diligently study and compare all contract documents and shall be signed by the warranty holder and promptly report to the Architect/Engineer any discrepancies or deficiencies discovered by or made known to the Contractor.
- B. Extended warranties and manufacturer based warranties shall be signed by the warranty holder.
- C. Discrepancies: Whenever a discrepancy or inconsistency exists between related information indicated on the contract drawings and/or specifications (such as differences between product descriptions and catalog numbers) this contractor shall obtain additional clarification and direction from the Architect/Engineer before proceeding. For bidding purposes, this contractor shall include warranty terms the labor and materials necessary to comply with the alternative that results in the greatest cost to the Contract.
- D. Deficiencies: The Contractor and subcontractors shall resolve all known deficiencies and inadvertent omissions, including non-compliance with applicable codes, with the Architect/Engineer prior to ordering materials or proceeding with the work. Any work performed prior to receipt of instruction from the Architect/Engineer will be done so at the Contractor's risk.
- E. Manufacturer's Catalog Numbers: Product series, model, or catalog numbers, whether indicated on drawings or specifications, shall not be considered complete. This Contractor shall not order any product based solely upon the stated catalog number. Furnish products including accessories and options necessary to match the full product description and its intended purpose and application based on all information available from the contract documents.

#### **1.05 DETAILED REQUIREMENTS**

- A. Equipment and material specifications are minimum general requirements.
- B. In cases where construction requirements and/or special features not mentioned are stated in subsequent sections, on the drawings, or by local Code, the higher standard shall apply.
- C. Coordinate rough-in work and other electrical provisions for temperature sensors, CO2 sensors, humidistats, thermostats, and other wall-mounted BMS wired devices shown on the mechanical drawings. Refer to the mechanical plans and the mechanical symbols list to identify such items. Install a junction box with a plaster ring with pathway to equipment, unless otherwise indicated on mechanical drawings or specifications. Coordinate exact requirements with the contractor providing the wired device.
- D. Electrical installations shall not hinder the regular maintenance of or replacement of mechanical equipment. Conduit and cabling shall not be installed beneath suspended mechanical units. Coordinate and plan installations.

#### **1.06 COORDINATION**

- A. Coordinate arrangement, mounting, and support of electrical equipment:
  - 1. To allow maximum possible headroom unless specific mounting heights that reduce headroom are indicated.
  - 2. To provide for ease of disconnecting the equipment with minimum interference to other installations.
  - 3. To allow right of way for piping and conduit installed at required slope.
  - 4. So connecting raceways, cables, and wireways will be clear of obstructions and of the working and access space of other equipment.
- B. Prior to bidding, this contractor shall determine conduit and cabling routings, including the means and methods of installation, maximum feeder/branch-circuit lengths, pull boxes, junction

boxes, conduit bodies, fittings, and any other related work in accordance with the contract documents and the applicable building codes.

- C. Coordinate installation of required supporting devices and set sleeves in cast-in-place concrete, masonry walls, and other structural components as they are constructed.
- D. Coordinate location of access panels and doors for electrical items that are behind finished surfaces or otherwise concealed. Access doors and panels are specified in Division 08 Section "Access Doors and Frames."

### **1.07 QUALITY ASSURANCE**

- A. Test Equipment Suitability and Calibration: Comply with NETA ATS, "Suitability of Test Equipment" and "Test Instrument Calibration."
- B. Tests & Adjustments
  - 1. Contractor shall perform at his own expense, except for electrical energy, any tests that the Architect/Engineer may order to prove the performance of any device(s) and/or equipment supplied under this contract.
  - 2. Such tests will be limited to non-destructive test and will involve only direct reading(s) of the parameter(s) involved, i.e., actual trip rating or time delay of a circuit breaker may be required but coordination study is beyond the scope of this requirement.
  - 3. Provide adjustments such as branch circuit re-arranging, circuit breaker trip settings, final selection of fuse sizes, motor starter overload element settings, and the like that may be indicated by the tests and/or to suit equipment to be installed.

### **1.08 CODES, ORDINANCES, & PERMITS**

- A. All governmental codes and ordinances that are applicable and in effect at the time and location of this work are hereby referenced as an integral part of the specification to establish minimum standards of design detail, materials, and workmanship. Extra payment will not be allowed for work or changes required by local code enforcement authorities and/or utility companies. This is not to preclude the establishment of non-conflicting higher standards as may be specified herein and/or indicated on the drawings. In case of conflict between any of the standards established herein and a governmental code or ordinance, refer to the Architect/Engineer and obtain instructions before proceeding with the work involved.
- B. Apply for, obtain, and pay for required permits and certificates of inspection
- C. Particular attention is directed to:
  - 1. National Electrical Code
  - 2. Local electric wiring ordinances
  - 3. IEEE standards association

## **PART 2 PRODUCTS**

### **2.01 MANUFACTURERS**

- A. In all Division 26 Part 2 articles where titles introduce lists, the following requirements apply to product selection:
  - 1. Manufacturers: Subject to compliance with requirements, provide products by one of the manufacturers specified or prior approved product substitution. No product manufacturer will be accepted after this bid unless approved through a contractual change or written acceptance by Engineer. See "Substitutions" article herein.

### **2.02 PROPRIETARY REFERENCES**

- A. Except where there is indication to the contrary, the intent of this specification is to be open to all brand names and suppliers that offer equipment that complies with the stated requirements of capacity, function, quality configuration, size, shape, and operating characteristics that are compatible with the design objectives of the system and interfacing equipment.
- B. Stated requirements are minimum in the case of unit output and maximum in the case of input requirements.

- C. The perceived operational limitations and maintenance requirements as well as the availability of suitable maintenance support will be evaluated in comparison to competing equipment as an important factor in deciding if an item of equipment is acceptable or not acceptable.
- D. The product manufacturers listed are manufacturers that are believed to be producers of like equipment or materials and locally represented, with service capability and otherwise meeting the requirements of the contract documents. Reference to a brand name is not to be construed as a representation that the named supplier actually has available the equipment or materials that meet the detailed requirements of the contract documents.
- E. Details of construction, control, or operation that are proprietary and not significant to the Owner's utilization of the equipment will not be used as a basis for qualifying or disqualifying any equipment.

### **2.03 SUBSTITUTIONS**

- A. The materials, products and equipment described in the Bidding Documents establish a standard of required function, dimension, appearance and quality to be met by any proposed substitution.
- B. No substitution will be considered prior to receipt of Bids unless written request for approval has been received by the Engineer at least 10 days prior to the date for receipt of Bids. Such requests shall include the name of the material or equipment for which it is to be substituted and a complete description of the proposed substitution including drawings, performance and test data, and other information necessary for an evaluation. A statement setting forth changes in other materials, equipment or other portions of the work including changes in the work of other contracts that incorporation of the proposed substitution would require shall be included. The burden of proof of the merit of the proposed substitution is upon the proposer. The Engineer's decision of approval or disapproval of a proposed substitution shall be final. Refer to Division 1 for additional requirements.
- C. If the Engineer approves a proposed substitution prior to receipt of bids, such approval will be set forth in an addendum. Bidders shall not rely upon approvals made in any other manner.
- D. No substitutions will be considered after the contract award unless specifically provided in the contract documents.

### **2.04 UL LABEL**

- A. All materials, devices, etc. installed under this contract shall bear the UL label, or be UL listed as applicable except those specified items not covered by existing UL Standards.

## **PART 3 EXECUTION**

### **3.01 BUILDING CONSTRUCTION**

- A. Refer to the general construction drawings, which are bound with the drawings of this work, for construction details, elevations, etc.

### **3.02 INSPECTION OF SITE**

- A. Determine information regarding existing construction by the site inspection prior to bidding.
- B. By submitting a bid for this work, contractor agrees he has inspected the existing site and familiarized himself with existing conditions and how they relate to the contract documents.

### **3.03 COMMON REQUIREMENTS FOR ELECTRICAL INSTALLATION**

- A. Examine the site and all the drawings before proceeding with the layout and installation of this work. Verify all door swings and clearances to cabinets, etc. before locating switch and outlet boxes. Locate conduits, boxes, etc., essentially as shown on the drawings, but in exact layout determined on the job to suit actual conditions. Locate work so it does not interfere with access to service for any equipment. Confer and cooperate with other trades on the job so all parts will be installed in proper relationship. Precise location of parts to coordinate with other work is the responsibility of the Contractor.

- B. Obtain and follow manufacturer's installation instructions in the installation of all electrical equipment. Observe all restrictions imposed by the equipment manufacturer, UL label, NEC, or other applicable code in regard to setting; anchoring; hanging; clearances; electric, magnetic or thermal separation; shielding; weather and moisture protection. In case of conflict between the specifications herein and instructions or code governing the installation, notify the Architect/Engineer and receive his instructions before proceeding.
- C. Arrange exposed work as closely as practicable to wall or ceiling surfaces and in accurate alignment with exposed features of structure and/or trim. Locate concealed work so fittings, connectors, and other projections will clear surfaces. Where the option of more than one material is given, selection shall be confined to those which may be properly installed.
- D. Install all work in a neat and workmanlike manner by workmen thoroughly qualified in the trade or duties they are to perform. Rough work will be rejected.
- E. The Contractor is responsible for correct size and location of chases, slots, and openings require and will be liable for any cutting or patching made necessary by his failure to make proper arrangements in this respect.
- F. Maintain a competent full-time superintendent on the job to oversee and coordinate work with other trades, receive instructions from the Architect/Engineer, make layout of work to suit actual conditions, and to satisfy requirements of the drawings, specifications, and good workmanship.

**END OF SECTION 26 0500**

**SECTION 26 0519**  
**LOW-VOLTAGE ELECTRICAL POWER CONDUCTORS AND CABLES**

**PART 1 GENERAL**

**1.01 SECTION INCLUDES**

- A. Single conductor building wire.
- B. Wiring connectors.
- C. Electrical tape.

**1.02 RELATED REQUIREMENTS**

- A. Section 26 0526 - Grounding and Bonding for Electrical Systems: Additional requirements for grounding conductors and grounding connectors.

**PART 2 PRODUCTS**

**2.01 CONDUCTOR AND CABLE APPLICATIONS**

- A. Do not use conductors and cables for applications other than as permitted by NFPA 70 and product listing.
- B. Provide single conductor building wire installed in suitable raceway unless otherwise indicated, permitted, or required.

**2.02 CONDUCTOR AND CABLE GENERAL REQUIREMENTS**

- A. Provide products that comply with requirements of NFPA 70.
- B. Provide products listed, classified, and labeled as suitable for the purpose intended.
- C. Unless specifically indicated to be excluded, provide all required conduit, boxes, wiring, connectors, etc. as required for a complete operating system.
- D. Comply with NEMA WC 70.
- E. Thermoplastic-Insulated Conductors and Cables: Listed and labeled as complying with UL 83.
- F. Thermoset-Insulated Conductors and Cables: Listed and labeled as complying with UL 44.
- G. Conductor Material:
  - 1. Provide copper conductors only. Aluminum conductors are not acceptable for this project. Conductor sizes indicated are based on copper.
  - 2. Copper Conductors: Soft drawn annealed, 98 percent conductivity, uncoated copper conductors complying with ASTM B3, ASTM B8, or ASTM B787/B787M unless otherwise indicated.
  - 3. Tinned Copper Conductors: Comply with ASTM B33.
- H. Minimum Conductor Size:
  - 1. Branch Circuits: 12 AWG.
- I. Conductor Color Coding:
  - 1. Color code conductors as indicated unless otherwise required by the authority having jurisdiction. Maintain consistent color coding throughout project.
  - 2. Color Coding Method: Integrally colored insulation.
  - 3. Color Code:
    - a. 480Y/277 V, 3 Phase, 4 Wire System:
      - 1) Phase A: Brown.
      - 2) Phase B: Orange.
      - 3) Phase C: Yellow.
      - 4) Neutral/Grounded: Gray.
    - b. 208Y/120 V, 3 Phase, 4 Wire System:
      - 1) Phase A: Black.
      - 2) Phase B: Red.
      - 3) Phase C: Blue.

- 4) Neutral/Grounded: White.
- c. Equipment Ground, All Systems: Green.

### **2.03 SINGLE CONDUCTOR BUILDING WIRE**

- A. Description: Single conductor insulated wire.
- B. Conductor Stranding:
  - 1. Feeders and Branch Circuits: Stranded.
  - 2. Control Circuits: Stranded.
- C. Insulation Voltage Rating: 600 V.
- D. Insulation:
  - 1. Copper Building Wire: Type THHN/THWN or THHN/THWN-2, except as indicated below.
    - a. Installed Underground: Type XHHW-2.

### **2.04 WIRING CONNECTORS**

- A. Description: Wiring connectors appropriate for the application, suitable for use with the conductors to be connected, and listed as complying with UL 486A-486B or UL 486C as applicable.

### **2.05 ACCESSORIES**

- A. Electrical Tape:
  - 1. Vinyl Color Coding Electrical Tape: Integrally colored to match color code indicated; listed as complying with UL 510; minimum thickness of 7 mil (0.18 mm); resistant to abrasion, corrosion, and sunlight; suitable for continuous temperature environment up to 221 degrees F (105 degrees C).
  - 2. Vinyl Insulating Electrical Tape: Complying with ASTM D3005 and listed as complying with UL 510; minimum thickness of 7 mil (0.18 mm); resistant to abrasion, corrosion, and sunlight; conformable for application down to 0 degrees F (-18 degrees C) and suitable for continuous temperature environment up to 221 degrees F (105 degrees C).

## **PART 3 EXECUTION**

### **3.01 INSTALLATION**

- A. Circuiting Requirements:
  - 1. Unless dimensioned, circuit routing indicated is diagrammatic.
  - 2. Arrange circuiting to minimize splices.
  - 3. Maintain separation of wiring for emergency systems in accordance with NFPA 70.
- B. Install products in accordance with manufacturer's instructions.
- C. Perform work in accordance with NECA 1 (general workmanship).
- D. Installation in Raceway:
  - 1. Tape ends of conductors and cables to prevent infiltration of moisture and other contaminants.
  - 2. Pull all conductors and cables together into raceway at same time.
  - 3. Do not damage conductors and cables or exceed manufacturer's recommended maximum pulling tension and sidewall pressure.
  - 4. Use suitable wire pulling lubricant where necessary, except when lubricant is not recommended by the manufacturer.
- E. Paralleled Conductors: Install conductors of the same length and terminate in the same manner.
- F. Secure and support conductors and cables in accordance with NFPA 70 using suitable supports and methods approved by the authority having jurisdiction. Provide independent support from building structure. Do not provide support from raceways, piping, ductwork, or other systems.
- G. Install conductors with a minimum of 12 inches (300 mm) of slack at each outlet.

- H. Neatly train and bundle conductors inside boxes, wireways, panelboards and other equipment enclosures.
- I. Group or otherwise identify neutral/grounded conductors with associated ungrounded conductors inside enclosures in accordance with NFPA 70.
- J. Make wiring connections using specified wiring connectors.
  - 1. Make splices and taps only in accessible boxes. Do not pull splices into raceways or make splices in conduit bodies or wiring gutters.
  - 2. Remove appropriate amount of conductor insulation for making connections without cutting, nicking or damaging conductors.
  - 3. Do not remove conductor strands to facilitate insertion into connector.
  - 4. Clean contact surfaces on conductors and connectors to suitably remove corrosion, oxides, and other contaminants. Do not use wire brush on plated connector surfaces.
- K. Insulate splices and taps that are made with uninsulated connectors using methods suitable for the application, with insulation and mechanical strength at least equivalent to unspliced conductors.
- L. Insulate ends of spare conductors using vinyl insulating electrical tape.
- M. Install firestopping to preserve fire resistance rating of partitions and other elements.
- N. Unless specifically indicated to be excluded, provide final connections to all equipment and devices, including those furnished by others, as required for a complete operating system.

**END OF SECTION 26 0519**

**SECTION 26 0526  
GROUNDING AND BONDING FOR ELECTRICAL SYSTEMS**

**PART 1 GENERAL**

**1.01 SECTION INCLUDES**

- A. Grounding and bonding requirements.
- B. Conductors for grounding and bonding.
- C. Connectors for grounding and bonding.

**1.02 SUBMITTALS**

- A. Field quality control test reports.

**PART 2 PRODUCTS**

**2.01 GROUNDING AND BONDING REQUIREMENTS**

- A. Existing Work: Where existing grounding and bonding system components are indicated to be reused, they may be reused only where they are free from corrosion, integrity and continuity are verified, and where acceptable to the authority having jurisdiction.
- B. Do not use products for applications other than as permitted by NFPA 70 and product listing.
- C. Unless specifically indicated to be excluded, provide all required components, conductors, connectors, conduit, boxes, fittings, supports, accessories, etc. as necessary for a complete grounding and bonding system.
- D. Where conductor size is not indicated, size to comply with NFPA 70 but not less than applicable minimum size requirements specified.
- E. Bonding and Equipment Grounding:
  - 1. Provide bonding for equipment grounding conductors, equipment ground busses, metallic equipment enclosures, metallic raceways and boxes, device grounding terminals, and other normally non-current-carrying conductive materials enclosing electrical conductors/equipment or likely to become energized as indicated and in accordance with NFPA 70.
  - 2. Provide insulated equipment grounding conductor in each feeder and branch circuit raceway. Do not use raceways as sole equipment grounding conductor.
  - 3. Where circuit conductor sizes are increased for voltage drop, increase size of equipment grounding conductor proportionally in accordance with NFPA 70.
  - 4. Unless otherwise indicated, connect wiring device grounding terminal to branch circuit equipment grounding conductor and to outlet box with bonding jumper.
  - 5. Terminate branch circuit equipment grounding conductors on solidly bonded equipment ground bus only. Do not terminate on neutral (grounded) or isolated/insulated ground bus.
  - 6. Provide bonding jumper across expansion or expansion/deflection fittings provided to accommodate conduit movement.

**2.02 GROUNDING AND BONDING COMPONENTS**

- A. General Requirements:
  - 1. Provide products listed, classified, and labeled as suitable for the purpose intended.
  - 2. Provide products listed and labeled as complying with UL 467 where applicable.
- B. Conductors for Grounding and Bonding:
  - 1. Use insulated copper conductors unless otherwise indicated.
    - a. Exceptions:
      - 1) Use bare copper conductors where installed underground in direct contact with earth.
      - 2) Use bare copper conductors where directly encased in concrete (not in raceway).
- C. Connectors for Grounding and Bonding:

1. Description: Connectors appropriate for the application and suitable for the conductors and items to be connected; listed and labeled as complying with UL 467.
2. Unless otherwise indicated, use exothermic welded connections for underground, concealed and other inaccessible connections.
3. Unless otherwise indicated, use mechanical connectors, compression connectors, or exothermic welded connections for accessible connections.

## **PART 3 EXECUTION**

### **3.01 INSTALLATION**

- A. Install products in accordance with manufacturer's instructions.
- B. Perform work in accordance with NECA 1 (general workmanship).
- C. Make grounding and bonding connections using specified connectors.
  1. Remove appropriate amount of conductor insulation for making connections without cutting, nicking or damaging conductors. Do not remove conductor strands to facilitate insertion into connector.
  2. Remove nonconductive paint, enamel, or similar coating at threads, contact points, and contact surfaces.
  3. Exothermic Welds: Make connections using molds and weld material suitable for the items to be connected in accordance with manufacturer's recommendations.
  4. Mechanical Connectors: Secure connections according to manufacturer's recommended torque settings.
  5. Compression Connectors: Secure connections using manufacturer's recommended tools and dies.
- D. Identify grounding and bonding system components in accordance with Section 26 0553.

### **3.02 FIELD QUALITY CONTROL**

- A. Inspect and test in accordance with NETA ATS except Section 4.
- B. Perform inspections and tests listed in NETA ATS, Section 7.13.
- C. Perform ground electrode resistance tests under normally dry conditions. Precipitation within the previous 48 hours does not constitute normally dry conditions.
- D. Investigate and correct deficiencies where measured ground resistances do not comply with specified requirements.
- E. Submit detailed reports indicating inspection and testing results and corrective actions taken.

**END OF SECTION 26 0526**

**SECTION 26 0529  
HANGERS AND SUPPORTS FOR ELECTRICAL SYSTEMS**

**PART 1 GENERAL**

**1.01 SECTION INCLUDES**

- A. Support and attachment requirements and components for equipment, conduit, cable, boxes, and other electrical work.

**1.02 RELATED REQUIREMENTS**

- A. Section 26 0533.13 - Conduit for Electrical Systems: Additional support and attachment requirements for conduits.
- B. Section 26 0533.16 - Boxes for Electrical Systems: Additional support and attachment requirements for boxes.

**PART 2 PRODUCTS**

**2.01 SUPPORT AND ATTACHMENT COMPONENTS**

- A. General Requirements:
  - 1. Provide all required hangers, supports, anchors, fasteners, fittings, accessories, and hardware as necessary for the complete installation of electrical work.
  - 2. Provide products listed, classified, and labeled as suitable for the purpose intended, where applicable.
  - 3. Where support and attachment component types and sizes are not indicated, select in accordance with manufacturer's application criteria as required for the load to be supported with a minimum safety factor of 5. Include consideration for vibration, equipment operation, and shock loads where applicable.
  - 4. Do not use products for applications other than as permitted by NFPA 70 and product listing.
  - 5. Steel Components: Use corrosion resistant materials suitable for the environment where installed.
    - a. Zinc-Plated Steel: Electroplated in accordance with ASTM B633.
    - b. Galvanized Steel: Hot-dip galvanized after fabrication in accordance with ASTM A123/A123M or ASTM A153/A153M.
- B. Conduit and Cable Supports: Straps, clamps, etc. suitable for the conduit or cable to be supported.
  - 1. Conduit Straps: One-hole or two-hole type; steel or malleable iron.
  - 2. Conduit Clamps: Bolted type unless otherwise indicated.
- C. Outlet Box Supports: Hangers, brackets, etc. suitable for the boxes to be supported.
- D. Metal Channel (Strut) Framing Systems: Factory-fabricated continuous-slot metal channel (strut) and associated fittings, accessories, and hardware required for field-assembly of supports.
  - 1. Comply with MFMA-4.
- E. Hanger Rods: Threaded zinc-plated steel unless otherwise indicated.
- F. Anchors and Fasteners:
  - 1. Unless otherwise indicated and where not otherwise restricted, use the anchor and fastener types indicated for the specified applications.

**PART 3 EXECUTION**

**3.01 INSTALLATION**

- A. Install products in accordance with manufacturer's instructions.
- B. Perform work in accordance with NECA 1 (general workmanship).
- C. Provide independent support from building structure. Do not provide support from piping, ductwork, or other systems.

- D. Do not penetrate or otherwise notch or cut structural members without approval of Structural Engineer.
- E. Equipment Support and Attachment:
  - 1. Use metal fabricated supports or supports assembled from metal channel (strut) to support equipment as required.
  - 2. Use metal channel (strut) secured to studs to support equipment surface-mounted on hollow stud walls when wall strength is not sufficient to resist pull-out.
  - 3. Use metal channel (strut) to support surface-mounted equipment in wet or damp locations to provide space between equipment and mounting surface.
  - 4. Securely fasten floor-mounted equipment. Do not install equipment such that it relies on its own weight for support.
- F. Secure fasteners according to manufacturer's recommended torque settings.
- G. Remove temporary supports.

**END OF SECTION 26 0529**

**SECTION 26 0533.13  
CONDUIT FOR ELECTRICAL SYSTEMS**

**PART 1 GENERAL**

**1.01 SECTION INCLUDES**

- A. Galvanized steel rigid metal conduit (RMC).
- B. Flexible metal conduit (FMC).
- C. Electrical metallic tubing (EMT).
- D. Liquidtight flexible nonmetallic conduit (LFNC).
- E. Conduit fittings.

**1.02 REFERENCE STANDARDS**

- A. ANSI C80.1 - American National Standard for Electrical Rigid Steel Conduit (ERSC).
- B. ANSI C80.3 - American National Standard for Electrical Metallic Tubing -- Steel (EMT-S).
- C. ANSI C80.6 - American National Standard for Electrical Intermediate Metal Conduit (EIMC).
- D. NECA 1 - Standard for Good Workmanship in Electrical Construction.
- E. NECA 101 - Standard for Installing Steel Conduits (Rigid, IMC, EMT).
- F. NECA 111 - Standard for Installing Nonmetallic Raceways (RNC, ENT, LFNC).
- G. NEMA FB 1 - Fittings, Cast Metal Boxes, and Conduit Bodies for Conduit, Electrical Metallic Tubing, and Cable.
- H. NEMA TC 2 - Electrical Polyvinyl Chloride (PVC) Conduit.
- I. NFPA 70 - National Electrical Code.
- J. UL 1 - Flexible Metal Conduit.
- K. UL 6 - Electrical Rigid Metal Conduit-Steel.
- L. UL 514B - Conduit, Tubing, and Cable Fittings.
- M. UL 797 - Electrical Metallic Tubing-Steel.
- N. UL 1242 - Electrical Intermediate Metal Conduit-Steel.
- O. UL 1660 - Liquid-Tight Flexible Nonmetallic Conduit.

**PART 2 PRODUCTS**

**2.01 CONDUIT APPLICATIONS**

- A. Do not use conduit and associated fittings for applications other than as permitted by NFPA 70 and product listing.
- B. Unless otherwise indicated and where not otherwise restricted, use the conduit types indicated for the specified applications. Where more than one listed application applies, comply with the most restrictive requirements. Where conduit type for a particular application is not specified, use galvanized steel rigid metal conduit.
- C. Concealed Above Accessible Ceilings: Use galvanized steel rigid metal conduit, intermediate metal conduit (IMC), or electrical metallic tubing (EMT).
- D. Exposed, Interior, Not Subject to Physical Damage: Use galvanized steel rigid metal conduit, intermediate metal conduit (IMC), or electrical metallic tubing (EMT).

**2.02 CONDUIT REQUIREMENTS**

- A. Existing Work: Where existing conduits are indicated to be reused, they may be reused only where they comply with specified requirements, are free from corrosion, and integrity is verified by pulling a mandrel through them.
- B. Provide all conduit, fittings, supports, and accessories required for a complete raceway system.

- C. Provide products listed, classified, and labeled as suitable for the purpose intended.
- D. Minimum Conduit Size, Unless Otherwise Indicated:
  - 1. Branch Circuits: 3/4 inch (21 mm) trade size.
  - 2. Underground, Exterior: 1 inch (27 mm) trade size.
- E. Where conduit size is not indicated, size to comply with NFPA 70 but not less than applicable minimum size requirements specified.

### **2.03 GALVANIZED STEEL RIGID METAL CONDUIT (RMC)**

- A. Description: NFPA 70, Type RMC galvanized steel rigid metal conduit complying with ANSI C80.1 and listed and labeled as complying with UL 6.
- B. Fittings:
  - 1. Non-Hazardous Locations: Use fittings complying with NEMA FB 1 and listed and labeled as complying with UL 514B.
  - 2. Material: Use steel or malleable iron.
  - 3. Connectors and Couplings: Use threaded type fittings only. Threadless set screw and compression (gland) type fittings are not permitted.

### **2.04 INTERMEDIATE METAL CONDUIT (IMC)**

- A. Description: NFPA 70, Type IMC galvanized steel intermediate metal conduit complying with ANSI C80.6 and listed and labeled as complying with UL 1242.
- B. Fittings:
  - 1. Non-Hazardous Locations: Use fittings complying with NEMA FB 1 and listed and labeled as complying with UL 514B.
  - 2. Material: Use steel or malleable iron.
  - 3. Connectors and Couplings: Use threaded type fittings only. Threadless set screw and compression (gland) type fittings are not permitted.

### **2.05 FLEXIBLE METAL CONDUIT (FMC)**

- A. Description: NFPA 70, Type FMC standard wall steel flexible metal conduit listed and labeled as complying with UL 1, and listed for use in classified firestop systems to be used.
- B. Fittings:
  - 1. Description: Fittings complying with NEMA FB 1 and listed and labeled as complying with UL 514B.
  - 2. Material: Use steel or malleable iron.

### **2.06 ELECTRICAL METALLIC TUBING (EMT)**

- A. Description: NFPA 70, Type EMT steel electrical metallic tubing complying with ANSI C80.3 and listed and labeled as complying with UL 797.
- B. Fittings:
  - 1. Description: Fittings complying with NEMA FB 1 and listed and labeled as complying with UL 514B.
  - 2. Material: Use steel or malleable iron.
  - 3. Connectors and Couplings: Use compression (gland) or set-screw type.
    - a. Do not use indenter type connectors and couplings.

### **2.07 LIQUIDTIGHT FLEXIBLE NONMETALLIC CONDUIT (LFNC)**

- A. Description: NFPA 70, Type LFNC liquidtight flexible nonmetallic conduit listed and labeled as complying with UL 1660.
- B. Fittings:
  - 1. Manufacturer: Same as manufacturer of conduit to be connected.
  - 2. Description: Fittings complying with NEMA FB 1 and listed and labeled as complying with UL 514B; suitable for the type of conduit to be connected.

## **PART 3 EXECUTION**

### **3.01 INSTALLATION**

- A. Install products in accordance with manufacturer's instructions.
- B. Perform work in accordance with NECA 1 (general workmanship).
- C. Install galvanized steel rigid metal conduit (RMC) in accordance with NECA 101.
- D. Install intermediate metal conduit (IMC) in accordance with NECA 101.
- E. Install liquidtight flexible nonmetallic conduit (LFNC) in accordance with NECA 111.
- F. Conduit Support:
  - 1. Secure and support conduits in accordance with NFPA 70 and Section 26 0529 using suitable supports and methods approved by the authority having jurisdiction.
  - 2. Provide independent support from building structure. Do not provide support from piping, ductwork, or other systems.
- G. Connections and Terminations:
  - 1. Use approved zinc-rich paint or conduit joint compound on field-cut threads of galvanized steel conduits prior to making connections.
  - 2. Where two threaded conduits must be joined and neither can be rotated, use three-piece couplings or split couplings. Do not use running threads.
  - 3. Use suitable adapters where required to transition from one type of conduit to another.
  - 4. Provide drip loops for liquidtight flexible conduit connections to prevent drainage of liquid into connectors.
  - 5. Terminate threaded conduits in boxes and enclosures using threaded hubs or double lock nuts for dry locations and raintight hubs for wet locations.
  - 6. Provide insulating bushings or insulated throats at all conduit terminations to protect conductors.
  - 7. Secure joints and connections to provide maximum mechanical strength and electrical continuity.
- H. Penetrations:
  - 1. Do not penetrate or otherwise notch or cut structural members, including footings and grade beams, without approval of Structural Engineer.
  - 2. Make penetrations perpendicular to surfaces unless otherwise indicated.
  - 3. Provide sleeves for penetrations as indicated or as required to facilitate installation. Set sleeves flush with exposed surfaces unless otherwise indicated or required.
  - 4. Conceal bends for conduit risers emerging above ground.
  - 5. Seal interior of conduits entering the building from underground at first accessible point to prevent entry of moisture and gases.
  - 6. Where conduits penetrate waterproof membrane, seal as required to maintain integrity of membrane.
  - 7. Make penetrations for roof-mounted equipment within associated equipment openings and curbs where possible to minimize roofing system penetrations. Where penetrations are necessary, seal as indicated or as required to preserve integrity of roofing system and maintain roof warranty. Include proposed locations of penetrations and methods for sealing with submittals.
  - 8. Install firestopping to preserve fire resistance rating of partitions and other elements.
- I. Conduit Movement Provisions: Where conduits are subject to movement, provide expansion and expansion/deflection fittings to prevent damage to enclosed conductors or connected equipment. This includes, but is not limited to:
  - 1. Where conduits cross structural joints intended for expansion, contraction, or deflection.
  - 2. Where conduits are subject to earth movement by settlement or frost.
- J. Condensation Prevention: Where conduits cross barriers between areas of potential substantial temperature differential, provide sealing fitting or approved sealing compound at an

accessible point near the penetration to prevent condensation. This includes, but is not limited to:

1. Where conduits pass from outdoors into conditioned interior spaces.
  2. Where conduits pass from unconditioned interior spaces into conditioned interior spaces.
- K. Provide grounding and bonding in accordance with Section 26 0526.

**END OF SECTION 26 0533.13**

**SECTION 26 0533.16**  
**BOXES FOR ELECTRICAL SYSTEMS**

**PART 1 GENERAL**

**1.01 SECTION INCLUDES**

- A. Outlet and device boxes up to 100 cubic inches (1,650 cu cm), including those used as junction and pull boxes.
- B. Cabinets and enclosures, including junction and pull boxes larger than 100 cubic inches (1,650 cu cm).

**1.02 SUBMITTALS**

- A. Product Data: Provide manufacturer's standard catalog pages and data sheets for cabinets and enclosures.

**PART 2 PRODUCTS**

**2.01 BOXES**

- A. General Requirements:
  - 1. Do not use boxes and associated accessories for applications other than as permitted by NFPA 70 and product listing.
  - 2. Provide all boxes, fittings, supports, and accessories required for a complete raceway system and to accommodate devices and equipment to be installed.
  - 3. Provide products listed, classified, and labeled as suitable for the purpose intended.
  - 4. Where box size is not indicated, size to comply with NFPA 70 but not less than applicable minimum size requirements specified.
  - 5. Provide grounding terminals within boxes where equipment grounding conductors terminate.
- B. Outlet and Device Boxes Up to 100 cubic inches (1,650 cu cm), Including Those Used as Junction and Pull Boxes:
  - 1. Use sheet-steel boxes for dry locations unless otherwise indicated or required.
  - 2. Use cast iron boxes or cast aluminum boxes for damp or wet locations unless otherwise indicated or required; furnish with compatible weatherproof gasketed covers.
  - 3. Use suitable concrete type boxes where flush-mounted in concrete.
  - 4. Use suitable masonry type boxes where flush-mounted in masonry walls.
  - 5. Use raised covers suitable for the type of wall construction and device configuration where required.
  - 6. Use shallow boxes where required by the type of wall construction.
  - 7. Do not use "through-wall" boxes designed for access from both sides of wall.
  - 8. Sheet-Steel Boxes: Comply with NEMA OS 1, and list and label as complying with UL 514A.
  - 9. Cast Metal Boxes: Comply with NEMA FB 1, and list and label as complying with UL 514A; furnish with threaded hubs.
  - 10. Boxes for Ganged Devices: Use multigang boxes of single-piece construction. Do not use field-connected gangable boxes unless specifically indicated or permitted.
- C. Cabinets and Enclosures, Including Junction and Pull Boxes Larger Than 100 cubic inches (1,650 cu cm):
  - 1. Comply with NEMA EN 10250, and list and label as complying with UL 50 and UL 50E, or UL 508A.
  - 2. NEMA EN 10250 Environment Type, Unless Otherwise Indicated:
  - 3. Junction and Pull Boxes Larger Than 100 cubic inches (1,650 cu cm):
    - a. Provide screw-cover or hinged-cover enclosures unless otherwise indicated.

## **PART 3 EXECUTION**

### **3.01 INSTALLATION**

- A. Install products in accordance with manufacturer's instructions.
- B. Install boxes in accordance with NECA 1 (general workmanship) and, where applicable, NECA 130, including mounting heights specified in those standards where mounting heights are not indicated.
- C. Arrange equipment to provide minimum clearances in accordance with manufacturer's instructions and NFPA 70.
- D. Box Supports:
  - 1. Secure and support boxes in accordance with NFPA 70 and Section 26 0529 using suitable supports and methods approved by the authority having jurisdiction.
  - 2. Provide independent support from building structure except for cast metal boxes (other than boxes used for fixture support) supported by threaded conduit connections in accordance with NFPA 70. Do not provide support from piping, ductwork, or other systems.
- E. Install boxes plumb and level.
- F. Install boxes as required to preserve insulation integrity.
- G. Install permanent barrier between ganged wiring devices when voltage between adjacent devices exceeds 300 V.
- H. Close unused box openings.
- I. Provide grounding and bonding in accordance with Section 26 0526.

**END OF SECTION 26 0533.16**

**SECTION 26 0553  
IDENTIFICATION FOR ELECTRICAL SYSTEMS**

**PART 1 GENERAL**

**1.01 SECTION INCLUDES**

- A. Electrical identification requirements.
- B. Identification nameplates and labels.
- C. Warning signs and labels.

**PART 2 PRODUCTS**

**2.01 IDENTIFICATION REQUIREMENTS**

- A. Identification for Equipment:
  - 1. Use identification nameplate to identify each piece of electrical distribution and control equipment and associated sections, compartments, and components.
  - 2. Available Fault Current Documentation: Use identification label to identify the available fault current and date calculations were performed at locations requiring documentation by NFPA 70 including but not limited to the following.
    - a. Service equipment.
    - b. Industrial control panels.
    - c. Motor control centers.
    - d. Elevator control panels.
    - e. Industrial machinery.
- B. Identification for Conductors and Cables:
  - 1. Color Coding for Power Conductors 600 V and Less: Comply with Section 26 0519.
  - 2. Use identification nameplate or identification label to identify color code for ungrounded and grounded power conductors inside door or enclosure at each piece of feeder or branch-circuit distribution equipment when premises has feeders or branch circuits served by more than one nominal voltage system.

**2.02 IDENTIFICATION NAMEPLATES AND LABELS**

- A. Identification Nameplates:
  - 1. Materials:
    - a. Indoor Clean, Dry Locations: Use plastic nameplates.
  - 2. Plastic Nameplates: Two-layer or three-layer laminated acrylic or electrically non-conductive phenolic with beveled edges; minimum thickness of 1/16 inch (1.6 mm); engraved text.
  - 3. Mounting Holes for Mechanical Fasteners: Two, centered on sides for sizes up to 1 inch (25 mm) high; Four, located at corners for larger sizes.
- B. Identification Labels:
  - 1. Materials: Use self-adhesive laminated plastic labels; UV, chemical, water, heat, and abrasion resistant.
  - 2. Text: Use factory pre-printed or machine-printed text. Do not use handwritten text unless otherwise indicated.
- C. Format for Equipment Identification:
  - 1. Minimum Size: 1 inch (25 mm) by 2.5 inches (64 mm).
  - 2. Legend:
    - a. Equipment designation or other approved description.
  - 3. Text: All capitalized unless otherwise indicated.
  - 4. Minimum Text Height:
    - a. Equipment Designation: 1/2 inch (13 mm).
  - 5. Color:
    - a. Normal Power System: White text on black background.

## **2.03 WARNING SIGNS AND LABELS**

- A. Comply with ANSI Z535.2 or ANSI Z535.4 as applicable.
- B. Warning Signs:
  - 1. Materials:
    - a. Indoor Dry, Clean Locations: Use factory pre-printed rigid plastic or self-adhesive vinyl signs.
  - 2. Rigid Signs: Provide four mounting holes at corners for mechanical fasteners.
  - 3. Minimum Size: 7 by 10 inches (178 by 254 mm) unless otherwise indicated.
- C. Warning Labels:
  - 1. Materials: Use factory pre-printed or machine-printed self-adhesive polyester or self-adhesive vinyl labels; UV, chemical, water, heat, and abrasion resistant; produced using materials recognized to UL 969.
  - 2. Machine-Printed Labels: Use thermal transfer process printing machines and accessories recommended by label manufacturer.
  - 3. Minimum Size: 2 by 4 inches (51 mm by 102 mm) unless otherwise indicated.

## **PART 3 EXECUTION**

### **3.01 INSTALLATION**

- A. Install products in accordance with manufacturer's instructions.
- B. Install identification products to be plainly visible for examination, adjustment, servicing, and maintenance. Unless otherwise indicated, locate products as follows:
  - 1. Surface-Mounted Equipment: Enclosure front.
  - 2. Flush-Mounted Equipment: Inside of equipment door.
  - 3. Free-Standing Equipment: Enclosure front; also enclosure rear for equipment with rear access.
  - 4. Elevated Equipment: Legible from the floor or working platform.
  - 5. Interior Components: Legible from the point of access.
  - 6. Conductors and Cables: Legible from the point of access.
- C. Install identification products centered, level, and parallel with lines of item being identified.
- D. Secure nameplates to exterior surfaces of enclosures using stainless steel screws and to interior surfaces using self-adhesive backing or epoxy cement.
- E. Install self-adhesive labels and markers to achieve maximum adhesion, with no bubbles or wrinkles and edges properly sealed.
- F. Secure rigid signs using stainless steel screws.

**END OF SECTION 26 0553**

**SECTION 26 2726  
WIRING DEVICES**

**PART 1 GENERAL**

**1.01 SECTION INCLUDES**

- A. Wall switches.
- B. Receptacles.
- C. Wall plates.

**1.02 ADMINISTRATIVE REQUIREMENTS**

- A. Coordination:
  - 1. Coordinate the placement of outlet boxes with millwork, furniture, equipment, etc. installed under other sections or by others.
  - 2. Coordinate the placement of outlet boxes for wall switches with actual installed door swings.
  - 3. Coordinate the installation and preparation of uneven surfaces, such as split face block, to provide suitable surface for installation of wiring devices.
  - 4. Notify Architect of any conflicts or deviations from Contract Documents to obtain direction prior to proceeding with work.

**1.03 SUBMITTALS**

- A. Product Data: Provide manufacturer's catalog information showing dimensions, colors, and configurations.

**1.04 QUALITY ASSURANCE**

- A. Comply with requirements of NFPA 70.
- B. Products: Listed, classified, and labeled as suitable for the purpose intended.

**PART 2 PRODUCTS**

**2.01 WIRING DEVICE APPLICATIONS**

- A. Provide wiring devices suitable for intended use and with ratings adequate for load served.
- B. Unless noted otherwise, do not use combination switch/receptacle devices.

**2.02 WIRING DEVICE FINISHES**

- A. Provide wiring device finishes as described below unless otherwise indicated.
- B. Wiring Devices, Unless Otherwise Indicated: White with nylon wall plate, Verification during submittal process.

**2.03 MODULAR CONNECTORS**

- A. Devices that are manufactured for use with modular plug-in connectors may be substituted under the following conditions:
  - 1. Connectors shall comply with UL 2459 and shall be made with stranding building wire.
  - 2. Devices shall comply with the requirements in this Section.

**2.04 MANUFACTURERS:**

- A. Hubbell Incorporated
- B. Leviton Manufacturing Company, Inc
- C. Pass & Seymour, a brand of Legrand North America, Inc
- D. Eaton (Arrow Hart).
- E. Engineer Pre-approved equivalent. See section 012500R - Substitution Procedures for requirements.

## **2.05 SOURCE LIMITATIONS**

- A. Obtain each type of wiring device and associated wall plate from single source from single manufacturer.

## **2.06 PRODUCT GRADE:**

- A. Receptacles: Unless indicated otherwise, Commercial specification grade.
- B. Switches: Unless indicated otherwise, Commercial specification grade.

## **2.07 RECEPTACLES**

- A. Receptacles - General Requirements: Self-grounding, complying with NEMA WD 1 and NEMA WD 6, and listed as complying with UL 498, and where applicable, FS W-C-596; types as indicated on the drawings.
  - 1. Wiring Provisions: Terminal screws for side wiring or screw actuated binding clamp for back wiring with separate ground terminal screw.
  - 2. NEMA configurations specified are according to NEMA WD 6.
- B. Convenience Receptacles:
  - 1. Tamper Resistant Convenience Receptacles: Commercial specification grade, 20A, 125V, NEMA 5-20R, listed and labeled as tamper resistant type; single or duplex as indicated on the drawings.
- C. GFCI Receptacles:
  - 1. GFCI Receptacles - General Requirements: Self-testing, with feed-through protection and light to indicate ground fault tripped condition and loss of protection; listed as complying with UL 943, class A.
    - a. Provide test and reset buttons of same color as device.
  - 2. Weather Resistant GFCI Receptacles: Duplex, 20A, 125V, NEMA 5-20R, rectangular decorator style, listed and labeled as weather resistant type complying with UL 498 Supplement SE suitable for installation in damp or wet locations.
  - 3. Tamper Resistant GFCI Receptacles: Commercial specification grade, duplex, 20A, 125V, NEMA 5-20R, rectangular decorator style, listed and labeled as tamper resistant type.

## **2.08 WALL PLATES**

- A. Wall Plates: Comply with UL 514D.
  - 1. Configuration: One piece cover as required for quantity and types of corresponding wiring devices.
  - 2. Size: Standard
  - 3. Screws: Metal with slotted heads finished to match wall plate finish.
- B. Stainless Steel Wall Plates: Brushed satin finish, Type 302 stainless steel unless indicated otherwise by architect during submittal process.
- C. Galvanized Steel Wall Plates: Rounded corners and edges, with corrosion resistant screws.
- D. Weatherproof Covers for Wet Locations: Gasketed, cast aluminum, with hinged lockable cover and corrosion-resistant screws; listed as suitable for use in wet locations while in use with attachment plugs connected and identified as extra-duty type.

## **PART 3 EXECUTION**

### **3.01 INSTALLATION**

- A. Perform work in accordance with NECA 1 (general workmanship) and, where applicable, NECA 130.
- B. Coordinate locations of outlet boxes provided under Section 26 0533.16 as required for installation of wiring devices provided under this section.
  - 1. Orient outlet boxes for vertical installation of wiring devices unless otherwise indicated.
  - 2. Where multiple receptacles, wall switches, or wall dimmers are installed at the same location and at the same mounting height, gang devices together under a common wall plate.

3. Locate wall switches on strike side of door with edge of wall plate 3 inches (80 mm) from edge of door frame. Where locations are indicated otherwise, notify Architect to obtain direction prior to proceeding with work.
- C. Install wiring devices in accordance with manufacturer's instructions.
  - D. Install permanent barrier between ganged wiring devices when voltage between adjacent devices exceeds 300 V.
  - E. Conductors:
    1. Do not strip insulation from conductors until right before they are spliced or terminated on devices.
    2. Strip insulation evenly around the conductor using tools designed for the purpose. Avoid scoring or nicking of solid wire or cutting strands from stranded wire.
    3. Where required, connect wiring devices using pigtails not less than 6 inches (150 mm) long. Do not connect more than one conductor to wiring device terminals.
    4. The length of free conductors at outlets for devices shall meet provisions of NFPA 70, Article 300, without pigtails.
    5. Existing Conductors:
      - a. Cut back and pigtail, or replace all damaged conductors.
      - b. Straighten conductors that remain and remove corrosion and foreign matter.
      - c. Pigtailing existing conductors is permitted, provided the outlet box is large enough.
      - d. When conductors larger than No. 12 AWG are installed on 15- or 20-A circuits, splice No. 12 AWG pigtails for device connections.
  - F. Connect wiring devices by wrapping conductor clockwise 3/4 turn around screw terminal and tightening to proper torque specified by the manufacturer. Where present, do not use push-in pressure terminals that do not rely on screw-actuated binding.
  - G. Unless otherwise indicated, connect wiring device grounding terminal to branch circuit equipment grounding conductor and to outlet box with bonding jumper.
  - H. Install wiring devices plumb and level with mounting yoke held rigidly in place.
  - I. Install wall switches with OFF position down.
  - J. Install vertically mounted receptacles with grounding pole on top and horizontally mounted receptacles with grounding pole on left.
  - K. Install wall plates to fit completely flush to wall with no gaps and rough opening completely covered without strain on wall plate. Repair or reinstall improperly installed outlet boxes or improperly sized rough openings. Do not use oversized wall plates in lieu of meeting this requirement.
  - L. Install blank wall plates on junction boxes and on outlet boxes with no wiring devices installed or designated for future use.
  - M. Identify wiring devices in accordance with Section 26 0553.
    1. Unless instructed differently by Architect, identify each receptacle with panelboard identification and circuit number. Use hot, stamped, or engraved machine printing with black-filled lettering on face of plate, and durable wire markers or tags inside outlet boxes.

### **3.02 FIELD QUALITY CONTROL**

- A. Inspect each wiring device for damage and defects.
- B. Operate each wall switch with circuit energized to verify proper operation.
- C. Test each receptacle to verify operation and proper polarity.
  1. Line voltage: Acceptable range is 105 to 132 V.
  2. Ground Impedance: Values of up to 2 ohms are acceptable.
  3. Voltage Drop: Under 15A load, a value of 6 percent or higher is unacceptable.
- D. Test each GFCI receptacle for proper tripping operation according to manufacturer's instructions.

1. Test for tripping values specified in UL 1436 and UL 943
- E. Correct wiring deficiencies and replace damaged or defective wiring devices.
- F. Replace devices that have been in temporary use during construction and that were installed before building finishing operations were complete

### **3.03 ADJUSTING**

- A. Adjust devices and wall plates to be flush and level.

### **3.04 CLEANING**

- A. Clean exposed surfaces to remove dirt, paint, or other foreign material and restore to match original factory finish.

**END OF SECTION 26 2726**

## **SECTION 26 2813 FUSES**

### **PART 1 GENERAL**

#### **1.01 SECTION INCLUDES**

- A. Fuses.

#### **1.02 REFERENCE STANDARDS**

- A. NEMA FU 1 - Low Voltage Cartridge Fuses.
- B. NFPA 70 - National Electrical Code.
- C. UL 248-1 - Low-Voltage Fuses - Part 1: General Requirements.
- D. UL 248-8 - Low-Voltage Fuses - Part 8: Class J Fuses.
- E. UL 248-12 - Low-Voltage Fuses - Part 12: Class R Fuses.

#### **1.03 SUBMITTALS**

- A. Product Data: Provide manufacturer's standard data sheets including voltage and current ratings, interrupting ratings, time-current curves, and current limitation curves.

#### **1.04 QUALITY ASSURANCE**

- A. Comply with requirements of NFPA 70.

### **PART 2 PRODUCTS**

#### **2.01 MANUFACTURERS**

- A. Bussmann, a division of Eaton Corporation
- B. Littelfuse, Inc
- C. Mersen

#### **2.02 FUSES**

- A. Provide products listed, classified, and labeled as suitable for the purpose intended.
- B. Unless specifically indicated to be excluded, provide fuses for all fusible equipment as required for a complete operating system.
- C. Provide fuses of the same type, rating, and manufacturer within the same switch.
- D. Comply with UL 248-1.
- E. Unless otherwise indicated, provide cartridge type fuses complying with NEMA FU 1, Class and ratings as indicated.
- F. Voltage Rating: Suitable for circuit voltage.
- G. Class R Fuses: Comply with UL 248-12.
  - 1. Class RK1, Time-Delay Fuses
- H. Class J Fuses: Comply with UL 248-8.
  - 1. Class J, Time-Delay Fuses

### **PART 3 EXECUTION**

#### **3.01 EXAMINATION**

- A. Verify that fuse ratings are consistent with circuit voltage and manufacturer's recommendations and nameplate data for equipment.
- B. Verify that conditions are satisfactory for installation prior to starting work.

#### **3.02 INSTALLATION**

- A. Do not install fuses until circuits are ready to be energized.

- B. Install fuses with label oriented such that manufacturer, type, and size are easily read.

**END OF SECTION 26 2813**

**SECTION 26 2816.16  
ENCLOSED SWITCHES**

**PART 1 GENERAL**

**1.01 SECTION INCLUDES**

- A. Enclosed safety switches.

**1.02 REFERENCE STANDARDS**

- A. NECA 1 - Standard for Good Workmanship in Electrical Construction.
- B. NEMA EN 10250 - Enclosures for Electrical Equipment (1000 Volts Maximum).
- C. NEMA BS 31047 - Heavy Duty Enclosed and Dead-Front Switches (600 Volts Maximum).
- D. NFPA 70 - National Electrical Code.
- E. UL 50 - Enclosures for Electrical Equipment, Non-Environmental Considerations.
- F. UL 50E - Enclosures for Electrical Equipment, Environmental Considerations.
- G. UL 98 - Enclosed and Dead-Front Switches.

**1.03 SUBMITTALS**

- A. Product Data: Provide manufacturer's standard catalog pages and data sheets for enclosed switches and other installed components and accessories.

**PART 2 PRODUCTS**

**2.01 MANUFACTURERS**

- A. ABB
- B. Eaton Corporation
- C. Schneider Electric
- D. Siemens Industry, Inc

**2.02 ENCLOSED SAFETY SWITCHES**

- A. Description: Quick-make, quick-break enclosed safety switches listed and labeled as complying with UL 98; heavy duty; ratings, configurations, and features as indicated on the drawings.
- B. Provide products listed, classified, and labeled as suitable for the purpose intended.
- C. Unless otherwise indicated, provide products suitable for continuous operation under the following service conditions:
  - 1. Altitude: Less than 6,600 feet (2,000 m).
  - 2. Ambient Temperature: Between -22 degrees F (-30 degrees C) and 104 degrees F (40 degrees C).
- D. Horsepower Rating: Suitable for connected load.
- E. Voltage Rating: Suitable for circuit voltage.
- F. Short Circuit Current Rating:
  - 1. Provide enclosed safety switches, when protected by the fuses or supply side overcurrent protective devices to be installed, with listed short circuit current rating not less than the available fault current at the installed location as indicated on the drawings.
  - 2. Minimum Ratings:
    - a. Heavy Duty Single Throw Switches Protected by Class R, Class J, Class L, or Class T Fuses: 200,000 rms symmetrical amperes.
- G. Provide with switch blade contact position that is visible when the cover is open.
- H. Fuse Clips for Fusible Switches: As required to accept fuses indicated.
  - 1. Where NEMA Class R fuses are installed, provide rejection feature to prevent installation of fuses other than Class R.

- I. Conductor Terminations: Suitable for use with the conductors to be installed.
- J. Provide solidly bonded equipment ground bus in each enclosed safety switch, with a suitable lug for terminating each equipment grounding conductor.
- K. Enclosures: Comply with NEMA EN 10250, and list and label as complying with UL 50 and UL 50E.
  - 1. Environment Type per NEMA EN 10250: Unless otherwise indicated, as specified for the following installation locations:
    - a. Indoor Clean, Dry Locations: Type 1.
- L. Provide safety interlock to prevent opening the cover with the switch in the ON position with capability of overriding interlock for testing purposes.
- M. Heavy Duty Switches:
  - 1. Comply with NEMA BS 31047.
  - 2. Conductor Terminations:
    - a. Lug Material: Aluminum, suitable for terminating aluminum or copper conductors.
  - 3. Provide externally operable handle with means for locking in the OFF position, capable of accepting three padlocks.
- N. Provide the following features and accessories where indicated or where required to complete installation:
  - 1. General Purpose Contactors: Combination type unless otherwise indicated.
    - a. Combination Contactors: NEMA ICS 2, Class A combination controllers with magnetic contactor(s) and externally operable disconnect, but without integral overload relay(s).
    - b. Minimum Contactor Size: NEMA Size 0.
    - c. Use of non-standard contactor sizes smaller than specified standard NEMA sizes is not permitted.

## **PART 3 EXECUTION**

### **3.01 INSTALLATION**

- A. Install products in accordance with manufacturer's instructions.
- B. Perform work in accordance with NECA 1 (general workmanship).
- C. Arrange equipment to provide minimum clearances in accordance with manufacturer's instructions and NFPA 70.
- D. Provide required support and attachment in accordance with Section 26 0529.
- E. Install enclosed switches plumb.
- F. Except where indicated to be mounted adjacent to the equipment they supply, mount enclosed switches such that the highest position of the operating handle does not exceed 79 inches (2000 mm) above the floor or working platform.
- G. Provide grounding and bonding in accordance with Section 26 0526.
- H. Provide fuses complying with Section 26 2813 for fusible switches as indicated or as required by equipment manufacturer's recommendations.

**END OF SECTION 26 2816.16**

**SECTION 26 5000  
LIGHTING**

**PART 1 GENERAL**

**1.01 SECTION INCLUDES**

- A. Emergency lighting units.
- B. Drivers.
- C. Accessories.

**1.02 RELATED REQUIREMENTS**

- A. Section 26 0529 - Hangers and Supports for Electrical Systems.
- B. Section 26 0533.16 - Boxes for Electrical Systems.
- C. Section 26 0923 - Lighting Control Devices: Automatic controls for lighting including occupancy sensors and time switches.
- D. Section 26 2726 - Wiring Devices: Manual wall switches and wall dimmers.

**1.03 ADMINISTRATIVE REQUIREMENTS**

- A. Coordination:
  - 1. Coordinate the installation of luminaires with mounting surfaces installed under other sections or by others. Coordinate the work with placement of supports, anchors, etc. required for mounting. Coordinate compatibility of luminaires and associated trims with mounting surfaces at installed locations.
  - 2. Coordinate the placement of luminaires with structural members, ductwork, piping, equipment, diffusers, fire suppression system components, and other potential conflicts installed under other sections or by others.
  - 3. Notify Architect of any conflicts or deviations from Contract Documents to obtain direction prior to proceeding with work.

**1.04 SUBMITTALS**

- A. Shop Drawings:
  - 1. Indicate dimensions and components for each luminaire that is not a standard product of the manufacturer.
  - 2. Provide photometric calculations where luminaires are proposed for substitution upon request.
- B. Product Data: Provide manufacturer's standard catalog pages and data sheets including detailed information on luminaire construction, dimensions, ratings, finishes, mounting requirements, listings, service conditions, photometric performance, installed accessories, and ceiling compatibility; include model number nomenclature clearly marked with all proposed features.
  - 1. LED Luminaires:
    - a. Include estimated useful life, calculated based on IES LM-80 test data.
  - 2. LED Retrofit Luminaire Conversion Kits: Include list of compatible luminaires and/or criteria for compatibility.
- C. Project Record Documents: Record actual connections and locations of luminaires and any associated remote components.

**1.05 DELIVERY, STORAGE, AND PROTECTION**

- A. Receive, handle, and store products according to NECA/IESNA 500 (commercial lighting), NECA/IESNA 502 (industrial lighting), and manufacturer's written instructions.
- B. Keep products in original manufacturer's packaging and protect from damage until ready for installation.

## **1.06 FIELD CONDITIONS**

- A. Maintain field conditions within manufacturer's required service conditions during and after installation.

## **1.07 WARRANTY**

- A. Provide five year manufacturer warranty for LED luminaires, including drivers.

## **PART 2 PRODUCTS**

### **2.01 LUMINAIRE TYPES**

- A. Furnish products as indicated in luminaire schedule included on the drawings.

### **2.02 LUMINAIRES**

- A. Provide products that comply with requirements of NFPA 70.
- B. Provide products that are listed and labeled as complying with UL 1598, where applicable.
- C. Provide products listed, classified, and labeled as suitable for the purpose intended.
- D. Unless specifically indicated to be excluded, provide all required conduit, boxes, wiring, connectors, hardware, supports, trims, accessories, etc. as necessary for a complete operating system.
- E. Provide products suitable to withstand normal handling, installation, and service without any damage, distortion, corrosion, fading, discoloring, etc.
- F. LED Luminaires:
  - 1. Components: UL 8750 recognized or listed as applicable.
  - 2. Tested in accordance with IES LM-79 and IES LM-80.
  - 3. LED Estimated Useful Life: Minimum of 50,000 hours at 70 percent lumen maintenance, calculated based on IES LM-80 test data.

### **2.03 EMERGENCY LIGHTING UNITS**

- A. Description: Emergency lighting units complying with NFPA 101 and all applicable state and local codes, and listed and labeled as complying with UL 924.
- B. Operation: Upon interruption of normal power source or brownout condition exceeding 20 percent voltage drop from nominal, solid-state control automatically switches connected lamps to emergency power supply for minimum of 90 minutes of rated emergency illumination. Batteries, where used, automatically recharge upon restoration of normal power source.
- C. Battery:
  - 1. Size battery to supply all connected lamps, including emergency remote heads where indicated.
- D. Diagnostics: Provide power status indicator light and accessible integral test switch to manually activate emergency operation.
- E. Provide low-voltage disconnect to prevent battery damage from deep discharge.
- F. Accessories:
  - 1. Provide compatible accessory mounting brackets where indicated or required to complete installation.
  - 2. Provide compatible accessory wire guards where indicated.
  - 3. Where indicated, provide emergency remote heads that are compatible with the emergency lighting unit they are connected to and suitable for the installed location.

### **2.04 DRIVERS**

- A. Drivers - General Requirements:
  - 1. Minimum Efficiency/Efficacy: Provide drivers complying with all current applicable federal and state ballast efficiency/efficacy standards.
  - 2. Electronic Drivers: Inrush currents not exceeding peak currents specified in NEMA 410.

## **PART 3 EXECUTION**

### **3.01 INSTALLATION**

- A. Install products in accordance with manufacturer's instructions.
- B. Install luminaires securely, in a neat and workmanlike manner, as specified in NECA 500 (commercial lighting) and NECA 502 (industrial lighting).
- C. Provide required support and attachment in accordance with Section 26 0529.
- D. Install luminaires plumb and square and aligned with building lines and with adjacent luminaires.
- E. Wall-Mounted Luminaires: Unless otherwise indicated, specified mounting heights are to center of luminaire.
- F. Install accessories furnished with each luminaire.
- G. Bond products and metal accessories to branch circuit equipment grounding conductor.
- H. Emergency Lighting Units:
  - 1. Unless otherwise indicated, connect unit to unswitched power from same circuit feeding normal lighting in same room or area. Bypass local switches, contactors, or other lighting controls.

### **3.02 CLEANING**

- A. Clean surfaces according to NECA 500 (commercial lighting), NECA 502 (industrial lighting), and manufacturer's instructions to remove dirt, fingerprints, paint, or other foreign material and restore finishes to match original factory finish.

**END OF SECTION 26 5000**

**SECTION 27 0000  
GENERAL REQUIREMENTS FOR COMMUNICATIONS SYSTEMS**

**PART 1 - GENERAL**

**1.01 SECTION INCLUDES**

- A. Division 27 Specifications are provided to define the standards and criteria to be used to bid, plan, furnish, install, test, and document communication systems for Terrace Hills Elevator Replacement. These specifications shall form the basis for implementation of the procurement, installation, inspection, and close-out process.
- B. Division 27 has been designed and developed based on NFPA 70 (NEC), National Electrical Safety Code (NESC), Institute of Electronic and Electrical Engineers (IEEE), and a combination of ANSI/TIA Telecommunication Standards, and BICSI methodologies. The requirements within those documents are not superseded herein unless specifically stated. NEC and NESC code requirements are unable to be superseded by this document at any time. ANSI/TIA standards and BICSI methodologies are guidelines and recommendations for best practices and may be superseded, as specified, or may be made more stringent by this document.
- C. Any use of the word "shall" marks a mandatory requirement. Use of the word "may" or "should" suggests optional elements. All conflicts within this document shall be resolved by the General Contractor in consultation with the Design Team. The standards of State of Iowa shall take precedence in the resolution of any dispute.
- D. Unauthorized changes and/or deviations from these specifications, regardless of scale, may result in re-design, reconstruction, or re-installation of communications elements at the contractor's expense. Contractors shall obtain formal written approval prior to bidding and prior to installation in order to deviate from these specifications or from ANSI/TIA standards and BICSI methodologies. Contractors shall not deviate from NEC and NESC requirements.
- E. Division 27 Specifications address information transport pathways, multiple different types of communication systems, spaces, media, grounding, identification, testing, and documentation requirements in support of multiple information transport infrastructures.
- F. Specific responsibilities of Division 27 include, but are not limited to:
  - 1. Installation of the intra-building pathways, cabling, and coordinating space requirements necessary to house the communication systems and associated electronic information transport equipment. Pathways and spaces shall be provided to support the known systems and cabling requirements, as well as provisions for those that may be required in the future for growth purposes.
  - 2. The procurement and installation of each communications system and the associated components and cabling to create a fully functional system.
  - 3. Thorough testing shall be conducted of each individual communications system to illustrate compliance with specific performance requirements.
  - 4. Definition and establishment of administration and labeling schemes, conforming to Owner's requirements.
  - 5. Securing all necessary permits and licenses, payment of all fees, and provision of all construction work notifications.
  - 6. Compliance with all applicable laws, ordinances, rules, and regulations.
  - 7. Mandatory project manager attendance at a weekly project status meeting with the General Contractor.
  - 8. It is the intent of the project drawings and specifications to provide complete and fully functional Division 27 communication systems, ready for use. Any item, not specifically shown in the project drawings or called for in the project specifications but normally required for a complete system, is to be considered a part of this contract.
- G. System Continuity:
  - 1. Reconnect all existing items that remain in use. Provide all materials and labor required to retain continuity of existing circuits or systems that are disrupted by these alterations even though not indicated on the drawings.

## 1.02 RELATED REQUIREMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 00 & 01 Specification Sections, apply to this Section.
- B. The following documents shall also be considered as a part of and shall relate directly to this section:
  - 1. Section 27 0505 - SELECTIVE DEMOLITION OF COMMUNICATIONS SYSTEMS.
  - 2. Section 27 0526 - GROUNDING AND BONDING FOR COMMUNICATION SYSTEMS.
  - 3. Section 27 0528 - PATHWAYS FOR COMMUNICATIONS SYSTEMS.
  - 4. Section 27 0544 - SLEEVES AND SLEEVE SEALS FOR COMMUNICATIONS PATHWAYS AND CABLING.
  - 5. Section 27 0553 - IDENTIFICATION FOR COMMUNICATIONS SYSTEMS.
  - 6. Section 27 1000 - STRUCTURED CABLING.
  - 7. Section 27 4100 - AUDIO-VISUAL SYSTEMS.
  - 8. Section 27 5116 - Public Address Systems.
  - 9. Section 27 5129.13 - Rescue Assistance Signal Systems.
  - 10. Section 27 53 19 - DISTRIBUTED ANTENNA SYSTEM.

## 1.03 ABBREVIATIONS AND ACRONYMS

- A. The following definitions are applicable to the work as indicated and as shown herein:
  - 1. ACR: Attenuation-to-Crosstalk Ratio
  - 2. ADA: Americans with Disabilities Act
  - 3. AFF: Above Finished Floor
  - 4. ANSI: American National Standards Institute
  - 5. APC: Angle Physical Connector
  - 6. ASTM: American Society for Testing & Materials (ASTM International)
  - 7. AWG: American Wire Gauge
  - 8. BBC: Bonding Backbone Conductor
  - 9. BN: Bonding Network
  - 10. BICSI: Building Industry Consulting Service International, Inc.
  - 11. BTU: British Thermal Unit
  - 12. dB: Decibel
  - 13. dBmV: Decibel Millivolt
  - 14. EF: Entrance Facility
  - 15. EIA: Electronic Industries Association
  - 16. ELFEXT: Equal Level Far-End Crosstalk
  - 17. EMC: Electromagnetic Compatibility
  - 18. EMI: Electromagnetic Interference
  - 19. EMT: Electrical Metallic Tubing
  - 20. ER: Equipment Room
  - 21. ESD: Electrostatic Discharge
  - 22. FCC: Federal Communications Commission
  - 23. FD: Floor Distributor
  - 24. FEXT: Far-End Crosstalk
  - 25. F/FTP: Overall foil screened cable with foil screened twisted pair.
  - 26. F/UTP: Overall foil screened cable with unshielded twisted pair.
  - 27. FTP: Shielded twisted pair.
  - 28. FOTP: Fiber Optic Test Procedure
  - 29. Freq: Frequency
  - 30. GE: Grounding Equalizer (replacing TBBIBC)
  - 31. HC: Horizontal Cross-Connect
  - 32. HVAC: Heating, Ventilation, and Air Conditioning
  - 33. Hz: Hertz
  - 34. IC: Intermediate Cross-Connect

35. IDC: Insulation Displacement Connector
36. IDF: Intermediate Distribution Frame
37. IMC: Intermediate Metal Conduit
38. IEEE: Institute of Electrical and Electronics Engineers
39. ISO: International Organization for Standardization
40. LC: Lucent Connector
41. LCD: Liquid Crystal Display
42. MC: Main Cross-Connect
43. MDF: Main Distribution Frame
44. MHz: Megahertz
45. MM: Multimode
46. NEC: National Electrical Code, NFPA 70
47. NESC: National Electric Safety Code
48. NFPA: National Fire Protection Association
49. NRTL: Nationally Recognized Testing Laboratory
50. OSHA: Occupational Safety and Health Administration
51. OSP: Outside cable Plant
52. OTDR: Optical Time Domain Reflectometer
53. OLTS: Optical Loss Test Set
54. PBB: Primary Bonding Backbone
55. PR: Pair
56. RBB - Rack Bonding Busbar
57. RBC - Rack Bonding Conductor
58. RCDD: Registered Communications Distribution Designer
59. RFI: Radio Frequency Interference
60. RH: Relative Humidity
61. RMC: Rigid Metallic Conduit
62. RNC: Rigid Non-Metallic Conduit
63. S/FTP: Overall braid screened cable with foil screened twisted pair
64. S/UTP: Overall braid screened cable with unshielded twisted pair
65. SC: Subscriber Connector
66. SBB: Secondary Bonding Busbar
67. SE: Service Entrance
68. SM: Single Mode
69. TBB: Telecommunication Bonding Backbone
70. TBC: Telecommunications Bonding Conductor
71. TBBIBC: Telecommunications Bonding Backbone Interconnecting Bonding Conductor
72. TEBC: Telecommunications Equipment Bonding Conductor
73. TGB: Telecommunications Grounding Bus Bar
74. TIA: Telecommunications Industry Association
75. TMGB: Telecommunications Main Grounding Bus Bar
76. TO: Telecommunications Outlet
77. TR: Telecommunications Room
78. UL: Underwriters Laboratory
79. UBC: Unit Bonding Conductor
80. UPS: Uninterruptible Power Supply
81. WAO: Work Area Outlet
82. WAP: Wireless Access Point
83. UTP: Unshielded Twisted Pair

#### **1.04 DEFINITIONS**

- A. The following definitions are applicable to the work as indicated and as shown herein:

1. APC: Angle Physical Connector - An optical fiber connector that is polished at an angle of 8 to 10 degrees to reduce the back reflection of the signal.
2. Attenuation: The decrease in power of a signal, light beam, or light wave, either absolutely or as a fraction of a reference value. Attenuation is the opposite of gain and is measured in decibels (dB).
3. Backbone System: The cabling and connecting hardware that provides interconnection between Telecommunications Rooms, Equipment Room, and Entrance Facilities.
4. BCT: Bonding Conductor for Telecommunications - A conductor that interconnects the building's service equipment (power ground) to the telecommunications grounding system.
5. Coaxial Cable: A cable composed of an insulated central conducting wire wrapped in another cylindrical conducting wire and then wrapped in another insulating layer and an outer protecting layer.
6. Conduit Chase Pipe: Short section of bushed EMT conduit with sufficient size and capacity to support horizontal cabling bundles from ceiling space, through ceiling tile, onto the ladder tray system connecting wall to rack or cabinet.
7. Cross Connect: A facility enabling the termination of cable elements and their interconnection or cross-connection.
8. Design Team: A group of individuals comprised of Architect(s) and Engineer(s) involved in assembling the contract documents known as the drawings and specifications.
9. EF: Entrance facility - A location within a building for both public and private network service cables. A facility that provides all necessary mechanical and electrical services for the entry of telecommunications cables into a building and that complies with all relevant regulations. Also referred to as SE: Service Entrance.
10. ER: Equipment Room - A centralized space designed for telecommunications equipment that serves the occupants of a building. Equipment therein is considered distinct from an IDF (Telecommunications Room) because of its nature or complexity. Also frequently referred to as MCR or MDF.
11. F-Connector: (CATV) The final piece of hardware on a cable designed for CATV or DBS or other signal distribution applications. It is cylindrical with a center pin protruding out, that plugs into the set-top box, cable ready TV, satellite receiver, or VCR.
12. Fusion Splicing: An optical fiber splicing method that consists of two clean (stripped of coating) cleaved fibers then joining them and fusing the ends together with an electric arc.
13. GE: Grounding Equalizer - A conductor that interconnects elements of the telecommunications grounding infrastructure (formerly Telecommunications Bonding Backbone Interconnecting Bonding Conductor).
14. Horizontal System: The cabling between, and including, the TO (Telecommunications Outlet) connector and the HC (Horizontal Cross-connect) in the Telecommunications Room.
15. HC: Horizontal Cross-Connect - A group of connectors, such as patch panel or punch down block, that allows equipment and backbone cabling to be cross-connected with patch cords or jumpers. Floor Distributor (FD) is the international term for HC. Also frequently referred to as IDF.
16. Jack: Also commonly called an "outlet", it is the fixed, female connector.
17. J-Hook: A supporting device for horizontal cables that is shaped like a "J". It is attached to some building structures. Horizontal cables are laid in the opening formed by the "J" to provide support for cables.
18. Minor Pathway Support Hardware: Anchors, support brackets, clamps, clips, cable ties, D-rings, rack screws, velcro straps and etc. used to dress and secure cabling, conduits and surface raceways.
19. Multimode Optical Fiber: Optical fiber with a core diameter of 50 or 62.5 micron (micrometer) and a cladding diameter of 125 micron; light wave propagation allows many modes within multimode fiber. Also abbreviated as MM or FOMM.
20. OTDR: Optical Time Domain Reflectometer - An instrument that measures transmission characteristics by sending a series of short light pulses down an optical fiber element/strand and provides a graphic representation of the backscattered light.

21. OLTS: Optical Loss Test Set - A tool, consisting of a stabilized light source and optical power meter, that directly measures loss by computing the difference between the optical power entering a fiber element/strand and the optical power exiting it.
22. Plug: Also commonly called a "connector", it is the removable, male telecommunications connector.
23. Remove: Detach items from existing construction and legally dispose of them off-site unless indicated to be removed and salvaged or removed and reinstalled.
24. Remove and Salvage: Carefully detach from existing construction, in a manner to prevent damage, and deliver to Owner.
25. Remove and Reinstall: Detach items from existing construction, prepare for reuse, and reinstall where indicated.
26. Existing to Remain: Existing items of construction that are not to be permanently removed and that are not otherwise indicated to be removed, removed and salvaged, or removed and reinstalled.
27. SC: Subscriber Connector - An "full-size" optical fiber connector used for the termination of both multimode and single mode optical fiber cables (both simplex and duplex), having a square front profile with push-pull latching mechanism.
28. Screen: A metallic layer, either a foil or braid, placed around a pair or group of conductors.
29. SE: Service Entrance - An entrance to a building for both public and private network service cables. A facility that provides all necessary mechanical and electrical services for the entry of telecommunications cables into a building and that complies with all relevant regulations. Also referred to as EF: Entrance Facility.
30. Shield: A metallic layer, either a foil or braid, placed around a group of conductors.
31. Single Mode Optical Fiber: Optical fiber with a relatively small core diameter of 8-9 micron (micrometer) and a cladding diameter of 125 micron; light wave propagation is restricted to a single path, or mode, in single mode optical fiber. Also abbreviated as SM or FOSM.
32. Splice: A joining of conductors meant to be permanent. A device that joins conducting or transmitting media. Also referred to as straight splice.
33. Splice Case: A metal or plastic housing with a semi-cylindrical cavity used to clamp around a cable splice, providing a closure.
34. TE: Telecommunications Enclosure - A case or housing for telecommunications cable terminations and cross-connect cabling.
35. TO: Telecommunications Outlet - A device placed at the user workstation for termination of horizontal media and for connectivity of network equipment. Also referred to as WAO (Work Area Outlet).
36. Transition Splice: A planned splice point, at the building entrance, used to transition from non-rated outdoor to indoor-rated cable designs.
37. Trafficways: Locations where vehicular or pedestrian traffic is a normal course of events.
38. WAO: Work Area Outlet - A device placed at the user workstation for termination of horizontal media and for connectivity of network equipment. Also referred to as TO (Telecommunications Outlet).

#### **1.05 CODE REFERENCES AND STANDARDS**

- A. All work shall be in compliance with the following codes and agencies. Nothing contained within these specifications shall be misconstrued to permit work not in conformance with the most stringent of applicable codes and standards. It is assumed that bidders have access to, and specific knowledge of, the listed reference materials in order to ensure conformity with them.
  1. National Electrical Code (NEC)
  2. National Electrical Safety Code (NESC)
  3. National Fire Protection Association (NFPA)
  4. International Building Code (IBC)
  5. Federal, State, and Local Codes.
  6. National Electronic Manufacturer's Association (NEMA)
  7. Institute of Electronic and Electrical Engineers (IEEE)

8. American National Standards Institute/ Industries Association Telecommunication/ Electronic Industries Association (ANSI/TIA/EIA)
9. Occupational Safety & Health Administration (OSHA)
10. Federal Communications Commission (FCC)

#### **1.06 ADMINISTRATIVE REQUIREMENTS**

- A. Coordination: Coordinate the installation of the telephone and internet service provider pathway and entrance with the Electrical Contractor and the Owner's selected carrier.
- B. Sequencing: Ensure that any wide area network, telephone service, and internet service connectivity cutover is achieved in a coordinated and orderly manner.
- C. All Division 27 Contractor Project Managers shall schedule and conduct a coordination meeting with State of Iowa Information Technology Department to confirm and coordinate scope of work requirements prior to commencement of work. Project meetings shall be scheduled through the General Contractor.

#### **1.07 SUBMITTALS**

- A. Refer to Division 1 for exact submittal procedures.
- B. The Division 27 Contractor shall provide for review, without exception prior to material acquisition and installation, the following items. Failure to submit required items shall disqualify the bidder.
  1. Product Data Sheets (Catalog Cuts)
  2. Backbone Diagram
  3. Riser Diagram
  4. Cabling Diagram
  5. System Schematics
  6. Signal Flow Diagram
  7. Dimensioned plans, sections and elevations and fabrication details.
  8. Specification Sheets for Test Equipment
  9. Bill of Materials
  10. Contracting Firm Qualifications and Certifications
  11. Installation Team Qualifications by Individual
  12. Current Manufacturer Certifications
- C. Provide prior to completion:
  1. Cable data base listing patch panel station cable assignments. Database shall be provided in digital media format when requested by the General Contractor, State of Iowa or the Design Team. Database shall be submitted to the requesting party within seven (7) calendar days.
  2. Cable administration drawings, as requested to assist in the planning process. Drawings will be requested prior to final documentation.
- D. Provide at completion of each construction phase area:
  1. Cable test and certification reports; summary hard copy or full test results on digital media when requested by the owner or design team. Reports shall be submitted to the requesting party within seven (7) calendar days.
  2. One (1) set of record drawings of the actual installation of the Division 27 systems. Drawings shall be given as full size originals and on digital media in AutoCAD format
- E. Provide at final completion Closeout Submittals. This shall consist of three (3) bound sets of O&M (Operating and Maintenance) Manuals formatted as defined by Division 1 and one (1) electronic copy provided on digital media. Each copy of the O&M Manual shall include, at minimum, items listed as follows:
  1. Cable test and certification reports; summary hard copy and full test results on digital media. Test results shall be delivered at the completion of each project phase and at any time when called for by the Owner.

2. Provide one (1) full-size hard copy set of record drawings (as-builts) to be submitted to the Design Team for approval, immediately upon completion of the installation.
3. Instruction manuals including equipment and schedules, operating instructions, and manufacturer's instructions.
4. Manufacturer Warranty Certificate.
  - a. Warranty contacts including but not limited to names, telephone numbers (office and mobile).
5. Networked Devices
  - a. Provide the owner a list of all networked devices including all IP addresses and passwords for devices and managing software.

#### **1.08 QUALITY ASSURANCE**

- A. Contracting firm shall constitute a company with a minimum of five (5) years successful installation experience with projects utilizing infrastructure and systems work similar to that required for this project.
- B. Service Qualifications: Installing and servicing contractor shall have a permanent office within a 120-mile radius of the project site.
- C. Cabling Contractor shall have at least one (1) Registered Communications Distribution Designer (RCDD) and installers with Installer-level BICSI Certifications on staff responsible for this project. Provide copies of these certificates in the submittal process.
- D. Work crew, not involved in installing cable elements (e.g. laborers delivering/moving materials, installing grounding by an electrician, or workers installing pathway elements) do not require BICSI or manufacturer certification or registration.
- E. Contractor shall provide a Manufacturer Certification for the system solution bid, issued directly in the bidder's company name, valid for the time frame in which the installation will be completed. Contractor shall be manufacturer certified in order to participate in the bid event.
- F. The contractor shall be knowledgeable in local, state, regional, and national codes and regulations. All work shall comply with the latest revision of codes or regulations. When conflict exists between local or national codes or regulations, the most stringent codes or regulations shall apply.
- G. Only installers trained and certified by the proposed manufacturer shall be allowed to install products. Installers must possess the highest level of certification available by the manufacturer for the specific solution being installed.
- H. Only installers trained and certified by the proposed manufacturer shall be allowed to install firestop products.
- I. Before bidding, the contractor shall study and compare all contract documents and promptly notify the Design Team of any discrepancies or deficiencies discovered by or made known to the contractor.
- J. Discrepancies: Whenever a discrepancy or inconsistency exists between related information indicated on the contract drawings and/or specifications, this contractor shall obtain additional clarification and direction from the Design Team before proceeding. For bidding purposes, this contractor shall include the labor and materials necessary to comply with the solution that results in the greatest cost to the contract.
  1. If there is a conflict between applicable documents, then the more stringent requirement shall apply.
  2. The failure to question any controversial item will constitute acceptance by the bidder who shall execute it to the satisfaction of the owner after being awarded the contract.
- K. Deficiencies: The contractor and associated subcontractors shall resolve all known deficiencies and omissions, including non-compliance with applicable codes, with the Design Team prior to ordering materials or proceeding with the work. Any work performed prior to receipt of instructions from the Design Team will be done so at the contractor's risk.

1. If mention has been omitted pertaining to details, items or related accessories required for the completion of any system, it is understood such item and accessories are included in the contract. After the contract is awarded, claims based on insufficient data or incorrectly assumed conditions, or claims based on misunderstanding the nature of the work, will not be recognized.
2. All devices, symbols and work illustrated shall be new work provided under this contract except work labeled existing to remain and equipment labeled to be furnished (or supplied) by others but installed by this contractor.

#### **1.09 DELIVERY, STORAGE, AND HANDLING**

- A. Equipment, materials, and supplies shall be shipped, handled and stored in ways that shall prevent damage to the items.
- B. All items shall be handled and stored as recommended by the manufacturer.
- C. Arrange storage in a manner to provide easy access for inspection. Make periodic inspections of stored products to assure that products are maintained under manufacturer's specified conditions, and free from damage or deterioration.
- D. Equipment, materials, and supplies to be incorporated in the area of work shall be new unless otherwise specified.
- E. Equipment, materials, and supplies shall be produced in a good workmanlike manner.
- F. When the quality of a material, process, or article is not specifically set forth in the Drawings or Specifications, the best available quality of the material, process, or article shall be provided.

#### **1.10 PROJECT CONDITIONS**

- A. Conditions and Measurements: Visit the jobsite to verify installation conditions and confirm measurements for all required systems and associated cabling connectivity.

#### **1.11 WARRANTY**

- A. The Contractor shall submit, in the bid documents, any additional contractor-specific warranties or guarantees to be offered on the project.
- B. The Contractor shall supply any and all necessary documentation needed to process and record the warranty(s) and to verify the installation solution.
- C. Data Cabling System Warranty
  1. All cabling systems shall include a minimum twenty-five (25) year application assurance warranty as a manufacturer registered system installation. During the warranty period, and for non-conformities of which contractor has notice, contractor shall take all necessary and appropriate action; free of charge, to correct any non-conformity with the warranties contained in the manufacturer agreement. During the warranty period, contractor shall provide to the Owner, free of costs and charges, all support necessary to ensure that the cabling system meets the requirements specified in this document and performance guarantees provided by the contractors. During the warranty period, contractors shall furnish, or cause to be furnished, all maintenance, service, parts and replacements necessary to maintain the cabling system in good working condition, at no cost to the Owner.
  2. The contractor shall supply a full manufacturer's application assurance warranty for all new installations, to include approved termination hardware and cabling media from the proposed manufacturer's list of approved materials. Services to be provided by this contractor to the Owner during the warranty period shall include, without limitation, the following:
    - a. Remedial Maintenance
      - 1) Contractor shall provide service on the Owner's site as necessary including, but not limited to, fault isolation, diagnosis, and repair.
    - b. Maintenance Records
      - 1) Contractor shall maintain, at the jobsite, a current record of the cabling system configuration.

- c. Replacement Parts
  - 1) Contractor shall provide and install replacement parts, including new components.
- D. All Other Communications Systems Warranty
  - 1. Unless listed elsewhere within these specifications, a warranty shall be provided for a minimum of one (1) year for all other communications systems listed. One year shall begin from the date of Substantial Completion. This warranty shall cover both product and service to address remedial maintenance and replacement parts as is appropriate to keep each system complete and fully functional.

## **PART 2 - PRODUCTS**

### **2.01 MANUFACTURERS**

- A. If a Bidder proposes to Substitute an article, device, material, equipment, form of construction, fixture, or item other than the approved manufacturers and part numbers, listed and named in the Specifications, the Bidder shall certify that the proposed item is equal in quality and all aspects of performance and appearance, to the items specified. The Bidder shall submit a request for Substitution to the Design Team by following the instruction in Specification Section 01 6000, which must include:
  - 1. The name and complete description of the proposed Substitution including Drawings, performance and test data, and other information necessary for a complete evaluation; and
  - 2. A statement setting forth any changes that the Proposed Substitution will require in the Contract Documents or the project.
- B. If the Design Team approves the Proposed Substitution, the Design Team shall issue an Addendum. If the Design Team does not approve the substitution, the Design Team shall inform the Bidder of its decision, which is final. The Design Team may reject a proposed Substitution because the Bidder failed to provide sufficient information to enable the Design Team to completely evaluate the Proposed Substitution without causing a delay in the scheduled bid opening.
  - 1. Proposed Substitutions received by the Design Team after the allotted time allowed by Section 01 6000 shall not be considered.
- C. Bidder shall confirm all reference part numbers, listed within Division 27, as current and suitable for the items described and specified and shall file a formal RFI for all perceived discrepancies prior to bidding.
  - 1. All materials associated with reference parts shall be included so as to constitute a complete and functional system, whether or not specifically identified and itemized.

### **2.02 ASSEMBLIES**

- A. Sleeves and Pathways for Cabling:
  - 1. Where additional conduits are needed beyond those shown on the drawings to accommodate the installation of systems cabling, this contractor (Division 27) shall include such provisions in this contract. Provide conduit suitable for its application and sized in accordance with industry standards. Include nylon bushings at conduit ends and firestopping as required around conduits wherever building barriers are penetrated. If necessary, this contractor shall hire a qualified contractor to perform this work.

## **PART 3 - EXECUTION**

### **3.01 CLEANING**

- A. Division 27 Contractor shall thoroughly clean all assemblies within the telecommunications room's space before they are turned over to the State of Iowa IT Services for operation. Cleaning shall include, but not be limited to, all ladder tray, racks and wire managers (both inside and out), copper and optical fiber panels (both inside and out). Should any telecommunications room or closet be completed prior to the balance of the floor space

construction that it serves, racks, cabinets, and wall frames shall be covered with plastic sheeting to repel dust and other contaminants to which they will be subjected.

- B. At the end of each workday or shift, the Contractor shall be required to clean-up the work area and remove all construction debris such that the site is clean and usable without hazard to workers.

### **3.02 PROJECT CONDITIONS**

- A. The Owner shall not be responsible for delays in work because of shutdowns due to unsafe working practices by Contractors.
- B. The active information transport system and cabling associated with specific work beyond the construction area shall not be disrupted at any time.
- C. Contractor shall clean work areas each day and remove debris properly and legally from the project site. Materials and supplies stored for use in the project shall be neatly stacked outside the circulation areas. All exits and paths shall be cleaned so as to prevent dirt from being tracked into the site.
- D. It shall be the responsibility of the Contractor to secure any parking permits prior to the first day of work on-site.
- E. Work outside of normal operating hours and days shall be coordinated with State of Iowa.

### **3.03 SAFETY REQUIREMENTS**

- A. All contract work shall be performed in accordance with the policies, procedures, and standards established by the Owner.
- B. In construction areas, all Contractor personnel shall wear personnel protection devices, as deemed appropriate by the General Contractor and as required by OSHA for the work location and work operation being performed. Devices shall include, but not be limited to hardhats, work boots, safety eye protection, reflective vests, etc.
- C. All exposed holes, pits, pipes, etc., either inside or outside the project site, shall be barricaded or plated and adequately secured when Contractor personnel are not present. All ladders, hanging wires, pipes, and other items protruding at a pedestrian level travel way must be removed or secured following the final shift of the day.
- D. During breaks or when only a portion of work has been completed, tools shall not be left exposed where others may risk injury or attempt to use them. Windows and doors shall not be left unsecured or propped open during breaks. At the completion of the final shift each day, doors, windows, or other openings shall be adequately secured.
- E. When driving on the Owner's property, Contractor personnel shall observe all traffic safety regulations and pay particular attention to pedestrians. All loose material and debris on vehicles shall be adequately secured and tied down.

**END OF SECTION 27 0000**

**SECTION 27 0528  
PATHWAYS FOR COMMUNICATIONS SYSTEMS**

**PART 1 GENERAL**

**1.01 SECTION INCLUDES**

- A. Conduit and fittings.
- B. Wireways and auxiliary gutters.
- C. Hooks.
- D. Junction Boxes
- E. Devices Boxes
- F. Enclosures, and cabinets.

**1.02 RELATED REQUIREMENTS**

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.
- B. The following documents shall also be considered as a part of and shall relate directly to this section:
  - 1. Section 26 0526 - Grounding and Bonding for Electrical Systems
  - 2. Section 27 0526 - GROUNDING AND BONDING FOR COMMUNICATION SYSTEMS
  - 3. Section 27 1000 - STRUCTURED CABLING

**1.03 DEFINITIONS**

- A. Reference Section {id\#1000530} - {t\#1000530}

**PART 2 PRODUCTS**

**2.01 CONDUIT AND FITTINGS**

- A. Approved Manufacturers:
  - 1. Allied Tube & Conduit
  - 2. Western Tube & Conduit Corp.
  - 3. Wheatland Tube Company
- B. Conduit types:
  - 1. EMT shall be steel, hot-dipped galvanized or electro-galvanized, with an inner coating to protect cables and aid pulling, UL listed, and meeting the requirements of UL 797 and ANSI C80.3.
  - 2. RMC shall be steel, hot-dipped galvanized inside and outside with factory threaded ends full cut and galvanized after threading, UL listed, and meeting the requirements of UL 6 and ANSI C80.1.
  - 3. RNC shall be PVC Schedule 40 rigid plastic unless otherwise noted on the Drawings, shall be rated for use with 90 degree C wire, and shall conform to UL 651, WC-1094C and NEMA TC2.
  - 4. Flexible (flex) conduit: Flex conduit is not approved and not acceptable. Where, in rare instances, flex conduit is the only remaining viable option, the Contractor shall notify the Engineer and await the Engineer's direction prior to procurement and installation.
  - 5. Conduit bodies (LB's): Conduit bodies (LB's) are not approved and are not acceptable.
- C. Fittings:
  - 1. Provide fittings as follows:
    - a. EMT fittings shall be steel compression type with a nylon insulated throat for rain-tight and concrete-tight applications, steel set screw type or steel compression type for all other connections. Conduit ends shall be fitted with bushings - bushings shall be threaded type for RMC and IMC, set screw type for EMT, and have a nylon insulated throat.

- b. RMC fittings shall be threaded galvanized steel. Conduit ends shall be fitted with bushings - shall be threaded and have a nylon insulated throat.
    - c. RNC fittings shall be of same material and manufacturer as the conduit and shall be UL listed and conform to UL 514.
  - 2. Expansion fittings shall be provided across structural joints, shall be of a design to compensate for expansion and contraction, and shall be sealed to prevent entrance of water and moisture, and shall safely deflect and expand up to twice the distance of the structural movement. Expansion fittings shall be approved for grounding duty.
  - 3. Minimum Trade Size:
    - a. Communication systems conduit: 1 inch.
- D. Joint Compound for EMT, RMC, or RNC: Approved, as defined in NFPA 70, by authorities having jurisdiction for use in conduit assemblies, and compounded for use to lubricate and protect threaded conduit joints from corrosion and to enhance their conductivity.

## **2.02 WIREWAYS AND AUXILIARY GUTTERS**

- A. Approved Manufacturers:
  - 1. Pentair/Hoffman
  - 2. Cooper B-Line
  - 3. Hubbell
  - 4. Thomas & Betts
  - 5. Hellermann Tyton
  - 6. Or Engineer pre-approved equivalent.
- B. Wireway and Gutter types:
  - 1. Metal gutter shall be sheet metal trough of rectangular cross section fabricated to required size and shape, without holes or knockouts, and with hinged or removable covers.
  - 2. Non-metallic gutter shall be fiberglass polyester or PVC, extruded and fabricated to required size and shape, without holes or knockouts. Cover shall be gasketed with oil-resistant material and fastened with captive screws treated for corrosion resistance. Connections shall be flanged and have stainless steel screws and oil resistant gaskets
- C. General Requirements for Wireways and Auxiliary Gutters:
  - 1. Wireways shall comply with UL 870 and NEMA 250, Type 1 unless otherwise indicated, and sized according to NFPA 70.
  - 2. Metal wireways installed outdoors shall be listed and labeled as defined in NFPA 70, by an NRTL, and marked for intended location and application.
  - 3. Comply with TIA-569-D.
- D. Fittings and Accessories: Include covers, couplings, offsets, elbows, expansion joints, adapters, hold-down straps, end caps, and other fittings to match and mate with wireways as required for complete system.
- E. Wireway Covers: Hinged cover unless otherwise indicated.
- F. Finish: Manufacturer's standard finish.
- G. Solvents and Adhesives: As recommended by conduit manufacturer.

## **2.03 HOOKS**

- A. Approved Manufacturers:
  - 1. Caddy/Erico
  - 2. Cooper B-Line
  - 3. Thomas & Betts
  - 4. Or Engineer pre-approved equivalent.
- B. Description: Prefabricated sheet metal cable supports for telecommunications cable.
- C. Listed and labeled as defined in NFPA 70, by an NRTL, and marked for intended location and application.

- D. Comply with TIA-569-D.
- E. Galvanized steel.
- F. J shape.

#### **2.04 JUNCTION BOXES**

- A. Approved Manufacturers:
  - 1. Hubbell/Raco
  - 2. Garvin Industries
  - 3. Or Engineer pre-approved equivalent.
- B. Junction boxes shall be provided to serve as a transition point between pathways/raceways. Junction boxes shall be galvanized stamped steel, deep drawn one piece (without welds or tab connections), with knockouts for conduit entrances, meeting NEMA OS 1.
- C. Junction boxes shall not be placed in non-accessible ceiling locations unless specifically shown on the Communications Construction Drawings or approved in writing by the Engineer prior to rough-in and installation.
- D. Junction boxes in locations other than walls shall be sized according to the NEC.
- E. Junction boxes in walls:
  - 1. Unless otherwise shown on the Drawings, junction boxes shall be 4-11/16 inch by 4-11/16 inch by 2-1/8 inch deep with blank cover, and knockouts pre-manufactured to support the conduit size serving the junction box.
  - 2. Size according to the NEC and provide the larger of the minimum size mentioned above or the NEC requirements.

#### **2.05 DEVICE BOXES**

- A. Approved Manufacturers:
  - 1. Hubbell/Raco
  - 2. Garvin Industries
  - 3. Or Engineer pre-approved equivalent.
- B. Device boxes shall be galvanized stamped steel, deep drawn one piece (without welds or tab connections), with knockouts for conduit entrances, meeting NEMA OS 1, and equipped with extension rings to suit construction and application.
- C. Device Box Types:
  - 1. Device Box: Typically installed as an empty box with faceplate, conduit and pull string for future use, unless specifically noted otherwise on the Communications Construction Drawings.
    - a. Shall be a minimum 4-11/16 inch by 4-11/16 inch by 2-1/8 inch deep capable of accepting a minimum of (2) 1 inch conduits.
    - b. Shall be equipped with a minimum single-gang mud ring unless otherwise noted on the Drawings.
    - c. Provide a blank faceplate to match the material, style and color being used on the Electrical Wiring Devices
  - 2. Outlet Box: Outlet boxes shall be provided to house Communications System outlets and connectors. Unless otherwise noted in the Communications Construction Drawings the typical Outlet Box(es) shall be as follows:
    - a. Shall be a minimum 4-11/16 inch by 4-11/16 inch by 2-1/8 inch deep capable of accepting a minimum of (2) 1 inch conduits.
    - b. Shall be equipped with a minimum single-gang mud ring unless otherwise noted on the Drawings.
    - c. Provide a cover plate in lieu of a single-gang mud ring at Wireless Access Point locations.

#### **2.06 ENCLOSURES, AND CABINETS**

- A. Approved Manufacturers:

1. Pentair/Hoffman
  2. Hubbell
  3. Eaton/Cooper
  4. Or Engineer pre-approved equivalent.
- B. Description: Enclosures for communications.
- C. General Requirements for Enclosures, and Cabinets:
1. Comply with TIA-569-D.
  2. Boxes, enclosures, and cabinets installed in wet locations shall be listed and labeled as defined in NFPA 70, by an NRTL, and marked for use in wet locations.
- D. Hinged-Cover Enclosures: Comply with UL 50 and NEMA 250, Type 1, with continuous-hinge cover with flush latch unless otherwise indicated.
1. Metal Enclosures: Steel, finished inside and out with manufacturer's standard enamel.
  2. Nonmetallic Enclosures:
    - a. Material: Plastic.
    - b. Finished inside with radio-frequency-resistant paint.
  3. Interior Panels: Steel; all sides finished with manufacturer's standard enamel.
- E. Cabinets:
1. NEMA 250, Type 1 galvanized-steel box with removable interior panel and removable front, finished inside and out with manufacturer's standard enamel.
  2. Hinged door in front cover with flush latch and concealed hinge.
  3. Key latch to match panelboards.
  4. Metal barriers to separate wiring of different systems and voltage.
  5. Accessory feet where required for freestanding equipment.
  6. Nonmetallic cabinets shall be listed and labeled as defined in NFPA 70, by a qualified testing agency, and marked for intended location and application.

## **PART 3 EXECUTION**

### **3.01 PATHWAY APPLICATION**

- A. Outdoors: Apply pathway products as specified below unless otherwise indicated:
1. Exposed Conduit: RNC, Type EPC-80-PVC.
  2. Concealed Conduit, Aboveground: RNC, Type EPC-40-PVC.
  3. Underground Conduit: RNC, Type EPC-40-PVC, direct buried.
  4. Boxes and Enclosures, Aboveground: NEMA 250, Type 3R.
- B. Indoors: Apply pathway products as specified below unless otherwise indicated:
1. Exposed, Not Subject to Physical Damage: EMT.
  2. Exposed, Not Subject to Severe Physical Damage: EMT.
  3. Exposed and Subject to Severe Physical Damage: GRC. Pathway locations include the following:
    - a. Loading dock.
    - b. Corridors used for traffic of mechanized carts, forklifts, and pallet-handling units.
    - c. Mechanical rooms.
    - d. Gymnasiums
  4. Concealed in Ceilings and Interior Walls and Partitions: EMT, RNC, Type EPC-40-PVC, or innerduct.
  5. Damp or Wet Locations: GRC.
  6. Pathways for Optical-Fiber or Communications Cable in Spaces Used for Environmental Air: Plenum-type, communications cable pathway.
  7. Pathways for Optical-Fiber or Communications Cable Risers in Vertical Shafts: Riser-type optical fiber cable
  8. Pathways for Concealed General-Purpose Distribution of Optical-Fiber or Communications Cable: General-use, optical fiber cable pathway.

9. Boxes and Enclosures: NEMA 250, Type 1, except use NEMA 250, Type 4 stainless steel units in institutional and commercial kitchens and damp or wet locations.
- C. Minimum Pathway Size: 1 inch trade size for communications cables .
- D. Pathway Fittings: Compatible with pathways and suitable for use and location.
  1. Rigid and Intermediate Steel Conduit: Use threaded rigid steel conduit fittings unless otherwise indicated. Comply with NEMA FB 2.10.
  2. PVC Externally Coated, Rigid Steel Conduits: Use only fittings listed for use with this type of conduit. Patch and seal all joints, nicks, and scrapes in PVC coating after installing conduits and fittings. Use sealant recommended by fitting manufacturer and apply in thickness and number of coats recommended by manufacturer.
  3. EMT: Use set-screw, steel fittings. Comply with NEMA FB 2.10.
- E. Do not install aluminum conduits, boxes, or fittings in contact with concrete or earth.
- F. Install surface pathways only where indicated on Drawings.
- G. Do not install nonmetallic conduit where ambient temperature exceeds 120 deg F.

### 3.02 INSTALLATION

- A. Comply with the following standards for installation requirements except where requirements on Drawings or in this Section are stricter:
  1. NECA 1.
  2. NECA/BICSI 568.
  3. TIA-569-D.
  4. NECA 101
  5. NECA 102.
  6. NECA 105.
  7. NECA 111.
- B. Comply with NFPA 70 limitations for types of pathways allowed in specific occupancies and number of floors.
- C. Comply with requirements in Section 07 8413 "Penetration Firestopping" for firestopping materials and installation for penetrations through fire-rated walls, ceilings, and assemblies.
- D. Keep pathways at least 6 inches away from parallel runs of flues and steam or hot-water pipes. Install horizontal pathway runs above water and steam piping.
- E. Complete pathway installation before starting conductor installation.
- F. Arrange stub-ups so curved portions of bends are not visible above finished slab.
- G. Install no more than the equivalent of two 90-degree bends in any pathway run. Support within 12 inches (300 mm) of changes in direction. Utilize long radius ells for all optical-fiber cables.
- H. Conceal rigid conduit within finished walls, ceilings, and floors unless otherwise indicated. Install conduits parallel or perpendicular to building lines.
- I. Support conduit within 12 inches of enclosures to which attached.
- J. Pathways Embedded in Slabs:
  1. Run conduit larger than 1-inch trade size, parallel or at right angles to main reinforcement. Where at right angles to reinforcement, place conduit close to slab support. Secure pathways to reinforcement at maximum 10-foot intervals.
  2. Arrange pathways to cross building expansion joints at right angles with expansion fittings. Comply with requirements for expansion joints specified in this article.
  3. Arrange pathways to keep a minimum of 2 inches of concrete cover in all directions.
  4. Do not embed thread-less fittings in concrete unless specifically approved by Architect for each specific location.
  5. Change from nonmetallic conduit and fittings to RNC, Type EPC-40-PVC and fittings before rising above floor.
- K. Stub-ups to Above Recessed Ceilings:

1. Use EMT, IMC, or RMC for pathways.
  2. Use a conduit bushing or insulated fitting to terminate stub-ups not terminated in hubs or in an enclosure.
- L. Threaded Conduit Joints, Exposed to Wet, Damp, Corrosive, or Outdoor Conditions: Apply listed compound to threads of pathway and fittings before making up joints. Follow compound manufacturer's written instructions.
- M. Coat field-cut threads on PVC-coated pathway with a corrosion-preventing conductive compound prior to assembly.
- N. Terminate threaded conduits into threaded hubs or with locknuts on inside and outside of boxes or cabinets. Install insulated bushings on conduits terminated with locknuts.
- O. Install pathways square to the enclosure and terminate at enclosures with locknuts. Install locknuts hand tight plus one additional quarter-turn.
- P. Do not rely on locknuts to penetrate nonconductive coatings on enclosures. Remove coatings in the locknut area prior to assembling conduit to enclosure, to assure a continuous ground path.
- Q. Cut conduit perpendicular to the length. For conduits of 2-inch trade size and larger, use roll cutter or a guide to ensure cut is straight and perpendicular to the length.
- R. Install pull wires in empty pathways. Use polypropylene or monofilament plastic line with not less than 200-lb tensile strength. Leave at least 12 inches of slack at each end of pull wire. Secure pull wire, so it cannot fall into conduit. Cap pathways designated as spare alongside pathways in use.
- S. Install pathway-sealing fittings at accessible locations according to NFPA 70 and fill them with listed sealing compound. For concealed pathways, install each fitting in a flush steel box with a blank cover plate having a finish similar to that of adjacent plates or surfaces. Install pathway-sealing fittings according to NFPA 70.
- T. Install devices to seal pathway interiors at accessible locations. Locate seals, so no fittings or boxes are between the seal and the following changes of environments. Seal the interior of all pathways at the following points:
  1. Where conduits pass from warm to cold locations, such as boundaries of refrigerated spaces.
  2. Where an underground service pathway enters a building or structure.
  3. Where otherwise required by NFPA 70.
- U. Comply with manufacturer's written instructions for solvent welding PVC conduit and fittings.
- V. Expansion-Joint Fittings:
  1. Install in each run of aboveground RNC that is located where environmental temperature change may exceed 30 deg F, and that has straight-run length that exceeds 25 feet. Install in each run of aboveground RMC that is located where environmental temperature change may exceed 100 deg F, and that has straight-run length that exceeds 100 feet.
  2. Install type and quantity of fittings that accommodate temperature change listed for each of the following locations:
    - a. Outdoor Locations Not Exposed to Direct Sunlight: 125 deg F temperature change.
    - b. Outdoor Locations Exposed to Direct Sunlight: 155 deg F temperature change.
    - c. Indoor Spaces Connected with Outdoors without Physical Separation: 125 deg F temperature change.
    - d. Attics: 135 deg F temperature change.
  3. Install fitting(s) that provide expansion and contraction for at least 0.00041 inch per foot of length of straight run per deg F of temperature change for PVC conduits. Install fitting(s) that provide expansion and contraction for at least 0.000078 inch per foot of length of straight run per deg F of temperature change for metal conduits.
  4. Install expansion fittings at all locations where conduits cross building or structure expansion joints.

5. Install each expansion-joint fitting with position, mounting, and piston setting selected according to manufacturer's written instructions for conditions at specific location at time of installation. Install conduit supports to allow for expansion movement.

W. Hooks:

1. Size to allow a minimum of 25 percent future capacity without exceeding design capacity limits.
2. Shall be supported by dedicated support wires. Do not use ceiling grid support wire or support rods.
3. Hook spacing shall allow no more than 6 inches of slack. The lowest point of the cables shall be no less than 6 inches adjacent to ceilings, mechanical ductwork and fittings, luminaires, power conduits, power and telecommunications outlets, and other electrical and communications equipment.
4. Space hooks no more than 5 feet o.c.
5. Provide a hook at each change in direction.

- X. Mount boxes at heights indicated on Drawings. If mounting heights of boxes are not individually indicated, give priority to ADA requirements. Install boxes with height measured to center of box unless otherwise indicated.

- Y. Recessed Boxes in Masonry Walls: Saw-cut opening for box in center of cell of masonry block and install box flush with surface of wall. Prepare block surface to provide a flat surface for a raintight connection between box and cover plate or supported equipment and box.

- Z. Horizontally separate boxes mounted on opposite sides of walls, so they are not in the same vertical channel.

- AA. Support boxes of three gangs or more from more than one side by spanning two framing members or mounting on brackets specifically designed for the purpose.

- BB. Fasten junction and pull boxes to or support from building structure. Do not support boxes by conduits.

- CC. Set metal floor boxes level and flush with finished floor surface.

- DD. Set nonmetallic floor boxes level. Trim after installation to fit flush with finished floor surface.

### **3.03 SLEEVE AND SLEEVE-SEAL INSTALLATION FOR COMMUNICATIONS PENETRATIONS**

- A. Install sleeves and sleeve seals at penetrations of exterior floor and wall assemblies.

### **3.04 FIRESTOPPING**

- A. Install firestopping at penetrations of fire-rated floor and wall assemblies. Comply with requirements in firestopping section.

### **3.05 PROTECTION**

- A. Protect coatings, finishes, and cabinets from damage or deterioration.
1. Repair damage to galvanized finishes with zinc-rich paint recommended by manufacturer.
  2. Repair damage to PVC coatings or paint finishes with matching touchup coating recommended by manufacturer.

**END OF SECTION 27 0528**

## **SECTION 27 1000 STRUCTURED CABLING**

### **PART 1 GENERAL**

#### **1.01 SECTION INCLUDES**

- A. Communications system design requirements.
- B. Communications pathways.
- C. Copper cable.
- D. Communications outlets.
- E. Communications identification.

#### **1.02 RELATED REQUIREMENTS**

- A. Section 27 0000 - GENERAL REQUIREMENTS FOR COMMUNICATIONS SYSTEMS.
- B. Section 27 0526 - GROUNDING AND BONDING FOR COMMUNICATION SYSTEMS.
- C. Section 27 0528 - PATHWAYS FOR COMMUNICATIONS SYSTEMS.
- D. Section 27 0536 - CABLE TRAYS FOR COMMUNICATIONS SYSTEMS.
- E. Section 27 0543 - UNDERGROUND DUCTS AND RACEWAYS FOR COMMUNICATION SYSTEMS.
- F. Section 27 0544 - SLEEVES AND SLEEVE SEALS FOR COMMUNICATIONS PATHWAYS AND CABLING.
- G. Section 27 0553 - IDENTIFICATION FOR COMMUNICATIONS SYSTEMS.
- H. BICSI N1 - Installation Practices for Telecommunications and ICT Cabling and Related Cabling Infrastructure, 1st Edition.
- I. TIA-568.2 - Balanced Twisted-Pair Telecommunications Cabling and Components Standards.
- J. TIA-606 - Administration Standard for Telecommunications Infrastructure.
- K. UL 1863 - Communications-Circuit Accessories.

#### **1.03 ADMINISTRATIVE REQUIREMENTS**

- A. Coordination:
  - 1. Coordinate requirements for service entrance and entrance facilities with Communications Service Provider.
  - 2. Coordinate the work with other trades to avoid placement of other utilities or obstructions within the spaces dedicated for communications equipment.
  - 3. Coordinate arrangement of communications equipment with the dimensions and clearance requirements of the actual equipment to be installed.
  - 4. Notify the Design Team of any conflicts with or deviations from Contract Documents. Obtain direction before proceeding with work.

#### **1.04 SUBMITTALS**

- A. Refer to Section 27 0000 - GENERAL REQUIREMENTS FOR COMMUNICATIONS SYSTEMS.

#### **1.05 DELIVERY, STORAGE, AND HANDLING**

- A. Refer to Section 27 0000 - GENERAL REQUIREMENTS FOR COMMUNICATIONS SYSTEMS.

#### **1.06 WARRANTY**

- A. Refer to Section 27 0000 - GENERAL REQUIREMENTS FOR COMMUNICATIONS SYSTEMS.

## **PART 2 PRODUCTS**

### **2.01 SYSTEM DESIGN**

- A. Provide a complete permanent system of cabling and pathways for voice and data communications, including cables, conduits and wireways, pull wires, support structures, enclosures and cabinets, and outlets.
  - 1. Comply with TIA-568 (SET) (cabling) and TIA-569 (pathways) (commercial standards).
  - 2. Provide fixed cables and pathways that comply with NFPA 70 and TIA-607 and are UL listed or third party independent testing laboratory certified.
  - 3. Provide connection devices that are rated for operation under conditions of 32 to 140 degrees F (0 to 60 degrees C) at relative humidity of 0 to 95 percent, noncondensing.
  - 4. In this project, the term plenum is defined as return air spaces above ceilings, inside ducts, under raised floors, and other air-handling spaces.
- B. Cabling to Outlets: Specified horizontal cabling, wired in star topology to distribution frame located at center hub of star; also referred to as "links".

### **2.02 PATHWAYS**

- A. Conduit, Pull Boxes, and Hooks: As specified in Section 27 0528 - PATHWAYS FOR COMMUNICATIONS SYSTEMS; provide pull cords in all conduit.
- B. Firestop Sleeves

### **2.03 COPPER CABLE**

- A. Manufacturers (End-to-End):
  - 1. Belden
  - 2. Panduit
  - 3. Or as pre-approved by engineer
- B. Copper Horizontal Cable:
  - 1. Description: 100 ohm, balanced twisted pair cable complying with TIA-568.2 and listed and labeled as complying with UL 444.
  - 2. Cable Type - Voice and Work Area Outlet Data: TIA-568.2 Category 6 UTP (unshielded twisted pair); 23 AWG.
    - a. Color: Blue
  - 3. Cable Type - Wireless TIA-568.2 Category 6A UTP (unshielded twisted pair); 23 AWG.
    - a. Color: Blue
  - 4. Cable Type - Surveillance Cameras TIA-568.2 Category 6 UTP (unshielded twisted pair); 23 AWG.
    - a. Color: Blue
  - 5. Cable Capacity: 4-pair.
  - 6. Cable Applications: Use listed NFPA 70 Type CMP plenum cable unless otherwise indicated.
  - 7. End-to-End Solution Product(s):
    - a. CommScope; Uniprise Twisted Pair Cables; CS37 Series Category 6 U/UTP Cable.
    - b. Belden; DataTwist Twisted Pair Cables; 3600 Series Category 6 U/UTP Cable.
    - c. Panduit; Twisted Pair Cables; TX6500 Series Category 6 U/UTP Cable
    - d. Or as pre-approved by engineer
- C. Copper Cable Terminations: Insulation displacement connection (IDC) type using appropriate tool; use screw connections only where specifically indicated.
- D. Jacks and Connectors: Modular RJ-45, non-keyed, terminated with 110-style insulation displacement connectors (IDC); high impact thermoplastic housing; suitable for and complying with same standard as specified horizontal cable; UL 1863 listed.
  - 1. Performance: 500 mating cycles.
  - 2. Voice and Data Jacks: 8-position modular jack, color-coded for both T568A and T568B wiring configurations.

3. End-to-End Product(s):
  - a. Belden
  - b. Panduit
  - c. Or as pre-approved by engineer
- E. Copper Patch Cords:
  1. Description: Factory-fabricated 4-pair cable assemblies with 8-position modular connectors terminated at each end.
  2. Patch Cords for Patch Panels:
    - a. Quantity: One for each patch panel port.
    - b. Length: 7 feet.
    - c. Color: Coordinate specific color requirements with the design team prior to ordering.
  3. Patch Cords for Work Areas:
    - a. Quantity: One for each work area outlet port.
    - b. Length: 15 feet.
    - c. Color: Coordinate specific color requirements with the design team prior to ordering.
  4. Product(s):
    - a. Provide products from the approved cable/connectivity manufacturer. Products shall be compatible and compliant with the cable channel and meet or exceed the Category rating of the horizontal permanent link.

#### **2.04 COMMUNICATIONS OUTLETS**

- A. Manufacturers:
  1. Belden
  2. Panduit
  3. Or as pre-approved by engineer
- B. Outlet Boxes: Comply with Section 27 0528 - PATHWAYS FOR COMMUNICATIONS SYSTEMS.
  1. Provide depth as required to accommodate cable manufacturer's recommended minimum conductor bend radius.
  2. Minimum Size, Unless Otherwise Indicated:
    - a. Data or Combination Voice/Data Outlets: 4 inch square by 2-1/8 inch deep (100 by 54 mm) trade size.
- C. Wall Plates:
  1. Wall Plate Material/Finish - Flush-Mounted Outlets: Match wiring device and wall plate finishes specified in Section 26 2726.

#### **2.05 IDENTIFICATION PRODUCTS**

- A. Comply with TIA-606.

### **PART 3 EXECUTION**

#### **3.01 INSTALLATION - GENERAL**

- A. Comply with latest editions and addenda of TIA-568 (SET) (cabling), TIA-569 (pathways), TIA-607 (grounding and bonding), BICSI N1, NFPA 70, and SYSTEM DESIGN as specified in PART 2.
- B. Comply with Communication Service Provider requirements.
- C. Install firestopping to preserve fire resistance rating of partitions and other elements, using materials and methods specified in Section 07 8400.

#### **3.02 INSTALLATION OF PATHWAYS**

- A. Install pathways with the following minimum clearances:
  1. 48 inches (1220 mm) from motors, generators, frequency converters, transformers, x-ray equipment, and uninterruptible power systems.
  2. 12 inches (300 mm) from power conduits and cables and panelboards.

3. 5 inches (125 mm) from fluorescent and high frequency lighting fixtures.
  4. 6 inches (150 mm) from flues, hot water pipes, and steam pipes.
- B. Conduit, in Addition to Requirements of Section 27 0528 - PATHWAYS FOR COMMUNICATIONS SYSTEMS:
1. Arrange conduit to provide no more than the equivalent of two 90 degree bend(s) between pull points.
  2. Conduit Bends: Inside radius not less than 10 times conduit internal diameter.
  3. Arrange conduit to provide no more than 100 feet (30 m) between pull points.
  4. Do not use conduit bodies.
- C. Outlet Boxes:
1. Coordinate locations of outlet boxes provided under Section 27 0528 - PATHWAYS FOR COMMUNICATIONS SYSTEMS as required for installation of telecommunications outlets provided under this section.
    - a. Mounting Heights: Unless otherwise indicated, as follows:
      - 1) Telephone and Data Outlets: 18 inches (450 mm) above finished floor.
      - 2) Telephone Outlets for Side-Reach Wall-Mounted Telephones: 54 inches (1.4 m) above finished floor to top of telephone.
      - 3) Telephone Outlets for Forward-Reach Wall-Mounted Telephones: 48 inches (1.2 m) above finished floor to top of telephone.
    - b. Orient outlet boxes for vertical installation of wiring devices unless otherwise indicated.
    - c. Provide minimum of 24 inches (600 mm) horizontal separation between flush mounted outlet boxes installed on opposite sides of fire rated walls.
    - d. Unless otherwise indicated, provide separate outlet boxes for line voltage and low voltage devices.
    - e. Locate outlet boxes so that wall plate does not span different building finishes.
    - f. Locate outlet boxes so that wall plate does not cross masonry joints.

### 3.03 INSTALLATION OF EQUIPMENT AND CABLING

- A. Cabling:
1. Do not bend cable at radius less than manufacturer's recommended bend radius; for unshielded twisted pair use bend radius of not less than 4 times cable diameter.
  2. Do not over-cinch or crush cables.
  3. Do not exceed manufacturer's recommended cable pull tension.
  4. When installing in conduit, use only lubricants approved by cable manufacturer and do not chafe or damage outer jacket.
- B. Service Loops (Slack or Excess Length): Provide the following minimum extra length of cable, looped neatly:
1. At Distribution Frames: 120 inches (3000 mm).
  2. At Outlets - Copper: 12 inches (305 mm).
- C. Copper Cabling:
1. Category 5e and Above: Maintain cable geometry; do not untwist more than 1/2 inch (12 mm) from point of termination.
  2. For 4-pair cables in conduit, do not exceed 25 pounds (110 N) pull tension.
  3. Use T568B wiring configuration.
- D. Identification:
1. Use wire and cable markers to identify cables at each end.

### 3.04 FIELD QUALITY CONTROL

- A. Comply with inspection and testing requirements of specified installation standards.
- B. Visual Inspection:
1. Inspect cable jackets for certification markings.

2. Inspect patch cords for complete labels.

**END OF SECTION 27 1000**