

STATE OF NORTH CAROLINA/ASHEVILLE CITY SCHOOLS

REQUEST FOR PROPOSALS

#148-MAINT-009

PROJECT: Claxton Elementary Stair Railing Alterations PROJECT

USING AGENCY: Asheville City Schools

ISSUE DATE: 3/8/2022

Bids subject to the conditions made a part hereof will be received until **2:00 pm, Wednesday, March 23, 2022**, for furnishing all labor, materials, equipment, and services incidental and implied, for completion of the project described herein.

All Bids must be sent to the Purchasing Clerk at the address or email address provided below:

Asheville City Schools

Attn: Chris Pohlman, Purchasing

85 Mountain Street

Asheville, NC 28801

Phone: 828-350-6101

Fax: 828-251-4915

Email: chris.pohlman@acsgmail.net

Direct inquiries concerning this RFIB to:

Bidding and document questions:

Chris Pohlman, Purchasing Clerk

Office: 828-350-6101

Specifications and/or technical questions:

Tim Shelton, Maintenance Director

Mobile: 828-713-6430

THE PROCUREMENT PROCESS

The following is a general description of the process by which a firm will be selected to provide services.

1. Request for Informal Bids (RFIB), which refers to projects less than \$300,000, is issued to prospective contractors.
2. The deadline for written questions is three days prior to the due date.
3. Bids shall be signed and dated by an official authorized to bind the firm. Unsigned bids will not be considered.
4. All bids must be received by the issuing agency not later than the date and time specified on the cover sheet of this RFIB.
5. Bids will be evaluated according to completeness, content, experience with similar projects, ability of the offeror and its staff, and cost. Award of a contract to one offeror does not mean that the other bids lacked merit, but that, all factors considered, the selected bid was deemed most advantageous to the State.
6. Offerors are cautioned that this is a request for bids, not a request to contract, and the State/Asheville City Schools reserves the right to reject any and all unqualified offers when such rejection is deemed to be in the best interest of the State.

(NOTE: THE BID FORM MUST BE FULLY EXECUTED AND RETURNED FOR CONSIDERATION)

BID FORM

#148-MAINT-009

Claxton Elementary Stair Railing Alterations PROJECT

DUE DATE: 3/23/2022 by 2:00PM

The undersigned having carefully read and considered the terms and conditions of the Contract Documents for Claxton Elementary Stair Railing Alterations Project for Asheville City Schools, North Carolina, does hereby offer to perform such services on behalf of the District, of the type and quality and in the manner described, and subject to and in accordance with the terms and conditions set forth in the Contract Documents at the rates on the Bid Forms hereinafter set forth

Offeror: _____

Address: _____

City/State/Zip: _____ Phone: _____

Fed ID No: _____ MBE Status: _____ Fax: _____

Email: _____

By: (Signature) _____ Date: _____

Printed Name _____ Title: _____

Therefore, in compliance with this Request for Informal Bids, and subject to all conditions herein, the undersigned offers and agrees, if this bid is accepted, to furnish the subject services for a cost not to exceed:

\$ _____ Total

Additional Information, if applicable (attach extra sheets as needed): _____

END OF BID FORM

1. SCOPE OF WORK

The purpose of this solicitation is request Bids to install and fabricate new railing to existing stairwells at Claxton Elementary School. For the full Scope of Work, please see the architectural drawings, which can be found as Attachment A to this solicitation.

The Contractor shall furnish all labor, material, tools, equipment, transportation, insurance, and incidentals necessary to perform the work described herein. All work should be completed by

2. CONDITIONS

Each Bidder shall fully acquaint itself with conditions relating to the scope and restrictions attending the execution of the work under Contract. Bidders shall thoroughly examine and be familiar with the Specifications.

It is also expected that the Bidders will obtain information concerning the conditions at locations that may affect its work. The failure or omission of any Bidder to receive or examine any form, instrument, addendum or other document, or to acquaint itself with existing conditions, shall in no way relieve it of any obligations with respect to its Bid or to the Contract.

The Bidder shall make its own determination as to conditions and shall assume all risk and responsibility and shall complete the work in and under conditions it may encounter or create, without extra cost to Asheville City Schools.

3. QUALITY OF WORK

All work shall be performed in a good and professional manner by skilled, experienced workers. Asheville City Schools shall be responsible for determining the quality of work, and may notify the Contractor of the same.

4. LICENSES AND PERMITS

The Contractor shall obtain all licenses and permits required to execute contract by authorities that have jurisdiction.

5. SAFETY REGULATIONS:

The Contractor shall adhere to the rules, regulations, and interpretations of all state, federal, and local laws that pertain to workers and site safety. This to include OSHA 1910, General Construction, or those regulations mandated by these specifications.

6. NONDISCRIMINATION

The Contractor shall not discriminate against any person because of race, sex, age, creed, color, religion or national origin.

7. HISTORICALLY UNDERUTILIZED BUSINESSES

Pursuant to General Statute 143-48 and Executive Order #150, Asheville City Schools invited and encourages participation in this procurement process by businesses owned by minorities, women, disabled, disabled business enterprises and non-profit work centers for the blind and severely disabled.

8. INDEMNITY

The Contractor will indemnify and save harmless Asheville City Schools, its officers, agents, servants, and employees from and against any and all suits, actions, legal proceedings, claims, demands, damages, costs, expenses, and attorneys' fees to the extent resulting from a willful or negligent act or omission of the Contractor, its officers, agents, servants, and employees in the performance of this Contract; provided, however, that the Contractor shall not be liable for any suits, actions, legal proceedings, claims, demands, damages, costs,

expenses and attorneys' fees arising out of the award of this Contract or a willful or negligent act or omission of the Asheville City Schools, its officers, agents, servants and employees.

9. **INSURANCE**

If awarded a contract, the Bidder will provide a Certificate of Liability Insurance naming the District as additional insured. The issuing insurer must provide 30 days written notice to the District of the expiration of the insurance. As a minimum, the Contractor shall provide and maintain the following coverage and limits:

- Workers' Compensation Insurance, including Employer's Liability with limits of \$250,000 each accident. The Aggregate Limit will not be less than \$2,000,000.
- Property Damage Insurance, including Liability Coverage, with a per occurrence limit of \$1,000,000. The Aggregate Limit will not be less than \$2,000,000

Providing and maintaining adequate insurance coverage is a material obligation of the contractor and is of the essence of this contract. All such insurance shall meet all laws of the State of North Carolina. Such insurance coverage shall be obtained from companies that are authorized to provide such coverage and that are authorized by the Commissioner of Insurance to do business in North Carolina. The Contractor shall at all times comply with the terms of such insurance policies, and all requirements of the insurer under any such insurance policies, except as they may conflict with existing North Carolina laws or this contract. The limits of coverage under each insurance policy maintained by the contractor shall not be interpreted as limiting the contractor's liability and obligations under the contract.

To the extent permitted by law, all or any part of any required insurance coverages may be provided under a plan or plans of self-insurance. The coverages may be provided by the Contractor's parent corporation.

10. **TERMINATION:**

The District may terminate this agreement at any time by 15 days' notice in writing from the District to the Contractor. If the contract is terminated by the District as provided herein, the Contractor shall be paid for services satisfactorily completed, less payment or compensation previously made.

11. **SALES AND USE TAX**

The North Carolina General Assembly has amended the Statute to provide refunds of sales and use tax to local school units in accordance with the provisions of G.S. 105-164. 14(c) effective with tax paid on or after July 1, 1998.

These refunds are to include the "sales and use taxes paid by contractors on building materials, supplies, fixtures and equipment that become a part of or annexed to a building or structure that is owned or leased by the governmental entity and is being erected, altered or repaired for use by the governmental entity (G.S. 105-164.14)."

Sales and Use Tax Technical Bulletin Section 18-2F specifies: "To substantiate a refund claim for sales or use taxes paid on purchases of building materials, supplies, fixtures and equipment by its contractor, the claimant must secure from such contractor certified statements setting forth all of the following information:

- a. the date the property was purchased;
- b. the type of property purchased;
- c. the project for which the property was used;
- d. if the property was purchased in this State, the county in which it was purchased;
- e. if the property was not purchased in this State, the county in which the property was used; and
- f. the amount of sales and use taxes paid.

In the event the contractor makes several purchases from the same vendor, such certified statement must indicate the invoice numbers, the inclusive dates of the invoices, the total amount of the invoices and the State and local sales and use taxes paid thereon. Such statement must also include the cost of any tangible personal

property withdrawn from the contractor's warehouse stock and the amount of sales and use tax paid thereon by the contractor. Similar certified statements by his subcontractors must be obtained by the general contractor and furnished to the claimant. Any local sales or use taxes must be shown separately from the State sales or use taxes. The contractor's statements must not contain sales or use taxes paid on purchases of tangible personal property purchased by such contractors for use in performing the contract which does not annex to, affix to or in some manner become a part of the building or structure that is owned or leased by a governmental agency and is being erected, altered or repaired for use by a governmental entity as defined by G.S. 105-164.14(c). Examples of property on which sales or use tax has been paid by the contractor and which shall not be included in the contractor's statement are scaffolding, forms for concrete, fuel for the operation of machinery and equipment, tools, repair parts and equipment rentals.

12. TRANSFERABILITY OF CONTRACT

Other than by operation of law, no assignment of the Contract or any right accruing under this Contract shall be made in whole or in part by the Contractor without the express written consent of Asheville City Schools, which consent shall not be unreasonably withheld; however, in the event of an assignment, the assignee shall assume the liability of the Contractor.

13. CONTRACT NOT A FRANCHISE

It is the understanding and intention of the parties hereto that this agreement shall constitute a contract for the collection and disposal/processing of refuse and commingled recycling materials; that said Contract shall not constitute a franchise nor shall the same be deemed or construed as such.

CLAXTON ELEMENTARY STAIR RAILING ALTERATIONS

241 MERRIMON AVE.
 ASHEVILLE, NC 28801

2018 N.C. BUILDING CODE SUMMARY

LEGEND

	SECTION NO.		CMU
	DETAIL NO.		CONCRETE
	EXTERIOR ELEV. NO.		BRICK
	INTERIOR ELEV. NO.		BATT INSULATION
	ROOM NAME		RIGID INSULATION
	ROOM NUMBER		CRUSHED STONE
	DOOR NUMBER		ROUGH CARPENTRY
	WINDOW KEY		FINISH CARPENTRY
	DOOR FRAME KEY		GWB
	DEMO/REVISION KEY		STONE
	WALL TYPE PARTITION TAG		SHEATHING
	ELEVATION		STEEL
			PLYWOOD
			DATA PORT
			TV CONNECTION
			LARGE FORMAT TV CONNECTION

ABBREVIATIONS

ABV.	ABOVE	LF.	LINEAR FEET
ACT	ACCUSTICAL CEILING TILE	MB.	MARKER BOARD
A.C.	ANCHOR BOLT	M.S.	MASONRY
ACCUST.	ACOUSTIC	MATL.	MATERIAL
ADJ.	ADJACENT	MAX.	MAXIMUM
ALUM.	ALUMINUM	MECH.	MECHANICAL
APPROX.	APPROXIMATE	MEMB.	MEMBRANE
ARCH.	ARCHITECT (URAL)	MFR.	MANUFACTURER
▲	ANGLE	MISC.	MISCELLANEOUS
		MTD.	MOUNTED
BD.	BOARD	MTL.	METAL
BDWN.	BETWEEN	MST.	METAL STUDS
BLDG.	BUILDING	N.A.	NOT AFFICABLE
BLKG.	BLOCKING	N.C.	NOT IN CONTRACT
BMT.	BENT	N.O.	NUMBER
BOT.	BOTTOM	N.T.S.	NOT TO SCALE
BRG.	BEARING		
CG	CORNER GUARD	O.C.	ON CENTER
C.I.	CAST IRON	O.H.	OVERHEAD
C.J.	CONTROL JOINT	OPG.	OVERHANG
C.	CENTER	OPG.	OPENING
CL.	CLEAR	OPP.	OPPOSITE
CLR.	CLEARING		
CMU	CONCRETE MASONRY UNIT	PNL	PANEL
CONC.	CONCRETE	PARTN	PARTITION
COND.	CONDENSER	PERF.	PERFORATED
CONT.	CONTINUOUS	PERM.	PERIMETER
CONST.	CONSTRUCTION	POLY.	POLYETHYLENE
CTR.	CENTER	PVC	POLYVINYL CHLORIDE
CHN.	CHANNEL	PREFAB.	PREFABRICATED
		PRD.	PAINTED
DBL.	DOUBLE	PT. TR.	PRESSURE TREATED
DEFL.	DEFLECTION	PLYWD.	PLYWOOD
DET.	DETAIL	PL.	PLATE
DIA.	DIAMETER	RAD.	RADIUS
DN.	DOWN	R.D.	ROOF DRAIN
DR.	DOOR	REDD	REAR DRAIN
DWG.	DRAWING	RLT	ROOF LEADER
		RM.	ROOM
EA.	EACH	R.O.	ROUGH OPENING
ELEV.	ELEVATION	R.X.	REMOVE EXISTING
ELEC.	ELECTRICAL	RE	REINFORCING
ECHR	ELECTRICAL CONDUIT		
		SHEATHG	SHEATHING
ENCL.	ENCLOSURE	SCHL.	SCHEDULE
EQ.	EQUAL	SECTN	SECTION
EQU.	EQUIPMENT	SHT.	SHEET
E.R.D.	EMERGENCY ROOF DRAIN	SIML	SIMILAR
EXIST.	EXISTING	SPEC(S)	SPECIFICATION(S)
EXT.	EXTERIOR	SQ.	SQUARE
EXP.	EXPOSED / EXPANSION	SQ. FT.	SQUARE FOOT (FEET)
		STD.	STANDARD
FA.	FACE OF (CMU, STUD, ETC.)	SS	STAINLESS STEEL
F.B.	FIRE BARRIER	STL.	STEEL
FLR	FLOOR	STRUC.T.	STRUCTURAL
FRAMG	FRAMING	SUR.	SURFACE
FLOOR	FLOOR	SUSP.	SUSPENDED
FIN.	FINISHED		
FURN	FURNISHING	T.B.	TACK BOARD
FURN'D	FURNISHED	T.O.S.	TOP OF STEEL
F.T.	FIRE RETARDANT	T.O.W.	TOP OF WALL
F.S.	FACE OF METAL STUD	THK.	THICK
FSL	FACE OF FLOOR SLAB	THK.	THICK
FT.	FACE OF FLOOR SLAB	TEMP.	TEMPERED
F.F.C.	FIRE EXTINGUISHER CABINET		
F.H.C.	FIRE HOSE CABINET	U.L.	UNDERWRITERS LABORATORY
F.H.B.	FIRE HOSE BIBB	U.O.A.	UNDERWRITERS NOTED
		U.S.	UNDERWRITERS LABORATORY
GA.	GALVE	V.B.	VAPOR BARRIER
GALV.	GALVANIZED	VER.	VERTICAL
GL.	GRADE	V.F.	VERIFY IN FIELD
GWB	GYPSSUM WALL BOARD	V.V.C.	VINYL WALLCOVERING
		V.V.C.	VINYL COMPOSITION TILE
		VTR	VENT THROUGH ROOF
		W.	WITH
HW.	HARDWARE	WD.	WOOD
H.M.	HOLLOW METAL	WDO.	WINDOW
HOR.	HORIZONTAL	W/O	WITHOUT
H.P.	HEIGHT POINT	WT.	WEIGHT
HT.	HEIGHT	W.R.	WATER RESISTANT
INSUL.	INSULATED (ING)	WVF	WELDED WIRE FABRIC
INT.	INTERIOR		
IN.	INCH		
JST.	JOIST		

NAME OF PROJECT: CLAXTON ELEMENTARY STAIR RAILING ALTERATIONS
ADDRESS: 241 MERRIMON AVENUE
OWNER OR AUTHORIZED AGENT: TIM HOLCOMBE
PHONE: 615-450-4029
EMAIL: tim.holcombe@schools.nc.gov
DRAWN BY: ASHEVILLE CITY BOARD OF EDUCATION
CITY/COUNTY: [] PRIVATE [] STATE
CODE ENFORCEMENT JURISDICTION: [] CLAY COUNTY [] WATAUGA COUNTY

CONTACT: SCOTT T. DONALD
DESIGNER: FFA ARCHITECTS, PA
NAME: SCOTT T. DONALD
LICENSE #: 6183
TELEPHONE #: (828) 254-1993 x114

ARCHITECTURAL: N/A
ELECTRICAL: N/A
FIRE ALARM: N/A
PLUMBING: N/A
MECHANICAL: N/A
SPRINKLER STANDPIPE: N/A
STRUCTURAL: N/A
RETARDING WALLS - 8" HIGH OTHER: N/A

2018 NC BUILDING CODE: [] NEW BUILDING [] SMALL CORE [] HISTORIC INTERIOR COMPLETERS
2015 NO EXISTING BUILDING CODE: [] PRESERVATIVE [] ALTERATION LEVEL 1 [] ALTERATION LEVEL 2 [] ALTERATION LEVEL 3 [] ALTERATION LEVEL 4 [] ALTERATION LEVEL 5

CONSTRUCTED (DATE): 1922-1925
CURRENT USE(S) (ICH 3): EDUCATIONAL - KINDERGARTEN - 5TH GRADE
RELOCATED (DATE): 2010 (LAST RELOC.)
CURRENT USE(S) (ICH 3): EDUCATIONAL - KINDERGARTEN - 5TH GRADE
OCCUPANCY CATEGORY (TABLE 504.1): EDUCATION - CURRENT, EDUCATION - PROPOSED, EDUCATION

BASIC BUILDING DATA

CONSTRUCTION TYPE (SELECT ALL THAT APPLY): [] I-A [] I-B [] II-A [] II-B [] III-A [] III-B [] IV-A [] IV-B [] V-A [] V-B [] VI-A [] VI-B [] VII-A [] VII-B [] VIII-A [] VIII-B [] IX-A [] IX-B [] X-A [] X-B [] XI-A [] XI-B [] XII-A [] XII-B [] XIII-A [] XIII-B [] XIV-A [] XIV-B [] XV-A [] XV-B [] XVI-A [] XVI-B [] XVII-A [] XVII-B [] XVIII-A [] XVIII-B [] XIX-A [] XIX-B [] XX-A [] XX-B [] XXI-A [] XXI-B [] XXII-A [] XXII-B [] XXIII-A [] XXIII-B [] XXIV-A [] XXIV-B [] XXV-A [] XXV-B [] XXVI-A [] XXVI-B [] XXVII-A [] XXVII-B [] XXVIII-A [] XXVIII-B [] XXIX-A [] XXIX-B [] XXX-A [] XXX-B [] XXXI-A [] XXXI-B [] XXXII-A [] XXXII-B [] XXXIII-A [] XXXIII-B [] XXXIV-A [] XXXIV-B [] XXXV-A [] XXXV-B [] XXXVI-A [] XXXVI-B [] XXXVII-A [] XXXVII-B [] XXXVIII-A [] XXXVIII-B [] XXXIX-A [] XXXIX-B [] XL-A [] XL-B [] XLI-A [] XLI-B [] XLII-A [] XLII-B [] XLIII-A [] XLIII-B [] XLIV-A [] XLIV-B [] XLV-A [] XLV-B [] XLVI-A [] XLVI-B [] XLVII-A [] XLVII-B [] XLVIII-A [] XLVIII-B [] XLIX-A [] XLIX-B [] L-A [] 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DIVISION 01: GENERAL REQUIREMENTS		
01 1000	SUMMARY:	IMPROVEMENTS TO THE EXISTING GUARDRAIL SYSTEM IN THREE EXISTING STAIR WELLS.
01 2500	SUBSTITUTIONS:	PROVIDE PRODUCT INFORMATION DOCUMENTING EQUAL COMPLIANCE WITH BASIS OF DESIGN PRODUCTS AND CONTRACTOR'S WRITTEN REASON FOR SUBSTITUTION.
01 3100	PROJECT MANAGEMENT AND COORDINATION:	CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION OPERATIONS INCLUDED IN DIFFERENT SECTIONS OF THE PROJECT TO ENSURE EFFICIENT AND ORDERLY INSTALLATION OF EACH PART OF THE WORK. COORDINATE CONSTRUCTION OPERATIONS INCLUDED IN DIFFERENT SECTIONS THAT DEPEND ON EACH OTHER FOR PROPER INSTALLATION, CONNECTION, AND OPERATIONS. IMMEDIATELY ON DISCOVERY OF THE NEED FOR ADDITIONAL INFORMATION, CLARIFICATION OR INTERPRETATIONS OF THE CONTRACT DOCUMENTS, CONTRACTOR SHALL PREPARE AND SUBMIT AN RFI ON A FORM ACCEPTABLE TO THE OWNER. ARCHITECT WILL REVIEW EACH RFI, DETERMINE ACTION REQUIRED, AND RESPOND, ALLOW SEVEN WORKING DAYS FOR ARCHITECT'S RESPONSE FOR EACH RFI. CONTRACTOR SHALL PREPARE, MAINTAIN AND SUBMIT A TABULAR LOG OF RFIS ORGANIZED BY RFI NUMBER, SCHEDULE AND CONDUCT A PRECONSTRUCTION CONFERENCE BEFORE STARTING CONSTRUCTION AT A TIME CONVENIENT TO THE OWNER AND ARCHITECT, BUT NO LATER THAN 15 CALENDAR DAYS AFTER EXECUTION OF THE AGREEMENT. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING THE AGENDA PRIOR TO THE MEETING AND FOR RECORDING AND DISTRIBUTING MEETING MINUTES NO LATER THAN 3 BUSINESS DAYS FOLLOWING THE MEETING. CONDUCT PREINSTALLATION CONFERENCE AT THE PROJECT SITE CONSTRUCTION ACTIVITIES AND COORDINATE ALL ACCESS AND SECURITY REQUIREMENTS WITH THE OWNER PRIOR TO SCHEDULING THE WORK. CONTRACTOR SHALL MAINTAIN ALL EGRESS PATHWAYS TO THE SATISFACTION OF THE AUTHORITY HAVING JURISDICTION.
01 3200	CONSTRUCTION PROGRESS DOCUMENTATION:	CONTRACTOR SHALL PREPARE, MAINTAIN AND PROVIDE A SCHEDULE OF ALL CONSTRUCTION ACTIVITIES AND TIMEFRAMES FOR EACH. INDICATE ALL RELEVANT MILESTONES AND CRITICAL PATH ITEMS AS WELL AS OWNER'S RESPONSIBILITIES AND MILESTONES FOR DESIGN MARKS. AT MONTHLY INTERVALS, UPDATE THE SCHEDULE TO REFLECT ACTUAL CONSTRUCTION PROGRESS AND ACTIVITIES. IMMEDIATELY UPON DISCOVERY OF A DIFFERENCE BETWEEN THE EXISTING CONDITIONS AND THE CONTRACT DOCUMENTS, PREPARE AND SUBMIT A DETAILED REPORT WITH DETAILED DESCRIPTION OF DIFFERING CONDITIONS, CONTRACTOR AND SUBCONTRACTOR REVIEW AND RECOMMENDATIONS AND PHOTOGRAPHIC DOCUMENTATION AS REQUIRED TO DOCUMENT THE EXISTING OR UNFORESEEN CONDITION.
01 3300	SUBMITTAL PROCEDURES:	PROVIDE ALL SUBMITTALS FOR REVIEW AND APPROVAL BY THE ARCHITECT, INCLUDE NAME OF CONTRACTOR, ENTITY WHO PREPARED THE SUBMITTAL, SUBCONTRACTOR NAME, UNIQUE SUBMITTAL NUMBER LABELED BY DIVISION, SUBMITTAL PURPOSE AND DESCRIPTION, DRAWING NUMBER AND DETAIL REFERENCES AS APPROPRIATE AND LOCATIONS WHERE THE PRODUCT IS TO BE INSTALLED. IDENTIFY ACTIONS REQUESTED OF THE ARCHITECT. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL SUBMITTALS BETWEEN SECTIONS AND TRADES AND SHALL TAKE INTO ACCOUNT ALL EXISTING CONDITIONS, SEQUENCING AND OTHER FACTORS INFLUENCING THE SUBMITTAL AND CONSTRUCTION SCHEDULE. ALLOW 15 CALENDAR DAYS FOR THE ARCHITECT'S INITIAL REVIEW OF EACH SUBMITTAL AND 15 CALENDAR DAYS FOR REVIEW OF EACH SUBSEQUENT RE-SUBMITTAL. PROVIDE PRODUCT DATA TO INCLUDE MANUFACTURER'S PRODUCT SPECIFICATIONS, AND COLOR CHARTS. PROVIDE SHOP DRAWINGS DONE ACCURATELY AND TO SCALE AND FULLY ILLUSTRATE ALL REQUIREMENTS IN THE CONTRACT DOCUMENTS. INCLUDE IDENTIFICATION OF PRODUCTS, NOTATION OF COORDINATION REQUIREMENTS, NOTATION OF DIMENSIONS ESTABLISHED BY FIELD MEASUREMENT AND SEAL AND SIGNATURE OF PROFESSIONAL ENGINEER IF SPECIFIED BY DELEGATED DESIGN. SUBMIT PRODUCT SAMPLES FOR REVIEW OF KIND, COLOR, PATTERN AND TEXTURE AND INCLUDE PRODUCT NAME AND MANUFACTURER ON EACH SAMPLE. MAINTAIN SETS OF APPROVED SAMPLES AT THE PROJECT SITE FOR THE DURATION OF CONSTRUCTION.
01 4000	QUALITY REQUIREMENTS:	PREPARE WRITTEN INFORMATION DOCUMENTING ALL TESTS AND INSPECTIONS. ALL TESTS AND INSPECTIONS NOT EXPLICITLY ASSIGNED TO THE OWNER ARE THE CONTRACTOR'S RESPONSIBILITY. PERFORM ADDITIONAL QUALITY CONTROL ACTIVITIES, WHETHER SPECIFIED OR NOT, TO VERIFY AND DOCUMENT THAT THE WORK COMPLIES WITH REQUIREMENTS. CONTRACTOR SHALL PREPARE A TEST AND INSPECTION LOG AND INCLUDE THE DATE OF TEST OR INSPECTION, DESCRIPTION OF THE WORK INSPECTED OR TESTED, DATE OF TEST OR INSPECTION AND IDENTIFICATION OF TESTING OR INSPECTION AGENCY. REPAIR AND PROTECTION ARE THE CONTRACTOR'S RESPONSIBILITY, REGARDLESS OF THE ASSIGNMENT OF RESPONSIBILITY FOR QUALITY CONTROL SERVICES.
01 4200	REFERENCES:	UNLESS THE CONTRACT DOCUMENTS INCLUDE MORE STRINGENT REQUIREMENTS, APPLICABLE CONSTRUCTION INDUSTRY STANDARDS HAVE THE SAME FORCE AND EFFECT AS IF BOUND OR COPIED DIRECTLY INTO THE CONTRACT DOCUMENTS TO THE EXTENT REFERENCES. SUCH STANDARDS ARE MADE A PART OF THE CONSTRUCTION DOCUMENTS BY REFERENCE. CONTRACTOR SHALL SUBMIT COPIES OF ALL PERMITS, LICENSES, CERTIFICATES, INSPECTION REPORTS, RELEASES, JURISDICTIONAL SETTLEMENTS, NOTICES, RECEIPTS FOR FEE PAYMENTS, JUDGEMENTS, AND SIMILAR DOCUMENTS. CORRESPONDENCE AND RECORDS ESTABLISHED IN CONJUNCTION WITH COMPLIANCE WITH STANDARDS AND REGULATIONS BEARING UPON THE PERFORMANCE OF THE WORK TO THE OWNER.
01 5000	TEMPORARY FACILITIES AND CONTROLS:	INSTALLATION AND REMOVAL OF AND USE CHARGES FOR TEMPORARY FACILITIES SHALL BE INCLUDED IN THE CONTRACT SUM UNLESS OTHERWISE INDICATED. ALLOW OTHER ENTITIES ENGAGED IN THE PROJECT TO USE TEMPORARY SERVICES AND FACILITIES WITHOUT COST, INCLUDING, BUT NOT LIMITED TO, OWNER'S CONSTRUCTION FORCES, ARCHITECT, TESTING AGENCIES, AND AUTHORITIES HAVING JURISDICTION. PROVIDE TEMPORARY SANITARY FACILITIES, INCLUDING TOILETS AND WASH LOCATIONS. LOCATE ALL TEMPORARY FACILITIES AT A LOCATION AGREED UPON WITH THE OWNER. PROTECT EXISTING VEGETATION, EQUIPMENT, STRUCTURES, UTILITIES, AND OTHER IMPROVEMENTS AT THE PROJECT SITE AND ON ADJACENT PROPERTIES, EXCEPT THOSE INDICATED TO BE REMOVED OR ALTERED, REPAIR ALL DAMAGE TO EXISTING FACILITIES AS A RESULT OF CONSTRUCTION ACTIVITIES. COMPLY WITH ALL TEMPORARY STORM CONTROL DEVICES AS REQUIRED BY THE AUTHORITIES HAVING JURISDICTION. REFER TO ADDITIONAL REQUIREMENTS PROVIDED BY THE OWNER.
01 6000	PRODUCT REQUIREMENTS:	A SPECIFICATION IN WHICH A SINGLE MANUFACTURER'S PRODUCT IS NAMED AND ACCOMPANIED BY THE WORDS "BASIS OF DESIGN" PRODUCT, INCLUDING MAKE OR MODEL OR OTHER DESIGNATION. IN ADDITION TO THE BASIS OF DESIGN PRODUCT DESCRIPTION, PRODUCT ATTRIBUTES AND CHARACTERISTICS MAY BE LISTED TO ESTABLISH THE SIGNIFICANT QUALITIES RELATED TO TYPE, FUNCTION, IN-SERVICE PERFORMANCE AND PHYSICAL PROPERTIES, WEIGHT, DIMENSION, DURABILITY, VISUAL CHARACTERISTICS, AND OTHER SPECIAL FEATURES AND REQUIREMENTS FOR PURPOSES OF EVALUATING COMPARABLE PRODUCTS OF ADDITIONAL MANUFACTURERS NAMED IN THE SPECIFICATION OR SUBSTITUTIONS SUBMITTED BY THE CONTRACTOR. PROVIDE ALL MANUFACTURER'S WARRANTIES IN A WRITTEN DOCUMENT THAT CONTAINS APPROPRIATE TERMS AND IDENTIFICATION, READY FOR EXECUTION.
01 7300	EXECUTION:	OBTAIN AND MAINTAIN ON SITE MANUFACTURER'S WRITTEN RECOMMENDATIONS AND INSTRUCTIONS FOR INSTALLATION OF ALL PRODUCTS. USE MATERIALS FOR PATCHING IDENTICAL TO IN-PLACE MATERIALS. FOR EXPOSED SURFACES, USE MATERIALS THAT VISUALLY MATCH IN-PLACE ADJACENT SURFACES TO THE FULLEST EXTENT POSSIBLE. TAKE FIELD MEASUREMENTS AS REQUIRED TO FIT THE WORK PROPERLY. RECHECK MEASUREMENTS BEFORE INSTALLING EACH PRODUCT. WHERE PORTIONS OF THE WORK ARE INDICATED TO FIT TO OTHER CONSTRUCTION, VERIFY DIMENSIONS OF OTHER CONSTRUCTION BY FIELD MEASUREMENTS BEFORE FABRICATION. COORDINATE FABRICATION SCHEDULE WITH CONSTRUCTION PROGRESS TO AVOID DELAYING THE WORK. VERIFY SPACE REQUIREMENTS AND DIMENSIONS OF ITEMS SHOWN DIAGRAMMATICALLY ON THE DRAWINGS. BEFORE PROCEEDING TO LAY OUT THE WORK, VERIFY LAYOUT INFORMATION SHOWN ON DRAWINGS, IN RELATION TO ALL BASE INFORMATION PROVIDED BY THE OWNER AND EXISTING CONDITIONS. COMPLY WITH MANUFACTURER'S WRITTEN INSTRUCTION AND RECOMMENDATIONS FOR INSTALLING PRODUCTS IN APPLICATIONS INDICATED. SEQUENCE THE WORK AND ALLOW ADEQUATE CLEARANCES TO ACCOMMODATE MOVEMENT OF CONSTRUCTION ITEMS ON SITE AND PLACEMENT IN PERMANENT LOCATIONS. PROVIDE BLOCKING AND ATTACHMENT PLATES AND ANCHORS AND FASTENERS OF ADEQUATE SIZE AND NUMBER TO SECURELY ANCHOR EACH COMPONENT IN PLACE, ACCURATELY LOCATED AND ALIGNED WITH OTHER PORTIONS OF THE WORK. WHERE SIZE AND TYPE OF ATTACHMENTS ARE NOT INDICATED, VERIFY SIZE AND TYPE REQUIRED FOR LOAD CONDITIONS. CLEAN PROJECT SITE AND WORK AREAS DAILY AND COMPLY WITH ALL GENERAL AND SUPPLEMENTARY GENERAL CONDITIONS PROVIDED BY THE OWNER AND THE OWNER'S PROJECT MANAGER. REMOVE ALL DEBRIS FROM CONCEALED SPACES BEFORE ENCLOSING THE SPACE. COMPLY WITH ALL MANUFACTURER'S WRITTEN INSTRUCTIONS REGARDING RELATIVE HUMIDITY, TEMPERATURE, SUBSTRATE AND OTHER PREPARATIONS AND CONDITIONS FOR PRODUCT INSTALLATION.
01 7419	CONSTRUCTION WASTE MANAGEMENT AND DISPOSAL:	PROVIDE HANDLING, CONTAINERS, STORAGE, SIGNAGE, TRANSPORTATION AND OTHER ITEMS AS REQUIRED TO IMPLEMENT WASTE MANAGEMENT DURING THE ENTIRE DURATION OF THE CONTRACT. RECYCLE PAPER AND BEVERAGE CONTAINERS USED ON-SITE BY WORKERS. PROVIDE APPROPRIATELY MARKED CONTAINERS OR BINS FOR CONTROLLING RECYCLABLE WASTE UNTIL THEY ARE REMOVED FROM PROJECT SITE. INCLUDE LIST OF ACCEPTABLE AND UNACCEPTABLE MATERIALS AT EACH CONTAINER AND BIN. DO NOT BURN OR STORE WASTE MATERIALS ON SITE. REMOVE ALL WASTE MATERIALS PROMPTLY FROM OWNER'S PROPERTY AND LEGALLY DISPOSE OF THEM.
01 7700	CLOSEOUT PROCEDURES:	PRIOR TO SUBSTANTIAL COMPLETION AND 10 DAYS PRIOR TO REQUESTING INSPECTION TO DETERMINE SUBSTANTIAL COMPLETION, COMPLETE CONTRACTOR'S PUNCHLIST, OBTAIN CERTIFICATES OF RELEASE, SUBMIT PROJECT RECORD DOCUMENTS, OPERATION AND MAINTENANCE MANUALS, DAMAGE OR SETTLEMENT SURVEYS, PROPERTY SURVEYS, AND SIMILAR FINAL RECORD INFORMATION, MAINTENANCE MATERIALS, TESTING, ADJUSTING AND BALANCING RECORDS. PRIOR TO REQUESTING FINAL INSPECTION FOR DETERMINING FINAL COMPLETION, SUBMIT A FINAL APPLICATION FOR PAYMENT, CERTIFIED LIST OF INCOMPLETE ITEMS, CERTIFICATE OF CONTINUING INSURANCE COVERAGE COMPLYING WITH INSURANCE REQUIREMENTS. EMPLOY EXPERIENCED WORKERS OR PROFESSIONAL CLEANERS FOR FINAL CLEANING. CLEAN EACH SURFACE OR UNIT TO CONDITION EXPECTED IN AN AVERAGE COMMERCIAL BUILDING CLEANING AND MAINTENANCE PROGRAM.
01 7839	PROJECT RECORD DOCUMENTS:	MAINTAIN ONE SET OF MARKED-UP PAPER COPIES OF THE CONTRACT DRAWINGS AND SHOP DRAWINGS, INCORPORATING NEW AND REVISED DRAWINGS AS MODIFICATIONS ARE ISSUED. MARK THE CONTRACT DRAWINGS AND SHOP DRAWINGS COMPLETELY AND ACCURATELY WITH A RED PENCIL INDICATING ALL MODIFICATIONS AND CHANGES TO THE WORK. MARK SPECIFICATIONS TO INDICATE THE ACTUAL PRODUCT INSTALLED WHERE INSTALLATION VARIES FROM THAT INDICATED IN THE SPECIFICATIONS, ADDENDA AND CONTRACT MODIFICATIONS. IDENTIFY AND DATE EACH RECORD DOCUMENT AND INCLUDE THE DESIGNATION "PROJECT RECORD DOCUMENT" IN A PROMINENT LOCATION. AT PROJECT CONCLUSION SCAN THE HARD COPY DRAWINGS TO PDF AND PROVIDE HARD COPY TO THE OWNER AND PDF COPY TO THE OWNER AND ARCHITECT. MAINTAIN RECORD DOCUMENTS IN GOOD ORDER IN A CLEAN, DRY, LEGIBLE CONDITION, PROTECTED FROM DETERIORATION AND LOSS. PROVIDE ACCESS TO PROJECT RECORD DOCUMENTS FOR ARCHITECT'S REFERENCE DURING NORMAL WORKING HOURS. PROVIDE ALL WARRANTY AND MAINTENANCE INFORMATION ON PRODUCTS INSTALLED TO THE OWNER.

DIVISION 05: METALS		
05 5000	METAL FABRICATIONS:	SUBMIT SHOP DRAWINGS SHOWING FABRICATION AND INSTALLATION DETAILS. INCLUDE PLANS, ELEVATIONS, SECTIONS AND DETAILS OF METAL FABRICATIONS AND THEIR CONNECTIONS. SHOW ANCHORAGE AND ACCESSORY ITEMS. PROVIDE MATERIALS WITH SMOOTH, FLAT SURFACES UNLESS OTHERWISE INDICATED. FOR METAL FABRICATIONS EXPOSED TO VIEW IN THE COMPLETED WORK, PROVIDE MATERIALS WITHOUT SEAM MARKS, ROLLER MARKS, ROLLED TRADE NAMES, OR BLEMSHES. STEEL SHAPES SHALL COMPLY WITH ASTM A 36/A 36M. PROVIDE UNIVERSAL SHOP PRIMER: FAST CURING, LEAD AND CHROMATE-FREE, UNIVERSAL MODIFIED-ALKYD PRIMER COMPLYING WITH SSPC-PA 1 AND COMPATIBLE WITH TOPCOAT. USE PRIMER CONTAINING PIGMENTS THAT MAKE IT EASILY DISTINGUISHABLE FROM THE HIGH PRIMER. SHOP ASSEMBLY; PREASSEMBLE ITEMS IN THE SHOP TO THE GREATEST EXTENT POSSIBLE. USE CONNECTIONS THAT MAINTAIN STRUCTURAL VALUE OF JOINED PIECES. CUT, DRILL AND PUNCH METALS CLEANLY AND ACCURATELY. REMOVE BURRS AND EASE EDGES. REMOVE SHARP OR CRUSH AREAS ON EXPOSED SURFACES. WELD CORNERS AND SEAMS CONTINUOUSLY TO COMPLY WITH THE FOLLOWING: 1. USE MATERIALS AND METHODS THAT MINIMIZE DISTORTION AND DEVELOP STRENGTH AND CORROSION RESISTANCE OF BASE METALS. 2. OBTAIN FUSION WITHOUT UNDERCUT OR OVERLAP. 3. REMOVE WELDING SLAG IMMEDIATELY. 4. AT EXPOSED CONNECTIONS, FINISH EXPOSED WELDS AND SURFACES SMOOTH AND BLENDED. FORM EXPOSED CONNECTIONS WITH HAIRLINE JOINTS, FLUSH AND SMOOTH, USING CONCEALED FASTENERS OR WELDS WHERE POSSIBLE. LOCATE JOINTS WHERE LEAST CONSPICUOUS. PROVIDE STEEL FRAMING AND SUPPORTS NOT SPECIFIED IN OTHER SECTIONS AS NEEDED TO COMPLETE THE WORK. FABRICATE UNITS FROM STEEL SHAPES OF WELDED CONSTRUCTION UNLESS OTHERWISE INDICATED. FABRICATE TO SIZES, SHAPES, AND PROFILES INDICATED IN THE DRAWINGS AND AS NECESSARY TO RECEIVE ADJACENT CONSTRUCTION. UNLESS OTHERWISE INDICATED, FABRICATE MISCELLANEOUS STEEL TRIM FROM STEEL SHAPES SHOWN WITH CONTINUOUSLY WELD JOINTS AND SMOOTH EXPOSED EDGES. MITER CORNERS AND USE CONCEALED FIELD SPLICES WHERE POSSIBLE. PROVIDE CUTTINGS, FITTINGS, AND ANCHORAGES AS NEEDED TO COORDINATE ASSEMBLY AND INSTALLATION WITH OTHER WORK. IMMEDIATELY AFTER ERECTION, CLEAN FIELD WELDS, BOLTED CONNECTIONS, AND ABRADED AREAS. PAINT UNCOATED AND ABRADED AREAS WITH THE SAME MATERIAL AS USED FOR SHOP PAINTING TO COMPLY WITH SSPC-PA 1 FOR TOUCHING UP SHOP-PAINTED SURFACES. DESIGN INTENT IS TO FOLLOW GEOMETRY OF THE EXISTING RAILING SYSTEM AS INDICATED IN THE DRAWINGS. CONTRACTOR TO VERIFY ALL FIELD CONDITIONS PRIOR TO BIDDING.
DIVISION 06: WOOD, PLASTICS AND COMPOSITES		
06 2023	INTERIOR FINISH CARPENTRY:	LUMBER TRIM FOR OPAQUE FINISH SHALL BE YELLOW POPLAR; NDLA A FINISH. MAXIMUM MOISTURE CONTENT SHALL BE 15%, REFER ALSO TO PAINT SPECIFICATIONS. JOINTING SHALL BE SCARF JOINT, FINGER JOINTING NOT ALLOWED. SMOOTH SURFACED FACES, BACK PRIMED THROUGHOUT. PREPARE EXISTING WOOD SUBSTRATES AT RAILING SYSTEM TO RECEIVE NEW TRIM IN SMOOTH, PLUMB INSTALLATION. PROVIDE PROFILES AS INDICATED IN THE DRAWINGS. NAILS, SCREWS, AND OTHER ANCHORING DEVICES OF TYPE, SIZE, MATERIAL, AND FINISH REQUIRED FOR APPLICATION INDICATED TO PROVIDE SECURE ATTACHMENT, CONCEALED WHERE POSSIBLE. CLEAN SUBSTRATES OF PROJECTIONS AND SUBSTANCES DETRIMENTAL TO APPLICATION. BEFORE INSTALLING FINISH CARPENTRY, CONDITION MATERIALS TO AVERAGE PREVAILING HUMIDITY IN INSTALLATION AREAS FOR A MINIMUM OF 24 HOURS UNLESS LONGER CONDITIONING IS RECOMMENDED BY THE MANUFACTURER. INSTALL INTERIOR FINISH CARPENTRY LEVEL, PLUMB, TRUE AND ALIGNED WITH ADJACENT MATERIALS. SCREE AND CUT INTERIOR FINISH CARPENTRY TO FIT ADJOINING WORK. REFINISH AND SEAL CUTS AS RECOMMENDED BY MANUFACTURER. WHERE FACE FASTENING IS UNAVOIDABLE, COUNTERSINK FASTENERS, FILL SURFACE FLUSH, AND SAND UNLESS OTHERWISE INDICATED. INSTALL TO TOLERANCE OF 1/8 INCH IN 96 INCHES FOR LEVEL AND PLUMB. INSTALL ADJOINING INTERIOR FINISH CARPENTRY WITH 1/2 INCH MAXIMUM OFFSET FOR FLUSH INSTALLATION AND 1/16 INCH MAXIMUM OFFSET FOR REVEAL INSTALLATION. COORDINATE INTERIOR FINISH CARPENTRY WITH MATERIALS AND SYSTEMS IN OR ADJACENT TO IT. INSTALL TRIM WITH MINIMUM NUMBER OF JOINTS AS IS PRACTICAL, USING FULL LENGTH PIECES FROM MAXIMUM LENGTHS OF LUMBER AVAILABLE. 1. DO NOT USE PIECES LESS THAN 24 INCHES LONG, EXCEPT WHERE NECESSARY. 2. COPE AT RETURNS, MITER AND EASE OUTSIDE AT OUTSIDE CORNERS, AND COPE AT INSIDE CORNERS TO PRODUCE TIGHT FITTING JOINTS WITH FULL-SURFACE CONTACT THROUGHOUT LENGTH OF JOINT. 3. USE SCARF JOINTS FOR END-TO-END JOINTS. 4. INSTALL WITHOUT SPLITTING; DRILL PILOT HOLES BEFORE FASTENING WHERE NECESSARY TO PREVENT SPLITTING. 5. FASTEN TO PREVENT MOVEMENT OR WARPING. 6. COUNTERSINK FASTENER HEADS ON EXPOSED CARPENTRY WORK AND FILL HOLES.

DIVISION 09: FINISHES		
09 9100	PAINTING:	SUBMIT PRODUCT DATA FOR ALL INSTALLED PRODUCTS. SUBMIT DRAW DOWN SAMPLES OF EACH COLOR TO BE USED ON THE PROJECT. AT CLOSEOUT PROVIDE A COLOR MAINTENANCE MANUAL INCLUDING AREA SUMMARY WITH FINISH SCHEDULE WHERE EACH PRODUCT WAS USED, PRODUCT DATA PAGES, MATERIAL SAFETY AND DATA SHEETS, CARE AND CLEANING INSTRUCTIONS, TOUCH-UP PROCEDURES, AND COLOR SAMPLES OF EACH COLOR AND FINISH USED. FURNISH EXTRA MATERIALS THAT MATCH PRODUCTS INSTALLED AND THAT ARE PACKAGED WITH PROTECTIVE COVERING FOR STORAGE AND IDENTIFIED WITH LABELS DESCRIBING CONTENTS. PROVIDE 5 PERCENT, BUT NOT LESS THAN ONE GALLON OF EACH MATERIAL AND COLOR APPLIED. MOCKUPS: APPLY MOCKUP OF EACH FINISH SYSTEM INDICATED AND EACH COLOR AND FINISH SELECTED TO VERIFY PRELIMINARY SELECTIONS MADE UNDER SAMPLE SUBMITTALS AND TO DEMONSTRATE AESTHETIC EFFECTS AND SET QUALITY STANDARDS FOR MATERIALS AND EXECUTION. PROVIDE SAMPLES OF AT LEAST 4 LINEAR FEET OF RAILING SYSTEM TO INCLUDE VEIL, POSTS AND MOUNTING PLATES. IF PRELIMINARY FINISH SELECTIONS ARE NOT APPROVED, APPLY ADDITIONAL MOCKUPS OF ADDITIONAL COLORS AS SELECTED BY THE ARCHITECT AT NO ADDITIONAL COST TO THE OWNER. DELIVER PRODUCTS TO THE SITE IN AN UNDAMAGED CONDITION IN MANUFACTURER'S ORIGINAL SEALED CONTAINERS, COMPLETE WITH LABELS AND INSTRUCTIONS FOR HANDLING, STORING, UNPACKING, PROTECTING, AND INSTALLING. PACKAGING SHALL BEAR THE MANUFACTURER'S LABEL WITH THE FOLLOWING INFORMATION: 1. PRODUCT NAME AND TYPE (DESCRIPTION) 2. BATCH DATE 3. COLOR NUMBER 4. ENVIRONMENTAL HANDLING REQUIREMENTS 5. SURFACE PREPARATION REQUIREMENTS 6. APPLICATION INSTRUCTIONS STORE MATERIALS NOT IN USE IN TIGHTLY COVERED CONTAINERS IN WELL-VENTILATED AREAS WITH AMBIENT TEMPERATURES CONTINUOUSLY MAINTAINED AT NOT LESS THAN 45 DEGREES FAHRENHEIT. SURFACE PREPARATION OF SURFACES TO BE PAINTED AND AMBIENT AIR TEMPERATURES ARE BETWEEN 50 AND 95 DEGREES FAHRENHEIT. DO NOT APPLY PAINTS WHEN RELATIVE HUMIDITY EXCEEDS 85%. BASIS OF DESIGN PRODUCT, SUBJECT TO COMPLIANCE WITH REQUIREMENTS, PROVIDE PRODUCTS BY SHERWIN-WILLIAMS COMPANY (THE), OR COMPARABLE PRODUCT BY ONE OF THE FOLLOWING: DESIGN INTENT IS TO FOLLOW GEOMETRY OF THE EXISTING RAILING SYSTEM AS INDICATED IN THE DRAWINGS. CONTRACTOR TO VERIFY ALL FIELD CONDITIONS PRIOR TO BIDDING. 1. PPG PAINTS NEW PAINT COLOR INDICATED HEREIN AT RAILING SYSTEM SHALL MATCH THE BLUE COLOR OF THE EXISTING WALL MOUNTED HANDRAIL SYSTEM. AT REPAIR AREAS OF EXISTING CONSTRUCTION, FINISH COLORS SHALL MATCH THE ADJACENT EXISTING FINISH AND SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER. MATERIALS FOR USE WITHIN EACH PAINT SYSTEM SHALL BE COMPATIBLE WITH ONE ANOTHER AND SUBSTRATES INDICATED, UNDER CONDITIONS OF SERVICE AND APPLICATIONS AS DEMONSTRATED BY MANUFACTURER, BASED ON TESTING AND FIELD EXPERIENCE. FOR EACH COAT IN A PAINT SYSTEM, PRODUCTS SHALL BE RECOMMENDED IN WRITING BY TOPCOAT MANUFACTURER FOR ADJACENT EXISTING FINISH AND SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER. EXAMINE SUBSTRATES AND CONDITIONS, WITH APPLICATOR PRESENT, FOR COMPLIANCE WITH REQUIREMENTS FOR MAXIMUM MOISTURE CONTENT AND OTHER CONDITIONS AFFECTING PERFORMANCE OF THE WORK. MAXIMUM MOISTURE CONTENT OF SUBSTRATES: WHEN MEASURED WITH AN ELECTRONIC MOISTURE METER AS FOLLOWS: 1. WOOD: 10 PERCENT 2. CONCRETE: 12 PERCENT VERIFY SUITABILITY OF SUBSTRATES, INCLUDING SURFACE CONDITIONS AND COMPATIBILITY WITH EXISTING FINISHES AND PRIMERS. PROTECT WITH COATING APPLICATION ON AFTER UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. APPLICATION OF COATING INDICATES ACCEPTANCE OF SURFACES AND CONDITIONS. COMPLY WITH MANUFACTURER'S WRITTEN INSTRUCTIONS AND RECOMMENDATIONS IN "MPI ARCHITECTURAL PAINTING AND SPECIFICATION MANUAL" APPLICABLE TO SUBSTRATES AND PAINT SYSTEMS INDICATED. CLEAN SUBSTRATES OF SUBSTANCES THAT COULD IMPAIR BOND OF PAINTS, INCLUDING DUST, OIL, GREASE, AND INCOMPATIBLE PAINTS AND EMPLOYERS. REMOVE INCOMPATIBLE PRIMERS AND REPRIME SUBSTRATE WITH COMPATIBLE PRIMERS OR APPLY THE COAT AS REQUIRED TO PRODUCE PAINT SYSTEMS INDICATED. AT STEEL SUBSTRATES REMOVE RUST, LOOSE MILL SCALE, AND SHOP PRIMER, IF ANY. CLEAN USING METHODS RECOMMENDED IN WRITING BY PAINT MANUFACTURER. AT SHOP PRIMED STEEL SUBSTRATES CLEAN FIELD WELDS, BOLTED CONNECTIONS, AND ABRADED AREAS OF SHOP PAINT. AND PAINT EXPOSED AREAS WITH THE SAME MATERIAL AS USED FOR SHOP PAINTING TO COMPLY WITH SSPC-PA1 FOR TOUCHING UP SHOP PRIMED SURFACES. TINT UNDERCOATS THE SAME COLOR AS TOPCOATS, BUT TINT EACH UNDERCOAT A LIGHTER SHADE TO FACILITATE IDENTIFICATION OF EACH COAT IF MULTIPLE COATS OF SAME MATERIAL ARE TO BE APPLIED. PROVIDE SUFFICIENT DIFFERENCE IN SHAPE OF UNDERCOATS TO DISTINGUISH EACH SEPARATE COAT. IF UNDERCOATS OR OTHER CONDITIONS SHOW THROUGH THE TOPCOAT, APPLY ADDITIONAL COATS UNTIL CURED FILM HAS A UNIFORM PAINT FINISH, COLOR, AND APPEARANCE. APPLY PAINTS TO PRODUCE SURFACE FILMS WITHOUT CLOUDINESS, SPOTTING, HOLIDAYS, LAPS, BRUSH MARKS, ROLLER TRACKING, RUNS, SAGS, ROPEINESS, OR OTHER SURFACE IMPERFECTIONS. CUT IN SHARP LINES AND COLOR BREAKS. AT THE END OF EACH WORKDAY, REMOVE RUBBISH, EMPTY CANS, PAPS, AND OTHER DISCARDED MATERIALS FROM THE PROJECT SITE. AFTER COMPLETING PAINT APPLICATIONS, CLEAN SPATTERED SURFACES. REMOVE SPATTERED PAINTS BY WASHING, SCRAPING, OR OTHER METHODS. DO NOT SCRATCH OR DAMAGE ADJACENT FINISHED SURFACES. PROTECT WORK OF OTHER TRADES AGAINST DAMAGE FROM PAINT APPLICATIONS. CORRECT DAMAGE TO WORK OF OTHER TRADES BY CLEANING, REPAIRING, REPLACING, AND REFINISHING, AS APPROVED BY THE OWNER, AND LEAVE IN AN UNDAMAGED CONDITION. AT COMPLETION OF CONSTRUCTION ACTIVITIES OF OTHER TRADES, TOUCH UP AND RESTORE DAMAGED OR DEFACED PAINTED SURFACES. STEEL SUBSTRATE PAINT SCHEDULE: LATEX SYSTEM A. PRIME COAT: PRIMER, RUST INHIBITIVE, WATER BASED B. INTERMEDIATE COAT: LATEX, INTERIOR, INSTITUTIONAL LOW ODOR LOW VOC, MATCHING TOPCOAT C. TOPCOAT: LATEX, INTERIOR, INSTITUTIONAL LOW ODOR AND LOW VOC, SEMI-GLOSS FINISH WOOD SUBSTRATE PAINT SCHEDULE: LATEX SYSTEM A. PRIME COAT: PRIMER, RUST INHIBITIVE, WATER BASED B. INTERMEDIATE COAT: LATEX, INTERIOR, INSTITUTIONAL LOW ODOR LOW VOC, MATCHING TOPCOAT C. TOPCOAT: LATEX, INTERIOR, INSTITUTIONAL LOW ODOR AND LOW VOC, SEMI-GLOSS FINISH

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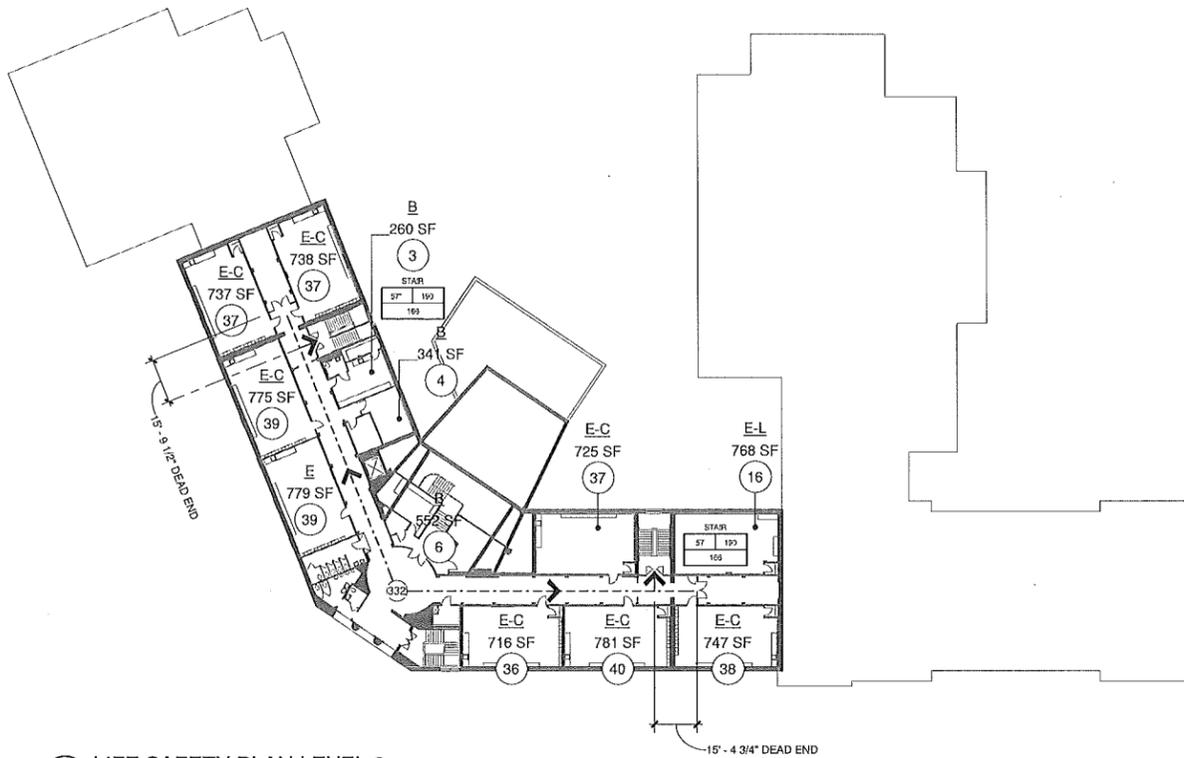

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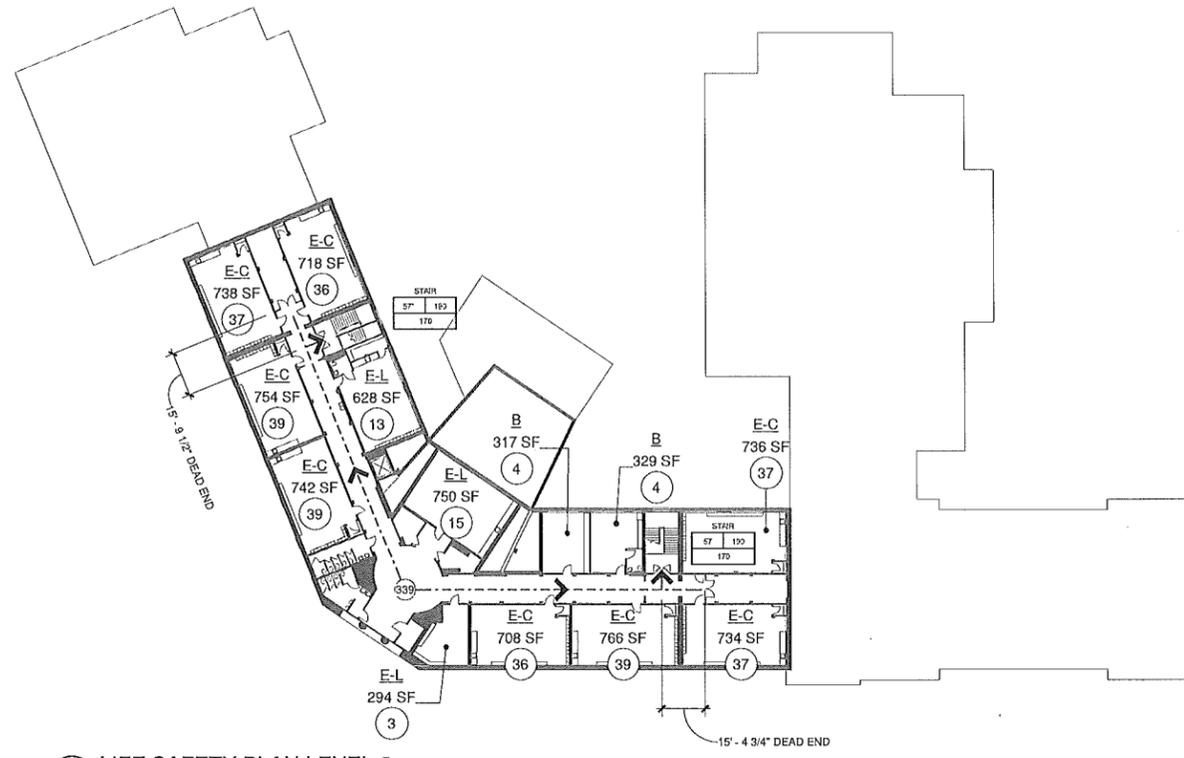
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SPECIFICATIONS

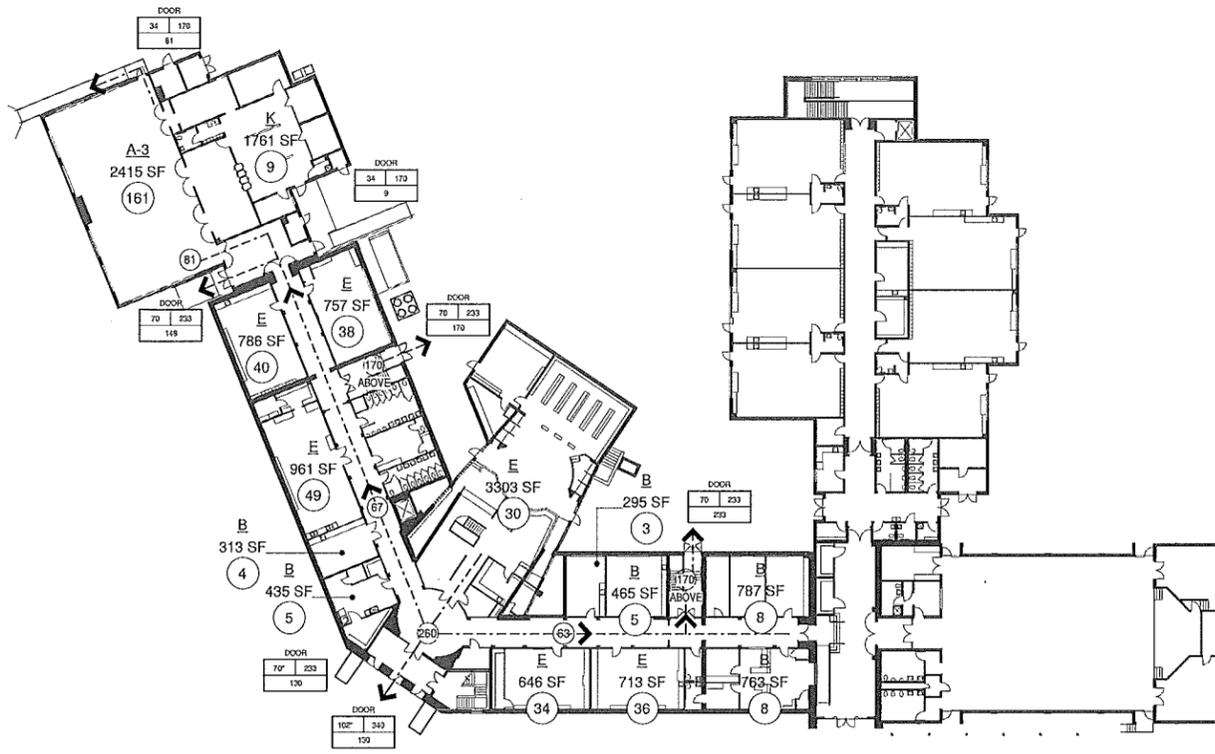
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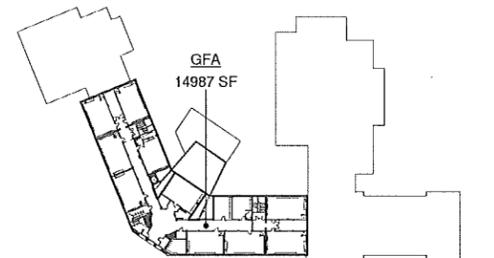
1 LIFE SAFETY PLAN LEVEL 2
CS1.2 1" = 30'-0"



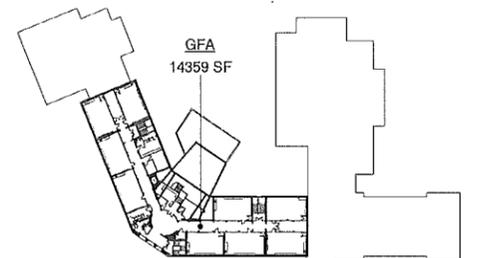
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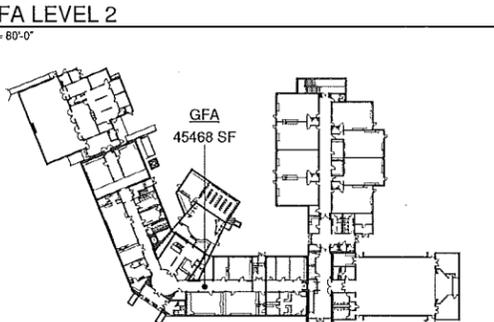
5 LIFE SAFETY PLAN LEVEL 1
CS1.2 1" = 30'-0"



7 GFA LEVEL 3
CS1.2 1" = 60'-0"



6 GFA LEVEL 2
CS1.2 1" = 60'-0"



3 GFA LEVEL 1
CS1.2 1" = 60'-0"

FIRE STENCIL EXAMPLE

1 HR FIRE BARRIER
PROTECT ALL OPENINGS

LINE OF CEILING

FIRE STENCIL EXAMPLE

SMOKE, 1 HR, AND 2HR PARTITIONS (EXISTING AND NEW) SHALL BE PERMANENTLY IDENTIFIED WITH STENCILING. IDENTIFICATIONS SHALL BE ABOVE ANY DECORATIVE CEILING AND IN CONCEALED SPACES. WORDING FOR EACH PARTITION TYPE SHALL BE AS INDICATED. IDENTIFICATION SHALL OCCUR @ 10'-0" O.C. EACH SIDE OF PARTITION. STENCIL LETTERS IN RED PERMANENT PAINT 3" ABOVE CEILING.

SYMBOL LEGEND

- FEC FIRE EXTINGUISHER CABINET
- EXIT LIGHT
- EXIT DISCHARGE TO EXTERIOR
- DOOR RATING (BLANK IF NO RATING REQ'D)
- HORIZONTAL EXIT
- [CS] COMMUNICATING STAIR (NOT AN EXIT)
- [E] PARTITION DESIGNATION
- [LFW] PARTITION RATING
- XX FEET MAXIMUM PATH OF TRAVEL

EXIT ACCESS CORRIDOR

EXIT

EXIT DISCHARGE TO EXTERIOR

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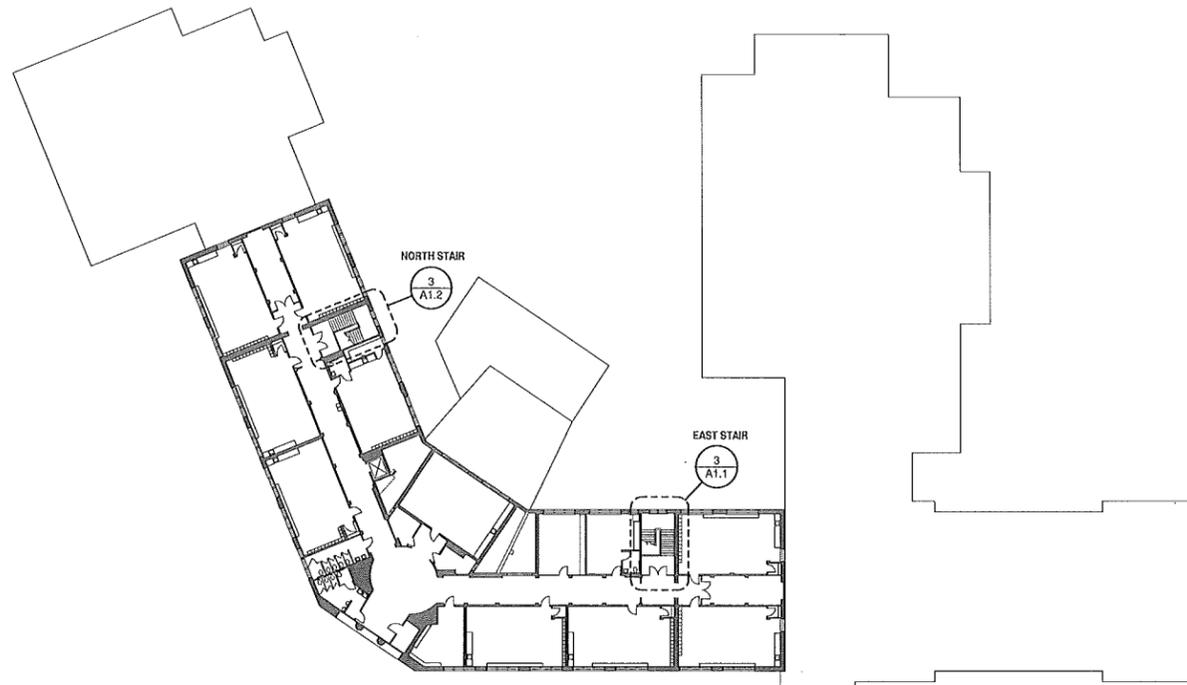


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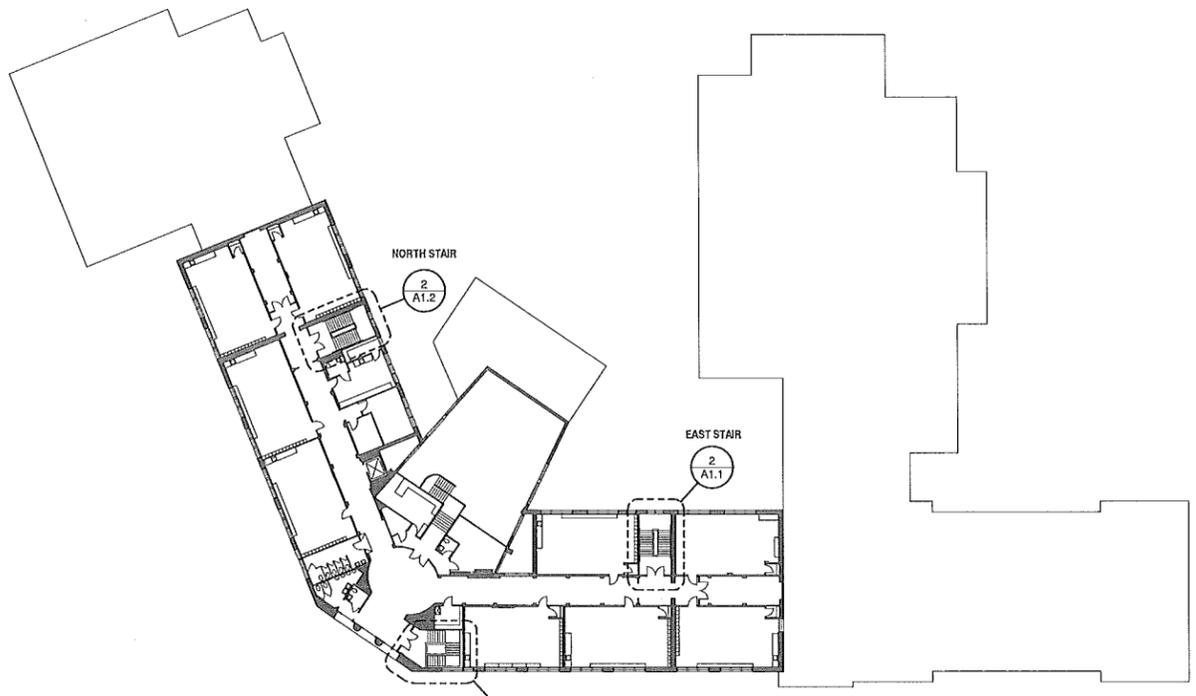
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Date: 03-03-2022
Drawn by: CAH
LIFE SAFETY PLANS

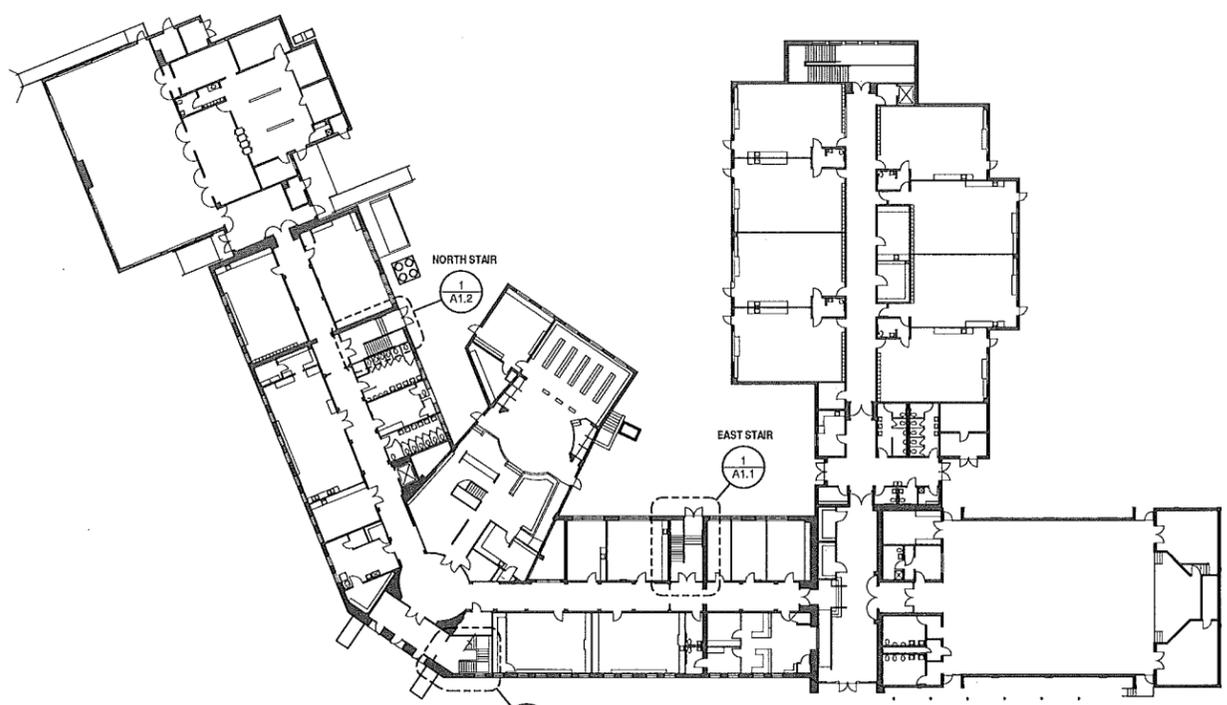
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3 LEVEL 3 - REFERENCE PLAN
A1.0 1" = 30'-0"

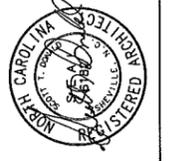
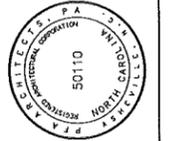


2 LEVEL 2 - REFERENCE PLAN
A1.0 1" = 30'-0"



1 LEVEL 1 - REFERENCE PLAN
A1.0 1" = 30'-0"

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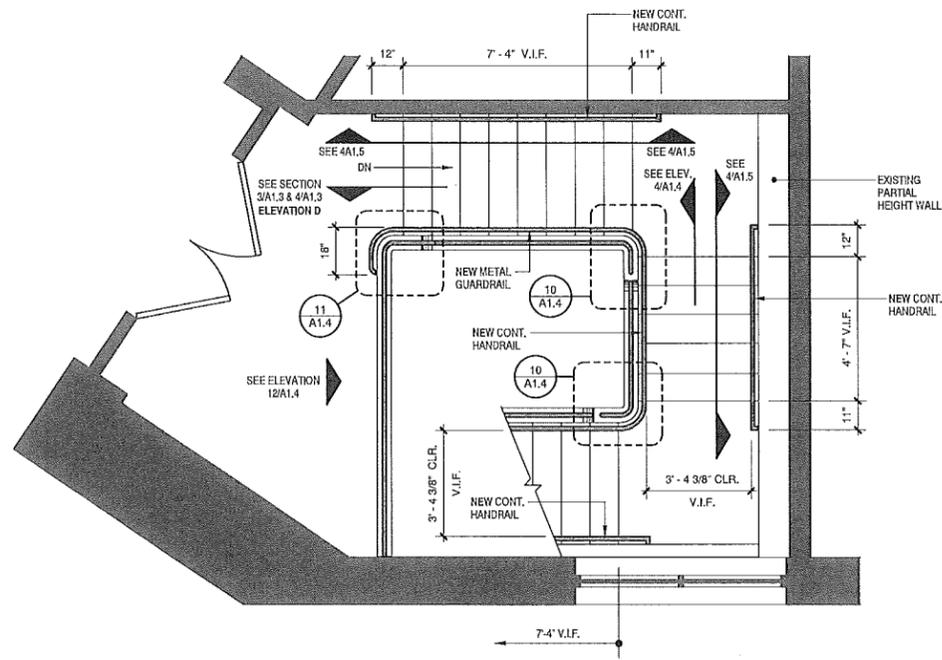
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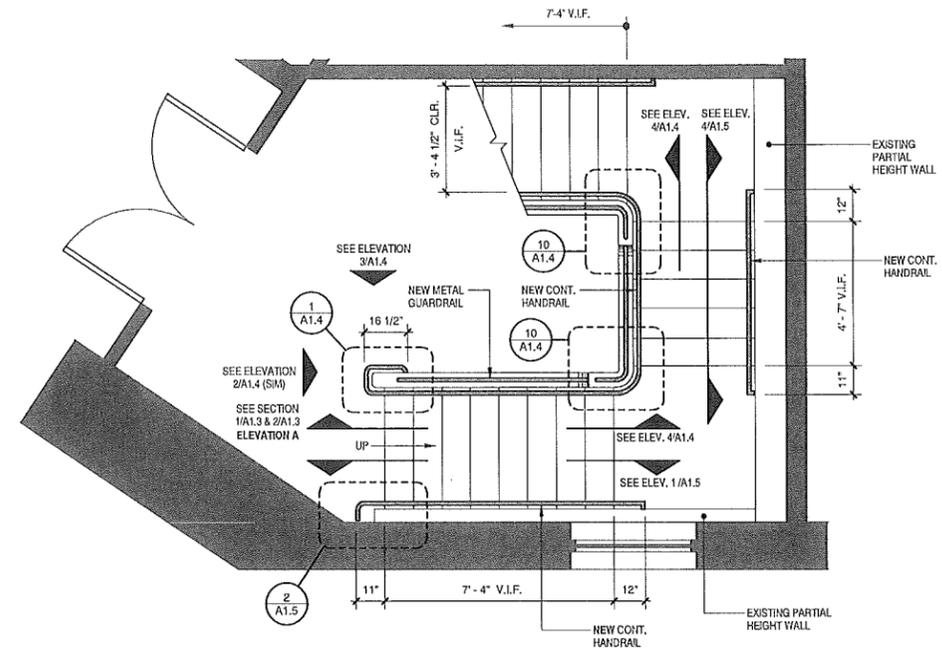
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REFERENCE FLOOR PLANS

Sheet Number:
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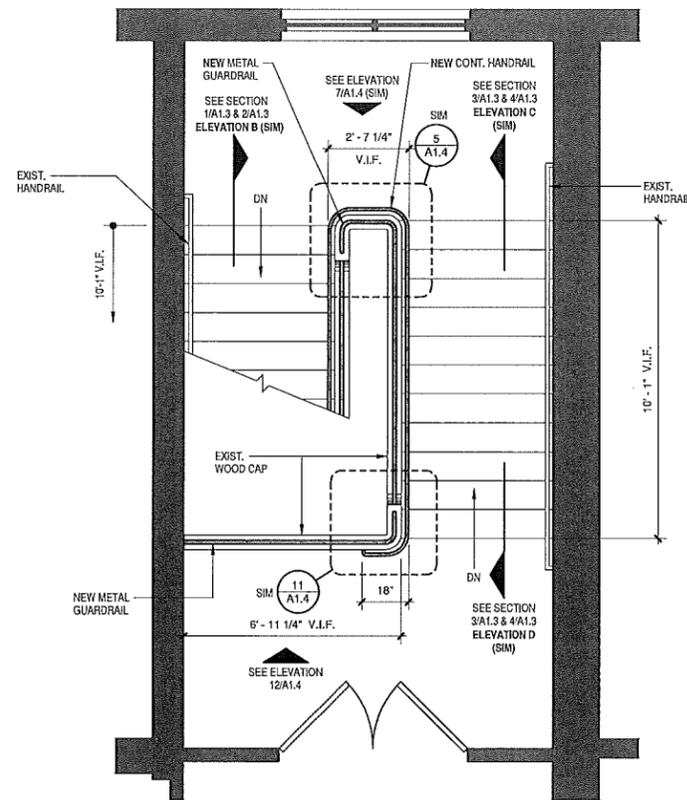


5 LEVEL 2 - CENTRAL STAIR PLAN
A1.1 3/8" = 1'-0"

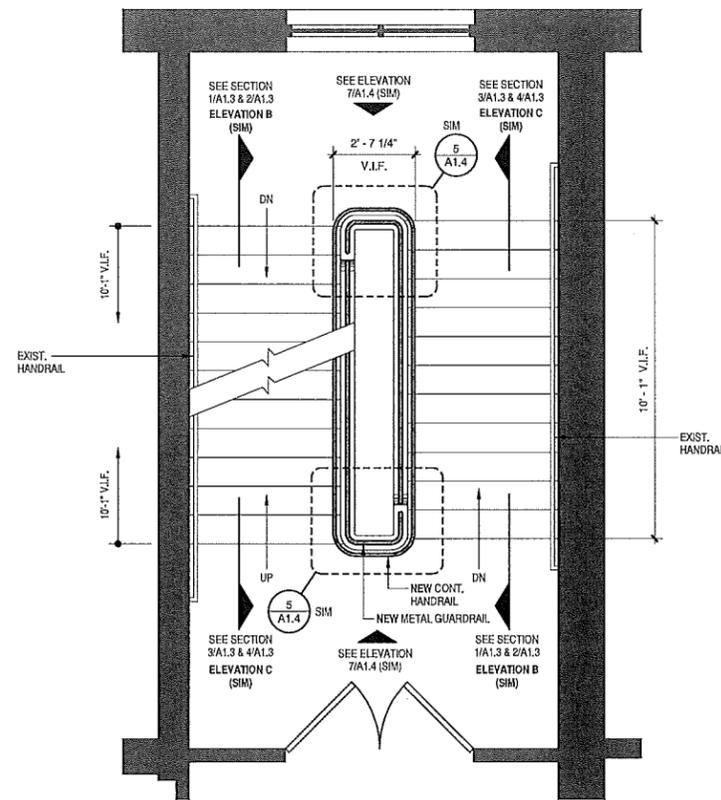


4 LEVEL 1 - CENTRAL STAIR PLAN
A1.1 3/8" = 1'-0"

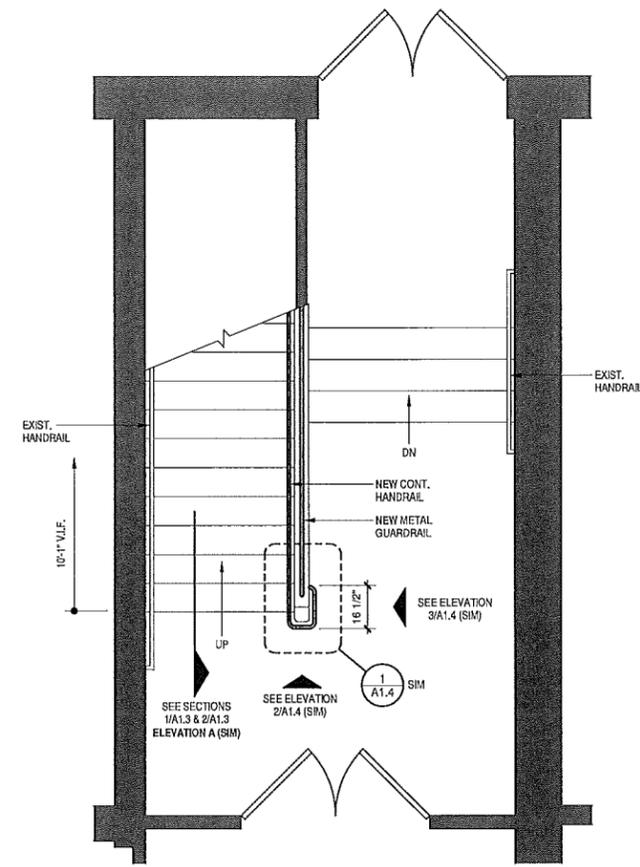
NOTE: NEW SECTIONS OF HANDRAIL & GUARDRAIL ARE DESIGNATED ON FLOOR PLANS BY DIAGONAL HATCH FOR CLARITY, TYP.



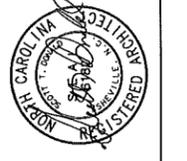
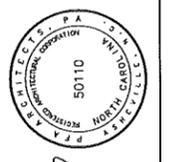
3 LEVEL 3 - EAST STAIR PLAN
A1.1 3/8" = 1'-0"



2 LEVEL 2 - EAST STAIR PLAN
A1.1 3/8" = 1'-0"



1 LEVEL 1 - EAST STAIR PLAN
A1.1 3/8" = 1'-0"

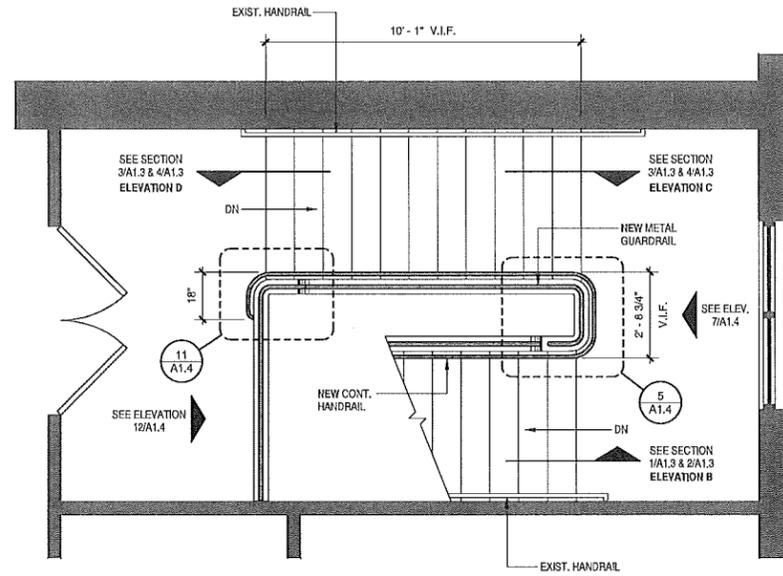


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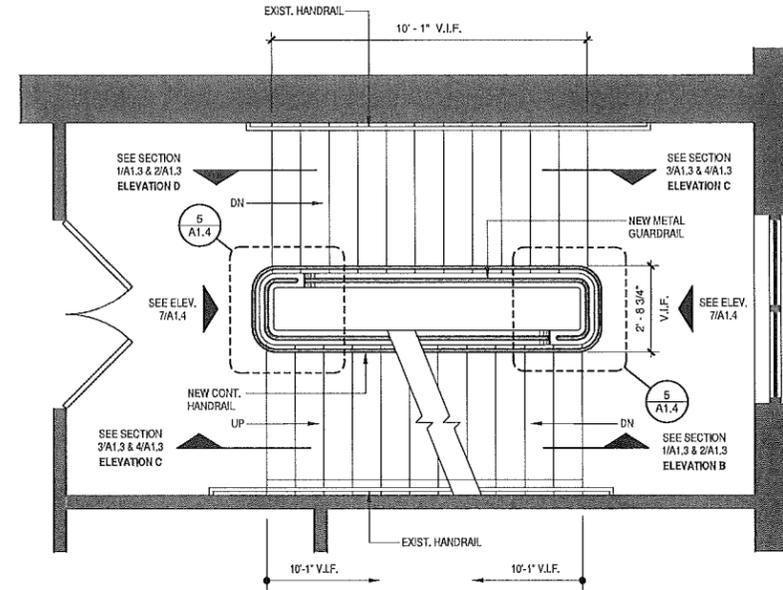
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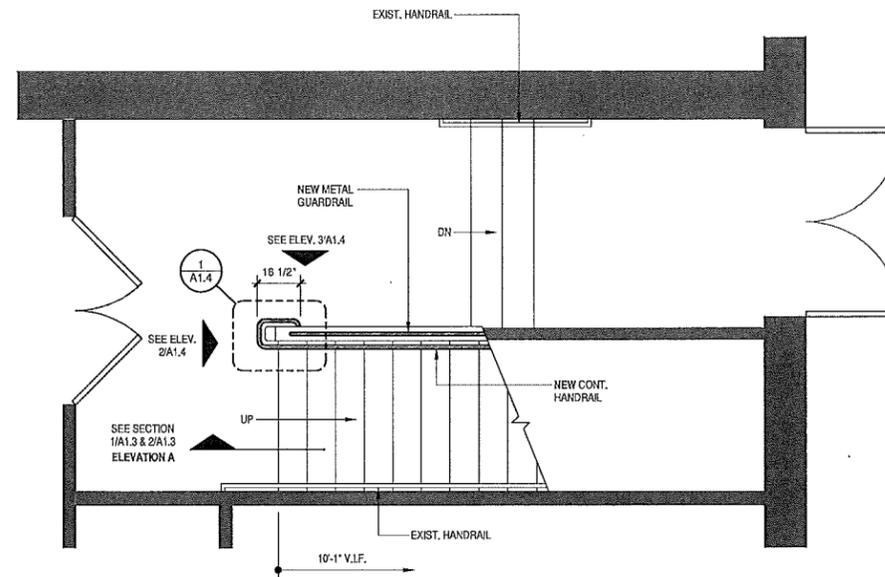
STAIR PLANS
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A1.1



3 LEVEL 3 - NORTH STAIR PLAN
A1.2 3/8" = 1'-0"



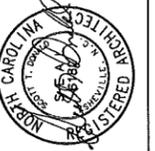
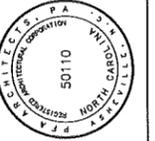
2 LEVEL 2 - NORTH STAIR PLAN
A1.2 3/8" = 1'-0"



1 LEVEL 1 - NORTH STAIR PLAN
A1.2 3/8" = 1'-0"

NOTE: NEW SECTIONS OF HANDRAIL & GUARDRAIL ARE DESIGNATED ON FLOOR PLANS BY DIAGONAL HATCH FOR CLARITY, TYP.

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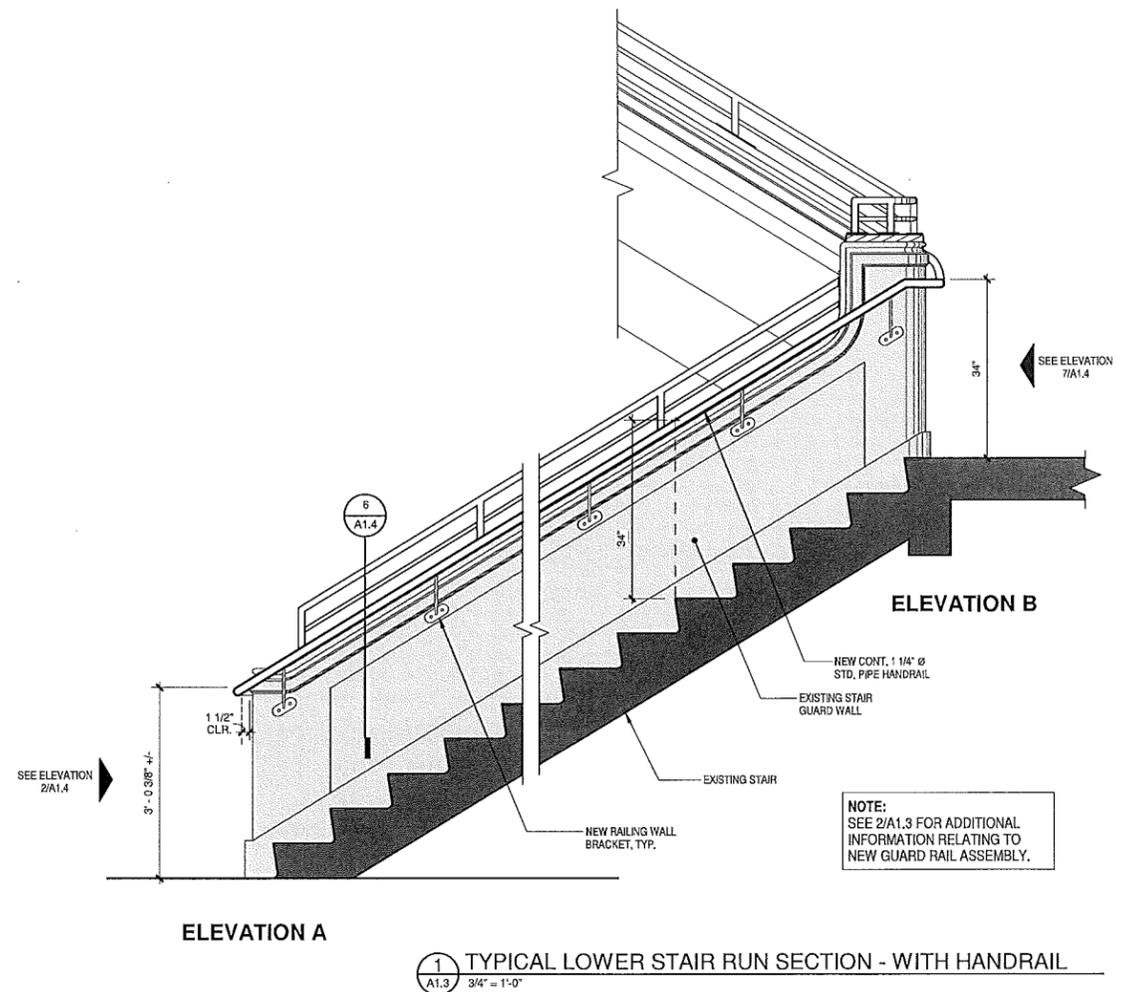
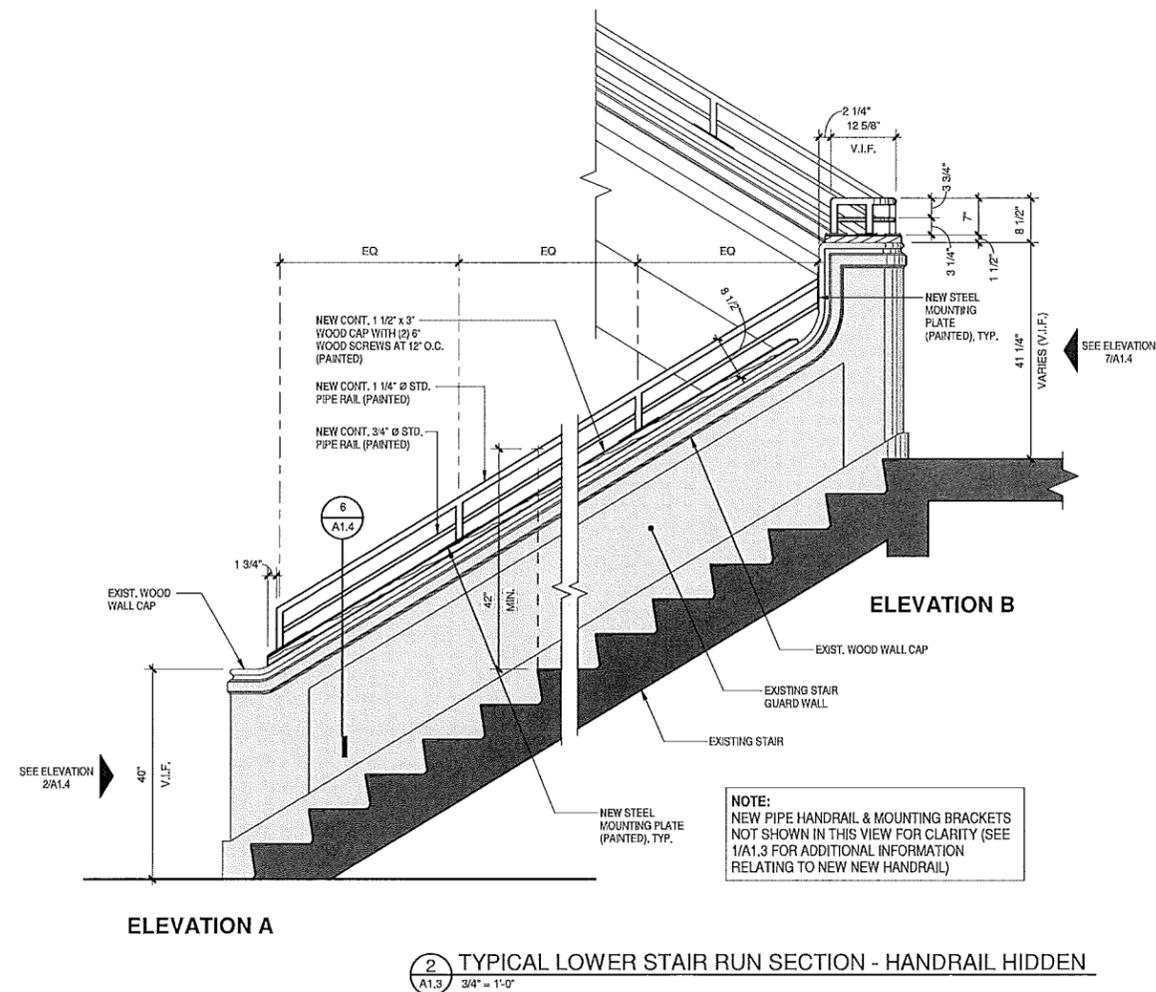
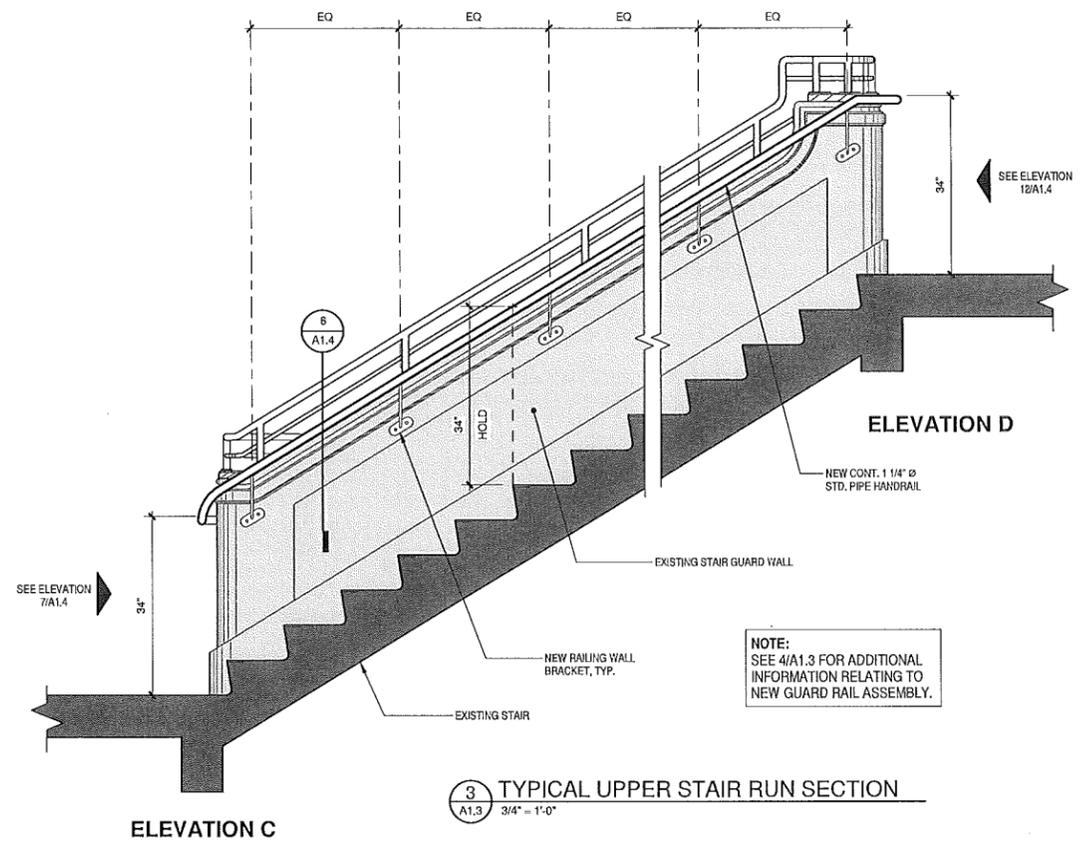
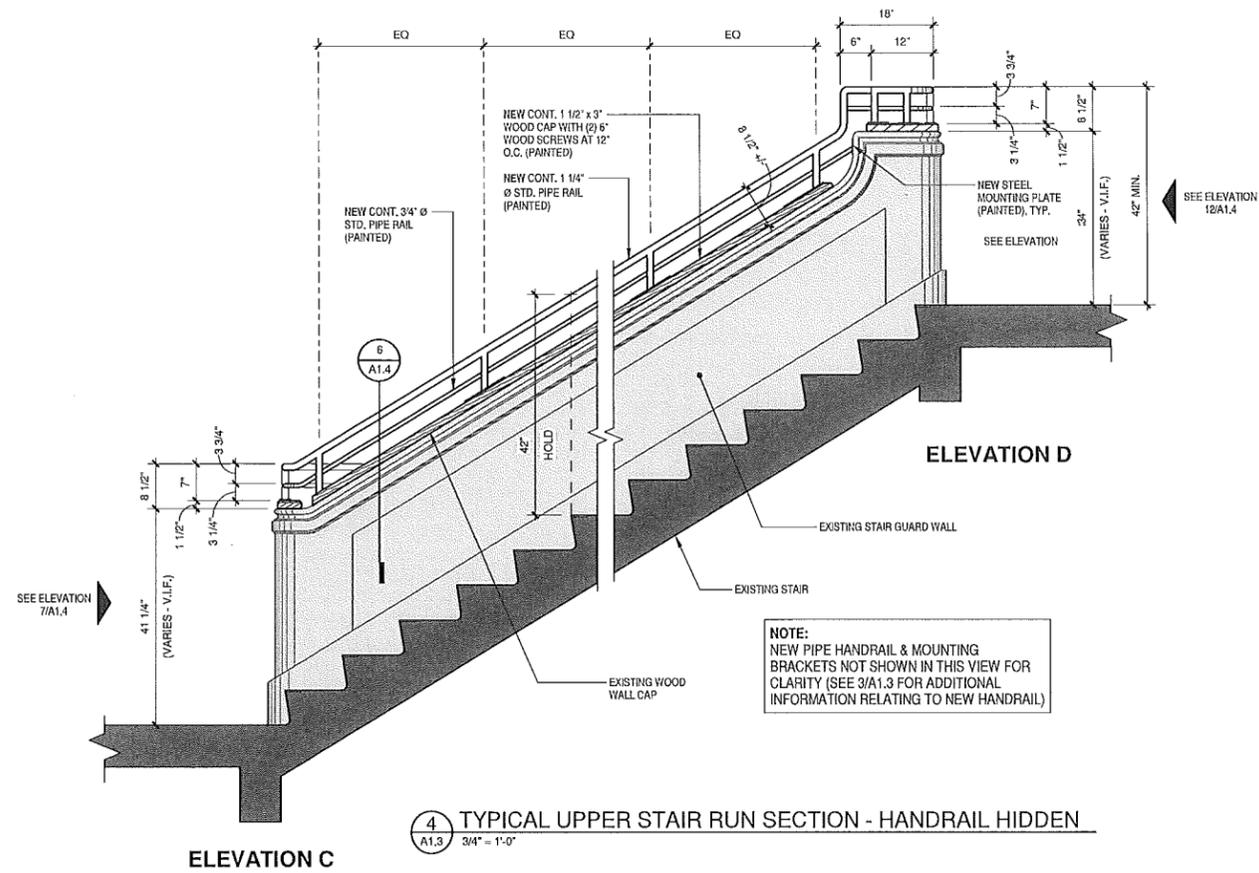


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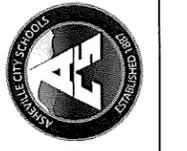
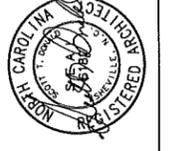
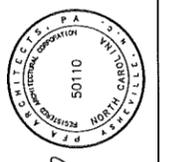
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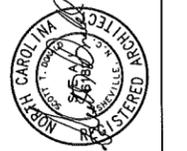
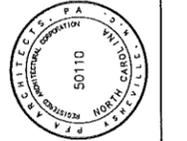
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STAIR SECTIONS & RAILING ELEVATIONS

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A1.3



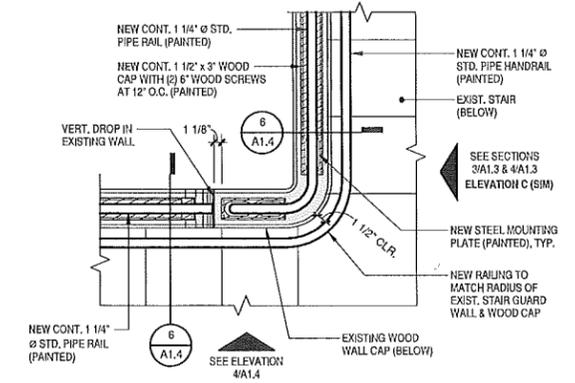
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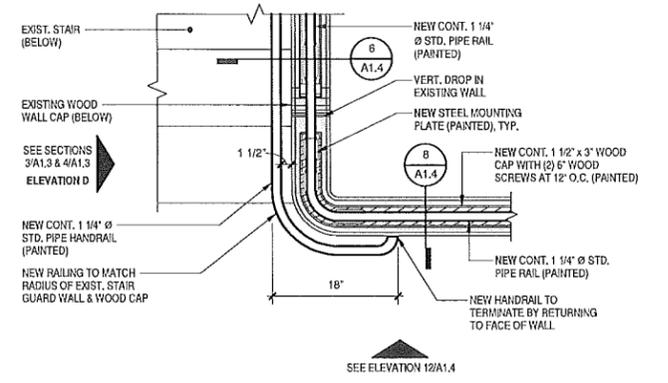
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DETAILS & DETAIL ELEVATIONS

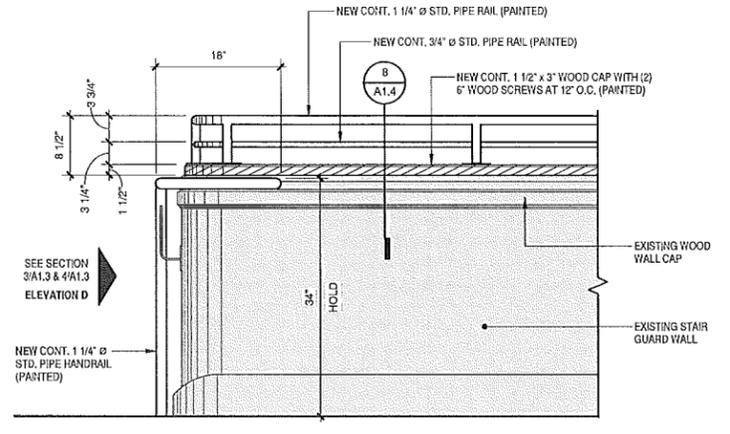
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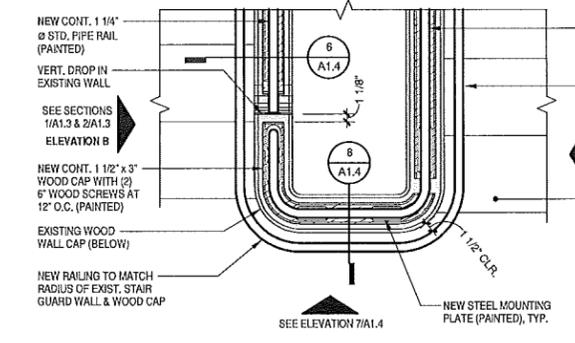
10 RAILING TRANSITION DETAIL
A1.4 1" = 1'-0"



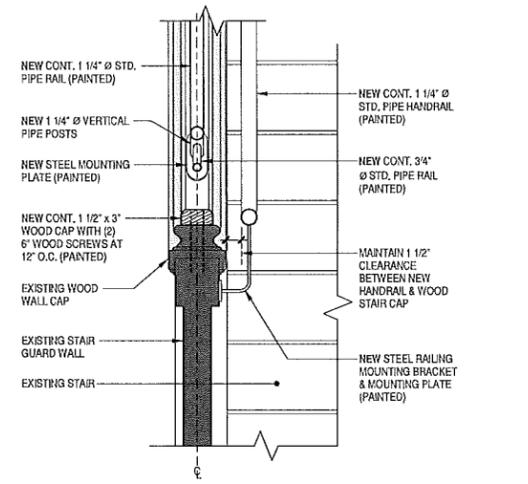
11 HANDRAIL TERMINATION DETAIL
A1.4 1" = 1'-0"



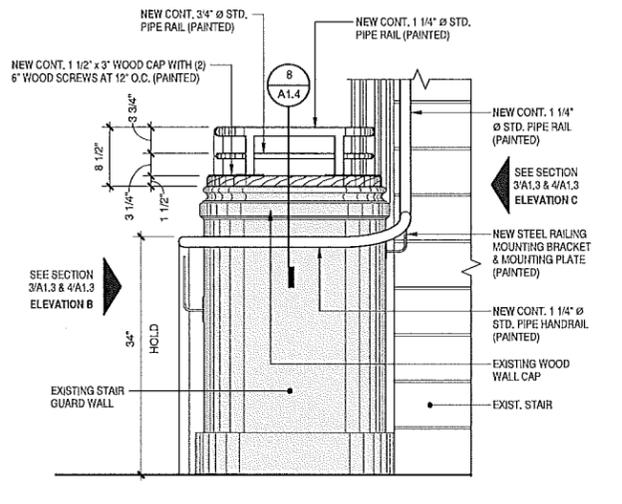
12 TOP LEVEL GUARDRAIL
A1.4 1" = 1'-0"



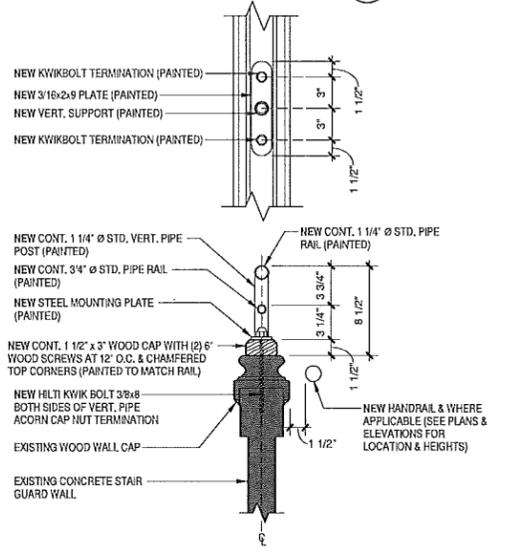
5 RAILING TRANSITION DETAIL
A1.4 1" = 1'-0"



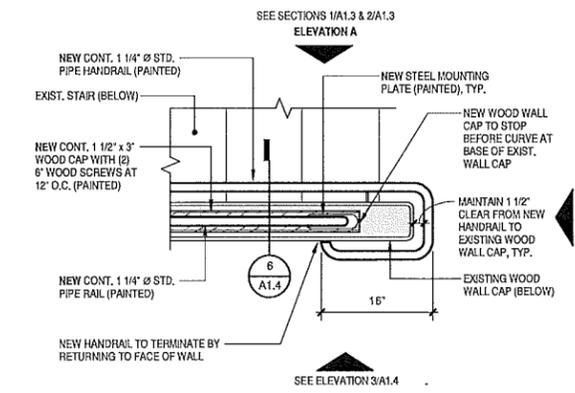
6 TYP. STAIR GUARD/HANDRAIL SECTION
A1.4 1 1/2" = 1'-0"



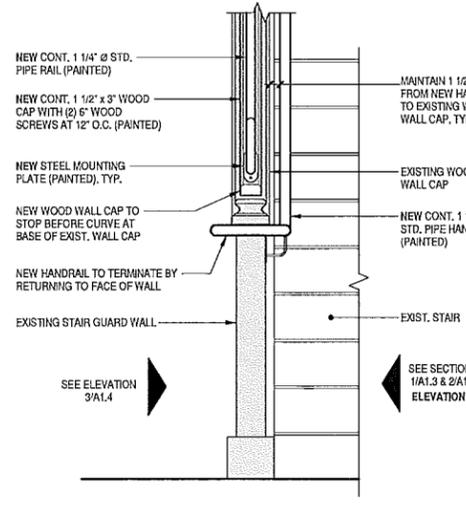
7 RAIL TRANSITION ELEVATION
A1.4 1" = 1'-0"



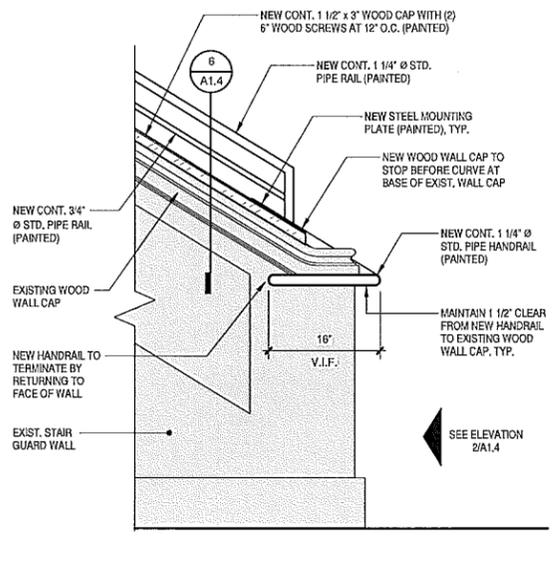
8 TYP. GUARDRAIL SECTION AND MOUNTING PLATE
A1.4 1 1/2" = 1'-0"



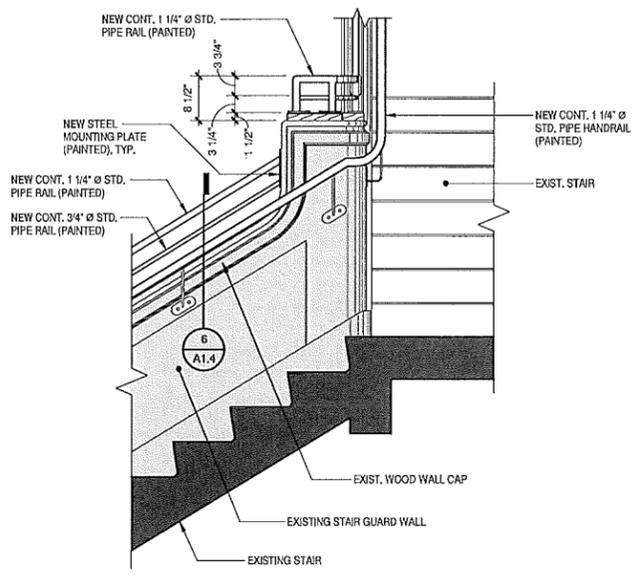
1 RAILING TERMINATION DETAIL
A1.4 1" = 1'-0"



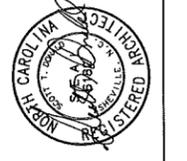
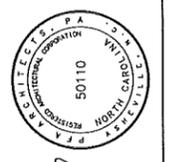
2 RAILING TERMINATION ELEVATION
A1.4 1" = 1'-0"



3 RAILING TERMINATION ELEVATION
A1.4 1" = 1'-0"



4 RIGHT ANGLE RAILING TRANSITION
A1.4 3/4" = 1'-0"



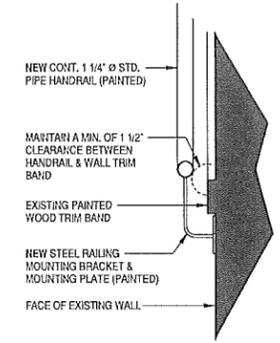
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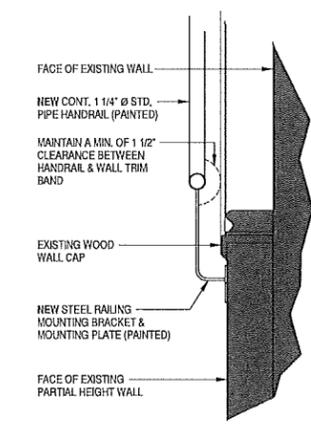
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DETAILS & DETAIL ELEVATIONS

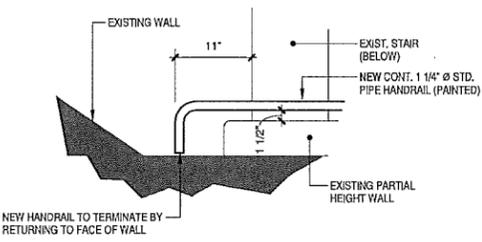
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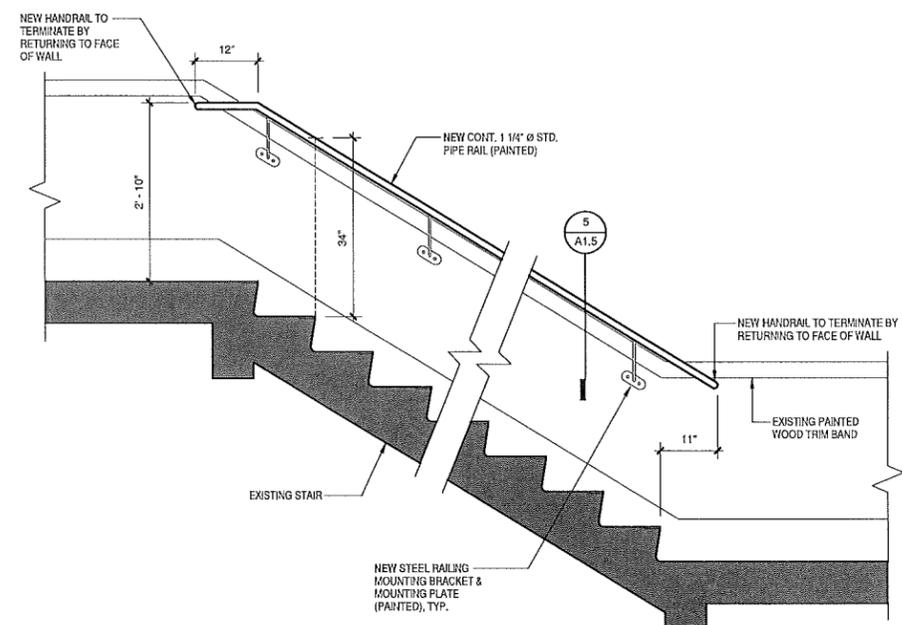
5 WALL MOUNT HANDRAIL DETAIL
A1.5 1 1/2" = 1'-0"



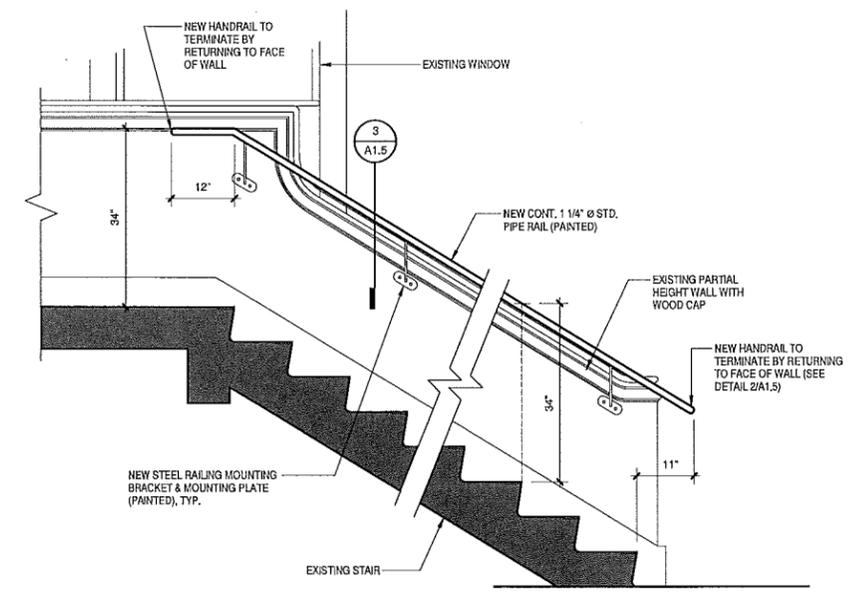
3 WALL MOUNT HANDRAIL DETAIL
A1.5 1 1/2" = 1'-0"



2 HANDRAIL EXTENSION
A1.5 1" = 1'-0"



4 WALL MOUNTED RAILING ELEVATION
A1.5 3/4" = 1'-0"



1 WALL MOUNTED RAILING ELEVATION - AT WOOD CAP
A1.5 3/4" = 1'-0"