Addendum #1

B15/9901

West Campus Men's Gym Locker Area Remodel

SPECIFICATIONS for
West Campus Men's Gym Locker Area Remodel

Dated: April 30, 2015

This addendum supplements and amends the original Bid Document, dated April 30, 2015, and shall be taken into account in preparing bids, and shall become part of the Contract Documents. In case of conflicts between the Specifications, Drawings, and this Addendum, this Addendum shall govern. Careful note of this Addendum shall be taken and all trades affected shall be fully advised for performance of the work. Acknowledge receipt of this Addendum in the space provided on the proposal form. Failure to do so may subject bidder to disqualification.

Item # I. Pre Bid Sign in Sheet

Item # II. Division One

Item # III. One set of plans will be available at Reproductions Inc. for General Contractors only, who attended the pre bid meeting and may be picked up after 12 noon Friday May 15, 2015 at 234 East 6th Street, Tucson, Arizona 85705, phone (520) 622-7747, fax (520) 792-2088.

End of Addendum # one
<table>
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<td>Shaneen Mongell</td>
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TECHNICAL SPECIFICATIONS – SEE CONTENTS FOLLOWING DIVISION 1

END OF TABLE OF CONTENTS DIVISION 1
A. Requirements of "Instructions to Bidders" become a part of this work.

B. The scope of this contract consists of all supervision, labor, materials, equipment, appliances, transportation, tools, permits, fees, taxes and incidentals necessary to perform all operations required to install, alter, construct and complete, all in accordance with these specifications and the applicable drawings and documents, and work reasonably inferable from the specifications and drawings, and subject to the terms and conditions of the contract.

West Campus Gymnasium Renovation: Interior building renovation including new finishes, plumbing, HVAC, power and lighting.

C. Contract Time:

<table>
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<tr>
<th>Event</th>
<th>Date</th>
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<tbody>
<tr>
<td>Anticipated Notice of Intent to Award Contract</td>
<td>May 27, 2015</td>
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<tr>
<td>Anticipated Date of Notice to Proceed</td>
<td>May 30, 2015</td>
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<tr>
<td>Start Construction</td>
<td>June 15, 2015</td>
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<tr>
<td>Substantial Completion</td>
<td>August 14, 2015</td>
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<tr>
<td>Final Completion</td>
<td>August 20, 2015</td>
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If the Contractor is delayed at any time in the progress of the Work by an act or neglect of the Owner or Architect, or of an employee of either, which the Architect determines justifies relief, then Contract Time shall be extended by Change Order for such reasonable time as the Architect may determine.

1. An extension of time shall be the Contractor’s sole remedy for delay. The Contractor expressly agrees not to make, and hereby waives any claim for damages against the Owner on account of any delay, obstruction, or hindrance for any cause whatsoever, and agrees that the Contractor’s sole right and remedy in the case of delay shall be an extension of the time fixed for completion of the contract.

2. Contract Time shall not be adjusted unless a change affects the critical path of the Work.

D. Warranty: If, within two years after the date of Substantial completion of the work, any of the work is found to be not in accordance with the requirements of the Contract Documents, the Contractor shall correct it promptly after receipt of written notice from the Owner. See also Section 01 78 36.

E. Liquidated Damages: See also Contract Article VI, Paragraph 8 "Special Conditions of the Contract".

1. If the Contractor neglects, fails or refuses to substantially complete the Work within the Contract Time, or any extension granted by Change Order, then the Contractor shall, as part consideration for the award of this contract, pay to the Owner a sum of not less than five hundred dollars ($500.00) per calendar day, not as a penalty, but as liquidated damages for such breach of contract, for each and every calendar day that the Contractor fails to substantially complete the work.

2. Early Completion Bonus: If the Contractor completes the work prior to the expiration of the Contract Time, the Contractor shall be paid an Early Completion Bonus at the rate of five hundred dollars ($500.00) for each calendar day the work is Substantially Complete in advance of the expiration of the Contract Time up to a maximum of ten thousand dollars ($10,000). For purposes of the Early Completion Bonus, the Contract Time shall not be extended or changed for any reason.
011100.02 DEFINITIONS:

A. The term "Contractor" means the person or organization awarded the contract to complete work specified herein, and shall be a General Contractor registered and licensed by the State of Arizona, who has successfully completed a minimum of three comparable projects and can provide references for those projects.

B. The term "Owner" as used herein means Pima County Community College District of the State of Arizona. The Owner's Representative is the Director of Facilities Operations & Construction, or his designee, and shall act on behalf of the Owner. Communication is not received unless directed to the attention of the Owner's Representative.

C. The term "Architect" as used herein means BWS Architects (Burns Wald-Hopkins Shambach Architects).

011100.03 INTENT OF DOCUMENTS:

A. Drawings and Specifications are cooperative and supplementary. Portions of the work which can be best illustrated by drawings may not be included in specifications, and portions best described by specifications may not be depicted on the drawings. The Intent of the Bid Documents is to include labor, materials and services necessary for proper completion of this project.

B. Completeness and correctness of Bid Documents shall be verified before execution by Contractor who shall notify the Architect of any errors, inconsistencies or omissions within ten (10) days. The Contractor shall be liable to the Owner or the Architect for any damages resulting from any errors, inconsistencies or omissions and knowingly failed to report it to the Architect. If the Contractor performs any construction activity knowing it involves a recognized error, inconsistency or omission in the Contract Documents without such notice to the Architect, the Contractor shall assume appropriate responsibility for such performance and shall bear an appropriate amount of the attributable costs for correction.

C. Where drawings and specifications appear to conflict, specifications shall govern. Detail drawings have priority over other drawings and large scale plans have priority over small scale plans. Discrepancy in figures, drawings or specifications shall be promptly submitted to the Architect, who shall promptly make a determination in writing.

011100.04 DETAIL DRAWING INTERPRETATION:

Before doing any work or ordering any materials, Contractor shall verify measurements of existing and new work and be responsible for their correctness. Differences which may be found shall be submitted to the Architect for consideration before proceeding with the work. No extra compensation will be allowed because of differences between actual dimensions and those indicated on working drawings. The Contractor will be responsible for the locations and elevations of all the construction indicated by the construction documents.

011100.05 PROTECTION OF ADJACENT PROPERTY:

A. Contractor is responsible for preservation of public and private property on the surface or underground, along and adjacent to the work, and shall conduct his operations so as to ensure the prevention of injury or damage thereto.

B. Whenever direct or indirect damage or injury is done to public or private property by or on account of acts, omissions, neglect or misconduct in the execution of the work, or in consequence of non-execution thereof on the part of the Contractor, such property shall be restored by Contractor at his expense, to a condition equal to that existing before such damage or injury was done, by repairing, rebuilding or otherwise restoring same, or the contractor shall make good such damage or injury in an acceptable manner to the Owner.
SECTION 012100 - ALLOWANCES

PART 1 - GENERAL

1.1 RELATED DOCUMENTS
   A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 1 Specification Sections, apply to this Section.

1.2 SUMMARY
   A. This Section includes administrative and procedural requirements governing allowances.
      1. Certain materials and equipment are specified in the Contract Documents by allowances. In some cases, these allowances include installation. Allowances have been established in lieu of additional requirements and to defer selection of actual materials and equipment to a later date when additional information is available for evaluation. If necessary, additional requirements will be issued by Change Order.
   B. Types of allowances include the following:
      1. Lump-sum allowances. Owner’s use as a construction contingency fund

1.3 SELECTION AND PURCHASE
   A. At the earliest practical date after award of the Contract, advise Architect of the date when final selection and purchase of each product or system described by an allowance must be completed to avoid delaying the Work.
   B. At Architect's request, obtain proposals for each allowance for use in making final selections. Include recommendations that are relevant to performing the Work.
   C. Purchase products and systems selected by Architect from the designated supplier.

1.4 SUBMITTALS
   D. Submit proposals for purchase of products or systems included in allowances, in the form specified for Change Orders.
   E. Submit invoices or delivery slips to show actual quantities of materials delivered to the site for use in fulfillment of each allowance.

PART 2 - PRODUCTS (Not Used)
PART 3 - EXECUTION

3.1 EXAMINATION

A. Examine products covered by an allowance promptly on delivery for damage or defects. Return damaged or defective products to manufacturer for replacement.

3.2 PREPARATION

A. Coordinate materials and their installation for each allowance with related materials and installations to ensure that each allowance item is completely integrated and interfaced with related work.

3.3 SCHEDULE OF ALLOWANCES

A. Allowance No. 1: Provide an allowance of NO ALLOWANCE.

END OF SECTION 012100

12300 ALTERNATES

PART 4 - GENERAL

4.1 RELATED DOCUMENTS

A. Drawings and general provisions of Contract, including General and Supplementary Conditions and other Division-1 Specification Sections, apply to this Section.

4.2 DEFINITION

A. An Alternate is an amount proposed by Bidders and stated on the Bid Form for certain construction activities defined in the Bidding Requirements that may be added to or deducted from Base Bid amount if the Owner decides to accept a corresponding change in either the amount of construction to be completed, or in the products, materials, equipment, systems or installation methods described in Contract Documents.

4.3 COORDINATION

A. Coordinate related Work and modify or adjust adjacent work as necessary to ensure that Work affected by each accepted Alternate is complete and fully integrated into the project. Include as part of each Alternate, miscellaneous devices, accessory objects and similar items incidental to or required for a complete installation which are reasonably inferable from the specifications and drawings describing the Alternate.
4.4 BID

A. Indicate the amount of each alternate separately on the bid form. Indicate if the alternate amount is to be added to the base bid or deducted from the base bid. The alternate amount must include all costs related to the alternate such as, but not limited to, cost to coordinate related Work, subcontractor costs, taxes, and cost of bond.

4.5 NOTIFICATION

A. Immediately following the award of the Contract, prepare and distribute to each party involved, notification of the status of each Alternate. Indicate whether Alternates have been accepted, rejected or deferred for consideration at a later date. Include a complete description of negotiated modifications to Alternates.

4.6 SCHEDULE OF ALTERNATES

A. Schedule of Alternates is included at the end of this Section. Specification Sections referenced in the Schedule contain requirements for materials and methods necessary to achieve the Work described under each Alternate.

Alternate 1: Provide resinous flooring system for Corridors B-G07 and B-G39 as shown on A2.1. Base bid is cleaned bare concrete.

END OF SECTION 012300

012400 VALUE ANALYSIS

012413 VALUE ENGINEERING

A. Following execution of the contract, the Contractor is encouraged to develop, prepare, and submit value engineering change order proposals (VECOP's). The Contractor shall share equally in any contract savings realized from accepted VECOP's.

B. The Contractor shall include the following information in each VECOP:

1. A description of the difference between the existing contract requirement and that proposed VECOP which includes 1) the requirements of Section 01 25 00.02, 2) the comparative advantages and disadvantages of each, and 3) a justification when an item's function or characteristics are being altered.

2. A separate, detailed cost estimate for (a) the affected portions of the original contract requirement and (b) the VECOP. The cost reduction associated with the VECOP shall take into account the Contractor's overhead and profit.

3. A statement of the time by which a contract modification accepting the VECOP must be issued in order to maximize cost reduction, and the effect, if any, on the Contract Time.

C. Submission, review, and acceptance or non-acceptance of VECOP's shall be in accordance with standard change order proposal requirements. Change orders shall be issued for accepted
SECTION
012500  SUBSTITUTION PROCEDURES

012500.01  AFTER AWARD

Within 10 days after the award of contract, formal requests will be considered for substitutions of products specified as a minimum standard. After the end of that period, substitution requests will be considered only if the specified product or system has gone out of production, or has been deemed illegal or dangerous subsequent to bidding.

012500.02  SUBMITTING SUBSTITUTION

Submit separate requests for each substitution per 01 33 00. Include, at a minimum, in each request:

A. Complete data substantiating compliance of proposed substitution with contract documents, include:
   1. Product identification, manufacturer's name and address.
   2. Product specifications and data per 01 33 00.
   3. Samples per 01 33 00 if applicable.

B. Itemized comparison of proposed substitution with specified products, listing all variations, including size and weight.

C. Data relating to changes in the construction schedule.

D. Any effect on in-place construction or other materials and systems to be installed.

E. Cost data comparing proposed substitution with specified products.

F. Designation of availability of maintenance services and sources of replacement materials.

G. Advantages to the owner of accepting the substitutions.

012500.03  SUBSTITUTIONS NOT CONSIDERED

Substitutions will not be considered when:

A. They are indicated or implied on submittals without formal request.

B. Acceptance may require revision of contract documents, unless contractor agrees to compensate owner for Architect's additional service.

012500.04  SUBSTITUTE PRODUCT

Substitute products shall not be ordered or installed without written acceptance of Architect.

01 25 00.05  SUBSTITUTION DATA

Based on the submitted data, the Architect will determine if the proposed substitution meets the requirements of the contract documents.

END OF SECTION
SECTION
012600 CONTRACT MODIFICATION PROCEDURES

PART 1 – GENERAL
012633 MINOR CHANGES IN THE WORK

A. Architect will issue supplemental instructions authorizing Minor Changes in the Work, not involving adjustment to the Contract Sum or the Contract Time, on AIA Document G710, “Architect’s Supplemental Instructions.”

012646 CONSTRUCTION CHANGE DIRECTIVE


1. Construction Change Directive contains a complete description of change in the Work. It also designates method to be followed to determine change in the Contract Sum or the Contract Time.

B. Documentation: Maintain detailed records on a time and material basis of work required by the Construction Change Directive.

1. After completion of change, submit an itemized account and supporting data necessary to substantiate cost and time adjustments to the Contract.

01 26 53 PROPOSAL REQUESTS

A. Owner-Initiated Proposal Requests: Architect will issue a detailed description of the proposed changes in the Work that may require adjustment to the Contract Sum or the Contract Time. If necessary, the description will include supplemental or revised Drawings and Specifications.

1. Proposal Requests issued by Architect are for information only. Do not consider them instructions either to stop work in progress or to execute the proposed change.

2. Within 10 days after receipt of Proposal Request, submit a quotation estimating cost adjustments to the Contract Sum and the Contract Time necessary to execute the change.

   a. Include a list of quantities of materials, supplies, and equipment (including cost of transportation, whether incorporated or consumed) required or eliminated and unit costs, with total amount of purchases and credits to be made. If requested, furnish survey data to substantiate quantities.

   b. Include applicable costs of premiums for all bonds and insurance, permit fees, taxes, delivery charges, equipment rental (exclusive of hand tools), and amounts of trade discounts required or eliminated.

   c. Include costs of labor and supervision directly attributable to the change, including social security, old age and unemployment insurance, fringe benefits required by agreement or custom, and workers’ compensation insurance required or eliminated.

   d. Include an updated Contractor’s Construction Schedule that indicates the effect of the change, including, but not limited to, changes in activity duration, start and finish times, and activity relationship. Use available total float before requesting an extension of the Contract Time.
e. Comply with requirements in Division 1 Section “Product Requirements” if the proposed change requires substitution of one product or system for product or system specified.

f. For deductive change order proposals, Contractor may add appropriate preparation costs.

B. Contractor-Initiated Proposals: If latent or unforeseen conditions require modifications to the Contract, Contractor may propose changes by submitting a request for a change to Architect, properly itemized and supported by sufficient substantiating data to permit evaluation, plus a fee; such costs shall be itemized by crafts as defined within the schedule of values and limited to the following items directly attributable to the change in the Work:

1. Include a statement outlining reasons for the change and the effect of the change on the Work. Provide a complete description of the proposed change. Indicate the effect of the proposed change on the Contract Sum and the Contract Time.

2. Include a list of quantities of materials, supplies, and equipment (including cost of transportation, whether incorporated or consumed) required or eliminated and unit costs, with total amount of purchases and credits to be made. If requested, furnish survey data to substantiate quantities.

3. Include applicable costs of premiums for all bonds and insurance, permit fees, taxes, delivery charges, equipment rental (exclusive of hand tools), and amounts of trade discounts required or eliminated.

4. Include costs of labor and supervision directly attributable to the change, including social security, old age and unemployment insurance, fringe benefits required by agreement or custom, and workers' compensation insurance required or eliminated.

5. Include an updated Contractor's Construction Schedule that indicates the effect of the change, including, but not limited to, changes in activity duration, start and finish times, and activity relationship. Use available total float before requesting an extension of the Contract Time.

6. Comply with requirements in Division 1 Section “Product Requirements” if the proposed change requires substitution of one product or system for product or system specified.

7. For deductive change order proposals, Contractor may add appropriate preparation costs.

01 26 57 CHANGE ORDER PROCEDURES

A. On Owner's approval of a Proposal Request, Architect will issue a Change Order for signatures of Owner and Contractor on AIA Document G701. Change Orders may combine more than one Proposal Request.

END OF SECTION

SECTION 012900 APPLICATIONS FOR PAYMENT

01 29 00.01 PAYMENT APPLICATION

Applications for payment must be submitted, in triplicate, to the attention of the Architect for certification and processing. Applications for payment will normally be processed and a check ready within 14 days after receipt of the certified pay application by the Owner. Applications for payment which are not properly submitted will be delayed. Applications for payment mailed to Pima College Accounts Payable are NOT properly submitted.
01 29 00.02 PROGRESS PAYMENT PROCEDURES

Contractor shall provide the items listed below with each application for payment. Applications for payment which do not include these items will not be certified.

A. A copy of the Schedule of Values completed for the period of time covered by the application, including the percent of each task complete as shown on the updated project schedule. Use AIA document G703 certificate for payment continuation sheet. Provide a breakdown of the Contract Sum in sufficient detail to facilitate continued evaluation of the Applications for Payment and progress reports. Correlate line items in the Schedule of Values with the Construction Schedule and sub-contractor list.

B. Updated project schedule per section 01 32 16 showing the actual progress for each task during the pay application period.

C. Invoices for materials stored on-site. Payment will not be made for materials stored off-site.

D. Lien Waivers: after the first pay application, the contractor shall submit with each pay application a partial lien release for the work and partial lien releases from each subcontractor and/or for each separate line item on the schedule of values, for the work equal to the amount approved on the last application for payment, less retainage.

E. As-built drawings for completed elements of the Work (indicated as 100% completed on G703).

F. Operation and maintenance manuals for fully-installed and operational equipment (indicated as 100% completed on G703).

012900.03 PROGRESS PAYMENT

Payments on account of this Contract will be made monthly as Work progresses. The Contractor shall submit to the Owner through the Architect, in the manner and form prescribed by the Owner, an application for each payment, and, if required, receipts or other vouchers showing its payments for materials suitably stored at the construction site and labor, including applications from and payments to Subcontractors.

012900.04 INVOICE DETAIL

Invoices shall include the following: Contractor’s invoice number; invoice date; official project title; current purchase order number and reference to any change orders for which payment is being requested; number of invoice pages; and dates covered by the invoice. Payment of invoices that do not contain the correct current purchase order may be delayed.

012900.05 RETENTION

Retention: All invoices shall provide a line item indicating retention of 10% of the dollar amount due at the time. Retention will be held until the end of the project. Final Payment of retention will not occur until all punchlist items are completed in a manner acceptable to the Owner.

012900.06 PROMPT PAY

The Contractor shall promptly pay each Subcontractor, upon receipt of payment from the Owner, out of the amount paid to the Contractor on account of such Subcontractor’s portion of the Work, the amount to which said Subcontractor is entitled, reflecting percentages actually retained from payments to the Contractor on account of such
Subcontractor’s portion of the Work. The Contractor shall, by appropriate agreement with each Subcontractor, require each Subcontractor to make payments to Sub-subcontractors in a similar manner.

END OF SECTION

SECTION
013119 PROJECT MEETINGS:

013119.01 PRECONSTRUCTION MEETINGS

A pre-construction conference will be called by the Owner’s Representative for the purpose of discussing execution of the work. The Contractor and any subcontractors whose presence is necessary or requested must attend.

013119.02 COORDINATION MEETINGS

Job site Coordination Meetings may be called by Owner as deemed necessary to coordinate, expedite, or schedule the work of this contract.

013119.03 PROGRESS MEETINGS

When construction/installation begins, weekly Progress Meetings will be held at the job site with the Owner’s representative, Architect’s representative, and Contractor’s Project Manager and Site Superintendent. The Contractor will report on the progress of the construction, review "as-built" conditions, provide an update on the schedules, and notify the Architect and/or Owner of any action required on their part prior to the next meeting. The Architect will prepare and distribute minutes for each meeting.

END OF SECTION

SECTION
013200 CONSTRUCTION PROGRESS DOCUMENTATION:

013216 CONSTRUCTION SCHEDULE

A. Work schedule shall be coordinated with the Owner’s Representative.

B. Prepare the construction schedule as follows:

1. The schedule shall be a Gantt (bar chart) with a horizontal time scale and activities listed vertically or a time scaled network diagram (CPM). Note on the schedule any assumptions made, including but not limited to, request for information (RFI) turnaround times.

2. At a minimum, no task on the schedule shall have duration greater than 15 (calendar) days. All activities shall include tasks for shop drawing review or other submittals, approvals, procurement, fabrication, delivery, installation, start-up and testing as required. The schedule shall clearly indicate the start and completion date of each activity.

C. The schedule shall anticipate the following number of days as normal adverse weather (rain) days: 0 – all work is interior. No extension of the Contract Time will be granted unless the actual adverse weather days exceed the cumulated normal adverse weather days for the duration of the Contract Time and the actual adverse weather days had an effect on the scheduled construction.

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D. If the architect determines that the start or completion of any activity on the schedule deviates from the schedule by more than seven days, the contractor shall revise and reissue the schedule within seven days of the determination that an activity has deviated by more than seven days.

E. A CPM schedule will be required to request an adjustment in the Contract Time.

END OF SECTION

SECTION 013300 SUBMITTAL PROCEDURES:

013300.01 START-UP SUBMITTALS

Start-up Submittals: Within 10 days after the award of the contract, submit:

A. Three (3) copies of schedule of values per Division 1, Section 01 29 00.02.

B. Three (3) copies of the shop drawing review schedule per Division 1, Section 01 33 23.

C. Three (3) copies of the construction schedule for the work per Division 1, Section 01 32 16.

D. A letter stating which individual within the Contractor's organization is authorized to sign change orders on behalf of the Contractor.

E. No construction work shall be started and no progress payments made until the above are submitted and accepted.

013300.02 OTHER COMMUNICATIONS

A. Project Communications: Routine written communications between the contractor and the architect shall be in email primarily, with letter, field memo or fax format as needed. Such communication shall not substitute for any other written requirement or submittal.

B. Request for Information (RFI): A request from the Contractor seeking an interpretation or a clarification of some requirement of the contract documents. The contractor shall clearly and concisely set forth the issue for which they seek clarification or interpretation and why a response is needed. The contractor shall, in the written request, set forth their interpretation or understanding of the contract's requirements along with the reasons why they have reached such an understanding. Responses to the RFI will not change any requirements of the contract documents unless so noted in the Request for Information Response.

C. Drawing/Plan Clarification: An answer from the architect, in response to an inquiry from the contractor, intended to make some requirement(s) of the drawings or plans clearly understood. Drawing clarifications/plan clarifications may be sketches, drawings or in narrative form and will not change any
requirements of the drawings or plans.

013300.03 MATERIAL SAFETY DATA SHEETS (MSDS)

A. Provide the Owner with MSDS for all material which may affect the Owner’s students or staff 10 days prior to delivery of material to the job site.

B. Contractor shall maintain binder at the job site with MSDS for all materials used in the work.

013323 SHOP DRAWINGS AND MANUFACTURER’S DATA

A. Review Times: the shop drawing review schedule shall include 10 working days for review of submittals by the architect. Revise shop drawing review schedule and resubmit when progress deviates from previous schedule by 7 days. The shop drawing review tasks must be included with the construction schedule. (See section 01 32 16)

B. Submit electronically if at all possible in PDF form. Ensure legibility of PDF’s prior to transmission.

1) If drawings are too large or too complicated, submit four (4) copies of shop drawings (owner will retain one set). Provide drawing scale large enough to clearly show all elements of the work. Show how adjacent work relates. Reference to sheet, detail and/or schedule.

C. Submit manufacturer’s standard product data. Include reference standards and warranty information. Provide references to sheet, detail, schedule, and/or specification section. Show dimensions and clearances specific to the work.

D. Submittals without indication of Contractor’s review and approval will be returned without Architect’s review.

END OF SECTION

SECTION 014100 REGULATORY REQUIREMENTS:

014100.01 STANDARDS, CODES, AND LAWS:

A. Project shall be completed in accordance with federal, state, and local codes, laws, regulations, and rules that govern such operations, including fire codes.

B. Material and products are specified for their appropriateness in the completed work. The contractor is responsible for: Providing training and education to the Contractor's employees and obtaining and distributing information regarding the potential dangers and appropriate safety measures for material and products during the work as required by the Occupational Safety and Health Administration, Hazard Communication Standard and the State of Arizona.

014100.02 PERMITS AND LICENSES:

The Owner shall make all document submittals and secure all required permits, paying all fees in that regard. The Contractor shall arrange for inspections as required, and secure necessary approvals. No City or County permits except dust control are required for College work.

END OF SECTION
SECTION 015000  TEMPORARY FACILITIES AND CONTROLS:

SECTION 015100  TEMPORARY UTILITIES:

A. Prior to start of ANY trenching or excavation, Contractor shall employ a specialist to locate all utilities; including irrigation lines, in areas not under the jurisdiction of Bluestake, and shall include expense of such work in Bid. Contractor shall call for Bluestake, review As-Built drawings and other information supplied by the Owner, as well as information provided by utility location specialist, prior to submitting the initial Construction Schedule. Any down time for utilities that may be required due to the location of utility lines found, shall be shown on the initial Construction Schedule. See Section 01 32 16.

B. Owner will furnish temporary water and electricity from existing points of connection. Temporary extensions shall be the responsibility of the Contractor and shall be made and maintained in a safe and secure condition. Any meters, backflow preventers, or temporary use permits shall be the responsibility of the Contractor.

END OF SECTION

SECTION 015200  CONSTRUCTION FACILITIES:

015213  FIELD OFFICES AND SHEDS:

A. Field Office will NOT be Required. Office space will be found within the project limits.

B. Contractor's superintendent shall have, as a minimum, a cellular telephone and shall provide the telephone number to the owner and architect. Provide a wireless internet connection, computer and a printer.

015219  SANITARY FACILITIES:

A. The contractor shall not use College rest rooms for any construction purpose. Arrangements may be made to use existing toilet facilities for non-construction purposes. Provide portable toilets for contractor personnel.

END OF SECTION

SECTION 015500  VEHICULAR ACCESS AND PARKING

015500.01  TEMPORARY ACCESS ROADS AND PARKING:

A. General Access to the site shall be the northwest entrance for all contractor access.

B. Parking arrangement for Contractor's crew to be made during pre-construction conference. Contractor will be responsible for restricting employees', sub-contractors' and suppliers' vehicles to the designated area.

END OF SECTION
SECTION 015600 TEMPORARY BARRIERS AND ENCLOSURES

015616 TEMPORARY DUST BARRIERS:

Controlling construction-related dust and preventing the spread of flying particles is the Contractor’s responsibility. HVAC return air paths must be sealed to prevent dust and odors from spreading to occupied parts of the building.

015623 TEMPORARY BARRICADES AND WARNING SIGNS:

A. Contractor shall furnish, erect, and maintain barricades, barriers, and warning signs, etc., required for protection of persons and property in compliance with applicable statutes

015636 TEMPORARY SECURITY ENCLOSURES:

A. Contractor is responsible for: providing appropriate safety and warning signs; securing materials stored on site to prevent theft; and securing the work in-place to prevent vandalism.

B. The contractor will be issued a set of keys for access to existing Owner facilities if required. The contractor will be responsible for loss or theft of keys issued and will be liable for the cost of re-keying all or a portion of the Owner’s existing facilities.

END OF SECTION

SECTION 016000 PRODUCT REQUIREMENTS

016000.01 PRODUCT OPTIONS

ANY BRAND NAMES OR NAMES OF MANUFACTURERS LISTED IN THE CONTRACT DOCUMENTS ARE ONLY PROVIDED AS GUIDELINES FOR THE PURPOSE OF ESTABLISHING MINIMUM ACCEPTABLE STANDARDS, UNLESS SPECIFICALLY IDENTIFIED AS SOLE SOURCE ITEMS.

END OF SECTION

SECTION 016500 PRODUCT DELIVERY REQUIREMENTS

016500.01 DELIVERY & STORAGE

A. Deliveries may be made directly to job site, however, it shall be the sole responsibility of the Contractor to receive, handle, and store such items in a safe and secure manner.

B. Materials required for this project shall be stored on-site at locations and in a manner mutually acceptable to Owner and Contractor. Store materials per the manufacturer’s written instructions.
016500.02 MAINTENANCE OF IN-PLACE MATERIALS AND CONSTRUCTION
A. Provide maintenance per manufacturer's written instructions and recommendations, and industry recommendations until substantial completion.
B. Maintenance required elsewhere in the contract documents shall continue after substantial completion if specified.

016500.03 INSTALLATION INSTRUCTIONS
A. Materials and equipment incorporated into the work shall be installed or applied per the manufacturer's written instructions, specifications (including guide specifications), and recommendations; unless specifically modified by written instruction from the manufacturer. Submit any modifications to Architect as product data.

016500.04 ITEMS OF THE SAME KIND ARE TO BE BY THE SAME MANUFACTURER.

END OF SECTION

SECTION
017329 CUTTING AND PATCHING

017329.10 GENERAL

017329.11 RELATED DOCUMENTS
A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 1 Specification Sections, apply to this Section.

017329.12 SUMMARY
A. This Section includes procedural requirements for cutting and patching.
B. Related Sections include the following:
   1. Division 1 Section "Selective Demolition" for demolition of selected portions of the building.
   2. Divisions 2 through 48 Sections for specific requirements and limitations applicable to cutting and patching individual parts of the Work.

017329.13 DEFINITIONS
A. Cutting: Removal of in-place construction necessary to permit installation or performance of other Work.
B. Patching: Fitting and repair work required to restore surfaces to original conditions after installation of other Work.

017329.14 QUALITY ASSURANCE
A. Structural Elements: Do not cut and patch structural elements in a
manner that could change their load-carrying capacity or load-deflection ratio.

B. Operational Elements: Do not cut and patch operating elements and related components in a manner that results in reducing their capacity to perform as intended or that results in increased maintenance or decreased operational life or safety. Operating elements include the following:

1. Primary operational systems and equipment.
2. Fire-suppression systems.
3. Mechanical systems piping and ducts.
4. Control systems.
5. Communication systems.
6. Electrical wiring systems.

C. Visual Requirements: Do not cut and patch construction in a manner that results in visual evidence of cutting and patching. Do not cut and patch construction exposed on the exterior or in occupied spaces in a manner that would, in Architect's opinion, reduce the building's aesthetic qualities. Remove and replace construction that has been cut and patched in a visually unsatisfactory manner.

017329.20 PRODUCTS
017329.21 MATERIALS
A. General: Comply with requirements specified in other Sections.
B. In-Place Materials: Use materials identical to in-place materials. For exposed surfaces, use materials that visually match in-place adjacent surfaces to the fullest extent possible.

1. If identical materials are unavailable or cannot be used, use materials that, when installed, will match the visual and functional performance of in-place materials.

SECTION 017329.30 EXECUTION
017329.31 EXAMINATION
A. Examine surfaces to be cut and patched and conditions under which cutting and patching are to be performed.

1. Compatibility: Before patching, verify compatibility with and suitability of substrates, including compatibility with in-place finishes or primers.
2. Proceed with installation only after unsafe or unsatisfactory conditions have been corrected.

017329.32 PREPARATION
A. Temporary Support: Provide temporary support of Work to be cut.
B. Protection: Protect in-place construction during cutting and patching to prevent damage. Provide protection from adverse weather
conditions for portions of Project that might be exposed during cutting and patching operations.

C. Adjoining Areas: Avoid interference with use of adjoining areas or interruption of free passage to adjoining areas.

D. Existing Utility Services and Mechanical/Electrical Systems: Where existing services/systems are required to be removed, relocated, or abandoned, bypass such services/systems before cutting to minimize interruption to occupied areas.

017329.33 PERFORMANCE

A. General: Employ skilled workers to perform cutting and patching. Proceed with cutting and patching at the earliest feasible time, and complete without delay.

1. Cut in-place construction to provide for installation of other components or performance of other construction, and subsequently patch as required to restore surfaces to their original condition.

B. Cutting: Cut in-place construction by sawing, drilling, breaking, chipping, grinding, and similar operations, including excavation, using methods least likely to damage elements retained or adjoining construction. If possible, review proposed procedures with original Installer; comply with original Installer’s written recommendations.

1. In general, use hand or small power tools designed for sawing and grinding, not hammering and chopping. Cut holes and slots as small as possible, neatly to size required, and with minimum disturbance of adjacent surfaces. Temporarily cover openings when not in use.

2. Finished Surfaces: Cut or drill from the exposed or finished side into concealed surfaces.

3. Concrete and Masonry: Cut using a cutting machine, such as an abrasive saw or a diamond-core drill.

4. Proceed with patching after construction operations requiring cutting are complete.

C. Patching: Patch construction by filling, repairing, refinishing, closing up, and similar operations following performance of other Work. Patch with durable seams that are as invisible as possible. Provide materials and comply with installation requirements specified in other Sections.

1. Inspection: Where feasible, test and inspect patched areas after completion to demonstrate integrity of installation.

2. Exposed Finishes: Restore exposed finishes of patched areas and extend finish restoration into retained adjoining construction in a manner that will eliminate evidence of patching and refinishing.
a. Clean piping, conduit, and similar features before applying paint or other finishing materials.
b. Restore damaged pipe covering to its original condition.

3. Floors and Walls: Where walls or partitions that are removed extend from one finished area into another, patch and repair floor and wall surfaces in the new space. Provide an even surface of uniform finish, color, texture, and appearance.

a. Where patching occurs in a painted surface, apply primer and intermediate paint coats over the patch and apply final paint coat over entire unbroken surface containing the patch. Provide additional coats until patch blends with adjacent surfaces.

4. Ceilings: Patch, repair, or re-hang in-place ceilings as necessary to provide an even-plane surface of uniform appearance.

5. Exterior Building Enclosure: Patch components in a manner that restores enclosure to a weather-tight condition.

D. Cleaning: Clean areas and spaces where cutting and patching are performed. Completely remove paint, mortar, oils, putty, and similar materials.

END OF SECTION 017329

SECTION 017700 CLOSEOUT PROCEDURES:

017700.01 INITIATE SUBSTANTIAL COMPLETION

Initiate Substantial Completion procedures a minimum of 15 days prior to the date for substantial completion.

01700.02 PRIOR TO SUBSTANTIAL COMPLETION

Prior to substantial completion complete the following

A. Contractor prepared punchlist of all incomplete items and corrections to be made.

B. Punchlist: When the Contractor considers that the Work is substantially complete, the Contractor shall prepare and submit to the Architect a comprehensive list of items to be completed or corrected. By submitting a request for substantial completion inspection the Contractor thereby certifies that the Work, or the designated portion, is functionally ready for Occupancy by the Owner and that the remaining incomplete or defective work required by the Contract Documents shall be completed within 30 days. The Contractor shall proceed promptly to complete and correct items on the list. Failure to include an item on the list does not alter the responsibility of the Contractor to complete all work in accordance with the Contract Documents.

C. Schedule punchlist inspection with the Owner’s Representative in order to exhibit the completeness of the work. Owner’s Representative will not participate in an
inspection unless a full punchlist is submitted 5 days prior to inspection.

D. Remove all temporary facilities and controls.

E. Complete final cleanup requirements, including touchup painting.

**PUNCHLIST:**

A. If the Architect's inspection discloses an item, whether or not included on the Contractor's Punchlist, which is not in accordance with the requirements of the Contract Documents, the Contractor shall, before issuance of the Certificate of Substantial Completion, complete or correct the item upon notification by the Architect to determine Substantial Completion. When the Work or designated portion is substantially complete, the Architect will prepare a Certificate of Substantial Completion which shall establish responsibilities of the Owner and Contractor for maintenance, damage to the Work, insurance, and the Final Punchlist and shall fix the time within which the Contractor shall finish all items on the Final Punchlist accompanying the Certificate. Satisfactory completion of all items on the Final Punchlist shall be final completion of the work. Warranties required by the Contract Documents shall commence on the date of Substantial Completion of the Work or designated portion unless otherwise provided in the Certificate of Substantial Completion. The Project shall not be deemed substantially complete until the Certificate is issued.

B. Neither Final Payment nor any remaining retainage or substituted securities shall become due until the Contractor submits to the Owner:

1. an affidavit that payrolls, bills for materials and equipment, and other indebtedness connected with the Work have been paid or otherwise satisfied,

2. consent of surety to final payment or release of substituted securities and other data establishing payment or satisfaction of obligations, such as receipts, releases and waivers of liens, claims, security interests or encumbrances arising out of the Contract.

C. Acceptance of final payment by the Contractor, Subcontractor or material supplier shall constitute a waiver of claims by that payee except those previously made in writing and identified by that payee as unsettled at the time of final Invoice.

D. The Contractor shall promptly correct Work rejected by the Architect or failing to conform to the requirements of the contract documents, whether observed before or after Substantial Completion and whether or not fabricated, installed or completed. The contractor shall bear costs of correcting such rejected work, including additional testing and inspections and compensation for the Architect's services and expenses made necessary thereby.

E. If the Contractor fails to correct nonconforming Work within a reasonable Time, the Owner may correct it. If the Contractor does not proceed with correction of such nonconforming Work within a reasonable time fixed by written notice from the Architect, the Owner may remove it and store the salvageable materials at the Contractor's expense.

**RECORD DRAWINGS AS-BUILTS:**

A. Maintain a clean, undamaged set of blue or black line white-prints of Contract Documents and Shop Drawings. Mark the set to show the actual installation where the installation varies substantially from the Work as originally shown. Mark whichever drawing is most capable of showing conditions fully and accurately; where Shop Drawings are used, record a cross reference at the corresponding location on the Contract Drawings. Give particular attention to concealed...
elements that would be difficult to measure and record at a later date. Tape or paste addenda, architect’s supplemental instructions, proposal requests and other information onto the appropriate sheet to provide a complete record of the work.

B. Mark record sets with red erasable pencil; use other colors to distinguish between variations in separate categories of the Work.

C. Mark new information that is important to the Owner, but was not shown on Contract Drawings or Shop Drawings

D. Note related Change Order numbers where applicable.

E. Organize record Shop Drawing sheets into manageable sets, bind with durable paper cover sheets, and print suitable titles, dates and other identification on the cover of each set. Upon completion of the work, submit complete sets to the Architect.

F. Upon completion of the work, the Contractor shall deliver to the Architect these record drawings “as-builts”. These record drawing “as-builts” shall be transferred to electronic media by the Architect to the owner.

017700.05 MAINTENANCE MANUALS:

Provide four (4) hard copies and one electronic copy (pdf) of the closeout submittals in three ring notebooks with section tabs, organized in CSI format:

A. Updated subcontractor list with names and phone numbers.

B. From each subcontractor and material and equipment supplier, provide the following:
   1. Guarantees and TWO (2) YEAR Warranties.
   2. Operation and Maintenance data, including:
      a. Emergency instructions
      b. Spare Parts list
      c. Wiring diagrams
      d. Recommended “turn around” cycles
      e. Inspection procedures
      f. Shop Drawings and Product Data
      g. Special inspection documentation
   3. Testing Reports.

017700.06 PRIOR TO FINAL PAYMENT

Prior to Final Payment complete the following:

A. Schedule a time with the Architect and Owner to inspect the work following the completion by the Contractor of the final punchlist.

B. Provide a letter documenting that the project has been completed in accordance with Contract Documents and Warranting materials and work.

B. Provide Operations and Maintenance instructions
   1. Maintenance Manuals
   2. Record Documents
3. Cleaning

4. Warranties and Bonds.

C. Certificate of occupancy. (If applicable)

D. Submit a final Liquidated Damages or Early Completion Bonus settlement statement.

017700.07 CLEANING:

A. Final Cleaning:

1. Thoroughly clean the interior and exterior of the project areas, removing misplaced mastic, paint, and other finishes. Remove dust, dirt, and stains from new and existing materials.

2. Sweep all exterior paving areas, remove debris and stains. Remove debris from landscaping areas. Rake and/or remove debris from all other areas affected by the work.

END OF SECTION

SECTION 017836 WARRANTIES:

017836.01 WARRANTY PERIOD

Unless noted otherwise as extended, standard warranty period shall be TWO (2) YEARS from the date of Substantial Completion.

017836.02 EXCLUSIONS

The Contractor warrants to the Owner and Architect that materials and equipment furnished under the Contract will be of good quality and new unless otherwise required or permitted by the Contract Documents, that the work will be free from defects not inherent in the quality required or permitted, and that the Work will conform with the requirements of the Contract Documents. Work not conforming to these requirements, including substitutions not properly approved and authorized, may be considered defective. The Contractor's warranty excludes remedy for damage or defect caused by abuse, modifications not executed by the Contractor, improper or insufficient maintenance, improper operation, or normal wear and tear under normal usage.

017836.03 CONTRACTOR GUARANTEE

Neither the final payment nor any provision in the Contract Documents shall constitute an acceptance of the Work not done in accordance with the Contract Documents or relieve the Contractor or its sureties of liability with respect to any warranties or responsibility for faulty materials and workmanship. The Contractor guarantees that the Work will conform to the Contract Documents.

017836.04 FAILURE TO REMEDY DEFECTS

If the Contractor fails to remedy any defects or damage, the Owner may correct the Work or repair the damages, and the cost and expense incurred in such event shall be paid by or be recoverable from the Contractor or Surety, or offset against any amounts owing the Contractor.
017836.05  TIME OF WARRANTY SUBMISSION

Submittal Time: Submit written warranties on request of Architect for designated portions of the Work where commencement of warranties other than date of Substantial Completion is indicated.

017836.06  WARRANTY SUBMISSION

Organize warranty documents into an orderly sequence based on the table of contents of the Project Manual.

A. Bind warranties and bonds in 3-ring, loose-leaf binders, thickness as necessary to accommodate contents, and sized to receive 8 ½ x 11.
B. Provide dividers with plastic-covered tabs for each separate warranty. Mark tab to identify product or installation. Provide a typed description of the product or installation, including the name of the product and the name, address and telephone number of the installer.
C. Identify each binder on the front and spine with the typed or printed title “WARRANTIES,” Project name, and name of Contractor.

017836.07  ADDITIONAL COPIES

Provide additional copies of each warranty to include in operation and maintenance manuals.

END OF SECTION

SECTION
018930 SELECTIVE DEMOLITION

018930.10  GENERAL

018930.11  SUMMARY

A. This Section includes the following:
1. Demolition and removal of selected portions of building or structure.
2. Salvage of existing items to be reused or recycled.

018930.12  DEFINITIONS

A. Remove: Detach items from existing construction and legally dispose of them off-site, unless indicated to be removed and salvaged or removed and reinstalled.
B. Remove and Salvage: Detach items from existing construction and deliver them to Owner ready for reuse.
C. Remove and Reinstall: Detach items from existing construction, prepare them for reuse, and reinstall them where indicated.
D. Existing to Remain: Existing items of construction that are not to be removed and that are not otherwise indicated to be removed, removed and salvaged, or removed and reinstalled.
018930.13 QUALITY ASSURANCE

A. Regulatory Requirements: Comply with governing EPA notification regulations before beginning selective demolition. Comply with hauling and disposal regulations of authorities having jurisdiction.

B. Standards: Comply with ANSI A10.6 and NFPA 241.

018930.14 PROJECT CONDITIONS

A. Owner will occupy portions of building immediately adjacent to selective demolition area. Conduct selective demolition so Owner's operations will not be disrupted.

B. Conditions existing at time of inspection for bidding purpose will be maintained by Owner as far as practical.

C. Notify Architect of discrepancies between existing conditions and Drawings before proceeding with selective demolition.

D. Hazardous Materials: It is not expected that hazardous materials will be encountered in the Work.
   1. If materials suspected of containing hazardous materials are encountered, do not disturb; immediately notify Architect and Owner. Owner will remove hazardous materials under a separate contract.

E. Utility Service: Maintain existing utilities indicated to remain in service and protect them against damage during selective demolition operations.
   1. Maintain fire-protection facilities in service during selective demolition operations.

018930.20 PRODUCTS (Not Used)

018930.30 EXECUTION

018930.31 EXAMINATION

A. Survey existing conditions and correlate with requirements indicated to determine extent of selective demolition required.

B. When unanticipated mechanical, electrical, or structural elements that conflict with intended function or design are encountered, investigate and measure the nature and extent of conflict. Promptly submit a written report to Architect.

018930.32 UTILITY SERVICES AND MECHANICAL/ELECTRICAL SYSTEMS

A. Existing Services/Systems: Maintain services/systems indicated to remain and protect them against damage during selective demolition operations.

B. Service/System Requirements: Locate, identify, disconnect, and seal
or cap off indicated utility services and mechanical/electrical systems serving areas to be selectively demolished.

1. Arrange to shut off indicated utilities with utility companies.

2. If services/systems are required to be removed, relocated, or abandoned, before proceeding with selective demolition provide temporary services/systems that bypass area of selective demolition and that maintain continuity of services/systems to other parts of building.

018930.33 PREPARATION

A. Site Access and Temporary Controls: Conduct selective demolition and debris-removal operations to ensure minimum interference with roads, streets, walks, walkways, and other adjacent occupied and used facilities.

B. Temporary Facilities: Provide temporary barricades and other protection required to prevent injury to people and damage to adjacent buildings and facilities to remain.

018930.34 SELECTIVE DEMOLITION

A. General: Demolish and remove existing construction only to the extent required by new construction and as indicated. Use methods required to complete the Work within limitations of governing regulations and as follows:

1. Neatly cut openings and holes plumb, square, and true to dimensions required. Use cutting methods least likely to damage construction to remain or adjoining construction. Use hand tools or small power tools designed for sawing or grinding, not hammering and chopping, to minimize disturbance of adjacent surfaces. Temporarily cover openings to remain.

2. Cut or drill from the exposed or finished side into concealed surfaces to avoid marring existing finished surfaces.

3. Do not use cutting torches until work area is cleared of flammable materials. At concealed spaces, such as duct and pipe interiors, verify condition and contents of hidden space before starting flame-cutting operations. Maintain fire watch and portable fire-suppression devices during flame-cutting operations.

4. Locate selective demolition equipment and remove debris and materials so as not to impose excessive loads on supporting walls, floors, or framing.

5. Dispose of demolished items and materials promptly.

B. Existing Items to Remain: Protect construction indicated to remain against damage and soiling during selective demolition. When permitted by Architect, items may be removed to a suitable, protected storage location during selective demolition and reinstalled in their original locations after selective demolition.
operations are complete.

018930.35 DISPOSAL OF DEMOLISHED MATERIALS

A. General: Except for items or materials indicated to be recycled, reused, salvaged, reinstalled, or otherwise indicated to remain Owner's property, remove demolished materials from Project site and legally dispose of them in an EPA-approved landfill.

B. Disposal: Transport demolished materials off Owner's property and legally dispose of them.

018930.36 CLEANING

A. Clean adjacent structures and improvements of dust, dirt, and debris caused by selective demolition operations. Return adjacent areas to condition existing before selective demolition operations began.

END OF SECTION 018930

END OF DIVISION 1