CITY COUNCIL MEETING AGENDA

August 07, 2024 at 5:30 PM

Council Chambers at City Hall - 1123 W. Lake St. Sandpoint, Idaho

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Call to Order

Roll Call

Pledge of Allegiance

Announcements and Reports

1. Presentation: SPOT Bus Funding

Public Forum

Consent Calendar - action item

2. Approval of Minutes from Council's July 17, 2024, Meeting - ***action item***
3. Payables Report / Approval of Bills for Payment - ***action item***
4. Proposed Resolution: Change Order No. 2 to A24-3400-1 B & E Electric for SCADA Upgrades Project - ***action item***
5. Proposed Resolution: Change Order No. 3 to Dreamland Skateparks, LLC, Agreement for Travers Park Skatepark Expansion (City Agreement #A23-5300-4) - ***action item***
6. Proposed Resolution: Fifth Amendment/Change Order No. 5 to Agreement w/Ginno Construction Co. for Travers Park Renovations Phase 1 (City Agreement A23-5300-5) - ***action item***
7. Proposed Resolution: Memorandum of Understanding for Amendments to Articles 16 and 17 of the 2021-2024 Collective Bargaining Agreement with the International Association of Firefighters Local 2319 - ***action item***

Old/Unfinished Business

8. FY2025 Department/Division Budget Presentation - Link to Budget Book: https://city-sandpoint-id-budget-book.cleargov.com/9034/introduction/transmittal-letter *(Please note that public comment will be reserved for the public hearing scheduled for August 21.)*
9. Council/Staff Review of City Fees: Updated Fee Changes *(Please note that public comment will be reserved for the public hearing scheduled for August 21.)*

New Business

10. Proposed Resolution: Professional Services Agreement with Keller Associates for the Wastewater Treatment Plant Preliminary Engineering Report (No. A24-3257-1) - ***action item***
11. Proposed Ordinance and Summary: Municode City Code Republication - ***action item***
12. Presentation/Discussion: Proposed Local Option Tax to Fund Street & Sidewalk Construction

Executive Session

13. Vote to convene in executive session pursuant to Idaho Code § 74-206(1)(c) "To acquire an interest in real property not owned by a public agency" - ***action item***

14. Executive Session pursuant to Idaho Code § 74-206(1)(c) "To acquire an interest in real property not owned by a public agency"

Adjourn

Public Participation Options and Information

Before the meeting, comment in writing: Email cityclerk@sandpointidaho.gov or deliver to City Hall.

Attend in person: See above for meeting location. Seating available on first-come, first-served basis.

Attend remotely: Register at https://www.sandpointidaho.gov/your-government/meetings.

After the meeting, view the recording on YouTube: https://www.youtube.com/c/CityofSandpoint.

For questions or requests for special accommodation: At least 48 hours prior to the meeting, send a message to the email address above or call (208) 263-3310.

CITY COUNCIL MEETING MINUTES

July 17, 2024 at 5:30 PM

Council Chambers at City Hall - 1123 W. Lake St. Sandpoint, Idaho

Call to Order

The regular meeting of the Sandpoint City Council was called to order at 5:30 p.m. on Wednesday, July 17, 2024, by Mayor Jeremy Grimm, presiding in Council chambers at City Hall, 1123 W. Lake St., Sandpoint, Idaho.

Roll Call

PRESENT
Mayor Jeremy Grimm
Councilor Deb Ruehle, Council President
Councilor Joel Aispuro
Councilor Justin Dick
Councilor Kyle Schreiber
Councilor Pam Duquette
Councilor Rick Howarth

ABSENT: None - all present.

Under the City's adopted Code of Ethics and Civility, Mayor Grimm, as the presiding officer, identified and designated Police Chief Corey Coon as the law enforcement personnel in the room who would be serving as sergeant-at-arms for the meeting.

Pledge of Allegiance

Mayor Grimm led all present in the Pledge of Allegiance.

Announcements and Reports

Mayor Grimm recognized the excellent investigative work of the Sandpoint Police Department in identifying and arresting a suspect in the July 4 Army Surplus store fire arson investigation. The Mayor welcomed Bill Dean, the City's new City Planner and thanked Daren Fluke for filling in as Interim City Planner. He announced that the City crew is operating the new DuraPatch equipment around town and has been working on Pine Street this week. The Mayor will be asking for Council support for the City to seek approval of a new 1% retail sales tax during this year's general election in November. The Mayor announced that Governor Little and other dignitaries will be visiting Sandpoint for a tour of our aging wastewater treatment plant. Olive Avenue will be closed between Erie St. and Hwy. 2 this week, July 18 and 19, for utilities connection work; it is anticipated that the street will be back open for the weekend.

At the Mayor's request and invitation, department heads and departmental staff representatives provided a brief report on current and upcoming activities and projects in their respective departments.

1. Brent Baker from Pend Oreille Economic Partnership provided a brief presentation. Information only; no Council action.

Public Forum

Mayor Grimm proceeded with Public Forum, providing an opportunity for the public to address the Mayor and Council on items listed on the Consent Calendar or on any relevant City of Sandpoint related topic not included on the agenda.

He reminded all in attendance that the City does have a policy on public meeting decorum, with the rules posted in Council chambers at the entrance doors. He summarized by asking that those participating in the meeting please be pleasant and respectful, not make derogatory statements about others, including City staff, and not be boisterous or disruptive. He noted that Council cannot take testimony on any planning-related matter outside of an official public hearing. He also reminded that public comments need to be kept to comments only, with no questions for Council or staff, and welcomed members of the public to contact him during regular business hours with any questions or concerns.

The Mayor provided instructions for Public Forum and other public comment opportunities during the meeting, where each speaker would have up to three minutes to speak and that those speaking should begin by stating their name and whether they reside within Sandpoint city limits.

Members of the public were then afforded the opportunity to speak. Information only; no Council action.

Consent Calendar - action item

The Consent Calendar, as outlined below, was approved as presented.

Motion made by Councilor Ruehle, Seconded by Councilor Dick.
Voting Yea: Councilor Ruehle, Councilor Aispuro, Councilor Dick, Councilor Schreiber, Councilor Duquette, Councilor Howarth

2. The minutes from Council's July 3, 2024, meeting were approved as presented.
3. The bills presented were approved for payment: $1,027,593.36 for regular payables.
4. May 2024 Monthly Financial Report on Cash and Investment Transactions was acknowledged and accepted as presented.
5. **Resolution 24-048** Agreement with Interstate Concrete and Asphalt Co. for 2024 Fir Street Paving Maintenance Project (City Agreement No. A24-3170-3) - approved
6. **Resolution 24-049** Agreement with Stewart Contracting, Inc., for Chestnut Street / N. Boyer Avenue Water Main Project (City Agreement No. A24-3170-3) - approved
7. **Resolution 24-050** Purchase of Badger Water Meters, Registers, and Endpoints from Consolidated Supply Co. (City Purchase Order No. 24-1273) - approved
8. **Resolution 24-051** Memorandum of Understanding for Amendment to Article 27 of the 2021-2024 Collective Bargaining Agreement with the International Association of Firefighters Local 2319 - approved

Public Hearing

9. **Resolution 24-052** Adoption of the 2024 Sandpoint Comprehensive Plan - approved following public hearing and deliberation

   Following an introduction by Mayor Grimm, Community Planning and Development Director Jason Welker provided a presentation on the proposed final draft of the updated Sandpoint Comprehensive Plan.

   Mayor Grimm then recited the procedure and instructions for public testimony and opened the public hearing. The following member of the public testified: Jennifer Ekstrom, Idaho Conservation League, Sandpoint office.

   With all who wished to speak having had an opportunity to do so, the Mayor closed the public hearing.

Following discussion and deliberation, noted typographical errors, which will be corrected, and with consensus on the final edits listed below, City Council voted to adopt the 2024 Sandpoint Comprehensive Plan.

Motion made by Councilor Ruehle, Seconded by Councilor Aispuro.

Voting Yea: Councilor Ruehle, Councilor Aispuro, Councilor Dick, Councilor Schreiber, Councilor Duquette, Councilor Howarth

Final edits:

Chapter 8, Public Facilities, Services & Utilities, Wastewater Utility - At the end of the second paragraph, following, "The City has initiated the preliminary engineering report for the replacement of the wastewater treatment plant, which, once complete, will provide service well into the future", add, “The City will usher this upgrade with the utmost urgency.”

Chapter 8, Public Facilities, Services & Utilities, Stormwater Management - At the end of this section, in the final sentence that concludes "Sandpoint is exploring the implementation of stormwater development impact fees in its current DIF rate study", add "and intends to build stormwater treatment facilities in accordance with the law."

Chapter 8, Public Facilities, Services & Utilities, Goals & Objectives, Goal 1 - At the end of objective I, "Continue to improve the community’s stormwater management infrastructure, educating the public on issues relating to stormwater management", add "and pollution prevention.”

Appendix A, Implementation Table, Chapter 7: Parks and Recreation, Implement Site Specific Master Plans – Remove Little Sand Creek Watershed Recreation Master Plan from “Review and revise the Site Specific Master Plans …” and create a separate row for this Plan, indicating that it is ready for implementation (review and revisions are complete).

Appendix A, Implementation Table, Chapter 8: Public Facilities, Services & Utilities, Wastewater Treatment Plant – Change “Timing” from Medium Term to Short Term.

Appendix B, Acronyms & Definitions – Enhance definition of Sustainability to include language from the Plan’s Community Vision statement that “Sandpoint values its culture, history, and connections to outstanding natural resources and works with intention to ensure a vibrant, resilient community for generations to come.”

Appendix B, Acronyms & Definitions – Add a definition for Heritage Tree to state that a heritage tree is, “A tree or collection of trees that is acknowledged and valued for the exceptional characteristics that set it apart from others.”

Following the vote on adoption of the Comprehensive Plan, the Mayor called for a brief recess at 7:24 p.m. When the meeting resumed at 7:33 p.m. Council concurred on requesting that the Mayor direct staff to prioritize updates to City Code, beginning with the Commercial A Zone/downtown area, including development of a historic overlay district along First Avenue and Cedar Street, followed by Residential zoning, then addressing the other commercial zones (B and C) and industrial zoning.

Old/Unfinished Business - none

New Business

10. **Ordinance 1423**, Appointive City Officers and Terms - adopted and Summary approved

    Mayor Grimm introduced and provided information on this ordinance, proposing to amend Sandpoint City Code Title 1, Chapter 6, Municipal Officers and Employees, and fielded questions from Council members. Following discussion and public comment, the City Clerk read the title of the Ordinance as follows:

AN ORDINANCE OF THE CITY OF SANDPOINT, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO, AMENDING SANDPOINT CITY CODE TITLE 1, CHAPTER 6, SECTIONS 1 AND 2, PROVIDING FOR APPOINTIVE CITY OFFICERS AND THEIR TERMS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR PUBLICATION AND AN EFFECTIVE DATE.

Motion that the Ordinance pass its first reading by title only and the summary is approved.

Motion made by Councilor Howarth, Seconded by Councilor Duquette.
Voting Yea: Councilor Ruehle, Councilor Aispuro, Councilor Schreiber, Councilor Duquette, Councilor Howarth
Voting Nay: Councilor Dick

The Mayor announced that the Ordinance had passed its first reading by title only, and the summary was approved.

Motion that the rules requiring three separate readings, once in the Ordinance's entirety, be suspended and that the Ordinance pass its second and third readings under suspension of the rules.

Motion made by Councilor Schreiber, Seconded by Councilor Duquette.
Voting Yea: Councilor Aispuro, Councilor Dick, Councilor Schreiber, Councilor Duquette, Councilor Howarth
Voting Nay: Councilor Ruehle

The Mayor announced that the motion passed, and the Ordinance was considered read, passed and adopted under suspension of the rules and would become effective following publication of the Summary in the newspaper.

11. Following adoption of Ordinance 1423, Council confirmed the Mayor's Appointment of Jason Welker as Community Planning and Development Director, as follows:

    Motion made by Councilor Dick, Seconded by Councilor Ruehle.
    Voting Yea: Councilor Ruehle, Councilor Aispuro, Councilor Dick, Councilor Schreiber, Councilor Duquette, Councilor Howarth

12. Council then confirmed the Mayor's appointment of Cheryl Hughes as Central Services Director, as follows:

    Motion made by Councilor Ruehle, Seconded by Councilor Dick.
    Voting Yea: Councilor Ruehle, Councilor Aispuro, Councilor Dick, Councilor Schreiber, Councilor Duquette, Councilor Howarth

13. FY2025 Preliminary Budget Approved and Public Hearing Scheduled for August 21, 2024

    The Mayor introduced the City's Fiscal Year 2025 Budget, with Finance Director Sarah Lynds providing an initial overview and instructions for navigating to the digital Budget Book. Members of City staff, including Construction Managers Holly Ellis and Erik Bush, Parks Planning and Development Manager Maeve Nevins-Lavtar, and Fire Chief Gavin Gilcrease, provided presentations and information on capital projects and, along with Mayor Grimm and Ms. Lynds, fielded questions from the Council members.

    Mayor Grimm noted that public comment on the budget would be reserved for the public hearing.

    Motion for Council to approve the Fiscal Year 2025 preliminary budget, declare intent to use forgone levying authority, and schedule the annual budget public hearing for August 21, 2024.

    Motion made by Councilor Ruehle, Seconded by Councilor Aispuro.
    Voting Yea: Councilor Ruehle, Councilor Aispuro, Councilor Dick, Councilor Schreiber, Councilor Duquette, Councilor Howarth

    (See next page for the chart of estimated revenues and expenditures approved by Council.)

Proposed Expenditures	2022/2023 Actual	2023/2024 Budget	2024/2025 Proposed
General Fund			
Administration	3,211,074	3,924,402	3,868,705
Public Safety	6,375,465	7,374,300	5,606,549
Streets	2,125,871	1,370,862	1,345,799
Planning	206,621	296,500	263,298
Culture & Recreation	1,103,015	1,215,137	1,064,271
Capital Projects	2,738,890	6,334,700	9,597,800
General Fund Totals	15,760,936	20,515,901	21,746,422
Special Revenue Funds			
Fiber Optic Network Fund	8,646	1,241,000	96,000
Capital Impact Fee Fund	52,073	1,567,978	1,455,500
Recreation Fund	284,032	379,909	647,777
Parks Capital Improvement Fund	1,036,543	8,430,187	2,109,822
Special Revenue Funds Total	1,381,294	11,619,074	4,309,099
Enterprise Funds			
Sanitation	629,785	670,000	645,000
Water	2,904,823	5,540,675	8,285,283
Wastewater	2,651,934	8,895,630	11,337,136
Enterprise Funds Total	6,186,542	15,106,305	20,267,419
Debt Service Fund	826,750	826,750	826,751
Agency Funds			
LID Funds (combined)	6,934	1,041,858	6,857
Agency Fund Totals	6,934	1,041,858	6,857
Intergovernmental Transfers	4,350,303	3,864,381	3,342,506
Total Expenditures - All Funds	28,512,759	52,974,269	50,499,054

Proposed Revenues	2022/2023 Actual	2023/2024 Budget	2024/2025 Proposed
Property Tax Levy			
General Fund	4,570,040	4,531,117	4,850,993
Forgone Levying Authority-Public Safety	49,829	50,094	51,794
Recreation Fund	215,047	213,508	228,581
Property Tax Levy Total	4,834,916	4,794,719	5,131,368
Revenue Sources Other than Property Tax			
General Fund	8,948,614	10,238,218	8,060,869
Grant Revenue	831,123	2,823,668	5,216,084
Fiber Optic Network Fund	39,828	41,000	46,000
Capital Improvement Fund (Impact Fees)	508,198	487,978	513,000
Recreation Fund	85,563	101,461	351,121
Parks Improvement Fund	1,083,364	536,850	536,585
Garbage Fund	794,622	790,000	815,000
Water Fund	4,954,900	4,721,700	4,737,500
Water Reserves	1,346,780	500,000	500,000
Wastewater Fund	5,478,606	4,765,750	5,365,750
Wastewater Reserves	578,567	300,000	300,000
Debt Service Fund	37,370	-	-
LID Guarantee Fund	1,455	-	-
LID Funds	9,655	991,371	1,370
Intergovernmental Transfers	4,350,303	3,864,381	3,342,506
Beginning Cash	-	18,017,173	15,581,901
Other Revenue Sources Total	29,048,948	48,179,550	45,367,686
Total Revenues - All Funds	33,883,864	52,974,269	50,499,054

14. Changes to City Fees Reviewed and Public Hearing Scheduled for August 21, 2024

Mayor Grimm announced that the final item on the agenda was a review of City fees and the scheduling of a public hearing to consider proposed new fees and existing fees proposed to increase more than 5%.

Ms. Lynds reviewed the proposed fee changes, and Mr. Welker spoke specifically to the proposed fees for the new James E. Russell Sports Center, with both fielding questions from the Council members.

Mayor Grimm noted that public comment on the proposed fee changes would be reserved for the public hearing.

Motion to schedule a public hearing for August 21, 2024, to consider proposed new fees and existing fees proposed to increase more than 5%.

Motion made by Councilor Dick, Seconded by Councilor Schreiber.
Voting Yea: Councilor Ruehle, Councilor Aispuro, Councilor Dick, Councilor Schreiber, Councilor Duquette, Councilor Howarth

(On August 21, in addition to new fees and fees proposed to increase more than 5%, changes which require a public hearing prior to approval and implementation, Council will also consider approval of fee increases of 5% or less and existing fees set to decrease or be eliminated, as reflected in the table provided in the meeting packet.)

Adjourn

With no further business before the Council, the meeting adjourned at 9:40 p.m.

I presided over this meeting and can confirm that these minutes, prepared by the City Clerk, were approved by the Sandpoint City Council on _____, 2024.

Jeremy Grimm, Mayor

Attest: Melissa Ward, City Clerk

CITY OF SANDPOINT INVOICE REGISTER
PAYABLE DATES OF: 07/18/2024 THROUGH 08/07/2024

Vendor Name	Invoice Number	Invoice Description / Service Area Description	GL Number Description	Line Item Amount	Invoice Amount
Vendor: 7B BORING					
	24-021	BORE ON PINE ST/INSTALL OF CONDUIT			$1,237.50
		JAMES E. RUSSELL SPORTS CENTER FA	CAPITAL CONSTRUCTION SERVICES - BUIL	$1,237.50	
			Total For: 7B BORING		**$1,237.50**
Vendor: 95 EXPRESS LLC					
	1043	MONTHLY CAR WASH MEMBERSHIPS FOR POLICE AND FIRE			$585.00
		POLICE DEPARTMENT	SERVICES - AUTOMOTIVE - R&M	$562.50	
			Total For: 95 EXPRESS LLC		**$585.00**
Vendor: ACCURATE TESTING LABS LLC					
	139560	WD: HYDRANT TESTING -BACTERIA			$60.00
		WATER DISTRIBUTION	TECH SERVICES - LABORATORY	$60.00	
	139608	WTP: BACTERIA TESTING NORTH LOCATIONS			$150.00
		WATER TREATMENT	TECH SERVICES - LABORATORY	$150.00	
	139130	WWTP: NITROGEN & DISSOLVED CARBON TESTS			$200.00
		WASTEWATER TREATMENT	TECH SERVICES - LABORATORY	$200.00	
	140043	WTP: BACTERIA TESTING - SOUTH LOCATIONS			$150.00
		WATER TREATMENT	TECH SERVICES - LABORATORY	$150.00	
	140045	WTP: TOTAL SUSPENDED SOLIDS -JULY '24			$45.00
		WATER TREATMENT	TECH SERVICES - LABORATORY	$45.00	
			Total For: ACCURATE TESTING LABS LLC		**$605.00**
Vendor: AGE HEATING AND COOLING					
	8581398	A22-1970-12 HVAC MAINTENANCE AND REPAIRS - FY 24			$180.00
		GOVERNMENT BUILDING & GROUNDS DI	SERVICES - BUILDING - R&M	$180.00	
			Total For: AGE HEATING AND COOLING		**$180.00**
Vendor: ALL SEASONS GARDEN CENTER					
	160544	DOGWOOD - SPRTS CMPLX BIKE SKILLS CRS			$49.99
		PARK MAINTENANCE & CAPITAL	TURF/GROUND/TREE/PLANT SUPPLIES/EQ	$49.99	
			Total For: ALL SEASONS GARDEN CENTER		**$49.99**
Vendor: ALPINE MOTORS COMPANY INC					
	158917	VEHICLE FUEL SYSTEM REPAIR SPD 4			$285.50
		POLICE DEPARTMENT	SERVICES - AUTOMOTIVE - R&M	$285.50	
	158927	VEHICLE SERVICE AND TIRE SENSOR & AIR FILTER REPLACEMENT SPD 14			$26
		POLICE DEPARTMENT	SERVICES - AUTOMOTIVE - R&M	$268.39	

Vendor Name	Invoice Number	Invoice Description / Service Area Description	GL Number Description	Line Item Amount	Invoice Amount
	159024	VEHICLE SERVICE SPD 10			$50.35
		POLICE DEPARTMENT	SERVICES - AUTOMOTIVE - R&M	$50.35	
	159100	VEHICLE SERVICE, FILTER & ELEMENT REPLACE #311289			$204.22
		POLICE DEPARTMENT	SERVICES - AUTOMOTIVE - R&M	$204.22	
	159187	VEHICLE SERVICE SPD 15			$50.35
		POLICE DEPARTMENT	SERVICES - AUTOMOTIVE - R&M	$50.35	
	159209	HEADLIGHT BULB REPLACEMENT SPD 17			$82.21
		POLICE DEPARTMENT	SERVICES - AUTOMOTIVE - R&M	$82.21	
			Total For: ALPINE MOTORS COMPANY INC		**$941.02**
Vendor: ALSC ARCHITECTS PS					
	2023-011-17	DSGN SVCS TRAVERS PARK RENO -JULY '24			$8,828.44
		JAMES E. RUSSELL SPORTS CENTER FA	CAPITAL CONSTRUCTION SERVICES - BUIL	$8,756.30	
	2023-011-16	DSGN SVCS TRAVERS PARK RENOVATIONS -JUNE '24			$8,830.83
		JAMES E. RUSSELL SPORTS CENTER FA	CAPITAL CONSTRUCTION SERVICES - BUIL	$8,756.30	
			Total For: ALSC ARCHITECTS PS		**$17,659.27**
Vendor: Amazon Mktpl					
	111-4766110-8510636	OFFICE DESK FAN - CITY HALL			$18.98
		RECREATION PROGRAMS	OFFICE SUPPLIES/EQUIPMENT	$18.98	
	114-1534800-2874641	1X WHITE BOARD, 12 PACK ERASERS, 6X 2IN 3-RING BINDERS			$80.83
		ENGINEERING DIVISION	OFFICE SUPPLIES/EQUIPMENT	$35.00	
	112-8473300-1589826	ST: 8 PAIR COVERALLS FOR HOT ASPHALT			$678.26
		STREET MAINTENANCE	SAFETY/PPE/MEDICAL SUPPLIES/EQUIPME	$678.26	
	112-2183312-2355440	SHOP: DGTL CAMERA+CASE FOR DOC EQUIPTMNT			$167.99
		WATER DISTRIBUTION	TOOLS	$55.99	
	112-5422210-9492262	WTP SCRN PROTCTR/ENGINR TECH SUPPLIES			$61.82
		ENGINEERING DIVISION	OFFICE SUPPLIES/EQUIPMENT	$42.47	
	111-3937986-7024223	UPGRADED TRACTOR BUCKET HITCH RECEIVER - MEMORIAL			$69.98
		PARK MAINTENANCE & CAPITAL	OPERATIONAL SUPPLIES/EQUIPMENT	$69.98	
	113-0966572-4509834	10 BOXES RAVEN 6 MIL BLACK NITRILE DISPOSABLE GLOVES			$120.30
		POLICE DEPARTMENT	SAFETY/PPE/MEDICAL SUPPLIES/EQUIPME	$120.30	
			Total For: Amazon Mktpl		**$1,198.16**
Vendor: Amazon Ret* 114-820637					
	114-8206375-6990620	48 CT AA BATTERIES			$16.17
		CENTRAL SERVICES DEPARTMENT	OFFICE SUPPLIES/EQUIPMENT	$16.17	
			Total For: Amazon Ret* 114-820637		**$16.17**
Vendor: Amazon.Com*r71ho8vb0					
	113-6250010-4100244	3 DOZ 12" SOFTBALLS - COED SOFTBALL			$258.09
		RECREATION PROGRAMS	OPERATIONAL SUPPLIES/EQUIPMENT	$258.09	
			Total For: Amazon.Com*r71ho8vb0		**$258.09**
Vendor: Amzn Mktp Us					

Vendor Name	Invoice Number	Invoice Description / Service Area Description	GL Number Description	Line Item Amount	Invoice Amount
	112-2136083-4033030	SHOP: SD CARD FOR DIGITAL CAMERA			$9.39
		WATER DISTRIBUTION	TOOLS	$3.13	
	113-5372982-2240260	10 BOXES NITRILE RAVEN POWDER-FREE DISPOSABLE GLOVE, X-LARGE			$177.99
		POLICE DEPARTMENT	SAFETY/PPE/MEDICAL SUPPLIES/EQUIPME	$177.99	
	113-0203236-37658727	1 DOZ 11" SOFTBALLS - COED SOFTBALL			$228.47
		RECREATION PROGRAMS	OPERATIONAL SUPPLIES/EQUIPMENT	$228.47	
	114-3219232-3464223	2 TROPHIES FOR EMPLOYEE PICNIC			$34.99
		CENTRAL SERVICES DEPARTMENT	OFFICE SUPPLIES/EQUIPMENT	$34.99	
			Total For: Amzn Mktp Us		**$450.84**
Vendor: ANATEK LABS INC					
	2414674	WWTP: 3 MICROPLASTIC TESTS			$2,895.00
		WASTEWATER TREATMENT	TECH SERVICES - LABORATORY	$2,895.00	
			Total For: ANATEK LABS INC		**$2,895.00**
Vendor: ARROW CONSTRUCTION HOLDINGS, LLC					
	407241	ST: YELLOW MRKING PAINT-SCHWITZER CUTOFF			$11.50
		STREET CAPITAL & PROJECTS	PAINT & THERMO SUPPLIES/EQUIPMENT	$11.50	
	407777	ST: (4) LOOSE GRAVEL ROLL UP SIGNS			$580.00
		STREET MAINTENANCE	ROADWAY/PATH SUPPLIES/EQUIPMENT	$580.00	
			Total For: ARROW CONSTRUCTION HOLDINGS, LLC		**$591.50**
Vendor: AUTO HAUS INC					
	5299	WD: RAM TRUCK ENGIL OIL FILTER			$8.99
		WATER DISTRIBUTION	VEHICLE & MACH SUPPLIES/PARTS	$8.99	
	5265	ST: SNOWBLOWER TRACTOR FLUID			$634.28
		STREET MAINTENANCE	VEHICLE & MACH SUPPLIES/PARTS	$634.28	
	5140	WD: OIL FILTER FOR LOCATE TRUCK			$8.99
		WATER DISTRIBUTION	VEHICLE & MACH SUPPLIES/PARTS	$8.99	
			Total For: AUTO HAUS INC		**$652.26**
Vendor: AVISTA UTILITIES					
	4707730000-072324	MONTHLY UTILITIES- JULY '24			$36,604.57
		GOVERNMENT BUILDING & GROUNDS DI	ELECTRICITY	$2,089.38	
			Total For: AVISTA UTILITIES		**$36,604.57**
Vendor: AXON ENTERPRISE INC					
	INUS261723	AXON TASER X26P FOR PATROL			$1,396.00
		POLICE DEPARTMENT	LESS LETHAL SUPPLIES/EQUIPMENT	$1,396.00	
			Total For: AXON ENTERPRISE INC		**$1,396.00**
Vendor: B&E ELECTRIC INC					
	CS4210	SCADA WATER AND WASTEWATER UPGRADES			$31,818.92
		WASTEWATER CAPITAL PROJECTS	CAPITAL IMPROVEMENTS OTHER THAN BU	$31,818.92	
	CS4188	SCADA WATER AND WASTEWATER UPGRADES			$606,4

Vendor Name	Invoice Number	Invoice Description / Service Area Description	GL Number Description	Line Item Amount	Invoice Amount
		WATER TREATMENT	CAPITAL IMPROVEMENTS OTHER THAN BU	$831.25	
	CS4196	A24-3256-1 PUMP MODULE REPLACEMENT AT WWTP			$1,412.77
		WASTEWATER TREATMENT	SERVICES - EQUIPMENT - R&M	$1,412.77	
			Total For: B&E ELECTRIC INC		**$639,707.26**
Vendor: Big 5 Sporting Goods 410					
	8923	BIG 5 - SOFTBALL SCOREBOOKS - COED SOFTBALL			$47.92
		RECREATION PROGRAMS	OPERATIONAL SUPPLIES/EQUIPMENT	$47.92	
			Total For: Big 5 Sporting Goods 410		**$47.92**
Vendor: BILLING DOCUMENT SPECIALISTS					
	95621-C	CREDIT FOR UTILITY BILLING JUN '24			$(38.74)
		UTILITY BILLING	TECH SERVICES - UTILITY BILLING	$(28.46)	
			Total For: BILLING DOCUMENT SPECIALISTS		**$(38.74)**
Vendor: Bluebeam Inc.					
	1480-6780	STD USER ANNUAL LICENSE- CITY PLANNER & ASST PLANNER			$660.00
		INFORMATION TECHNOLOGY DIVISION	SOFTWARE/SAAS - PDF/BLUEBEAM/AUTOC	$660.00	
			Total For: Bluebeam Inc.		**$660.00**
Vendor: BONNER COUNTY DAILY BEE					
	24898	BCB#6235 NOPH- COMP PLAN			$45.42
		PLANNING DIVISION	ADVERTISING	$45.42	
	071624	WTP BIDS FOR SETTLING POND CLEANING -SC			$123.76
		WATER TREATMENT	ADVERTISING	$123.76	
			Total For: BONNER COUNTY DAILY BEE		**$169.18**
Vendor: BONNER COUNTY EMS					
	312	8) CPR / AED CLASS - CITY OF SANDPOINT EMPLOYEES			$152.00
		RECREATION PROGRAMS	TRAINING AND TRAVEL	$152.00	
			Total For: BONNER COUNTY EMS		**$152.00**
Vendor: BONNER COUNTY SOLID WASTE					
	0055724	SOLID WASTE FEES - CITY HALL			$36.00
		GOVERNMENT BUILDING & GROUNDS DI	DISPOSAL (GARBAGE) SERVICES	$36.00	
	55724	GIANT PLASTIC DEBRI THROWN IN BEACH DUMPSTER HAD TO BE HAULED OFF			$36.00
		PARK MAINTENANCE & CAPITAL	DISPOSAL (GARBAGE) SERVICES	$36.00	
			Total For: BONNER COUNTY SOLID WASTE		**$72.00**
Vendor: BROWN'S NORTHSIDE					
	S161458	ST: DURAPATCH COMPRESSION FITTINGS			$13.82
		STREET MAINTENANCE	VEHICLE & MACH SUPPLIES/PARTS	$13.82	
	S160750	ST: SNWBLWR AIR HOSE/GASKET CONNECTOR			$170.74
		STREET MAINTENANCE	VEHICLE & MACH SUPPLIES/PARTS	$170.74	
	S161130	ST: SKID STEER HYDRAULIC CPLING ST863			$
		STREET MAINTENANCE	VEHICLE & MACH SUPPLIES/PARTS	$44.17	

Vendor Name	Invoice Number	Invoice Description / Service Area Description	GL Number Description	Line Item Amount	Invoice Amount
			Total For: BROWN'S NORTHSIDE		**$228.73**
Vendor: BS&A SOFTWARE					
	154612	SOFTWARE AND SERVICES FOR BS&A CLOUD UPGRADE			$20,850.00
		INFORMATION TECHNOLOGY DIVISION	SOFTWARE/SAAS - ERP-ENTERPRISE RES	$5,226.00	
			Total For: BS&A SOFTWARE		**$20,850.00**
Vendor: CANON FINANCIAL SERVICES INC					
	33684794	MAINT/LEASE-COPIERS-JUNE'24 CNTRCT CHRG-JULY'24 USAGE			$479.28
		CENTRAL SERVICES DEPARTMENT	COPIER LEASE	$355.00	
			Total For: CANON FINANCIAL SERVICES INC		**$479.28**
Vendor: CENTURY WEST ENGINEERING CORP					
	248597	WTP: GENERATOR ELECTRICAL ENG SRVCS THRU 6/28/24			$6,180.85
		WATER CAPITAL PROJECTS	CAPITAL EQUIPMENT & MACHINERY	$6,180.85	
			Total For: CENTURY WEST ENGINEERING CORP		**$6,180.85**
Vendor: CHRISTINE KUHLMAN					
	0014	JUNE 2024 SIGNATURE AND C ONSULTATION SERVICES			$995.00
		BUILDING DIVISION	TECH SVS - SRVY/INSPCT/ASSESS/MONITO	$995.00	
			Total For: CHRISTINE KUHLMAN		**$995.00**
Vendor: COLEMAN OIL					
	INV-209110	ST: 5 GAL TRANSMISSION FLUID FOR LOADER			$86.50
		STREET MAINTENANCE	VEHICLE & MACH SUPPLIES/PARTS	$86.50	
	INV-206982	ST: SNOWBLOWER ANTIFREEZE			$63.84
		STREET MAINTENANCE	VEHICLE & MACH SUPPLIES/PARTS	$63.84	
	CP-0156073	MTHLY FUEL CHGS - JULY '24			$1,037.46
		FIRE DEPARTMENT - SANDPOINT	FUEL - GASOLINE/DIESEL	$347.28	
	CP-0156066	MONTHLY FUEL CHARGES FOR JULY 2024			$4,425.91
		POLICE DEPARTMENT	FUEL - GASOLINE/DIESEL	$3,613.61	
	CP-0156034	MNTHLY FUEL CHRGS -JULY '24			$6,694.31
		STREET MAINTENANCE	FUEL - GASOLINE/DIESEL	$1,769.79	
	CP-0145477	MONTHLY FUEL CHARGES FOR JUNE 2024			$4,063.59
		POLICE DEPARTMENT	FUEL - GASOLINE/DIESEL	$3,310.96	
			Total For: COLEMAN OIL		**$16,371.61**
Vendor: CONSOLIDATED SUPPLY CO.					
	S011990879.001	WD: VALVE BOX RISER & VALVE BOX LID			$78.72
		WATER DISTRIBUTION	OPERATIONAL SUPPLIES/EQUIPMENT	$78.72	
	S011987685.001	ST: DURA PATCHER KNIFE VALVE			$147.17
		STREET MAINTENANCE	ROADWAY/PATH SUPPLIES/EQUIPMENT	$147.17	
	S011995969.001	WTP: PLAIN END FITTINGS/O RINGS/CPLNGS			$447.15
		WATER TREATMENT	OPERATIONAL SUPPLIES/EQUIPMENT	$447.15	
	S011995437.001	WTP: PVC CPLNGS/HIGH BOND GLUE/DRY WIPES			$1

Vendor Name	Invoice Number	Invoice Description / Service Area Description	GL Number Description	Line Item Amount	Invoice Amount
		WATER TREATMENT	OPERATIONAL SUPPLIES/EQUIPMENT	$198.90	
	S011964420.001	ST: CAMLOCK ADAPTER FITTING			$25.66
		STREET MAINTENANCE	VEHICLE & MACH SUPPLIES/PARTS	$25.66	
	S011964463.001	ST: MALE HOSE ADAPTER/DOMESTIC CPLNG			$101.94
		STREET MAINTENANCE	VEHICLE & MACH SUPPLIES/PARTS	$101.94	
	S011992872.001	WHT AFWLL MLLNM 1.1 GPF, WHT MEDERA 16-1/2", 2) WHT PLSTC EL - ALL PARKS			$298.99
		PARK MAINTENANCE & CAPITAL	OPERATIONAL SUPPLIES/EQUIPMENT	$298.99	
	S012014847.001	SPEARS PVC, 2) S40 PVC SXS, 2) S80 PVC SXM ADPTR - DTS FOUNTAIN			$84.60
		PARK MAINTENANCE & CAPITAL	OPERATIONAL SUPPLIES/EQUIPMENT	$84.60	
	S012020753.001	2) HNTR PGV - 100 JT MB 1" MALE X BRB PVC - BIKE SKILLS COURSE			$44.64
		PARK MAINTENANCE & CAPITAL	IRRIGATION SUPPLIES	$44.64	
	S012001100.001	WTP: 10 PVC PIPE PLAIN END -SC			$48.31
		WATER TREATMENT	OPERATIONAL SUPPLIES/EQUIPMENT	$48.31	
	S012005140.001	WD: COUPLINGS/VALVES/UNIONS			$402.09
		WATER DISTRIBUTION	OPERATIONAL SUPPLIES/EQUIPMENT	$402.09	
	S011998426.001	WD: BRASS FITTINGS/BRUSHINGS			$55.67
		WATER DISTRIBUTION	OPERATIONAL SUPPLIES/EQUIPMENT	$55.67	
	S011999161.001	HUNTER PC400 4 STN TIMER - CITY HALL IRRIGATION			$181.14
		GOVERNMENT BUILDING & GROUNDS DI	IRRIGATION SUPPLIES	$181.14	
	S011998070.001	WTP: QUICK AIR RELEASE VALVE -SC			$103.99
		WATER TREATMENT	OPERATIONAL SUPPLIES/EQUIPMENT	$103.99	
	S012006575.001	SLOAN A-1101-A CLST RBLD KT - MEMORIAL RESTROOMS			$49.54
		PARK MAINTENANCE & CAPITAL	FACILITY SUPPLIES	$49.54	
	S011997009.001	WTP: BALL VALVE/PLAIN END PIPE/SAW BLADE			$287.71
		WATER TREATMENT	OPERATIONAL SUPPLIES/EQUIPMENT	$287.71	
	S012012101.001	WD: REPLACEMENT YOKE @ 2704 N. BOYER			$605.55
		WATER DISTRIBUTION	OPERATIONAL SUPPLIES/EQUIPMENT	$605.55	
	S012004108.001	WD: (3) WATER MAIN COVER			$94.61
		WATER DISTRIBUTION	OPERATIONAL SUPPLIES/EQUIPMENT	$94.61	
	S011997126.001	WTP: (3)PVC BALL VALVE/COUPLING			$776.08
		WATER TREATMENT	OPERATIONAL SUPPLIES/EQUIPMENT	$776.08	
	S012005159.001	WD: 100 FT OF HIGH-PRESSURE TUBING			$90.90
		WATER DISTRIBUTION	OPERATIONAL SUPPLIES/EQUIPMENT	$90.90	
	S012004882.001	WD: 2 REPLACEMENT METER BOXES			$271.63
		WATER DISTRIBUTION	OPERATIONAL SUPPLIES/EQUIPMENT	$271.63	
			Total For: CONSOLIDATED SUPPLY CO.		**$4,394.99**
Vendor: CO-OP GAS & SUPPLY CO.					
	47473-1	WWTP: 16 BAGS OF ICE			$20.64
		WASTEWATER TREATMENT	LABORATORY SUPPLIES	$20.64	
	37553	CHEM ERASER 2.5 GAL , GAL CHEM R-11 - ALL PARKS WEED KILLER			$271.98
		PARK MAINTENANCE & CAPITAL	OPERATIONAL SUPPLIES/EQUIPMENT	$271.98	
	36687	WTP: 12 POINT 32MM SOCKET			$
		WATER TREATMENT	TOOLS	$12.99	

Vendor Name	Invoice Number	Invoice Description / Service Area Description	GL Number Description	Line Item Amount	Invoice Amount
	79532	WTP: 70 OZ DISH SOAP/24 OZ HAND SOAP			$22.97
		WATER TREATMENT	CLEANING SUPPLIES	$22.97	
	89736	SC: POWER SPRAY NOZZLE			$14.99
		WASTEWATER COLLECTIONS	OPERATIONAL SUPPLIES/EQUIPMENT	$14.99	
	39019	SHOP/WD: PROPANE/ RUBBER GLOVES			$50.08
		WASTEWATER COLLECTIONS	OPERATIONAL SUPPLIES/EQUIPMENT	$11.36	
			Total For: CO-OP GAS & SUPPLY CO.		**$393.65**
Vendor: DREAMLAND SKATEPARKS LLC					
	07182024-9	TRAVERS SKATEPARK DSGN SERVICES INV#9			$202,094.45
		PARK MAINTENANCE & CAPITAL	CAPITAL IMPROVEMENTS - IMPACT PARKS	$100,522.67	
		PARK MAINTENANCE & CAPITAL	CAPITAL IMPROVEMENTS OTHER THAN BU	$21,077.33	
			Total For: DREAMLAND SKATEPARKS LLC		**$202,094.45**
Vendor: EMSCONNECT					
	11333	EMS/FIRE/CRITICAL CARE TRAINING-AUGUST 24			$75.00
		FIRE DEPARTMENT - SANDPOINT	EDUCATION/TRAINING SUPPLIES	$75.00	
			Total For: EMSCONNECT		**$75.00**
Vendor: FASTENAL COMPANY					
	IDCOE204252	WD: BLUE LOCATE PAINT			$87.86
		WATER DISTRIBUTION	OPERATIONAL SUPPLIES/EQUIPMENT	$87.86	
			Total For: FASTENAL COMPANY		**$87.86**
Vendor: FATBEAM LLC					
	46505	INTERNET SVCS- AUG '24			$406.85
		INFORMATION TECHNOLOGY DIVISION	INTERNET - FIBER/T1	$406.85	
			Total For: FATBEAM LLC		**$406.85**
Vendor: FRANK LINSCOTT					
	022160	9 LOADS SAND - BEACH SAND VOLLEYBALL COURTS			$990.00
		PARK MAINTENANCE & CAPITAL	FACILITY SUPPLIES	$990.00	
			Total For: FRANK LINSCOTT		**$990.00**
Vendor: GINNO CONSTRUCTION CO					
	2310-16	A23-5300-5 TRAVERS PARK RENOVATIONS PH 1 -CMGC AND CONSTRUCTION SE			$501,692.12
		JAMES E. RUSSELL SPORTS CENTER FA	CAPITAL CONSTRUCTION SERVICES - BUIL	$51,615.98	
	2310-15 (REVISED)	A23-5300-5 TRAVERS PARK RENOVATIONS PH 1 -CMGC AND CONSTRUCTION SE			$435,231.88
		JAMES E. RUSSELL SPORTS CENTER FA	CAPITAL CONSTRUCTION SERVICES - BUIL	$110,105.00	
			Total For: GINNO CONSTRUCTION CO		**$936,924.00**
Vendor: GRAINGER INC					
	9155387666	WTP: TUBE KIT & (3) ADAPTER KIT			$387.82
		WATER TREATMENT	OPERATIONAL SUPPLIES/EQUIPMENT	$387.82	
	9180628076	WTP: (3) 3" TEE PIPE & (4) COUPLINGS			$1
		WATER TREATMENT	OPERATIONAL SUPPLIES/EQUIPMENT	$167.14	

Vendor Name	Invoice Number	Invoice Description / Service Area Description	GL Number Description	Line Item Amount	Invoice Amount
			Total For: GRAINGER INC		**$554.96**
Vendor: GRIPTION TIRES INC					
	66639	REAR TIRES FOR KUBOTA MOWER - ALL PARKS			$128.90
		PARK MAINTENANCE & CAPITAL	VEHICLE & MACH SUPPLIES/PARTS	$128.90	
			Total For: GRIPTION TIRES INC		**$128.90**
Vendor: Habor Freight Tools3145					
	092496	ST: STANDARD & METRIC WRENCH SETS			$129.98
		STREET MAINTENANCE	TOOLS	$129.98	
			Total For: Habor Freight Tools3145		**$129.98**
Vendor: HACH COMPANY					
	14099548	WTP: 6PK 10ML SAMPLE CELL -TESTING			$83.34
		WATER TREATMENT	LABORATORY SUPPLIES	$83.34	
	14119293	WTP: HEAVY DUTY SURFACE CLEANER			$87.57
		WATER TREATMENT	LABORATORY SUPPLIES	$87.57	
	14117104	WTP: RYTON SALT BRIDGE			$132.60
		WATER TREATMENT	LABORATORY SUPPLIES	$132.60	
			Total For: HACH COMPANY		**$303.51**
Vendor: HMH ENGINEERING					
	M24005-03	CEDAR ST RECONSTRUCTION SVCS THRU 6/16/24			$6,204.80
		STREET CAPITAL & PROJECTS	OTHER PROF SERVICE - ENGINEERING/AR	$5,149.99	
			Total For: HMH ENGINEERING		**$6,204.80**
Vendor: IDAHO ASPHALT SUPPLY INC					
	4-579924	ST: TACK OIL FOR ASPHALT			$559.00
		STREET MAINTENANCE	ROADWAY/PATH SUPPLIES/EQUIPMENT	$559.00	
	4-579000	ST: TACK OIL FOR ASPHALT			$578.50
		STREET MAINTENANCE	ROADWAY/PATH SUPPLIES/EQUIPMENT	$578.50	
	4-580728	ST: TACK OIL FOR DURAPATCHING			$624.00
		STREET MAINTENANCE	ROADWAY/PATH SUPPLIES/EQUIPMENT	$624.00	
	4-577774	ST: TACK OIL FOR ASPHALT			$578.50
		STREET MAINTENANCE	ROADWAY/PATH SUPPLIES/EQUIPMENT	$578.50	
	4-570268	ST: RAPID ASPALT SETTING CHEMICALS			$481.00
		STREET MAINTENANCE	ROADWAY/PATH SUPPLIES/EQUIPMENT	$481.00	
			Total For: IDAHO ASPHALT SUPPLY INC		**$2,821.00**
Vendor: Idaho Rural Water Asso					
	80527294966	WD: OPERATOR SAFETY CERTIFICATION -WES ALBIN/CODY LOGAN			$240.00
		WATER DISTRIBUTION	TRAINING AND TRAVEL	$240.00	
			Total For: Idaho Rural Water Asso		**$240.00**
Vendor: IDAHO STATE POLICE					
	IN2984	ILETS ACCESS FEES JUL-SEP 24; ILETS ACCESS FEES LVL 1 JUL- SEP 24			$2,2

Vendor Name	Invoice Number	Invoice Description / Service Area Description	GL Number Description	Line Item Amount	Invoice Amount
		INFORMATION TECHNOLOGY DIVISION	PUBLIC SAFETY-MOTOROLA/ERS-CAD/WAT	$1,356.25	
			Total For: IDAHO STATE POLICE		**$2,293.75**
Vendor: Idaho.Gov					
	46HD2NLLVPV	WATER AND SEWER LICENSE RNWLS - WES ALBIN			$60.00
		WASTEWATER COLLECTIONS	LICENSES/DUES & SUBSCR (JOB RELATED)	$30.00	
			Total For: Idaho.Gov		**$60.00**
Vendor: Image Maker Photo Video					
	031796	CITY COUNCIL/MAYORS PHOTOS			$2.28
		CITY COUNCIL	PHOTOCOPIES	$1.14	
			Total For: Image Maker Photo Video		**$2.28**
Vendor: INSIGHT DISTRIBUTING INC					
	0505479	SHOP: PAPER TOWELS			$97.90
		WATER DISTRIBUTION	FACILITY SUPPLIES	$32.63	
	0505812	SHOP: TOILET PAPER			$63.95
		STREET MAINTENANCE	FACILITY SUPPLIES	$21.31	
	0503340	WTP: PAPER TOWELS/CAN LINERS/TP			$170.08
		WATER TREATMENT	FACILITY SUPPLIES	$170.08	
	0505468-IN	WTP: 24 ROLLS OF PAPER TOWELS			$48.95
		WATER TREATMENT	FACILITY SUPPLIES	$48.95	
	0506083-IN	1) CASE TP 2PLY, 4) DISP SOAP 800 ML - BEACH			$107.85
		PARK MAINTENANCE & CAPITAL	OPERATIONAL SUPPLIES/EQUIPMENT	$107.85	
	0505781	WTP: 33GAL TRASH CAN LINERS			$69.88
		WATER TREATMENT	FACILITY SUPPLIES	$69.88	
	0506083	CASE TP , 4)DISP SOAP - MICK TRAIL			$107.85
		PARK MAINTENANCE & CAPITAL	OPERATIONAL SUPPLIES/EQUIPMENT	$107.85	
			Total For: INSIGHT DISTRIBUTING INC		**$666.46**
Vendor: INTERSTATE CONCRETE & ASPHALT					
	978806	ST: 1/4" CHIPSEAL - 12.90 TON			$309.60
		STREET MAINTENANCE	ROADWAY/PATH SUPPLIES/EQUIPMENT	$309.60	
			Total For: INTERSTATE CONCRETE & ASPHALT		**$309.60**
Vendor: JACOBS ENGINEERING GROUP INC					
	W3Y13702-02	A24-1910-2 PLANNER SERVICES			$23,876.80
		PLANNING DIVISION	TECH SERVICES - PLANNING	$23,876.80	
			Total For: JACOBS ENGINEERING GROUP INC		**$23,876.80**
Vendor: JAMES A SEWELL & ASSOC LLC					
	110460	WTP: LAKE ROOF EXT DSGN SVCS THROUGH 3/31/24			$1,426.25
		WATER TREATMENT	CAPITAL CONSTRUCTION SERVICES - BUIL	$1,426.25	
			Total For: JAMES A SEWELL & ASSOC LLC		**$1,426.25**
Vendor: JARED RYAN SUNDBERG					

Vendor Name	Invoice Number	Invoice Description / Service Area Description	GL Number Description	Line Item Amount	Invoice Amount
	1636	MOBILE MECHANIC SERVICES FOR SNOWBLOWER ENGINE REPLACEMENT - STR			$25,025.00
		STREET MAINTENANCE	VEHICLE & MACH SUPPLIES/PARTS	$25,025.00	
	1634	MOBILE MECHANIC SERVICES FOR FIRE LADDER TRUCK 1141			$5,300.00
		FIRE DEPARTMENT - SANDPOINT	SERVICES - AUTOMOTIVE - R&M	$4,000.00	
			Total For: JARED RYAN SUNDBERG		**$30,325.00**
Vendor: J-U-B ENGINEERS INC					
	0175109	ST: PAVEMENT SEALCOAT DSGN SVCS 6/2/24-6/29/24			$353.70
		STREET CAPITAL & PROJECTS	OTHER PROF SERVICE - ENGINEERING/AR	$353.70	
	0175212	DSGN SVCS GRT NRTHRN RD 6/2/24-6/29/24			$35,960.90
		STREET CAPITAL & PROJECTS	OTHER PROF SERVICE - ENGINEERING/AR	$13,096.65	
			Total For: J-U-B ENGINEERS INC		**$36,314.60**
Vendor: KELLER ASSOCIATES INC					
	0241894	BRIDGE ST REHAB DSGN SVCS 6/2/24 THRU 6/29/24			$5,050.00
		STREET CAPITAL & PROJECTS	OTHER PROF SERVICE - ENGINEERING/AR	$5,050.00	
	0242172	DSGN SVCS SWR LFT STATIONS 6/2/24-6/29/24			$10,693.25
		WASTEWATER CAPITAL PROJECTS	CAPITAL IMPROVEMENTS OTHER THAN BU	$10,693.25	
			Total For: KELLER ASSOCIATES INC		**$15,743.25**
Vendor: KELLEY CREATE					
	37120726	HP COPIER CONTRACT LEASE			$230.61
		POLICE DEPARTMENT	COPIER LEASE	$230.61	
			Total For: KELLEY CREATE		**$230.61**
Vendor: KENT ANDERSON					
	1156	2024 TENNIS CMP SET UP / INSTRUCTION			$1,795.50
		RECREATION PROGRAMS	TECH SERVICES - PARK/BEACH AND REC	$1,795.50	
			Total For: KENT ANDERSON		**$1,795.50**
Vendor: KG & T SEPTIC INC					
	43146	A24-5200-1 - PORTABLE TOILET MONTHLY RENTAL AND SERVICE - 4/29/24-5/26/24			$3,362.00
		PARK MAINTENANCE & CAPITAL	MULTI-PURPOSE WASTE DISPOSAL/PORTA	$273.00	
	43143	A24-5200-1 - PORTABLE TOILET MONTHLY RENTAL AND SERVICE - FY 24 BEGINNI			$300.00
		RECREATION PROGRAMS	MULTI-PURPOSE WASTE DISPOSAL/PORTA	$300.00	
	44036	A24-5200-1 - PORTABLE TOILET MONTHLY RENTAL AND SERVICE - FY 24 BEGINNI			$4,211.32
		PARK MAINTENANCE & CAPITAL	MULTI-PURPOSE WASTE DISPOSAL/PORTA	$0.00	
			Total For: KG & T SEPTIC INC		**$7,873.32**
Vendor: KODIAK ADVERTISING					
	3017	(6) ALUMINUM PROJECT POSTER SIGNS			$810.00
		STREET CAPITAL & PROJECTS	SIGNAGE SUPPLIES/EQUIPMENT	$810.00	
	3027	1X NAMEPLATE-HAYLEY			$38.00
		CITY CLERK'S OFFICE	OFFICE SUPPLIES/EQUIPMENT	$38.00	
			Total For: KODIAK ADVERTISING		**$8**

Vendor Name	Invoice Number	Invoice Description / Service Area Description	GL Number Description	Line Item Amount	Invoice Amount
Vendor: L.N. CURTIS & SONS					
	INV845839	FREIGHT CHG/INV#840336/FB#12099506			$342.31
		FIRE DEPARTMENT - SANDPOINT	CAPITAL EQUIPMENT - IMPACT FIRE	$342.31	
			Total For: L.N. CURTIS & SONS		**$342.31**
Vendor: LES SCHWAB TIRE CENTER					
	10800841158	REAREND BUSHINGS INSTALLED 7 ALIGNMENT P1532 CRO'S VEHICLE			$524.05
		POLICE DEPARTMENT	SERVICES - AUTOMOTIVE - R&M	$524.05	
	10800838544	LWR CNTRL ARMS REPLACE/ALIGN #SPD14			$927.95
		POLICE DEPARTMENT	SERVICES - AUTOMOTIVE - R&M	$927.95	
	10800833076	BATTERY REPLACEMENT SPD 5			$246.74
		POLICE DEPARTMENT	SERVICES - AUTOMOTIVE - R&M	$246.74	
	10800837477	ST: FLAT TIRE REPAIR & IMPLEMENT TUBE			$119.99
		STREET MAINTENANCE	VEHICLE & MACH SUPPLIES/PARTS	$119.99	
			Total For: LES SCHWAB TIRE CENTER		**$1,818.73**
Vendor: LEXIPOL LLC					
	INVLEX11238923	ANNUAL LAW ENFORCEMENT POLICY UPDATES			$3,914.47
		POLICE DEPARTMENT	TECH SERVICES - POLICY	$3,914.47	
			Total For: LEXIPOL LLC		**$3,914.47**
Vendor: LUBRICATION ENGINEERS INC					
	IN532781	WTP: 5 GAL SYN GEAR OIL/FD GRADE+SHIPG -SC			$442.45
		WATER TREATMENT	OPERATIONAL SUPPLIES/EQUIPMENT	$442.45	
	IN532147	WTP: 5 GAL SYN GEAR OIL + SHIPPING -LP			$436.08
		WATER TREATMENT	OPERATIONAL SUPPLIES/EQUIPMENT	$436.08	
			Total For: LUBRICATION ENGINEERS INC		**$878.53**
Vendor: MCHUGH BROMLEY PLLC					
	1000 4196	WATER RIGHTS PRE-ADJ WORK/REVIEW-JUNE'24			$308.00
		WATER DISTRIBUTION	OTHER PROF SERVICE - LEGAL - CIVIL	$308.00	
			Total For: MCHUGH BROMLEY PLLC		**$308.00**
Vendor: MICHAEL D. TERRELL					
	5953	A24-5300-5 TRAVERS PARK TENNIS COURT REHAB DSGN SVCS			$38.75
		PARK MAINTENANCE & CAPITAL	CAPITAL IMPROVEMENTS OTHER THAN BU	$38.75	
	5948	TRAVERSE PARK PHASE 2 PLAYGROUND			$10,245.86
		PARK MAINTENANCE & CAPITAL	CAPITAL IMPROVEMENTS OTHER THAN BU	$5,122.93	
		PARK MAINTENANCE & CAPITAL	CAPITAL IMPROVEMENTS OTHER THAN BU	$5,122.93	
			Total For: MICHAEL D. TERRELL		**$10,284.61**
Vendor: NAPA AUTO PARTS					
	193916	2) FLD TRNSFR PMP - SPORTS COMP			$50.14
		PARK MAINTENANCE & CAPITAL	VEHICLE & MACH SUPPLIES/PARTS	$50.14	
	194621	FUEL FLTR - ALL PARKS - MOWER			

Vendor Name	Invoice Number	Invoice Description / Service Area Description	GL Number Description	Line Item Amount	Invoice Amount
		PARK MAINTENANCE & CAPITAL	VEHICLE & MACH SUPPLIES/PARTS	$5.13	
	188824	WTP: DISPOSABLE GLOVES			$7.99
		WATER TREATMENT	LABORATORY SUPPLIES	$7.99	
	191434	ST: 8 MICROFIBER TOWELS/1 QT MOTOR OIL			$21.47
		STREET MAINTENANCE	VEHICLE & MACH SUPPLIES/PARTS	$21.47	
	192608	BLL MNT, TRLR BLL - MEMORIAL TO MOVE BLEACHERS			$45.18
		PARK MAINTENANCE & CAPITAL	OPERATIONAL SUPPLIES/EQUIPMENT	$45.18	
	191899	ST: DURAPATCHER RATCHET/BTTRY/DEPOSIT			$181.62
		STREET MAINTENANCE	ROADWAY/PATH SUPPLIES/EQUIPMENT	$181.62	
	191933-C	ST: PRTL DEPOSIT CREDIT-DURA BATTERY-INV 191899			$(9.00)
		STREET MAINTENANCE	ROADWAY/PATH SUPPLIES/EQUIPMENT	$(9.00)	
	193136	WD: 6 QUARTS E-TORGUE OIL -RAM TRUCK			$44.48
		WATER DISTRIBUTION	VEHICLE & MACH SUPPLIES/PARTS	$44.48	
	193132	WTP: GREASE GUN/INJECT TOOL/GREASE			$69.75
		WASTEWATER TREATMENT	OPERATIONAL SUPPLIES/EQUIPMENT	$69.75	
	190694	BOAT TRAILER GREASE 3 OZ			$30.80
		FIRE DEPARTMENT - SANDPOINT	VEHICLE & MACH SUPPLIES/PARTS	$30.80	
			Total For: NAPA AUTO PARTS		**$447.56**
Vendor: NATIONAL BARRICADE OF SPOKANE					
	220130	ST: LOOSE GRVL SIGNS & STANDS + SHIPPING			$605.00
		STREET MAINTENANCE	ROADWAY/PATH SUPPLIES/EQUIPMENT	$605.00	
	220248	ST: 4 LOOSE GRAVEL SIGNS W/ STANDS			$1,195.00
		STREET MAINTENANCE	ROADWAY/PATH SUPPLIES/EQUIPMENT	$1,195.00	
			Total For: NATIONAL BARRICADE OF SPOKANE		**$1,800.00**
Vendor: NORTH 40 OUTFITTERS					
	045516/B	WTP: AIR COMPRESSOR AND ACCESSORIES			$733.74
		WATER TREATMENT	TOOLS	$733.74	
	45608/B	12" CHAIN, 5) RSPRTRY MSK - SPORTS COMP TOOLS			$24.84
		PARK MAINTENANCE & CAPITAL	TOOLS	$24.84	
	45612/B	WTP: HAND CLEANER & SPRINKLER ADAPTER			$42.77
		WATER TREATMENT	OPERATIONAL SUPPLIES/EQUIPMENT	$42.77	
	045366/B	ST: TRAILER BALL MOUNT - TAX INCLUDED			$16.04
		STREET MAINTENANCE	VEHICLE & MACH SUPPLIES/PARTS	$16.04	
	45209/B	WTP: 4 GAL PROPN/PROPN CYLNDR/GRNDNG WHL			$69.64
		WATER TREATMENT	OPERATIONAL SUPPLIES/EQUIPMENT	$69.64	
	45534/B	WD: BRUSHLESS DRILL /IMPACT WRENCH			$541.93
		WATER DISTRIBUTION	TOOLS	$541.93	
	45555/B	ST: CONDUIT FOR PATCHING MANHOLE COVERS			$6.99
		STREET MAINTENANCE	ROADWAY/PATH SUPPLIES/EQUIPMENT	$6.99	
	045426/B	WWTP: TRASH PUMP/BALL VLV/ADAPTR FITTING			$1,615.14
		WASTEWATER TREATMENT	FACILITY SUPPLIES	$1,615.14	
	045393/B	WTP: 20 5/8" VINYL TUBING-LAKE PLANT			$

Vendor Name	Invoice Number	Invoice Description / Service Area Description	GL Number Description	Line Item Amount	Invoice Amount
		WATER TREATMENT	OPERATIONAL SUPPLIES/EQUIPMENT	$15.80	
	45492/B	WTP: ELECTRIC WRENCH/CHARGER/BATERY			$379.97
		WATER TREATMENT	TOOLS	$379.97	
	45444/B	ST: 25 FOOT EXTENSION CORD			$65.99
		STREET MAINTENANCE	VEHICLE & MACH SUPPLIES/PARTS	$65.99	
			Total For: NORTH 40 OUTFITTERS		**$3,512.85**
Vendor: Nrpa Operating					
	072024-195423-213137	NRPA 2024 ANNUAL VIRTUAL CONFERENCE			$305.00
		RECREATION PROGRAMS	TRAINING AND TRAVEL	$305.00	
			Total For: Nrpa Operating		**$305.00**
Vendor: OLD DOMINION BRUSH CO INC					
	9043049	ST: (6) AIR BLAST PARTS - INSIDE SWEEPER			$1,150.70
		STREET MAINTENANCE	VEHICLE & MACH SUPPLIES/PARTS	$1,150.70	
			Total For: OLD DOMINION BRUSH CO INC		**$1,150.70**
Vendor: Onestepgpscom					
	1433375	GPS SERVICE FOR PATROL VEHICLES			$223.20
		POLICE DEPARTMENT	TECH SERVICES - PUBLIC SAFETY MISC	$223.20	
			Total For: Onestepgpscom		**$223.20**
Vendor: OXARC INC					
	0032116676	WWTP: CHLORINE & S02 -JULY '24			$5,473.82
		WASTEWATER TREATMENT	CHEMICAL SUPPLIES	$5,473.82	
	0032119638	WTP: (52) 50LB BAGS SODA ASH			$2,444.75
		WATER TREATMENT	CHEMICAL SUPPLIES	$2,444.75	
	0032120699	WD: 200 SAFETY EARPLUG SETS			$50.20
		WATER DISTRIBUTION	SAFETY/PPE/MEDICAL SUPPLIES/EQUIPME	$50.20	
			Total For: OXARC INC		**$7,968.77**
Vendor: PACWEST MACHINERY LLC					
	30422254	ST600: (2) SINGLE VALVE ASSEMBLY			$280.16
		STREET MAINTENANCE	VEHICLE & MACH SUPPLIES/PARTS	$280.16	
			Total For: PACWEST MACHINERY LLC		**$280.16**
Vendor: PAPE MACHINERY INC					
	15470407	ST: CUSHION COVER ST ROLLER +SHIP			$49.24
		STREET MAINTENANCE	VEHICLE & MACH SUPPLIES/PARTS	$49.24	
	15455216	ST: CUSHION COVER FOR STREET ROLLER			$30.48
		STREET MAINTENANCE	VEHICLE & MACH SUPPLIES/PARTS	$30.48	
	15470411-C	ST: ROLLER CUSHION COVER REFUND - INV 15455216			$(30.48)
		STREET MAINTENANCE	VEHICLE & MACH SUPPLIES/PARTS	$(30.48)	
			Total For: PAPE MACHINERY INC		**$49.24**
Vendor: PASSWORD ANSWER SERVICE INC					

Vendor Name	Invoice Number	Invoice Description / Service Area Description	GL Number Description	Line Item Amount	Invoice Amount
	10253061	AFTER HOURS ANSWER SERVICE JULY '24/AUG '24			$358.26
		PUBLIC WORKS ADMINISTRATION	TELEPHONE - LANDLINE & OTHER	$358.26	
			Total For: PASSWORD ANSWER SERVICE INC		**$358.26**
Vendor: PEAK SAND & GRAVEL INC					
	100593	ST: 13.39 TON WASHED CHIPS - DURAPATCHER			$374.92
		STREET MAINTENANCE	ROADWAY/PATH SUPPLIES/EQUIPMENT	$374.92	
	100469	ST: 11.43 TON OF 3/8" ROCK-DURAPATCHER			$320.04
		STREET MAINTENANCE	ROADWAY/PATH SUPPLIES/EQUIPMENT	$320.04	
	100185	ST: 14.42 TON 3/8" WASHED CHIP-DURAPTCHR			$403.76
		STREET MAINTENANCE	ROADWAY/PATH SUPPLIES/EQUIPMENT	$403.76	
			Total For: PEAK SAND & GRAVEL INC		**$1,098.72**
Vendor: PIERCE AUTO CENTER					
	607049	CLEAR AND RESET CODES ON SPD 17			$150.00
		POLICE DEPARTMENT	VEHICLE & MACH SUPPLIES/PARTS	$150.00	
			Total For: PIERCE AUTO CENTER		**$150.00**
Vendor: PONDERAY NURSERY AND GARDEN					
	7182024	1 YRD BARK - MEMORIAL			$43.78
		PARK MAINTENANCE & CAPITAL	OPERATIONAL SUPPLIES/EQUIPMENT	$43.78	
	293	1YD DRK FINE BRK, 1 YD SHREDED BRK - SPRTS COMP			$103.00
		PARK MAINTENANCE & CAPITAL	TURF/GROUND/TREE/PLANT SUPPLIES/EQ	$103.00	
	7262024	1 YARD SHREDDED BARK - SPRTS CMPLX			$218.88
		PARK MAINTENANCE & CAPITAL	TURF/GROUND/TREE/PLANT SUPPLIES/EQ	$218.88	
	7262024(2)	SHREDDED BARK - 51.50/CU YD- SPRTS CMPLX			$437.75
		PARK MAINTENANCE & CAPITAL	TURF/GROUND/TREE/PLANT SUPPLIES/EQ	$437.75	
			Total For: PONDERAY NURSERY AND GARDEN		**$803.41**
Vendor: Psi Services Llc Usd					
	R48CE4BQ	WTP: ID BCKFLW PREVENTION TEST - JOSH LANDER			$106.00
		WATER TREATMENT	TRAINING AND TRAVEL	$106.00	
			Total For: Psi Services Llc Usd		**$106.00**
Vendor: R.C. WORST CO					
	345273	WTP: 4) 3" PVC COUPLING & 2) TEE FITTING			$215.54
		WATER TREATMENT	OPERATIONAL SUPPLIES/EQUIPMENT	$215.54	
	345179	WTP: PVC SOCKET UNION BALL VALVE			$157.50
		WATER TREATMENT	OPERATIONAL SUPPLIES/EQUIPMENT	$157.50	
			Total For: R.C. WORST CO		**$373.04**
Vendor: RACOM CORPORATION					
	INV18422	UPFITTING - PATROL CAR SPD 3			$16,625.35
		POLICE DEPARTMENT	CAPITAL EQUIPMENT - IMPACT POLICE	$16,625.35	
	INV18420	UPFITTING - PATROL CAR SPD 10			$19,1

Vendor Name	Invoice Number	Invoice Description / Service Area Description	GL Number Description	Line Item Amount	Invoice Amount
		POLICE DEPARTMENT	CAPITAL EQUIPMENT - IMPACT POLICE	$19,174.42	
	INV18064	UPFITTING - PATROL CAR SPD 18			$18,055.35
		POLICE DEPARTMENT	CAPITAL EQUIPMENT - IMPACT POLICE	$18,055.35	
			Total For: RACOM CORPORATION		**$53,855.12**
Vendor: RHOMAR INDUSTRIES, INC.					
	106566	ST: 5GAL ASPH CLNR+ 12 BTTLS TACK OIL EMULSIFIER/CLNR			$558.27
		STREET MAINTENANCE	ROADWAY/PATH SUPPLIES/EQUIPMENT	$558.27	
			Total For: RHOMAR INDUSTRIES, INC.		**$558.27**
Vendor: ROD BERGET					
	905100	BOOT REIMB - ROD BERGET FY '24			$125.00
		WASTEWATER COLLECTIONS	UNIFORM & CLOTHING	$62.50	
			Total For: ROD BERGET		**$125.00**
Vendor: Safeway #0350					
	00047706	ORANGES FOR COFFEE BREAK			$6.99
		CENTRAL SERVICES DEPARTMENT	SUSTENANCE/FOOD	$6.99	
	00092825	COFFEE,PLATES,UTENSILS,FRUIT FOR COFFEE BREAK			$49.22
		CENTRAL SERVICES DEPARTMENT	SUSTENANCE/FOOD	$49.22	
			Total For: Safeway #0350		**$56.21**
Vendor: SANDPOINT SUPER DRUG					
	25544/1	WD: (2) BLACK BALLPOINT PENS			$2.25
		WATER DISTRIBUTION	OFFICE SUPPLIES/EQUIPMENT	$2.25	
			Total For: SANDPOINT SUPER DRUG		**$2.25**
Vendor: SELKIRK PRESS INC					
	20977	BUSINESS CARDS-BRANDON STAGLUND			$52.00
		ENGINEERING DIVISION	PRINTING AND BINDING	$52.00	
	21027	BUSINESS CARDS- GARAN WILSON			$78.00
		BUILDING DIVISION	PRINTING AND BINDING	$78.00	
			Total For: SELKIRK PRESS INC		**$130.00**
Vendor: SETCOM CORPORATION					
	57645	ST: (3) WIRELESS HEADSETS - DURAPTCH OPS			$2,614.23
		STREET MAINTENANCE	OPERATIONAL SUPPLIES/EQUIPMENT	$2,550.00	
			Total For: SETCOM CORPORATION		**$2,614.23**
Vendor: SHERWIN-WILLIAMS CO					
	4725-8	ST: BLUE PAINT/ROLLERS/MARKING TAPE			$66.69
		STREET MAINTENANCE	PAINT & THERMO SUPPLIES/EQUIPMENT	$66.69	
			Total For: SHERWIN-WILLIAMS CO		**$66.69**
Vendor: SOUTH FORK HARDWARE (PARKS)					
	381376	2) CST IFON P1056-22 2", 2) BEND VENT, 2) BEND VENT 92252 - CONCESSIONS			$

Vendor Name	Invoice Number	Invoice Description / Service Area Description	GL Number Description	Line Item Amount	Invoice Amount
		CITY BEACH CONCESSIONS	FACILITY SUPPLIES	$40.34	
	381379	2) NO HUB COUPLING - CONCESSIONS			$10.98
		CITY BEACH CONCESSIONS	FACILITY SUPPLIES	$10.98	
	380850	2) PAILS, 2) LIDS - ALL PARKS - BUCKETS FOR FIELD PAINTING			$23.56
		PARK MAINTENANCE & CAPITAL	OPERATIONAL SUPPLIES/EQUIPMENT	$23.56	
	381643	3) RPLCMNT TRGT CARRIERS, 4) BND VNT, 4) SNTRY TEE, STPL GN, 3) STPLS - RA			$110.45
		RECREATION PROGRAMS	OPERATIONAL SUPPLIES/EQUIPMENT	$110.45	
	381992	HYDRLC JCK OIL, WSP KLLR, 4) NTS & BLTS - ALL PARKS			$15.92
		PARK MAINTENANCE & CAPITAL	OPERATIONAL SUPPLIES/EQUIPMENT	$15.92	
	381768	TV 45CT 13 GAL KITCH BG - DTS RESTROOMS			$9.99
		PARK MAINTENANCE & CAPITAL	OPERATIONAL SUPPLIES/EQUIPMENT	$9.99	
	381259	GREASE TRAP REPAIR SUPPLIES-SNACK SHACK			$118.96
		CITY BEACH CONCESSIONS	FACILITY SUPPLIES	$118.96	
	381433	PLIER, 3) ALK BTTRY - CITY HALL			$80.96
		GOVERNMENT BUILDING & GROUNDS DI	OPERATIONAL SUPPLIES/EQUIPMENT	$80.96	
	381463	4) NTS & BLTS - ALL PARKS - MOWER PARTS			$6.98
		PARK MAINTENANCE & CAPITAL	VEHICLE & MACH SUPPLIES/PARTS	$6.98	
	382517	5) 5-GL TRMCO ELSTC TP, 2" PVC SPRNG CHCK VLV, 2) ALK BATTERIES - DTS FO			$91.22
		PARK MAINTENANCE & CAPITAL	OPERATIONAL SUPPLIES/EQUIPMENT	$91.22	
	382150	4) GALV NPPL, 4) ELBW GLV,3) TEE GLV, 2) GLV NPPLE, BLU MGC PIPE CMPND - S			$78.76
		PARK MAINTENANCE & CAPITAL	OPERATIONAL SUPPLIES/EQUIPMENT	$78.76	
	382185	2) GALV BSHNG - BEACH IRRIGATION			$5.98
		PARK MAINTENANCE & CAPITAL	OPERATIONAL SUPPLIES/EQUIPMENT	$5.98	
	382307	2) PVC BSH, TEE 2" - DTS FOUNTAIN			$10.07
		PARK MAINTENANCE & CAPITAL	OPERATIONAL SUPPLIES/EQUIPMENT	$10.07	
	382575	ELBOW 90 PVC40 - MEMORIAL			$1.19
		PARK MAINTENANCE & CAPITAL	FACILITY SUPPLIES	$1.19	
	382844	SCH 80 PVC NPPL, NTS & BLTS, BIT TORX 620, INST BIT ST TRX SEC 7PC - SPRTS			$14.72
		PARK MAINTENANCE & CAPITAL	IRRIGATION SUPPLIES	$14.72	
	383080	TUBING POLY 2X100'620OD - SPRTS CMPLX			$16.99
		PARK MAINTENANCE & CAPITAL	OPERATIONAL SUPPLIES/EQUIPMENT	$16.99	
	383076	ALK BTTRY, ADPTR ML, PVC SCH40, 2) 1/2 CMP CPLNG, 10) NUTS & BOLTS - SPRT			$23.35
		PARK MAINTENANCE & CAPITAL	OPERATIONAL SUPPLIES/EQUIPMENT	$23.35	
	383099	ANCHR PNS BLK 75PK - ALL PARKS IRRIGATION			$21.99
		PARK MAINTENANCE & CAPITAL	IRRIGATION SUPPLIES	$21.99	
	383147	2PK MSE TRP, VCTR QWICK KILL - CITY HALL			$9.28
		GOVERNMENT BUILDING & GROUNDS DI	OPERATIONAL SUPPLIES/EQUIPMENT	$9.28	
			Total For: SOUTH FORK HARDWARE (PARKS)		**$691.69**
Vendor: SOUTH FORK HARDWARE (POLICE)					
	380578	2 BOX FAN'S FOR PATROL ROOM			$53.98
		POLICE DEPARTMENT	OFFICE SUPPLIES/EQUIPMENT	$53.98	
			Total For: SOUTH FORK HARDWARE (POLICE)		**$**
Vendor: SOUTH FORK HARDWARE (PUB WKS)					

Vendor Name	Invoice Number	Invoice Description / Service Area Description	GL Number Description	Line Item Amount	Invoice Amount
	378262	WTP: COMBO WRENCH/BRASS FITTINGS			$56.96
		WATER TREATMENT	TOOLS	$28.99	
	379387	ST: NUTS/BOLTS/BLACK TRASH BAGS			$10.39
		STREET MAINTENANCE	TRAFFIC CONTROL SUPPLIES/EQUIPMENT	$10.39	
	381572	WTP: 6' QUICK CHARGE CORD - SAND CREEK			$23.99
		WATER TREATMENT	IT SUPPLIES/EQUIPMENT	$23.99	
			Total For: SOUTH FORK HARDWARE (PUB WKS)		**$91.34**
Vendor: SPOKANE TESTING SOLUTIONS					
	16877	NON-DOT TESTING- 1-UTILITY LOC, 1-BUILD MAINT, 1- WWTP			$200.00
		GOVERNMENT BUILDING & GROUNDS DI	OTHER PROF SERVICE - MEDICAL	$60.00	
			Total For: SPOKANE TESTING SOLUTIONS		**$200.00**
Vendor: SPORTSFIELD SPECIALTIES INC					
	82690	(3) 2 PLY POLY FTBLL GL PST DRCTNL FLG - MEMORIAL			$87.06
		PARK MAINTENANCE & CAPITAL	FACILITY SUPPLIES	$87.06	
			Total For: SPORTSFIELD SPECIALTIES INC		**$87.06**
Vendor: STANTEC CONSULTING SERVICES INC					
	2250664	ON CALL SEWER COLLECTION WORK -THRU 5/31/24			$6,812.50
		WASTEWATER CAPITAL PROJECTS	CAPITAL IMPROVEMENTS OTHER THAN BU	$3,442.50	
			Total For: STANTEC CONSULTING SERVICES INC		**$6,812.50**
Vendor: Staples 00105726					
	68254	PROTECTIVE FLOOR MATS FOR PATROL & CRO ROOMS			$599.92
		POLICE DEPARTMENT	FACILITY SUPPLIES	$599.92	
			Total For: Staples 00105726		**$599.92**
Vendor: STATE INSURANCE FUND					
	28889479	3RD INSTLMNT PREM '24- WRKMNS COMP POLICY 27960			$32,733.00
		UNCLASSIFIED	WORKER'S COMPENSATION	$32,733.00	
			Total For: STATE INSURANCE FUND		**$32,733.00**
Vendor: STONEWAY ELECTRIC SUPPLY					
	S104425322.001	ST: STRAIGHT BLADE PLUG-DURAPATCHER			$11.25
		STREET MAINTENANCE	ROADWAY/PATH SUPPLIES/EQUIPMENT	$11.25	
			Total For: STONEWAY ELECTRIC SUPPLY		**$11.25**
Vendor: SUN RENTAL CENTER INC					
	293616	AUGER MOTOR - SPORTS COMP			$128.00
		PARK MAINTENANCE & CAPITAL	RENTAL OF EQUIPMENT AND VEHICLES	$128.00	
	293615	TRENCHER, TRAILER DITCH WITCH - SPRTS CMPLX BIKE SKLLS CRS			$146.01
		PARK MAINTENANCE & CAPITAL	RENTAL OF EQUIPMENT AND VEHICLES	$146.01	
	293507	RNTL 5 HRS - SPRTS CMP FERTILIZER SPREADER			$68.12
		PARK MAINTENANCE & CAPITAL	RENTAL OF EQUIPMENT AND VEHICLES	$68.12	

Vendor Name	Invoice Number	Invoice Description / Service Area Description	GL Number Description	Line Item Amount	Invoice Amount
			Total For: SUN RENTAL CENTER INC		**$342.13**
Vendor: THE RADAR SHOP					
	25604	RADAR & LIDAR CERTIFICATION			$1,748.00
		POLICE DEPARTMENT	SERVICES - EQUIPMENT - R&M	$1,748.00	
			Total For: THE RADAR SHOP		**$1,748.00**
Vendor: TMG SERVICES INC					
	0052108-IN	WTP: ANNUAL MAINTAINENCE ON CL SENSORS			$2,605.79
		WATER TREATMENT	SERVICES - EQUIPMENT - R&M	$2,605.79	
			Total For: TMG SERVICES INC		**$2,605.79**
Vendor: UNITED STATES ENVIRONMENTAL PROTECTION AGENCY					
	ID0020842	WWTP PENALTY FOR PERMIT VIOLATIONS			$3,450.00
		WASTEWATER TREATMENT	TECH SERVICES - REGULATORY AGENCIE	$3,450.00	
			Total For: UNITED STATES ENVIRONMENTAL PROTECTION AGENCY		**$3,450.00**
Vendor: Ups					
	24-011940	SHIPPING EVIDENCE TO BOISE LAB			$24.13
		POLICE DEPARTMENT	POSTAGE	$24.13	
			Total For: Ups		**$24.13**
Vendor: USA BLUE BOOK					
	INV00404977	WWTP: FILTERING FLASK			$27.50
		WASTEWATER TREATMENT	LABORATORY SUPPLIES	$27.50	
	INV00416695	WWTP: PH BUFFR/GLOVES/PPR TWLS/FIBR FLTR			$887.18
		WASTEWATER TREATMENT	LABORATORY SUPPLIES	$887.18	
			Total For: USA BLUE BOOK		**$914.68**
Vendor: Wal-Mart #2485					
	384183646217427	CAKE AND SUPPLIES FOR JACKIE'S RETIREMENT PARTY			$92.18
		POLICE DEPARTMENT	SUSTENANCE/FOOD	$92.18	
	304186818890536	GATORADE 4TH OF JULY FOR PATROL			$22.68
		POLICE DEPARTMENT	OPERATIONAL SUPPLIES/EQUIPMENT	$22.68	
			Total For: Wal-Mart #2485		**$114.86**
Vendor: WELCH COMER & ASSOCIATES INC					
	44050020-004	BRIDGE ST SIDEWALK DSGN SVCS 5/19/24-6/15/24			$950.00
		STREET CAPITAL & PROJECTS	OTHER PROF SERVICE - ENGINEERING/AR	$950.00	
			Total For: WELCH COMER & ASSOCIATES INC		**$950.00**
Vendor: WESTERN STATES EQUIPMENT CO					
	IN002862253	ST: STEERING VALVE FOR LOADER			$246.37
		STREET MAINTENANCE	VEHICLE & MACH SUPPLIES/PARTS	$246.37	
	IN002843753	ST: SNWBLWR HEX BOLTS			$
		STREET MAINTENANCE	VEHICLE & MACH SUPPLIES/PARTS	$53.80	

Vendor Name	Invoice Number	Invoice Description / Service Area Description	GL Number Description	Line Item Amount	Invoice Amount
	IN002834552	ST: SNWBLWR SEAL O RING			$28.80
		STREET MAINTENANCE	VEHICLE & MACH SUPPLIES/PARTS	$28.80	
	IN002834548	ST: SNWBLWR DOWELS			$15.90
		STREET MAINTENANCE	VEHICLE & MACH SUPPLIES/PARTS	$15.90	
	IN002836236	ST: SNOWBLOWER GASKET			$2.85
		STREET MAINTENANCE	VEHICLE & MACH SUPPLIES/PARTS	$2.85	
	IN00283863	ST: SNWBLWR SEAL RING & GASKET			$8.72
		STREET MAINTENANCE	VEHICLE & MACH SUPPLIES/PARTS	$8.72	
	IN002838064	ST: GAS PRESSURE SENSOR			$167.27
		STREET MAINTENANCE	VEHICLE & MACH SUPPLIES/PARTS	$167.27	
	IN002838057	ST: SNOWBLOWER GASKET			$4.38
		STREET MAINTENANCE	VEHICLE & MACH SUPPLIES/PARTS	$4.38	
	IN002839786	ST: (2) SNOWBLOWER BALL BEARING			$47.84
		STREET MAINTENANCE	VEHICLE & MACH SUPPLIES/PARTS	$47.84	
	IN002839798	ST: SNOWBLOWER OIL CAP			$29.73
		STREET MAINTENANCE	VEHICLE & MACH SUPPLIES/PARTS	$29.73	
	IN002853020	ST: SNWBLWR HYDRAULIC FLTR/FLRT ASSEMBLY			$130.67
		STREET MAINTENANCE	VEHICLE & MACH SUPPLIES/PARTS	$130.67	
	IN002853022	ST: SNOWBLOWER FUEL SEDIMENT BOWL			$41.80
		STREET MAINTENANCE	VEHICLE & MACH SUPPLIES/PARTS	$41.80	
	IN002849983	ST: SNOWBLOWER ELEMENT ASSEMBLY			$64.33
		STREET MAINTENANCE	VEHICLE & MACH SUPPLIES/PARTS	$64.33	
	IN002851492	ST: SNOWBLOWER COOLANT TUBE			$279.95
		STREET MAINTENANCE	VEHICLE & MACH SUPPLIES/PARTS	$279.95	
	IN002839790	ST: SNOWBLOWER WASHER			$0.91
		STREET MAINTENANCE	VEHICLE & MACH SUPPLIES/PARTS	$0.91	
	IN002841513	ST: (2) SNOWBLOWER V BELT			$114.66
		STREET MAINTENANCE	VEHICLE & MACH SUPPLIES/PARTS	$114.66	
	IN002845990	ST: (2) SNOWBLOWER ELEMENT ASSEMBLY			$147.91
		STREET MAINTENANCE	VEHICLE & MACH SUPPLIES/PARTS	$147.91	
	IN002848615	ST: SNWBLWR LUBE FLTR/(2) FLTR ASSMBLY			$130.30
		STREET MAINTENANCE	VEHICLE & MACH SUPPLIES/PARTS	$130.30	
	CM00172065	ST: CREDIT FOR FILTER ASSEMBLY IN00284615			$(43.39)
		STREET MAINTENANCE	VEHICLE & MACH SUPPLIES/PARTS	$(43.39)	
			Total For: WESTERN STATES EQUIPMENT CO		**$1,472.80**
Vendor: WILLIAMS SCOTSMAN INC					
	9021462917	WWTP: MODULAR RENTAL 7/19/24-8/18/24			$1,211.43
		WASTEWATER TREATMENT	RENTAL OF LAND AND BUILDING	$785.40	
			Total For: WILLIAMS SCOTSMAN INC		**$1,211.43**
Vendor: Yokes Fresh Market					
	033272	DONUTS,JUICE,YOGURT,CREAM CHEESE FOR COFFEE BREAK			$50.54
		CENTRAL SERVICES DEPARTMENT	SUSTENANCE/FOOD	$50.54	

Vendor Name	Invoice Number	Invoice Description / Service Area Description	GL Number Description	Line Item Amount	Invoice Amount
			Total For: Yokes Fresh Market		**$50.54**
Vendor: ZIPLY FIBER					
	5035-023709	PHONE CHGS- 07/13/24-08/12/24			$60.82
		WASTEWATER COLLECTIONS	TELEPHONE - LANDLINE & OTHER	$60.82	
	0989-120808	PHONE CHGS 06/25/2024-07/24/24			$60.22
		WASTEWATER COLLECTIONS	TELEPHONE - LANDLINE & OTHER	$60.22	
	0918-011609	PHONE CHGS-FISHBACK 07/22/24-08/21-24			$60.82
		WASTEWATER COLLECTIONS	TELEPHONE - LANDLINE & OTHER	$60.82	
	6708-072417	PHONE CHGS-CITY HALL 07/22/24-08/21/24			$100.00
		INFORMATION TECHNOLOGY DIVISION	TELEPHONE - LANDLINE & OTHER	$100.00	
	3469-051600	PHONE CHGS-TURTLE ROCK 06/25/24-07/24/24			$42.44
		WATER TREATMENT	TELEPHONE - LANDLINE & OTHER	$42.44	
	1464-051600	PHONE CHGS - CITYHALL 07/22/24-08/21/24			$647.98
		WASTEWATER COLLECTIONS	TELEPHONE - LANDLINE & OTHER	$196.34	
	6269-112195	PHONE CHGS - 911 TRANSFER 07/22/24-08/21/24			$13.80
		POLICE DEPARTMENT	TELEPHONE - LANDLINE & OTHER	$13.80	
			Total For: ZIPLY FIBER		**$986.08**

Grand Total of Payables: $ 2,177,443.34

Additional July 2024 payroll (see below): $ 730,184.64

Total of AP and Payroll for approval at the August 7, 2024 Council Meeting: $ 2,907,627.98

08/02/2024

City of Sandpoint Payroll Breakdown for July 2024
Employee Benefit Compensation Report
07/01/24 - 07/31/24

WAGES Employer Total	DENTAL Employer Total	MEDICAL Employer Total	TAXES Employer Total	SUPPLEMENTAL Employer Total	RETIREMENT Employer Total	Employer Total
$ 528,065.18	$ 3,735.00	$ 83,831.21	$ 37,545.50	$ 13,307.43	$ 63,700.32	$ 730,184.64

Signature: _____ Date: _____

Printed Name: _____

AGENDA REPORT

City Council Meeting

TODAY'S DATE: July 23, 2024

MEETING DATE: August 07, 2024

TO: City Council

FROM: Cheryl Hughes, Central Services Director

SUBJECT: Approve Change Order No 2 to A24-3400-1 B & E Electric – SCADA Upgrades Project

DESCRIPTION/BACKGROUND:

City Council approved Agreement A24-3400-1 to B&E Electric, Inc. under Resolution 24-014 for SCADA Upgrades on March 06, 2024 in the amount of $1,315,525.00 and approved Change Order No 1 on June 20, 2024 in the amount of $7,932 for a new project amount of $1,323,457.00. As this project has progressed, it has been identified that there are Level Sensors and Auto Dialers at some lift stations that need to be replaced/upgraded as follows:

Level Sensors: Bristle Cone, Cedars, Fishback, Spring Creek, Timberline, University, Westwood

Auto Dialers: Bristlecone, Cottonwood, Hickory Glen, North Boyer, Northview, Sandcreek, Silverwings, Seasons, South Boyer, Spring Creek, Westwood

The Auto Dialers were not included in the initial RFP at the identified lift stations as upgrades, as City staff believed SCADA would eliminate the need for them but it was determined this is a necessary back-up to the SCADA system. The current auto dialers are outdated technology and replacing them will meet alarm channel outputs.

The Level Sensors in the RFP were listed as both submersible and radar level sensors. B & E Electric, Inc provided their recommendation to change to radar level sensors at the noted lift stations as they have a longer operating life and are less likely to fail. It is cost effective to change these out now rather than later when the current sensors fail, which could also create more damage and increase repair costs.

Change Order No 2 adds $30,157.00 for the replacement of these level sensors and auto dialers. This will result in a revised contract price in the amount of $1,353,614.00.

STAFF RECOMMENDATION:

Staff recommends City Council consider approving Change Order No. 2 to Agreement A24-3400-1 to B&E Electric, Inc. in the amount of $30,157.00 for a revised Contract price of $1,353,614.00.

ACTION:

City Council to approve Change Order No. 2 to Agreement A24-3400-1 to B&E Electric, Inc. in the amount of $30,157.00 for a revised Contract price of $1,353,614.00.

WILL THERE BE ANY FINANCIAL IMPACT? Yes - increase of $30,157.00 to the contract price.
HAS THIS ITEM BEEN BUDGETED? There are funds available in the Wastewater fund for this Change Order No. 2.

ATTACHMENTS:

Proposed Resolution

A24-3400-1 B & E Electric Inc – SCADA Upgrades Change Order No 2

A24-3400-1 B & E Electric Inc – SCADA Upgrades Project

A24-3400-1 B & E Electric Inc – SCADA Upgrades Change Order No 1

No: 24-
Date: August 7, 2024

RESOLUTION
OF THE CITY COUNCIL
CITY OF SANDPOINT

TITLE: CHANGE ORDER NO. 2 TO SCADA UPGRADES PROFESSIONAL SERVICES AGREEMENT WITH B & E ELECTRIC, INC. (CITY AGREEMENT A24-3401)

WHEREAS: Following a Request for Proposals (RFP) process, City Council awarded Agreement A24-3400-1 to B & E Electric, Inc., for SCADA upgrades on March 20, 2024, under Resolution 24-014;

WHEREAS: On June 20, 2024, under Resolution 24-041, City Council approved Change Order No. 1 to this agreement in order to address faulty lift station sensors that had been discovered after the project was underway;

WHEREAS: As this project has progressed, it has been determined that level sensors and auto dialers at specific identified lift stations need to be replaced and upgraded as follows: Level sensors at Bristlecone, Cedars, Fishback, Spring Creek, Timberline, University, and Westwood and auto dialers at Bristlecone, Cottonwood, Hickory Glen, North Boyer, Northview, Sand Creek, Silverwing, Seasons, South Boyer, Spring Creek, and Westwood;

WHEREAS: As staff believed the SCADA upgrades would eliminate the need for auto dialers at these lift stations, they were not included in the initial RFP, however, it has been determined that they will be a crucial backup to the SCADA system, with the current auto dialer technology outdated and replacement necessary in order to meet alarm channel outputs;

WHEREAS: SCADA upgrades contractor B & E Electric recommends radar level sensors for the identified lift stations, as they have a longer operating life and are less likely to fail, with a determination that it would be more cost effective to proactively make this upgrade now rather than later when the current sensors fail, which could create more damage and increase repair costs; and

WHEREAS: Change Order No. 2 to the agreement with B & E Electric will add $30,157 for the replacement of these level sensors and auto dialers, resulting in a revised contract price of $1,353,614.

NOW, THEREFORE, BE IT RESOLVED THAT: City Council hereby approves Change Order No. 2 to Agreement A24-3400-1 with B & E Electric, Inc., a copy of which is attached hereto and made a part hereof as if fully incorporated herein.

BE IT FURTHER RESOLVED THAT: As set forth in the Procurement Process and Signature Authority Policy for Goods, Services, and Construction and further outlined in the City of Sandpoint Procurement Policy, on behalf of the City, the Mayor or his designee is hereby authorized to execute this change order.

Jeremy Grimm, Mayor

ATTEST:

Melissa Ward, City Clerk

CITY OF SANDPOINT

CONTRACT CHANGE ORDER

Date: 8/7/2024

SCADA UPGRADES PROJECT

Change Order No: **2**

Contractor: **B & E ELECTRIC, INC.**

Project No: **A24-3400-1**

This change order shall be full payment and final settlement of all claims for Contract time and for all costs of any kind, including costs of delays and inefficiency, related to any Work either covered or affected by the change, including all direct, indirect, impact, reduced productivity, costs due to extended schedule duration and any other claim by Contractor. By signing this change order, the Contractor waives any additional entitlement to additional compensation or schedule extension.

The following changes to the contract documents are issued:

Item	***Description***	***Change In Contract Price***
1	***Scope:*** Scope: Upgrading the level sensors and Auto Dialers at lift stations as follows: Level Sensors: Bristle Cone, Cedars, Fishback, Spring Creek, Timberline, University, Westwood Auto Dialers: Bristlecone, Cottonwood, Hickory Glen, North Boyer, Northview, Sandcreek, Silverwings, Seasons, South Boyer, Spring Creek, Westwood ***Justification:*** Auto Dialers were not included in the initial RFP as City staff believed SCADA would eliminate the need for them. It was determined this is a necessary back-up to the SCADA system. Current auto dialers are outdated technology and replacing them will meet alarm channel outputs. The level sensors in the RFP were listed as both submersible and radar level sensors. B & E provided their recommendation to change to radar level sensors at the noted lift stations as they have a longer operating life and are less likely to fail. It is cost effective to change these out now rather than later when the current sensors fail.	$30,157.00
	Total Change In Contract Price:	***$30,157.00***

Original Contract Price:	*$1,315,525.00*
Prior Approved Change Orders:	*$7,932.00*
Revised Contract Price:	*$1,323,457.00*
Current Change Order Price:	**$30,157.00**
New Contract Price:	*$1,353,614.00*

Time provided for completion in the contract is:

*[**X**] unchanged, [ ] increased, [ ] decreased by **0** calendar days.*

*The Substantial Completion date for this contract is **March 31, 2025***

This document will become an amendment to the contract and all provisions of the contract will apply hereto.

Accepted By:

Contractor Date

Recommended By:

City of Sandpoint IT Project Manager Date

Approved By:

City of Sandpoint Central Services Director Date

Approved By:

Mayor Date

DocuSign Envelope ID: 1E4063E7-89DE-4358-A551-A73B19589E39

CITY OF SANDPOINT

CONTRACT CHANGE ORDER

Date: 6/20/2024

SCADA UPGRADES PROJECT

Change Order No: 1

Contractor: **B & E ELECTRIC, INC.** Project No: **A24-3400-1**

This change order shall be full payment and final settlement of all claims for Contract time and for all costs of any kind, including costs of delays and inefficiency, related to any Work either covered or affected by the change, including all direct, indirect, impact, reduced productivity, costs due to extended schedule duration and any other claim by Contractor. By signing this change order, the Contractor waives any additional entitlement to additional compensation or schedule extension.

The following changes to the contract documents are issued:

Item	*Description*	*Change In Contract Price*
1	***Scope:*** Scope: Replacing faulty level sensors at the following lift stations: Cottonwood; Northview; Pine Street ***Justification:*** There were issues identified that were pre-existing to lift station level sensors. These are critical areas within lift stations and are in line with the SCADA Project contract. For this reason, this work is being added to the contract and is listed as priority to this project.	$7,932.00
	Total Change In Contract Price:	***$7,932.00***

Original Contract Price:	*$1,315,525.00*
Prior Approved Change Orders:	*$0.00*
Revised Contract Price:	*$1,315,525.00*
Current Change Order Price:	**$7,932.00**
New Contract Price:	*$1,323,457.00*

Time provided for completion in the contract is:

*[**X**] unchanged, [ ] increased, [ ] decreased by **0** calendar days.*

The Substantial Completion date for this contract is ***March 31, 2025***

This document will become an amendment to the contract and all provisions of the contract will apply hereto.

Accepted By: DocuSigned by: Patrick Oens Patrick Oens President 6/10/2024
Contractor Date

Recommended By: DocuSigned by: Adam Skoog Adam Skoog IT Project Manager 6/10/2024
City of Sandpoint IT Project Manager Date

Approved By: DocuSigned by: Cheryl Hughes Cheryl Hughes Central Services Director 6/10/2024
City of Sandpoint Central Services Director Date

Approved By:
Mayor Date

PROFESSIONAL SERVICES AGREEMENT FOR SCADA UPGRADES BETWEEN CITY OF SANDPOINT AND B & E ELECTRIC, INC.

THIS PROFESSIONAL SERVICES AGREEMENT ("Agreement") is made and entered into this 20th day of March, 2024 ("Effective Date"), by and between the CITY OF SANDPOINT (CITY), a public body corporate and politic and B & E Electric, Inc. (CONTRACTOR), a State of Washington (Corporation).

1. **Scope of Services**. CITY agrees to retain and does hereby retain CONTRACTOR and CONTRACTOR agrees to provide the services more fully described in Exhibit A, Scope of Services and Attachment 1, CONTRACTOR Proposal, attached hereto and incorporated herein by reference, in conjunction with the CITY's SCADA Upgrades Project.

2. **Term**. This Agreement shall be effective on the date first written above and shall remain in effect until March 31, 2025, unless otherwise terminated pursuant to the provisions herein.

3. **Compensation/Payment**. CONTRACTOR shall perform the Services under this Agreement for the total sum not to exceed One Million Three Hundred Fifteen Five Hundred Twenty-Five Dollars ($1,315,525.00) payable in accordance with the terms set forth in Exhibit B, Fee Schedule and Attachment 2, Fee Breakdown. Payment Applications submitted shall be paid Net 30 days upon approval by City designated representative. Payment Applications must itemize out services performed during that period and should be submitted once monthly. Payment Applications to be emailed to AP@sandpointidaho.gov.

4. **Notices**. Any notices required to be given, hereunder shall be in writing and shall be personally served or given by mail. Any notice given by mail shall be deemed given when deposited in the United States Mail, certified and postage prepaid, addressed to the party to be served as follows:

CITY OF SANDPOINT	B & E Electric, Inc.
Attn: City Clerk 1123 Lake Street Sandpoint, Idaho 83864	Attn: Patrick Oens, President 2211 N. Madson Road Liberty Lake, Washington 99019

5. **Contract Administration**. An authorized CITY representative/designee will be appointed to administer this Agreement on behalf of CITY and shall be referred to herein as Contract Administrator.

6. **Standard of Performance**. While performing Services under this Agreement, CONTRACTOR shall exercise the reasonable professional care and skill customarily exercised by reputable members of CONTRACTOR'S profession and shall use reasonable diligence and best judgment while exercising its professional skill and expertise.

7. **Personnel**. Contractor shall furnish all personnel necessary to perform the Services under this Agreement and shall be responsible for their performance and compensation. CONTRACTOR recognizes that the qualifications and experience of the personnel to be used are vital to professional

and timely completion of the Services. The key personnel listed in Exhibit C, attached hereto and incorporated herein by this reference and assigned to perform portions of the Services shall remain assigned through completion of the Services, unless otherwise mutually agreed by the parties in writing, or caused by hardship or resignation in which case substitutes shall be subject to CITY approval.

8. **Assignment and Subcontracting**. CONTRACTOR shall not assign any right, interest, or obligation in or under this Agreement to any other entity without prior written consent of the CITY. In any event, no assignment shall be made unless the assignee expressly assumes the obligations of CONTRACTOR under this Agreement, in a writing satisfactory to the CITY. CONTRACTOR acknowledges that any assignment may, at the CITY'S sole discretion, require CITY approval, up to and including City Council approval. CONTRACTOR shall not subcontract any portion of the work required by this Agreement without prior CITY approval. Subcontracts, if any, shall contain a provision making them subject to all provisions stipulated in this Agreement, including without limitation, the insurance obligations set forth in Section 11. The CONTRACTOR acknowledges and agrees that the CITY is an intended beneficiary of any work performed by any subcontractor for purposes of establishing a duty of care between any subcontractor and the CITY.

9. **Independent Contractor**. In the performance of this Agreement, CONTRACTOR, and CONTRACTOR'S employees, subcontractors and agents, shall act in an independent capacity as independent contractors, and not as officers or employees of the CITY. CONTRACTOR acknowledges and agrees that the CITY has no obligation to pay or withhold state or federal taxes or to provide workers' compensation or unemployment insurance to CONTRACTOR, or to CONTRACTOR'S employees, subcontractors and agents. CONTRACTOR, as an independent contractor, shall be responsible for any and all taxes that apply to CONTRACTOR as an employer.

10. **Indemnification**. CONTRACTOR shall indemnify and hold the CITY, its officials, officers, employees, agents and assigns, harmless from and/or against any and all claims, damages, and liabilities (including reasonable attorney's fees) that may be suffered or incurred or that arise as a result of and which are caused by CONTRACTOR'S wrongful acts or omissions in the performance of its duties under this Contract. This indemnification does not apply when such claims, damages, and liabilities are the result of negligent acts, errors, omissions or fault on the part of the CITY, its officials, officers, employees, agents or assigns. Nothing contained in this indemnification provision shall waive, in any manner, the limits of liability provided to the CITY specified in Idaho Code §6-901 through 6-929, known as the Idaho Tort Claims Act.

11. **Bonds/Insurance**.

    11.1 At all times material hereto, CONTRACTOR shall keep and maintain a policy or policies of insurance covering losses resulting from general liability, personal injury and property loss, in amounts no less than $1,000,000.00 per claim and $2,000,000.00 in the aggregate, for any losses sustained as a result of performance of its duties and responsibilities under this Agreement, naming the CITY as an additional insured on each such policy or policies. CONTRACTOR shall provide the CITY with proof of such insurance prior to commencement of any Work. CONTRACTOR shall also keep and maintain an automobile insurance policy or policies for each of its employees, in the same amounts stated above, insuring against losses related to operation of its vehicles in performance of its duties under this Agreement. All

employees of CONTRACTOR are deemed its employees only, and CONTRACTOR shall be responsible for carrying proper Workers' Compensation coverage on any such employees. Proof of automobile insurance coverage and Workers' Compensation coverage shall also be provided to the CITY prior to commencement of any Work.

11.2 CONTRACTOR shall keep and maintain a policy or policies of insurance covering losses resulting from Professional Liability, Errors and Omissions in amounts no less than $1,000,000 for any losses sustained as a result of performance of its duties and responsibilities under this Agreement, naming the CITY as an additional insured on each such policy or policies.

11.3 **Subcontractors' Insurance**. Contractor shall require all of its subcontractors to carry insurance, in an amount sufficient to cover the risk of injury, damage or loss that may be caused by the subcontractors' scope of work and activities provided in furtherance of this Agreement, including, but without limitation, the following coverages: Workers Compensation, Commercial General Liability, Errors and Omissions, and Automobile liability. Upon City's request, Contractor shall provide City with satisfactory evidence that Subcontractors have obtained insurance policies and coverages required by this section.

11.4 Bonds. Contractor shall obtain Performance and Payment Bonds for 100% of the Agreement Price as outlined in Exhibit D, Bonds and be presented within 10 days of award of Agreement.

12. **Licenses.** The CONTRACTOR agrees to possess a CITY Business License as required by Title 3 of City Code, prior to commencement of any services under the term of this Agreement and maintain such license throughout the term of the Agreement. SUBCONTRACTORS are also required to possess a CITY Business License as required by CONTRACTOR for work performed under this Agreement for CONTRACTOR. The CONTRACTOR further agrees to keep and maintain any and all required local, state, and federal licenses and/or certifications to perform work and provide services as described within this Agreement. If requested, the CONTRACTOR shall provide written proof of such licenses and/or certifications to the CITY for all times when it is performing services under this Agreement.

13. **CITY'S Right to Employ Other Contractors.** City reserves the right to employ other Contractor's in connection with this Project. If the City is required to employ another Contractor to complete CONTRACTOR'S work as a result of the failure of the CONTRACTOR to perform, or due to the breach of any provisions of this Agreement, the CITY reserves the right to seek reimbursement from CONTRACTOR.

14. **Records.** CONTRACTOR shall maintain complete and accurate records with respect to costs incurred under this Agreement. All such records shall be clearly identifiable. CITY has the right to review, copy, make transcripts, audit, and/or inspect all documents upon request during CONTRACTOR normal business hours. CONTRACTOR shall allow inspections of all work, data, documents, proceedings, and activities related to the Agreement for a period of three (3) years from the date of final payment under this Agreement.

15. **Confidentiality.** All ideas, memoranda, specifications, plans, procedures, drawings, descriptions, computer program data, input record data, written information, and other materials whether created by or provided to CONTRACTOR in connection with the performance of this Agreement shall be held confidential by CONTRACTOR, except as otherwise directed by CITY. Nothing furnished to

CONTRACTOR which is otherwise known to the CONTRACTOR or is generally known, or has become known, to the related industry shall be deemed confidential. CONTRACTOR shall not use CITY'S name or insignia, photographs of the Project, or any publicity pertaining to the Services or the Project in any written or electronic form, including but not limited to magazines, newspapers, radio or television, websites, or social media without the express written consent of the CITY.

16. **Ownership of Documents.** All reports, maps, drawings and other contract deliverables prepared under this Agreement by CONTRACTOR shall be and remain the property of CITY. CONTRACTOR shall not release to others information furnished by CITY without prior express written approval of CITY.

17. **Conflict of Interest.** Contractor, for itself and on behalf of the individuals listed in Exhibit "C", represents and warrants that by the execution of this Agreement, they have no interest, present or contemplated, in the Project affected by the above-described Services. CONTRACTOR further warrants that neither CONTRACTOR, nor the individuals listed in Exhibit "C" have any real property, business interests, or income interests that will be affected by this project or, alternatively, that CONTRACTOR will file with the CITY an affidavit disclosing any such interest.

18. **Solicitation.** CONTRACTOR warrants that CONTRACTOR has not employed or retained any person or agency to solicit or secure this Agreement, nor has it entered into any agreement or understanding for a commission, percentage, brokerage, or contingent fee to be paid to secure this Agreement. For breach of this warranty, CITY shall have the right to terminate this Agreement without liability and pay CONTRACTOR only for the value of work CONTRACTOR has actually performed, or, in its sole discretion, to deduct from the Agreement price or otherwise recover from CONTRACTOR the full amount of such commission, percentage, brokerage, or commission fee. The remedies specified in this section shall be in addition to and not in lieu of those remedies otherwise specified in this Agreement.

19. **Compliance With Laws.** The CONTRACTOR shall comply with all federal, state, and local laws governing performance of its obligations under this Agreement. The jurisdiction/venue for any action arising out of performance of this Agreement, or interpretation of its terms and conditions, shall be in the District Court in the First Judicial District of the State of Idaho, Bonner County.

21. **Waiver**. No action or failure to act by the City shall constitute a waiver of any right or duty afforded City under this Agreement, nor shall any such action or failure to act constitute approval of or acquiescence in any breach thereunder, except as may be specifically, provided in this Agreement or as may be otherwise agreed in writing.

22. **Amendments**. This Agreement may be modified or amended only by a written agreement and/or change order executed by the Contractor and City.

23. **Termination**.

23.1 The CITY or CONTRACTOR may terminate this Agreement for its sole convenience with thirty (30) days' written notice. Upon termination, the CONTRACTOR, and any subcontractors, shall immediately cease any and all work and surrender to the CITY any and all finished or unfinished documents, processes, programs, and any other supplies or materials, which shall immediately become the property of the CITY. As compensation in full for services performed to the date of such termination, the CONTRACTOR shall receive

an amount equal to the value of the work completed as of the termination date, in accordance with the Fee Schedule, Exhibit B, or as negotiated between the parties. In no event shall the amount payable upon termination exceed the total maximum compensation provided for in this Agreement.

23.2 Should the CITY determine that the CONTRACTOR has failed to supply an adequate work force, to provide services of satisfactory quality, or has failed in any other respect to perform the services or any of its obligations under this Agreement, then the CITY shall give written notice to CONTRACTOR, specifying all such defaults, to be remedied within thirty (30) days from the date of such notice. If, after thirty (30) days, the CONTRACTOR has failed to implement appropriate corrective measures, the CITY may elect to terminate this Agreement.

23.2.1 In the event the CITY terminates this Agreement as provided for in this Section 23.2, the CONTRACTOR and any subcontractors shall immediately cease any and all work and surrender to the CITY any and all finished or unfinished documents, processes, programs, and any other supplies or materials within fifteen (15) working days after notice of termination which shall immediately become the property of the CITY. As compensation in full for services performed to the date of such termination, the CONTSULTANT shall receive an amount equal to the value of the work completed as of the termination date in accordance with the Fee Schedule or as negotiated between the parties, less any additional costs incurred by the CITY to procure the services of another contractor to complete the services to be rendered under this Agreement.

23.2.2 In the event the CITY terminates this Agreement as provided for in Section 23.2, it may seek any other remedies available to it in law or equity arising out of the CONTRACTOR'S failure to fully perform all of its obligations hereunder.

24. **Offsets**. CONTRACTOR acknowledges and agrees that with respect to any business tax or penalties thereon, utility charges, invoiced fee or other debt which CONTRACTOR owes or may owe to the CITY, CITY reserves the right to withhold and offset said amounts from payments or refunds or reimbursements owed by CITY to CONTRACTOR. Notice of such withholding and offset, shall promptly be given to CONTRACTOR by CITY in writing. In the event of a dispute as to the amount owed or whether such amount is owed to the CITY, CITY will hold such disputed amount until either the appropriate appeal process has been completed or until the dispute has been resolved.

25. **Successors and Assigns**. This Agreement shall be binding upon CITY and its successors and assigns, and upon CONTRACTOR and its permitted successors and assigns, and shall not be assigned by CONTRACTOR, either in whole or in part, except as otherwise provided in this Agreement.

26. **Nondiscrimination**. The CITY, in accordance with Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d to 2000d-4), and associated regulations, as well as Sandpoint City Code, hereby notifies the CONTRACTOR and any subcontractor that it shall not discriminate against any applicant or employee on the grounds of race, color, national origin, or sex, sexual orientation, or gender identity/expression.

26.1 The CONTRACTOR and any subcontractors shall, in all solicitation or advertisements for employees placed by them or on their behalf, state that all qualified applicants will receive consideration for employment without regard to race, religion, color, sex, sexual orientation, gender identity/expression, age or national origin.

27. **Authority**. The individuals executing this Agreement and the instruments referenced herein on behalf of CONTRACTOR each represent and warrant that they have the legal power, right and actual authority to bind CONTRACTOR to the terms and conditions hereof and thereof.

IN WITNESS WHEREOF, City and Contractor have caused this Agreement to be duly executed the day and year first above written.

CITY OF SANDPOINT
1123 Lake Street
Sandpoint, Idaho 83864

Jeremy Grimm DATE 3/20/24
Mayor

B & E ELECTRIC, INC.
2211 N. Madson Rd.
Liberty Lake, Washington 99019

DocuSigned by:
244DE901EA7346C...
Patrick Oens 3/11/2024
President DATE

Attest:

Melissa Ward, City Clerk 3/20/24
Date

EXHIBIT A
SCOPE OF SERVICES

Contractor shall perform the following Services as incorporated directly from the Request for Proposals.

a. **Wastewater Treatment Plant (WWTP)**

The Wastewater Treatment Plant is an old facility and in need of replacement. A solicitation is underway to hire an engineer and contractor who will design and construct a new plant at the existing site over the next 5 years. The existing control system contains 9 PLCs with HMIs that are interconnected with fiber and/or copper and utilizes a physical alarm dialer.

The HMI software used in the primary workstation is Rockwell Automation/Allen-Bradley Factory Talk View SE. Most of the Programmable Logic Controllers (PLC) and touch screen HMIs in the facility are also Rockwell Automation/Allen-Bradley, with one Maple systems HMI. A new Windows workstation will be provided by the City however, configurations shall be completed by SI. Workstation needs to be configured as a SCADA client to the WTP Server utilizing access controls to access the WWTP screens.

The MicroLogix 1100 PLCs have been discontinued and should be replaced but the MicroLogix 1400 PLCs are still fully supported and do not need to be replaced. PLCs programs will need to be downloaded from existing PLCs. The PanelView Plus 600 and Maple Systems touchscreen HMIs should be replaced. The new PanelView touchscreens must be able to control the entire plant for redundancy with user authentication levels to control access. All touchscreen programs should be identical to simplify future replacement.

Replace the Hardware alarm dialer Sensaphone Express II to a software-based dialer such as Win911. The dialer software will likely be hosted on the primary HMI workstation provided by the city.

i. **WWTP Enclosures**
See the attached map for lift station locations.

1. **LCP-1**
   a. Connected Via Fiber to LCP-3
   b. PLC is MicroLogix 1400
   c. HMI is Allen Bradley PanelView Plus 600

2. **LCP-3**
   a. Communications all route through LCP-3 SCADA Enclosure
      i. LCP-3 -> LCP-4
      ii. LCP-3 -> LCP-1
      iii. LCP-3 -> LCP-10
   b. PLC is MicroLogix 1400
   c. HMI is Allen Bradley PanelView Plus 600

3. **LCP-4**
   a. Connected via Fiber to LCP-3
   b. PLC is MicroLogix 1100
   c. HMI is Allen Bradley PanelView Plus 600

4. **LCP-6**
   a. Connected Via Fiber to LCP-8
   b. PLC is MicroLogix 1400
   c. HMI is Allen Bradley PanelView Plus 600

5. **LCP-8**
   a. Connected Via Fiber to LCP-10
   b. PLC is MicroLogix 1100
   c. HMI is Allen Bradley PanelView Plus 600

6. **LCP-9**
   a. Connected Via Fiber to LCP-10
   b. PLC is MicroLogix 1100
   c. HMI is Allen Bradley PanelView Plus 600

7. **LCP-10**
   a. Connected Via Fiber to LCP-3
      i. LCP-10 -> LCP-8 -> LCP-6
      ii. LCP-10 -> LCP-9 -> LCP-Band Screen
   b. PLC is MicroLogix 1100
   c. HMI is Allen Bradley PanelView Plus 600

8. **LCP-9-BandScreen**
   a. Connected Via Copper to LCP-9
   b. PLC is MicroLogix 1100
   c. HMI is Allen Bradley PanelView Plus 600

9. **LCP-4-RotaryScreen**
   a. Not connected but needs to be connected.
      i. short easy path to LCP-4
   b. Discovery will be required.
      i. This entire box needs discovery, possibly all functions can be moved to LCP-4
   c. PLC is MicroLogix 1100
   d. HMI is Maple Systems HMI5056T

ii. **Projects for WWTP**

1. Configure modern client SCADA software on workstation.
   a. If on prem SCADA, workstation will need to communicate back to server at Lake Water Treatment Plant.
   b. If cloud SCADA, configure access controls for WWTP.

c. Data from lift stations will need to be viewable at WWTP workstation with view only access.

2. Update all PLCs to latest stable firmware, configure with chosen modern SCADA software, including PLC backups.
3. Upgrade the alarm dialer to a software-based dialer such as Win911.
4. Upgrade all PanelView Plus 600 & Maple Systems HMIs with 6" Allen Bradley HMIs
5. Upgrade all obsolete PLCs using modern supported Allen Bradly PLCs.
6. Rotary Screen Discovery if needed, move all functions to LCP-4 if possible or remove if not needed.

b. **Lake Water Treatment Plant (WTP)**

i. The Lake Water Treatment Plant is a relatively new facility with primarily current and modern controls equipment. The workstation based Human Machine Interface (HMI) in the facility utilizes a server/client configuration. The HMI software for the primary workstations is Rockwell Automation/Allen-Bradley Factory Talk View SE. Most of the Programmable Logic Controllers (PLC) and touchscreen HMIs in the facility are Rockwell Automation/Allen-Bradley. The Factory Talk View SE server software is hosted locally on a server in the 2nd floor server room. The existing license allows for up to 4 clients. Three licenses are being actively used and a fourth is expected to be in use within the next thirty (30) days. The physical workstations and physical server will be replaced by the City. Modern SCADA software needs to be installed and configured by integrator/vendor and must be equivalent or improve all existing services used by WTP and WWTP. This will require updates and/or migrations from Factory Talk View SE and Factory Talk Historian to the chosen modern SCADA software solution.

There is fiber connectivity between WTP, Sand Creek WTP, WWTP, and the City Shop. PTMP Wireless connects from Building 20 to Building 10, Syringa, and Woodland stations.

ii. **WTP Buildings and Enclosures**
See the attached map for lift station locations.

1. **Building 10**
   a. 10CP01 (Raw Water Control Panel)
      i. Connected Via PTMP Wireless on Lake Water Building 20
      ii. PLC is Allen Bradley L32E
      iii. No HMI currently installed.

2. **Building 20**
   a. 20CP01 (Pre-Treatment Control Panel)
      i. Connected via fiber to Building 30
      ii. PLC is Allen Bradley
      iii. No HMI currently installed

3. **Building 30**
   a. Master RTU Radio Panel

i. Connection for Building 10, Syringa, and Woodland PTMP Radio

b. Master RTU Control Panel CB2
   i. Connected via Copper
   ii. PLC is Allen Bradley Logix5562
   iii. No HMI currently installed

c. Filtration System Main Panel
   i. Connected via copper to Server Room
   ii. PLC is Allen Bradley Logix5562
   iii. No HMI currently installed

d. Windows XP Allen Bradley HMI (Filtrations System HMI)
   i. HMI only, needs to be upgraded and replaced

4. **Building 40**
   a. Microclor (Chlorine Generator Control Panel)
      i. Connected via copper to 50CP4001
      ii. PLC is CompactLogix L32E
      iii. HMI is Allen Bradley PanelView Plus 1500

   b. 50CP4001 (Chemical Building Control Panel)
      i. Connected Via fiber to Building 30
      ii. PLC is Allen Bradley
      iii. No HMI currently installed

5. **Building 70**
   a. 70CP5001 (Recycle Pump Station)
      i. Connected Via fiber to Building 40
      ii. PLC is Allen Bradley
      iii. No HMI currently installed.

iii. **WTP Projects**

1. Factory Talk View SE and Historian SCADA software upgrade/replace/migrate to modern SCADA software solution.
2. Replace Building 30 Windows XP HMI with new Allen Bradley HMI
   a. All hardware, and software, will be solely SI responsibility.
3. Update all PLCs to latest stable firmware, configure with chosen modern SCADA software, including PLC backups.
4. Configure modern client SCADA software.
   a. If on prem SCADA servers, WTP, WWTP and lift stations all need to communicate back to servers at WTP, separated using access controls.
   b. If Cloud SCADA solution is chosen.
   c. On prem SCADA solution client workstations need to communicate back to server at Lake Water Treatment Plant.

5. Building 10 10CP01 add HMI, limit access via password for security purposes.

c. **Sand Creek Water Treatment Plant (WTP)**

i. The Sand Creek Water Treatment Plant is an older facility that requires upgrades to continue to be reliable and fully supported by the manufacturer. The HMI software for the primary workstation is Rockwell Automation/Allen-Bradley Factory Talk View SE. The workstation is running Windows 7 and is going to be replaced by the city. This will require updates and/or migrations from Factory Talk to the chosen modern SCADA software solution.

The primary plant PLC is an Allen-Bradley model 1747-L553 (SLC). Although still supported, the manufacturer recommends upgrading this PLC to a current model since the SLC line is being phased out.

ii. **Sand Creek WTP Projects**

1. Configure modern client SCADA software on workstation.
    a. On prem SCADA solution client workstations need to communicate back to server at Lake Water Treatment Plant.
2. Replace the PLC with modern supported Allen Bradley PLC
    a. Ensure PLCs on latest stable firmware, configure backups of PLCs with new SCADA software.

d. **Reservoir and Booster Stations**

The reservoirs have current and modern controls equipment. The workstation based Human Machine Interface (HMI) used is back at Lake WTP. The Woodland Booster PLC failed and is planned to be replaced under an emergency replacement with a local SCADA contractor. Due to the nature of the replacement, it will likely need to be replaced again with Allen Bradly products. Please allow for this contingency if this becomes the case.

1. Syringa Reservoir
    a. PLC is CompactLogix L32E
    b. No HMI
    c. PTMP wireless back to BLDG20 at WTP

2. Woodland Reservoir
    a. PLC is CompactLogix L32E
    b. No HMI
    c. PTMP wireless back to BLDG20 at WTP

3. Woodland Booster Station
    a. Simmons PLC is currently being replaced due to failure.

i. PLC will need to be replaced with Allen Bradley
ii. The Siemens PLC will be replaced and will operate on operator entered setpoints with stepped mechanical pressure switch back-up option. Will also include wireless radio transmission of low pressure and pump fault alarms to the PLC located across the street from Woodland Facility at a large water tank and UPS installation for power outage and control alarms.

b. PTMP wireless back to BLDG20 at WTP

ii. **Projects for Reservoirs and Booster Station**

1. Replace PLC at Woodland booster station with Allen Bradly Products.
2. Update PLCs to latest stable firmware, configure with chosen modern SCADA software, including PLC backups.

e. **Lift Stations / Collection Stations**

i. Currently, the collections system utilizes alarm dialers with cellular radios at most of the lift stations. Configure all lift stations to report to the City Shop (Utilities) for alarm monitoring and reporting. All lift stations must be able to communicate alarms to operators so that faults and failures can be addressed before they create serious issues. All locations have two (2) pumps, except for South Boyer with three (3) pumps.

Silver Wings and Timberline are the lowest priority lift stations and may be removed from the scope of this project depending on other pending projects. Please allow for this contingency if this becomes the case. Exxon and Beach should be first on the list for deployment of Standardized SCADA cabinet in 2024, please see (iii:18 & iii:19) for details.

To simplify and speed up lift station upgrades the City of Sandpoint is requesting SI to Pre-Engineer and Configure new SCADA enclosures as a standardized "drop-in replacement". Most of the lift stations have the same requirements, an HMI screen, PLC, UPS, Amp Draw, Submersal or Radar transducer, Heaters, Redundant float controls for backup if PLC or Transducer fails, ETC... Screens need to show key indications for the lift station operations such as flow, run status, level, amp draw, and alarms.

The MicroLogix 1400 PLCs are fully supported by Allen-Bradley and do not require an upgrade or replacement at this time. Most of the PLCs and touchscreen HMIs at the lift stations are manufactured by multiple vendors. This can create issues with supporting hardware, software, and PLC/HMI programs. PLCs programs will need to be downloaded from existing PLCs.

All data from collections needs to be accessible at WWTP workstation with view only access. A workstation with SCADA client needs to be installed at the City Shop and needs to communicate back to Lake Water Treatment Plant Server utilizing access controls to only access the collection systems screens.

ii. **Projects for Lift Stations**

1. Configure modern client SCADA software on workstation.
   a. If on prem SCADA, workstation will need to communicate back to server at Lake Water Treatment Plant, with access controls for lift stations only.
   b. If cloud SCADA, configure access controls for lift stations only.
2. Add/Replace all obsolete and/or non-Allen Bradley HMIs and PLCs with standardized Allen Bradely replacement cabinet.
   a. Ensure PLCs on latest stable firmware, configure backups of PLCs with new SCADA software.
3. Centralize alarm reporting at a single location and utilize an alarm-based dialer on a workstation-based HMI.
4. Add/Replace cellular radio using Cradlepoint or approved equivalent, and external mounted antenna for optimal signal strength.

iii. **Lift Station details**

See the attached map for lift station locations.

1. **Sand Creek Lift Station**
   a. No PLC, MultiRanger level sensor to control the pumps.
   b. Has MultiRanger float switch
   c. Verbatim Remote Alam Dialer
   d. Add/Replace Submersible Transducer or Radar
   e. Landline

2. **Cottonwood Lift Station**
   a. HMI is DirectLOGIC
   b. PLC is DirectLOGIC D0-06AR
   c. Has PLC to float switch
   d. Verizon Cell
   e. Chatterbox by Raco

3. **Spring Creek Lift Station**
   a. HMI is Pro-Face
   b. PLC is Allen Bradley MicroLogix 1100
   c. Verizon Cell
   d. Chatterbox by Raco

4. **Cedars at Sand Creek Lift Station**
   a. HMI is Pro-Face
   b. PLC is Allen Bradley MicroLogix 1100
   c. Verizon Cell
   d. Chatterbox by Raco (dead)

5. **North Boyer Lift Station (aka Jail Lift)**
   a. No PLC, MultiRanger level sensor to control the pumps.
   b. Verbatim Remote Alarm Dialer
   c. Verizon Cell
   d. Add high-level and low-level floats for fault detection.
   e. Add/Replace Submersible Transducer or Radar

6. **Timberline Lift Station**
   a. HMI is Pro-Face
   b. PLC is Allen Bradley MicroLogix 1100
   c. Verizon Cell
   d. Chatterbox by Raco (dead)

7. **Fishback Lift Station**
   a. HMI is Automationdirect C-More EA9-T7CL-R
   b. PLC is DirectLOGIC D0-06AR
   c. Landline
   d. Chatterbox by Raco (dead)
   e. Has PLC to float switch

8. **Silverwings Lift Station**
   a. HMI is Siemens HydroRanger 200
   b. PLC is SIEMENS LOGO 230RC
   c. Landline
   d. Viking K-2000-DVA Dialer
   e. Add/Replace Submersible Transducer or Radar

9. **Hickory Glen Lift Station**
   a. No PLC uses level floats to control the pumps.
   b. Landline
   c. Sensaphone 400
   d. Add/Replace Submersible Transducer or Radar

10. **Bristle Cone Lift Station**
    a. HMI is AutomationDirect
    b. PLC is DirectLOGIC D0-06AR
    c. Verizon Cell
    d. Chatterbox by Raco
    e. Has PLC to float switch

11. **Pine Street Lift Station**
    a. HMI is DirectLOGIC
    b. PLC is DirectLOGIC
    c. Verizon Cell
    d. Chatterbox by Raco

e. Has PLC to float switch

12. **Northview Lift Station**
    a. HMI is Automationdirect C-More EA9-T7CL-R
    b. PLC is DirectLOGIC D0-06AR
    c. Landline
    d. Chatterbox by Raco
    e. Has PLC to float switch

13. **Westwood Lift Station**
    a. HMI is Red Lion
    b. PLC is Allen Bradley MicroLogix 1400
    c. Verizon Cell
    d. Guard IT by Raco
    e. Has PLC to float switch

14. **South Boyer Lift Station**
    a. NO PLC, uses Omni-Site Remote Terminal Unit (RTU), not working, and a MultiRanger level sensor to control the pumps.
    b. An RTU functions similarly to a PLC but is not compatible with Rockwell Automation/Allen-Bradley without add-on hardware and/or software products.
    c. No communications setup
    d. Omni-site XR50
    e. Add high-level and low-level floats for fault detection.
    f. Add/Replace Submersible Transducer or Radar

15. **Seasons Lift Station**
    a. No PLC, uses HydroRanger level sensor to control the pumps.
        i. Without a compatible PLC, the data from this station cannot be monitored remotely.
    b. Add high-level and low-level floats for fault detection.
    c. Landline
    d. Chatterbox by Raco
    e. Add/Replace Submersible Transducer or Radar

16. **Pawnshop Lift Station**
    a. No PLC, uses a MultiRanger level sensor to control the pumps.
    b. Add high-level and low-level floats for fault detection.
    c. Landline
    d. Chatterbox by Raco (dead)
    e. Add/Replace Submersible Transducer or Radar

17. **University Lift Station**
    a. HMI is AutomationDirect
    b. PLC is Allen Bradley MicroLogix 1100.

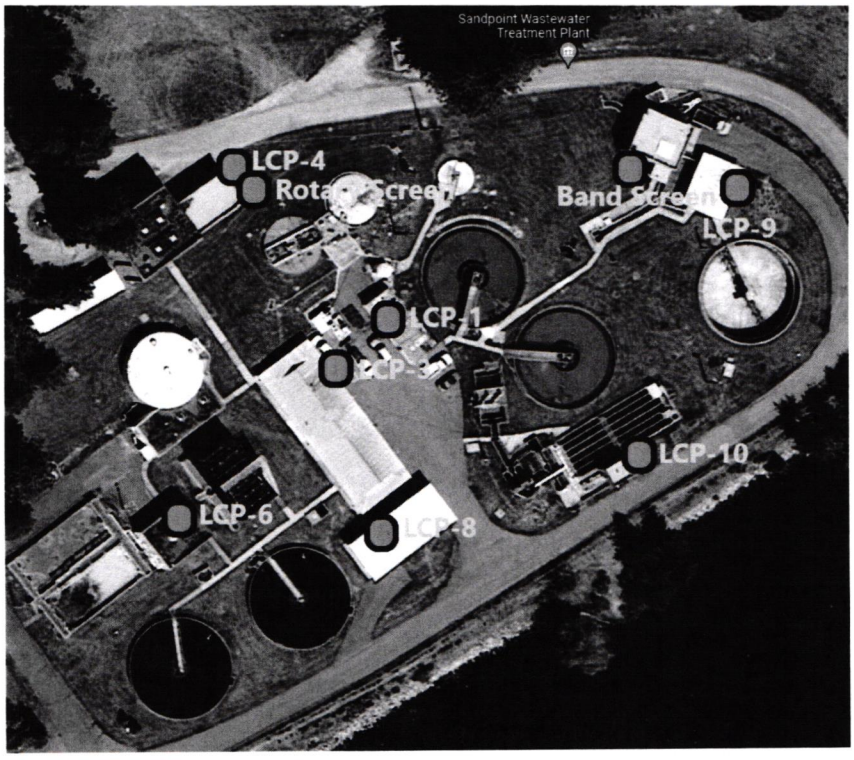
c. No communication setup
d. Sensaphone 800
e. Has PLC to float switch

18. **Exxon Lift Station**
    a. This lift station is being replaced with a modern lift station in 2024
    b. Expect to install the same standardized SCADA cabinet in this lift station.
    c. The City of Sandpoint already has an engineer contracted for this lift station. As required / needed for planning and coordination, the city will connect SI with engineer throughout the design and implementation process

19. **City Beach Lift Station**
    a. This Lift station is being demolished and replaced with a modern lift station in 2024
    b. Expect to install the same standardized SCADA cabinet in this lift station.
    c. The City of Sandpoint already has an engineer contracted for this lift station. As required / needed for planning and coordination, the city will connect SI with engineer throughout the design and implementation process.

B. Maps / Locations

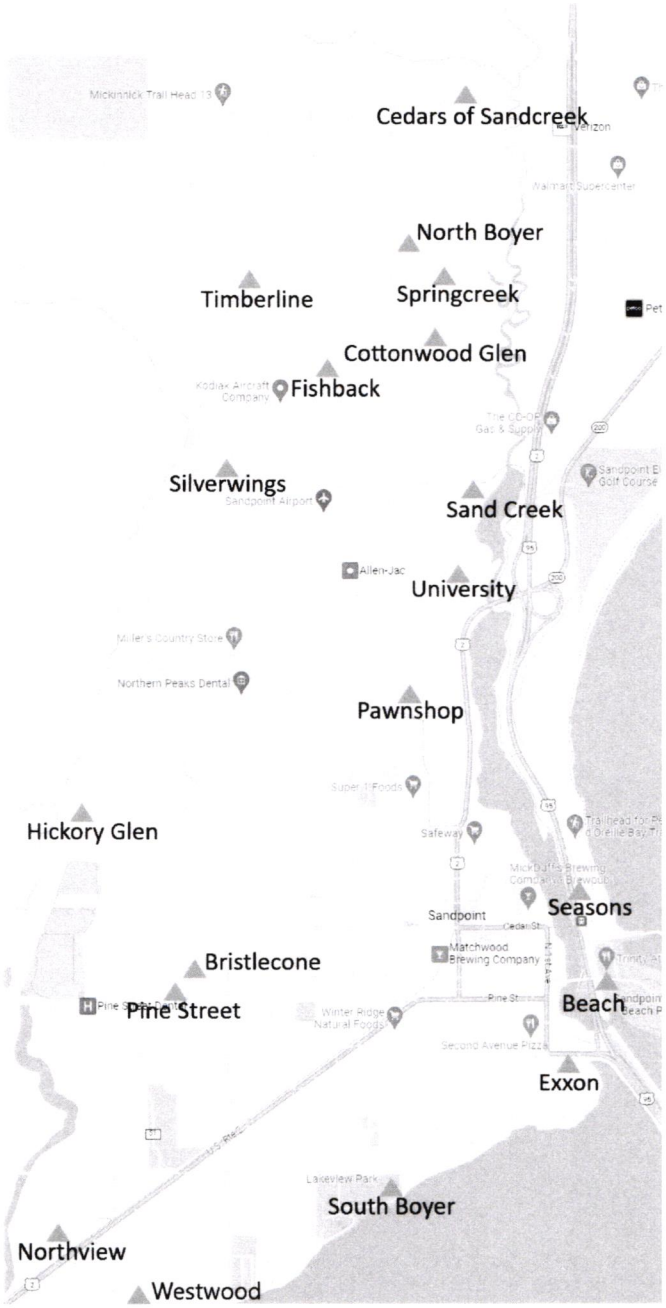
a. **WWTP**



b. **WTP**


BLDG 70
BLDG 60
BLDG 50
BLDG 40
BLDG 30
BLDG 20
BLDG 10
Drinking Water treatment plant

c. **Lift Stations**



Warranty: Labor and material warranty is one year from implementation/turnover for each key deliverable. Example: when a lift station goes live, the warranty period begins on that date.

EXHIBIT B
FEE SCHEDULE

See Attachment A for Fee Breakdown.

Total Agreement Price not to exceed $1,315,525.00. CITY makes no guarantee entire Agreement Price will be expended.

EXHIBIT C
KEY PERSONNEL

CONTRACTOR Project Team Members are as follows:

Matthew Miller – Project Manager
Ronald Brossart – Construction Manager
Branden Piper – Electrical Foreman

EXHIBIT D - BONDS

PERFORMANCE BOND

Contractor	**Surety**
Name: **B & E Electric, Inc.**	Name:
Address *(principal place of bu*	Address *(principal place of business)*:
2211 N. Madson Road **Liberty lake,** **Washington 99019**	
Owner	**Contract**
Name: City of Sandpoint	Description *(name and location)*: A24-3400-1 SCADA Upgrades Project
Mailing address *(principal place of business)*:	
1123 Lake St. Sandpoint, Idaho 83864	Contract Price: **$1,315,525.00**
	Effective Date of Contract: **March 20, 2024**

Bond

Bond Amount:

Date of Bond:

(~~Date of Bond cannot be earlier than~~ Effective Date of Contract)

Modifications to this Bond form:

☐ None ☐ See Paragraph 16

Surety and Contractor, intending to be legally bound hereby, subject to the terms set forth in this Performance Bond, do each cause this Performance Bond to be duly executed by an authorized officer, agent, or representative.

Contractor as Principal	Surety
_____	_____
(Full formal name of Contractor)	*(Full formal name of Surety) (corporate seal)*
By: _____	By: _____
(Signature)	*(Signature)(Attach Power of Attorney)*
Name: _____	Name: _____
(Printed or typed)	*(Printed or typed)*
Title: _____	Title: _____
Attest: _____	Attest: _____
(Signature)	*(Signature)*
Name: _____	Name: _____
(Printed or typed)	*(Printed or typed)*
Title: _____	Title: _____

Notes: (1) Provide supplemental execution by any additional parties, such as joint venturers. (2) Any singular reference to Contractor, Surety, Owner, or other party is considered plural where applicable.

1. The Contractor and Surety, jointly and severally, bind themselves, their heirs, executors, administrators, successors, and assigns to the Owner for the performance of the Construction Contract, which is incorporated herein by reference.
2. If the Contractor performs the Construction Contract, the Surety and the Contractor shall have no obligation under this Bond, except when applicable to participate in a conference as provided in Paragraph 3.
3. If there is no Owner Default under the Construction Contract, the Surety's obligation under this Bond will arise after:
    3.1. The Owner first provides notice to the Contractor and the Surety that the Owner is considering declaring a Contractor Default. Such notice may indicate whether the Owner is requesting a conference among the Owner, Contractor, and Surety to discuss the Contractor's performance. If the Owner does not request a conference, the Surety may, within five (5) business days after receipt of the Owner's notice, request such a conference. If the Surety timely requests a conference, the Owner shall attend. Unless the Owner agrees otherwise, any conference requested under this Paragraph 3.1 will be held within ten (10) business days of the Surety's receipt of the Owner's notice. If the Owner, the Contractor, and the Surety agree, the Contractor shall be allowed a reasonable time to perform the Construction Contract, but such an agreement does not waive the Owner's right, if any, subsequently to declare a Contractor Default;
    3.2. The Owner declares a Contractor Default, terminates the Construction Contract and notifies the Surety; and
    3.3. The Owner has agreed to pay the Balance of the Contract Price in accordance with the terms of the Construction Contract to the Surety or to a contractor selected to perform the Construction Contract.
4. Failure on the part of the Owner to comply with the notice requirement in Paragraph 3.1 does not constitute a failure to comply with a condition precedent to the Surety's obligations, or release the Surety from its obligations, except to the extent the Surety demonstrates actual prejudice.
5. When the Owner has satisfied the conditions of Paragraph 3, the Surety shall promptly and at the Surety's expense take one of the following actions:
    5.1. Arrange for the Contractor, with the consent of the Owner, to perform and complete the Construction Contract;
    5.2. Undertake to perform and complete the Construction Contract itself, through its agents or independent contractors;
    5.3. Obtain bids or negotiated proposals from qualified contractors acceptable to the Owner for a contract for performance and completion of the Construction Contract, arrange for a contract to be prepared for execution by the Owner and a contractor selected with the Owners concurrence, to be secured with performance and payment bonds executed by a qualified surety equivalent to the bonds issued on the Construction Contract, and pay to the Owner the amount of damages as described in Paragraph 7 in excess of the Balance of the Contract Price incurred by the Owner as a result of the Contractor Default; or
    5.4. Waive its right to perform and complete, arrange for completion, or obtain a new contractor, and with reasonable promptness under the circumstances:

5.4.1 After investigation, determine the amount for which it may be liable to the Owner and, as soon as practicable after the amount is determined, make payment to the Owner; or

5.4.2 Deny liability in whole or in part and notify the Owner, citing the reasons for denial.

6. If the Surety does not proceed as provided in Paragraph 5 with reasonable promptness, the Surety shall be deemed to be in default on this Bond seven days after receipt of an additional written notice from the Owner to the Surety demanding that the Surety perform its obligations under this Bond, and the Owner shall be entitled to enforce any remedy available to the Owner. If the Surety proceeds as provided in Paragraph 5.4, and the Owner refuses the payment, or the Surety has denied liability, in whole or in part, without further notice, the Owner shall be entitled to enforce any remedy available to the Owner.

7. If the Surety elects to act under Paragraph 5.1, 5.2, or 5.3, then the responsibilities of the Surety to the Owner will not be greater than those of the Contractor under the Construction Contract, and the responsibilities of the Owner to the Surety will not be greater than those of the Owner under the Construction Contract. Subject to the commitment by the Owner to pay the Balance of the Contract Price, the Surety is obligated, without duplication for:

   7.1. the responsibilities of the Contractor for correction of defective work and completion of the Construction Contract;

   7.2. additional legal, design professional, and delay costs resulting from the Contractor's Default, and resulting from the actions or failure to act of the Surety under Paragraph 5; and

   7.3. liquidated damages, or if no liquidated damages are specified in the Construction Contract, actual damages caused by delayed performance or non-performance of the Contractor.

8. If the Surety elects to act under Paragraph 5.1, 5.3, or 5.4, the Surety's liability is limited to the amount of this Bond.

9. The Surety shall not be liable to the Owner or others for obligations of the Contractor that are unrelated to the Construction Contract, and the Balance of the Contract Price will not be reduced or set off on account of any such unrelated obligations. No right of action will accrue on this Bond to any person or entity other than the Owner or its heirs, executors, administrators, successors, and assigns.

10. The Surety hereby waives notice of any change, including changes of time, to the Construction Contract or to related subcontracts, purchase orders, and other obligations.

11. Any proceeding, legal or equitable, under this Bond must be instituted in any court of competent jurisdiction in the location in which the work or part of the work is located and must be instituted within two years after a declaration of Contractor Default or within two years after the Contractor ceased working or within two years after the Surety refuses or fails to perform its obligations under this Bond, whichever occurs first. If the provisions of this paragraph are void or prohibited by law, the minimum periods of limitations available to sureties as a defense in the jurisdiction of the suit will be applicable.

12. Notice to the Surety, the Owner, or the Contractor must be mailed or delivered to the address shown on the page on which their signature appears.

13. When this Bond has been furnished to comply with a statutory or other legal requirement in the location where the construction was to be performed, any provision in this Bond conflicting with said statutory or legal requirement will be deemed deleted therefrom and provisions conforming to such

statutory or other legal requirement will be deemed incorporated herein. When so furnished, the intent is that this Bond will be construed as a statutory bond and not as a common law bond.

14. Definitions

    14.1. *Balance of the Contract Price*—The total amount payable by the Owner to the Contractor under the Construction Contract after all proper adjustments have been made including allowance for the Contractor for any amounts received or to be received by the Owner in settlement of insurance or other claims for damages to which the Contractor is entitled, reduced by all valid and proper payments made to or on behalf of the Contractor under the Construction Contract.

    14.2. *Construction Contract*—The agreement between the Owner and Contractor identified on the cover page, including all Contract Documents and changes made to the agreement and the Contract Documents.

    14.3. *Contractor Default*—Failure of the Contractor, which has not been remedied or waived, to perform or otherwise to comply with a material term of the Construction Contract.

    14.4. *Owner Default*—Failure of the Owner, which has not been remedied or waived, to pay the Contractor as required under the Construction Contract or to perform and complete or comply with the other material terms of the Construction Contract.

    14.5. *Contract Documents*—All the documents that comprise the agreement between the Owner and Contractor.

15. If this Bond is issued for an agreement between a contractor and subcontractor, the term Contractor in this Bond will be deemed to be Subcontractor and the term Owner will be deemed to be Contractor.

16. Modifications to this Bond are as follows: **None**

PAYMENT BOND

Contractor	**Surety**
Name: **B & E Electric, Inc.**	Name:
Address *(principal place of business)*: **2211 N. Madson Road Liberty Lake, Washington 99019**	Address *(principal place of business)*:
Owner	**Contract**
Name: **City of Sandpoint**	Description *(name and location)*: A24-3400-1
Mailing address *(principal place of business)*: **1123 Lake St. Sandpoint, ID 83864**	SCADA Upgrades Project
	Contract Price: **$1,315,525.00**
	Effective Date of Contract: **March 20, 2024**

Bond

Bond Amount:

Date of Bond:

(~~Date of Bond cannot be earlier than~~ Effective Date of Contract)

Modifications to this Bond form:

☐ None ☐ See Paragraph 18

Surety and Contractor, intending to be legally bound hereby, subject to the terms set forth in this Payment Bond, do each cause this Payment Bond to be duly executed by an authorized officer, agent, or representative.

Contractor as Principal	Surety
_____ *(Full formal name of Contractor)*	_____ *(Full formal name of Surety) (corporate seal)*
By: _____ *(Signature)*	By: _____ *(Signature)(Attach Power of Attorney)*
Name: _____ *(Printed or typed)*	Name: _____ *(Printed or typed)*
Title: _____	Title: _____
Attest: _____ *(Signature)*	Attest: _____ *(Signature)*
Name: _____ *(Printed or typed)*	Name: _____ *(Printed or typed)*
Title: _____	Title: _____

Notes: (1) Provide supplemental execution by any additional parties, such as joint venturers. (2) Any singular reference to Contractor, Surety, Owner, or other party is considered plural where applicable.

1. The Contractor and Surety, jointly and severally, bind themselves, their heirs, executors, administrators, successors, and assigns to the Owner to pay for labor, materials, and equipment furnished for use in the performance of the Construction Contract, which is incorporated herein by reference, subject to the following terms.
2. If the Contractor promptly makes payment of all sums due to Claimants, and defends, indemnifies, and holds harmless the Owner from claims, demands, liens, or suits by any person or entity seeking payment for labor, materials, or equipment furnished for use in the performance of the Construction Contract, then the Surety and the Contractor shall have no obligation under this Bond.
3. If there is no Owner Default under the Construction Contract, the Surety's obligation to the Owner under this Bond will arise after the Owner has promptly notified the Contractor and the Surety (at the address described in Paragraph 13) of claims, demands, liens, or suits against the Owner or the Owner's property by any person or entity seeking payment for labor, materials, or equipment furnished for use in the performance of the Construction Contract, and tendered defense of such claims, demands, liens, or suits to the Contractor and the Surety.
4. When the Owner has satisfied the conditions in Paragraph 3, the Surety shall promptly and at the Surety's expense defend, indemnify, and hold harmless the Owner against a duly tendered claim, demand, lien, or suit.
5. The Surety's obligations to a Claimant under this Bond will arise after the following:
   5.1. Claimants who do not have a direct contract with the Contractor
      5.1.1. have furnished a written notice of non-payment to the Contractor, stating with substantial accuracy the amount claimed and the name of the party to whom the materials were, or equipment was, furnished or supplied or for whom the labor was done or performed, within ninety (90) days after having last performed labor or last furnished materials or equipment included in the Claim; and
      5.1.2. have sent a Claim to the Surety (at the address described in Paragraph 13).
   5.2. Claimants who are employed by or have a direct contract with the Contractor have sent a Claim to the Surety (at the address described in Paragraph 13).
6. If a notice of non-payment required by Paragraph 5.1.1 is given by the Owner to the Contractor, that is sufficient to satisfy a Claimant's obligation to furnish a written notice of non-payment under Paragraph 5.1.1.
7. When a Claimant has satisfied the conditions of Paragraph 5.1 or 5.2, whichever is applicable, the Surety shall promptly and at the Surety's expense take the following actions:
   7.1. Send an answer to the Claimant, with a copy to the Owner, within sixty (60) days after receipt of the Claim, stating the amounts that are undisputed and the basis for challenging any amounts that are disputed; and
   7.2. Pay or arrange for payment of any undisputed amounts.
   7.3. The Surety's failure to discharge its obligations under Paragraph 7.1 or 7.2 will not be deemed to constitute a waiver of defenses the Surety or Contractor may have or acquire as to a Claim, except as to undisputed amounts for which the Surety and Claimant have reached agreement. If, however, the Surety fails to discharge its obligations under Paragraph 7.1 or 7.2, the Surety shall indemnify the Claimant for the reasonable attorney's fees the Claimant incurs thereafter to recover any sums found to be due and owing to the Claimant.

8. The Surety's total obligation will not exceed the amount of this Bond, plus the amount of reasonable attorney's fees provided under Paragraph 7.3, and the amount of this Bond will be credited for any payments made in good faith by the Surety.
9. Amounts owed by the Owner to the Contractor under the Construction Contract will be used for the performance of the Construction Contract and to satisfy claims, if any, under any construction performance bond. By the Contractor furnishing and the Owner accepting this Bond, they agree that all funds earned by the Contractor in the performance of the Construction Contract are dedicated to satisfying obligations of the Contractor and Surety under this Bond, subject to the Owner's priority to use the funds for the completion of the work.
10. The Surety shall not be liable to the Owner, Claimants, or others for obligations of the Contractor that are unrelated to the Construction Contract. The Owner shall not be liable for the payment of any costs or expenses of any Claimant under this Bond, and shall have under this Bond no obligation to make payments to or give notice on behalf of Claimants, or otherwise have any obligations to Claimants under this Bond.
11. The Surety hereby waives notice of any change, including changes of time, to the Construction Contract or to related subcontracts, purchase orders, and other obligations.
12. No suit or action will be commenced by a Claimant under this Bond other than in a court of competent jurisdiction in the state in which the project that is the subject of the Construction Contract is located or after the expiration of one year from the date (1) on which the Claimant sent a Claim to the Surety pursuant to Paragraph 5.1.2 or 5.2, or (2) on which the last labor or service was performed by anyone or the last materials or equipment were furnished by anyone under the Construction Contract, whichever of (1) or (2) first occurs. If the provisions of this paragraph are void or prohibited by law, the minimum period of limitation available to sureties as a defense in the jurisdiction of the suit will be applicable.
13. Notice and Claims to the Surety, the Owner, or the Contractor must be mailed or delivered to the address shown on the page on which their signature appears. Actual receipt of notice or Claims, however accomplished, will be sufficient compliance as of the date received.
14. When this Bond has been furnished to comply with a statutory or other legal requirement in the location where the construction was to be performed, any provision in this Bond conflicting with said statutory or legal requirement will be deemed deleted here from and provisions conforming to such statutory or other legal requirement will be deemed incorporated herein. When so furnished, the intent is that this Bond will be construed as a statutory bond and not as a common law bond.
15. Upon requests by any person or entity appearing to be a potential beneficiary of this Bond, the Contractor and Owner shall promptly furnish a copy of this Bond or shall permit a copy to be made.
16. Definitions

    16.1. *Claim*—A written statement by the Claimant including at a minimum:

        16.1.1. The name of the Claimant;

        16.1.2. The name of the person for whom the labor was done, or materials or equipment furnished;

        16.1.3. A copy of the agreement or purchase order pursuant to which labor, materials, or equipment was furnished for use in the performance of the Construction Contract;

        16.1.4. A brief description of the labor, materials, or equipment furnished;

16.1.5. The date on which the Claimant last performed labor or last furnished materials or equipment for use in the performance of the Construction Contract;

16.1.6. The total amount earned by the Claimant for labor, materials, or equipment furnished as of the date of the Claim;

16.1.7. The total amount of previous payments received by the Claimant; and

16.1.8. The total amount due and unpaid to the Claimant for labor, materials, or equipment furnished as of the date of the Claim.

16.2. *Claimant*—An individual or entity having a direct contract with the Contractor or with a subcontractor of the Contractor to furnish labor, materials, or equipment for use in the performance of the Construction Contract. The term Claimant also includes any individual or entity that has rightfully asserted a claim under an applicable mechanic's lien or similar statute against the real property upon which the Project is located. The intent of this Bond is to include without limitation in the terms of "labor, materials, or equipment" that part of the water, gas, power, light, heat, oil, gasoline, telephone service, or rental equipment used in the Construction Contract, architectural and engineering services required for performance of the work of the Contractor and the Contractor's subcontractors, and all other items for which a mechanic's lien may be asserted in the jurisdiction where the labor, materials, or equipment were furnished.

16.3. *Construction Contract*—The agreement between the Owner and Contractor identified on the cover page, including all Contract Documents and all changes made to the agreement and the Contract Documents.

16.4. *Owner Default*—Failure of the Owner, which has not been remedied or waived, to pay the Contractor as required under the Construction Contract or to perform and complete or comply with the other material terms of the Construction Contract.

16.5. *Contract Documents*—All the documents that comprise the agreement between the Owner and Contractor.

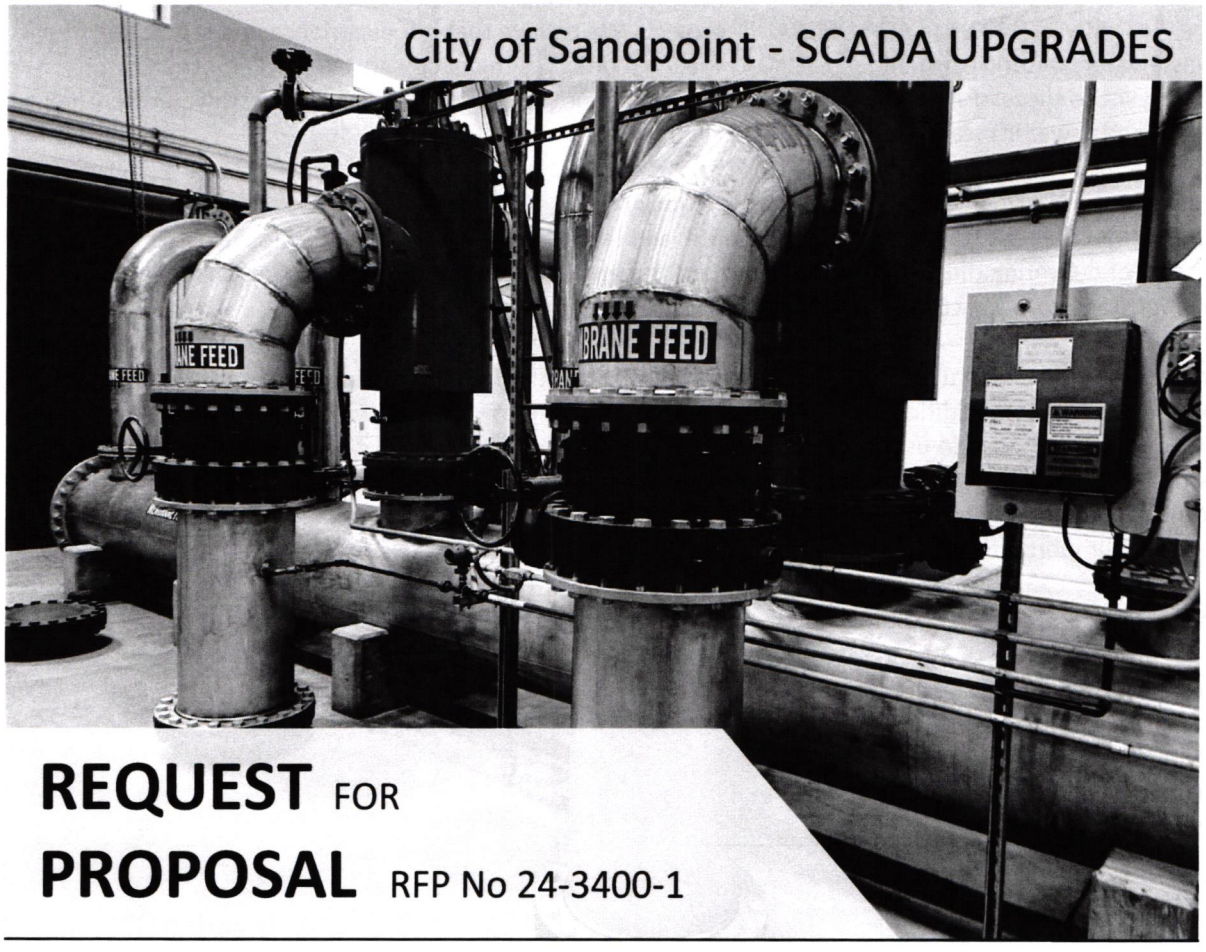
17. If this Bond is issued for an agreement between a contractor and subcontractor, the term Contractor in this Bond will be deemed to be Subcontractor and the term Owner will be deemed to be Contractor.

18. Modifications to this Bond are as follows: **None**

ATTACHMENT 1 - PROPOSAL

SANDPOINT

B&E ELECTRIC
INDUSTRIAL WATER SPECIALISTS



REQUEST FOR PROPOSAL RFP No 24-3400-1

SUBMITTED TO:

City of Sandpoint, Idaho
Cheryl Hughes
Grants, Contract & Procurement Manager
chughes@sandpointidaho.gov

SUBMITTED BY:

B&E Electric, Inc.
Matt Miller
Project Manager
matt@beelectricinc.com

SANDPOINT

RFP No 24-3400-1

B&E ELECTRIC
INDUSTRIAL WATER SPECIALISTS

To whom it may concern,

B&E Electric is excited to express our interest in a partnership with the City of Sandpoint, specifically for the "RFP NO. 24-3400-1 SCADA UPGRADE" project. We believe that our experience and reputation in the wastewater, water treatment, and SCADA industries provides the necessary expertise for the City of Sandpoint to successfully complete the upgrades on their water treatment plants, wastewater treatment plant, and sewer lift station SCADA systems.

As a renown SCADA integrator, with a proven track record, B&E Electric is one of a few electrical contractors that can truly provide a full-service, and lasting, partnership. Our business has the desired history of delivering the necessary project management, systems design, deployment, and long-term support to ensure a successful and seamless SCADA system upgrade.

In addition to the recently completed projects identified in the RFP submission, our current scope of projects includes an additional 6 SCADA related customer initiatives, all of which are long standing customers that refuse to use any other contractor because of their high-level of trust and satisfaction with our team, our organization, and our dedicated partnerships. We are thrilled with the idea of adding the City of Sandpoint to our long list of customers who depend on us to keep their cities, their businesses, and most importantly, our families supplied with the infrastructure we all depend on.

This letter of interest is authorized by the following representative of B&E Electric, Inc:

Name:	Patrick Oens, President
Email:	patrick@beelectricinc.com
Mobile:	(509) 570-8537
Date:	2/2/2024
Signature:	_____

Primary office location of B&E Electric, Inc:

2211 N. Madson Rd.
Liberty Lake, WA. 99019

B&E Electric, Inc. acknowledges the following addenda(s) for RFP NO. 24-3400-1 SCADA UPGRADES

1. RFP NO. 24-3400-1 SCADA UPGRADES ADDENDUM NO. 1, dated January 24th, 2024
2. RFP NO. 24-3400-1 SCADA UPGRADES ADDENDUM NO. 2, dated January 30th, 2024

SANDPOINT

RFP No 24-3400-1

B&E ELECTRIC INDUSTRIAL WATER SPECIALISTS

City of Sandpoint

SCADA System Upgrade Project

The purpose of this proposal is to provide a solid partnership option for the City of Sandpoint by delivering a robust solution to the city's current state of the overall water treatment plants, wastewater treatment plant, and sewer lift stations SCADA systems. As a renown SCADA integrator, with a very deep and proven track record, B&E Electric is excited to partner with the City of Sandpoint by providing the necessary project management, systems design, deployment, and support to ensure a successful and seamless SCADA system upgrade project.

Business & Staff Qualifications

B&E Electric, Inc. Summary

Since 1984, B&E Electric has been a renowned industrial electrical and controls contractor specializing in water/wastewater treatment plant design, build, implementation, automation, and upgrades. Our expertise with instrumentation and controls, combined with our full-service UL 508A certified control panel shop, sets B&E Electric apart from the typical electrical contractor. Our team is led by highly skilled and experienced electricians, Project Managers, and control panel technicians.

Matthew Miller

- Contact Information:
  - 208-871-3951
  - Matt@beelectricinc.com
- Background:
  - Project Manager, Estimator, Foreman, Control & Instrumentation Tech.
- Qualifications:
  - Journeyman Electrician, 31 years industry experience, 25 years project management, 16 years of SCADA integration
- Certifications:
  - UL 508A
  - Journeyman
- Experience:
  - Native Salmonid Conservation Facility-Usk, Kuna WWTP, Filer WWTP, Nampa WWTP, Boise WWTP, Hailey WWTP, Anheuser Busch WWTP, American falls WWTP, Garden City SCADA Upgrade
- References:

Greg Sattler
Water Reclamation Facility Chief Operator
Liberty Lake WWTP

Bob Ulrich
Capital Project Manager
Honeywell
Spokane

Aaron Roberts
WWTP Operator
Liberty Lake WWTP

gsattler@libertylake.org
509-368-4593

Bob.ulrich@honeywell.com
509-995-8006

aroberts@libertylake.org
509-506-0308

Ronald Brossart

- Contact Information:
- 509-993-1348
- rbrossart@beelectricinc.com
- Background: Construction Manager, Project Manager, I & C Manager
- Qualifications:
    - University of North Dakota – Electrical Engineering
    - Allen Bradley Control Logix Systems
    - Wonderware HMI Software
    - Rockwell Factory Talk-view HMI Software
    - Rockwell Startup & Warranty Extension Certification
- Certifications:
- Master Electrician (Washington and Idaho)
- UL508A
- Experience: Native Salmonid Conservation Facility Usk, Riverside Park Water Reclamation facility-Spokane, Liberty Lake WWTP, Clarkston WWTP, Twin Rivers Burbot/Sturgeon Hatchery, Moab Scada Control System.
- References:

Chris Peterschmidt
Water Systems Engineer
City of Spokane
Riverside Park Water Reclamation Facility
cpeterschmidt@spokanecity.org
509-625-4618 (office)
509-939-7973 (cell)

Grady Weisz
Principal Engineer
Century West Engineering
102 S Euclid Ave, Suite 107
Sandpoint, ID 83864
gweisz@centurywest.com
208-417-2983 (office)

Lars Hendron
Principal Engineer
City of Spokane
Riverside Park Water Reclamation Facility
4401 N Aubrey L White Pkwy
Spokane, WA 99205
509-625-4600 (office)
lhendron@spokanecity.org

Branden Piper

- Contact Information:
    - 509-290-9181
    - bp@beelectricinc.com
- Background:
    - Electrical Foreman, I & C Foreman, Scada programmer, Journeyman electrician.
- Qualifications:
    - Allen Bradley Control, Compact, and MicroLogix Systems

- Rockwell Drive Systems
- Rockwell Factory Talk-view HMI Software
- Rockwell Startup & Warranty Extension Certification
- UL508A

- Certifications:
  - OHSA 30
  - Journeyman Electrician
- Experience:
  - Native Salmonid Conservation Facility Usk, Riverside Park Water Reclamation facility-Spokane, Liberty Lake WWTP, Clarkston WWTF, Twin Rivers Burbot/Sturgeon hatchery, MOAB SCADA Upgrade, Dover Water SCADA upgrade.
- References:

Mike Wade
-Water/Wastewater Manager
-City of Dover, City of Laclede
-Direct contact for all SCADA, I&C, and service work
welderupnorth@gmail.com
208-265-4270 (office)
208-290-1562 (cell)

Sharmon Morris
COO NWParks, LLC.
-Direct contact for all Water/Wastewater Projects and service across WA.
Sharmon@nwparksllc.com
425-864-0721 (cell)

Jose Valenzuela
Hatchery Manager
Kootenai Tribe of Indians
-Direct contact for all I&C, SCADA, Service work.
208-304-5527 (cell)

Management Approach

The overall approach for this project will be giving the City of Sandpoint the most optimal solution while being good stewards of the funds available. B&E Electric is committed to a fiduciary responsibility for the city by keeping the project within the allotted budget by looking for the most cost effective, yet productive solutions, to some of the unique challenges presented during the site walk. B&E Electric will leverage our expertise to standardize the overall project process, resulting in ease of use and minimizing the cost of future growth or repairs.

B&E Electric will be utilizing our long-standing partnership with Rockwell/Allen Bradley by employing their components, software, and expertise throughout the entire project. Our partnership with Rockwell will be a significant advantage for this project, considering that the City of Sandpoint is currently using Rockwell software. This partnership will provide a monetarily efficient, robust, and somewhat seamless transition, especially when we consider some of the hardware swaps for other options within the Rockwell family. This flexibility is also significant when we consider security features that will come with the upgrades, helping to keep the City of Sandpoint safe during the current landscape as it pertains to cyber security and terrorist threats.

The overall project should take into consideration any impact it may have on the community based on the time of year, flow demand, and ability to handle each phase of the project. Additionally, every location and PLC will have a Construction Impact on Plant Operations (CIPO) form filed. The CIPO will be a collaborative approach with the City of Sandpoint, plant operators, and B&E Electric. This joint approach will help ensure that all risks are identified, and proper contingency plans are in place, before any work begins. The CIPO process also ensures a successful swap of any PLC, or Software upgrades prior to installation of any component. An additional stop gap measure will be to ensure all control panels, PLC's, and Software Conversions are FAT tested prior to arriving onsite. This FAT testing will take place at B&E Electric's UL 508A lab, in Liberty Lake WA.

As we consider the phases of the project, the initial, and most critical, will be the discovery phase. As identified during the site walk, there are a decent number of unknowns. At a high-level, our discovery phase will include the following:

1. Obtain all spec sheets, O+M's, drawings.
2. Upload and archive existing PLC programs/SCADA and Clients.
3. Network mapping, IP logging, routing.
4. Verify I/O at each PLC location.
5. Verify site to site communication and speed requirements for data transfer.
6. Determine final size, and necessary features, of control cabinets for lift stations to meet standardization requirements.
7. Rockwell Software audit – Consolidate licensing and remove unnecessary programs/licensing and costs

The next phase of the project will be to partner with the City of Sandpoint to design the necessary communications between PLC's and site-site, based on the City of Sandpoint's input. A key component of this phase will be the redundant communication options to avoid communication failures. In parallel to the communication design process, the control drawings and control panel drawings will be underway. The design process will leverage CAD for all drawings. The control panels will all be built at B&E Electric's UL 508A shop in Liberty Lake WA.

The next step will include identifying and confirming availability of all materials, flow demand, and driving to a finalized project timeline with all key stakeholders. Weekly project meetings, along with status reports, will be stood up as a necessary part of our overall success. These weekly meetings, and status reports, will be instrumental in driving our overall success of this project. Key stakeholders from the City of Sandpoint, Plant Operations, and B&E Electric will be in attendance at all of these meetings.

The project team will use Procore to manage the overall project. Procore is an online software platform, used across countless industries, that enables the team to share large files, track job progress, view submittals and O+M's, monitor key milestones, schedule concerns,

resource allocation, financials/budget tracking, and communications. This software will enable all key stakeholders the ability to view the project status 24/7, from anywhere.

Related Project Experience

Native Salmonid Conservation Facility (Usk, WA) 2023

This facility is intended to help recover the Cut-Throat population of the Pend O'reille river, through the use of ground and surface water sources, in conjunction with various levels of water treatment. B&E Electric was responsible for programming and implementing a complete SCADA system. This included fiber and copper network installation and certification with redundant self-healing DLR Network topology.

- Ron – General Foreman, SCADA developer
- Branden – Foreman, SCADA integrator
- Matt – Project Manager

Riverside Park Water Reclamation Facility NLT Project (Spokane, WA) 2022

B&E Electric is part of the Joint Venture managing Spokane's largest construction project and serves as its primary electrical and controls contractor. The project is a major plant upgrade, including plant-wide SCADA controls upgrades and a new membrane filtration system that is designed to treat an average wastewater flow of 50 million gallons a day.

- Ron – General Foreman, Electrical and I & C Coordinator
- Branden – Foreman, Electrical and I & C Installation

Liberty Lake Wastewater Treatment Plant (Liberty Lake, WA) 2023

Instrumentation upgrade, including flow meters and level transducers.

- Branden – Foreman, SCADA integrator
- Matt – Project Manager

Town of Ione Water System Treatment Improvements (Ione, WA) 2023

This project included a new headworks facility with screening and a septage dumping station, as well as new aerators. Our improved design allowed the owner to benefit from the ability to upload values from the septage control system. SCADA and instrumentation service, to include troubleshooting and repair, of the Freshwater Treatment Facility.

- Branden – Foreman, SCADA integrator

Lapwai Valley Regional Wastewater Facility (Lapwai, ID) 2023
This facility was a lagoon treatment system that was converted into a new immersed membrane water treatment system for the city. In this complete build of a brand new plant, we performed extensive control work to facilitate the installation of the membrane system.

- Ron – Electrical & I & C Foreman.

City of Dover Wastewater Treatment Plant (Dover, ID) 2023
We negotiated this immersed membrane facility provided by GE Water Systems, helping the city to achieve its goal well within budget. We implemented the control systems for this project. WWTP SCADA upgrade included firmware and communication components. WTP enhancements included PLC replacement, HMI development, and instrumentation upgrades. Server side implementation for data logging and alarming.

- Ron – General Foreman, SCADA Manager
- Branden – Foreman, SCADA integrator

Twin Rivers Burbot / Sturgeon Hatchery (Kootenai Tribe, Bonners Ferry, ID) 2024
SCADA upgrade that included new HMI stations, new drives, pump controls, and software/firmware upgrades.

- Ron – General Foreman, Electrical & I & C.

- Branden – Foreman, SCADA integrator

MOAB irrigation district (Newman Lake, WA) 2023
SCADA upgrade for ground well.

- Ron – General Foreman, Electrical & I & C.

- Branden – Foreman, SCADA integrator

Columbia Sun (Kennewick, WA) 2023
Complete SCADA replacement that included upgrading of instrumentation, hardware, and software.

- Branden – Project Manager, Foreman, SCADA integrator & developer

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EXHIBIT A
PRICE FORM

PRICE RECIPIENT

This Price is submitted to:

City of Sandpoint
1123 Lake Street
Sandpoint, ID 83864

The undersigned Respondent proposes and agrees, if this Price is accepted, to enter into a Professional Services Agreement with City in the form as outlined in this Request for proposals in Attachment A, Sample Agreement to perform all Work as specified or indicated in the Request for Proposals for the prices and within the times indicated in this Price and in accordance with the other terms and conditions of the Request for Proposals.

RESPONDENT'S ACKNOWLEDGEMENTS

Respondent accepts all of the terms and conditions of the Request for Proposals No. 24-3400-1. This Price will remain subject to acceptance for 30 days after the Price opening, or for such longer period of time that Respondent may agree to in writing upon request of City.

RESPONDENT'S REPRESENTATIONS

In submitting this Price, Respondent represents that:

Respondent has examined and carefully studied the Request for Proposals, other related data identified in the Request for Proposals, and the following Addenda, receipt of which is hereby acknowledged:

Addendum No.	Addendum Date
Addendum No.1	January 24, 2024
Addendum No. 2	January 30, 2024

Respondent is familiar with and is satisfied as to all Laws and Regulations that may affect cost, progress, and performance of the Work.

Respondent has considered the information known to Respondent; information commonly known to Vendors doing business in the locality of the Site;; the Request for Proposals; and the Site-related reports and drawings identified in the Request for Proposals, with respect to the effect of such information, observations, and documents on (1) the cost, progress, and performance of the Work; (2) the means, methods, techniques, sequences, and procedures of process to be employed by Respondent, including applying the specific means, methods, techniques, sequences, and

procedures of process expressly required by the Request for Proposals; and (3) Respondent's safety precautions and programs.

Based on the information and observations referred to in Paragraph 3.01.D above, Respondent does not consider that further examinations, investigations, explorations, tests, studies, or data are necessary
for the determination of this Price for performance of the Work at the price(s) and within the times required, and in accordance with the other terms and conditions of the Request for Proposals.

Respondent is aware of the general nature of work to be performed by City and others at the Site that relates to the Work as indicated in the Request for Proposals.

Respondent has given City written notice of all conflicts, errors, ambiguities, and discrepancies that Respondent has discovered in the Request for Proposals, and the written resolution thereof by City is acceptable to Respondent and Respondent has included all necessary assumptions in the Proposal.

The Request for Proposals are generally sufficient to indicate and convey understanding of all terms and conditions for the performance of the Work for which this Price is submitted.

RESPONDENT'S CERTIFICATION

Respondent certifies that:

This Price is genuine and not made in the interest of or on behalf of any undisclosed individual or entity and is not submitted in conformity with any collusive Purchase Agreement or rules of any group, association, organization, or corporation;

Respondent has not directly or indirectly induced or solicited any other Respondent to submit a false Price;

Respondent has not solicited or induced any individual or entity to refrain from proposing; and

Respondent has not engaged in corrupt, fraudulent, collusive, or coercive practices in competing for the Purchase Agreement. For the purposes of this Paragraph 4.01.D:

"corrupt practice" means the offering, giving, receiving, or soliciting of anything of value likely to influence the action of a public official in the Proposing process;

"fraudulent practice" means an intentional misrepresentation of facts made (a) to influence the Proposing process to the detriment of City, (b) to establish Price prices at artificial noncompetitive levels, or (c) to deprive City of the benefits of free and open competition;

"collusive practice" means a scheme or arrangement between two or more Respondents, with or without the knowledge of City, a purpose of which is to establish prices at artificial, noncompetitive levels; and

"coercive practice" means harming or threatening to harm, directly or indirectly, persons or their property to influence their participation in the Proposing process or affect the execution of the Purchase Agreement.

BASIS OF PRICE

Respondent provide a functionally complete Project in accordance with the Request for Proposals for the following Not to exceed price:

$ 1,296,505 NOT TO EXCEED

RESPONDENT SHALL SUBMIT HOURLY FEE SCHEDULE WITH THIS PROPOSAL INCLUDING ANY ASSUMPTIONS

TIME OF COMPLETION

Respondent agrees to deliver the Project in accordance with the Request for Proposals.

PRICE SUBMITTAL

6.01 This Price is submitted by:

Corporation Name: B&E Electric

State c ashington
Type ((ofessional, Service, Limited Liability): Corporation

By: ___ _____
(Signature -- attach evidence of authority to sign)

Name (typed or printed): Patrick Oens

Title: President

(CORPORATE SEAL)

Attest _____

Respondent's Business Address: 2211 N. Madson Rd. Liberty Lake, WA 99019

Phone No: 509-927-9350

E-mail: info@beelectricinc.com

SUBMITTED on February 6, 2024.

SANDPOINT MATERIAL

WASTEWATER

Location	Material	Labor
LCP-1		
	$10,257.82	$11,662.00
LCP-3		
	$10,909.69	$11,662.00
LCP-4		
	$8,820.27	$11,662.00
LCP-6		
	$11,322.77	$11,662.00
LCP-8		
	$8,755.72	$11,662.00
LCP-9		
	$8,507.24	$11,662.00
LCP-10		
	$7,357.75	$11,662.00
BAND SCREEN		
	$10,538.81	$11,662.00
ROTARY SCREEN		
	$1,659.22	$11,662.00
SPARES		
	$2,773.34	
Wastewater System Grand Totals:	Material	Labor
	$80,902.63	$104,958.00

WATER TREATMENT

Location	Material	Labor
BUILDING 10		
	$7,709.76	$3,332.00
BUILDING 30		
	$6,622.62	$3,332.00
SAND CREEK		
	$27,185.88	$11,328.80
WOODLAND BOOSTER		
	$1,303.15	$11,328.80
SPARES		
	$11,846.06	
Water System Grand Totals:	Material	Labor
	$54,667.47	$29,321

LIFT STATIONS

Description	Ext Net	Labor
SANDCREEK		
	$33,059.22	$3,998.40
COTTONWOOD		
	$31,750.22	$3,998.40
SPRINGCREEK		
	$31,750.22	$3,998.40
CEDARS		
	$31,750.22	$3,998.40
NORTH BOYER		
	$33,654.22	$3,998.40
TIMBERLINE		
	$31,750.22	$3,998.40
FISHBACK		
	$31,750.22	$3,998.40
SILVERWINGS		
	$33,059.22	$3,998.40
HICKORY GLEN		
	$33,059.22	$3,998.40
BRISTLE CONE		
	$31,750.22	$3,998.40
PINE STREET		
	$31,750.22	$3,998.40
NORTHVIEW		
	$31,750.22	$3,998.40
WESTWOOD		
	$31,750.22	$3,998.40
SOUTH BOYER		
	$37,058.15	$4,664.80
SEASONS		
	$33,059.22	$3,998.40
PAWNSHOP		
	$33,059.22	$3,998.40
UNIVERSITY		
	$31,750.22	$3,998.40
EXXON		
	$33,654.22	$3,998.40
CITY BEACH		
	$33,654.22	$3,998.40
PROGRAMMING/ADMIN		
		$27,655.60
SPARES		
	$1,983.73	
Lift Station Grand Totals:	Material	Labor
	$622,802.90	$104,291.60

SOFTWARE

	Material	Labor
Software Grand Total:	Material	Labor
	$96,824.35	$153,272.00

ADMINISTRATION

	Admin
Administration Grand Total:	Admin
	$68,484.00

AGENDA REPORT

City Council Meeting

TODAY'S DATE: 8/2/2024

MEETING DATE: 8/7/2024

TO: MAYOR AND CITY COUNCIL

FROM: Maeve Nevins-Lavtar, Park Planning & Development Manager

SUBJECT: Request to Approve Contract Change Order No. 3 to Agreement No. A23-5300-4 with Dreamland Skateparks for Travers Park Skatepark Expansion Project

DESCRIPTION/BACKGROUND:

City staff recommends the approval of Change Order No. 3 to Agreement No. A23-5300-4 between the City of Sandpoint and Dreamland Skateparks LLC for the design-build construction services for Travers Park Skatepark Expansion Project.

The justification for the change order and contract amendment request is derived from unforeseen erosion and drainage challenges with an existing embankment located on the east side of expanded skatepark. The contractor identified an issue with the drainage created by the City's decision to not construct the path on the east side of skatepark. This was resolved by constructing a small concrete retaining wall 51' x 3.5'- 4.5' x1.5', to prevent water damage and erosion of new expansion skatepark area. The pathway segment located adjacent to the east side of skatepark expansion was put on hold until future funds are realized.

Funding and contigency budget is sourced from the Parks and Recreation Capital Improvement Fund and generous donations through the City's non-profit partnership with the Bonner County Skatepark Association.

BUDGET OVERVIEW:

Original Contract Amount: $300k.
Prior Approved Change Order No. 1: $100k (funded by $52k from Bonner County Skatepark Association donations and $48k from City CIP Funds).
Prior Approved Change Order No. 2: $12,731

Previously Approved Contract Amount: $412,731.00

Current Change Order No. 3 Amount: $9,200.00
New Contract Amount: $421,931.00

STAFF RECOMMENDATION:

Staff recommends City Council consider approving Change Order No. 3 to Agreement No. A23-5300-4 with Dreamland Skateparks for Travers Park Skatepark Expansion Project.

ACTION: Approve Change Order No. 3 to Agreement No. A23-5300-4 with Dreamland Skateparks for Travers Park Skatepark Expansion Project.

WILL THERE BE ANY FINANCIAL IMPACT? Yes **HAS THIS ITEM BEEN BUDGETED?** No

Funding for this contract amendment will be provided by unused FY25 Parks Capital Improvement Funds and additional donations made by the Bonner County Skatepark Association.

ATTACHMENTS:

Proposed Resolution

Contract Agreement No. A23-5300-4

Change Order No. 1

Change Order No. 2

Change Order No. 3

No: 24-
Date: August 7, 2024

RESOLUTION
OF THE CITY COUNCIL
CITY OF SANDPOINT

TITLE: CHANGE ORDER NO. 3 TO AGREEMENT WITH DREAMLAND SKATEPARKS, LLC (CITY AGREEMENT #A23-5300-4)

WHEREAS: Travers Park Skatepark Expansion Project contractor Dreamland Skateparks, LLC, has identified an area of concern in grading and drainage due to the City eliminating the east-side paved pathway from the original scope of work;

WHEREAS: A change order to the Dreamland agreement, providing for the addition of a small concrete retaining wall, will resolve concerns and prevent potential drainage and erosion issues along the east side of the expansion;

WHEREAS: This project is funded from the City's Parks and Recreation Capital Improvement Fund and generous donations through the City's non-profit partnership with the Bonner County Skatepark Association; and

WHEREAS: City staff recommends the approval of Change Order No. 3 and the contract amendment to Agreement No. A23-5300-4 between the City of Sandpoint and Dreamland Skateparks, LLC, for the design-build construction services for Travers Park Skatepark Expansion Project.

NOW, THEREFORE, BE IT RESOLVED THAT: City Council hereby approves Change Order No. 3 to the Agreement with Dreamland Skateparks, LLC (City Agreement A23-5300-4), a copy of which is attached hereto and made a part hereof as if fully incorporated herein, in the amount of $9,200, for a new total contract amount of $421,931.

BE IT FURTHER RESOLVED THAT: As set forth in the Procurement Process and Signature Authority Policy for Goods, Services, and Construction and further outlined in the City of Sandpoint Procurement Policy, on behalf of the City, the Mayor or authorized designee is hereby authorized to execute this change order.

_____
Jeremy Grimm, Mayor

ATTEST:

_____
Melissa Ward, City Clerk

AGREEMENT
BETWEEN OWNER AND DESIGN/BUILDER

This Agreement is by and between **CITY OF SANDPOINT** ("Owner") and **Dreamland Skateparks LLC**_("Design/Builder").

Terms used in this Agreement have the meanings stated in the General Conditions and the Supplementary Conditions.

Owner and Contractor hereby agree as follows:

ARTICLE 1 - WORK

1.01. Design/Builder shall complete all Work as specified or indicated in the Contract Documents.

1.02. The Design-Builder shall provide a Phase I of the development to include the expansion of an existing 5,000 SF +/- concrete skate park and the complete design of the entire 18,000 SF expansion which is consistent with good engineering, construction, and environmental practices that meets or exceeds the Project Requirements, standards, guidelines, and procedures identified throughout the Contract.

1.03. The Design-Builder shall determine the full scope of the Project through a thorough examination of the Contract, site evaluation, and any reasonable inferences to be gathered from each.

1.04. The Design-Builder shall not rely on the physical descriptions contained in the Contract to identify all the Project components.

1.05. The Design/Builder shall be responsible for providing Phase I of the development to include the expansion of an existing 5,000 SF +/- concrete skate park and the complete design of the entire 18,000 SF expansion by providing:

A. all management, services, labor, material, and equipment necessary to design and construct the Project in accordance with the Project Requirements and overall Contract; and,

B. all regulatory coordination and authorizations (permits) as required by law to construct the facility; and,

C. Work is in strict compliance with applicable standards, specifications, and design requirements.

ARTICLE 2 - THE PROJECT

2.01. The Project, of which the Work under the Contract Documents may be the whole or only a part, is referenced as Travers Park All Wheeled Skatepark Expansion Phase I Design Build, and generally described as follows:

The primary purpose of the Project is to upgrade and expand the existing concrete skate park structure, inclusive of all-wheeled users.

ARTICLE 3 - CONTRACT TIMES

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3.01. *Time of the Essence*

A. All time limits for Milestones, if any, Substantial Completion, and completion and readiness for final payment as stated in the Contract Documents are of the essence of the Contract.

3.02. *Dates for Substantial Completion and Final Payment*

A. The Work will be substantially completed on or before August 01, 2024, and completed and ready for final payment in accordance with Paragraph 13.08 of the General Conditions on or before September 30, 2024.

3.03. *Liquidated Damages – Not Used*

ARTICLE 4 - CONTRACT PRICE

4.01. Owner shall pay Design/Builder for completion of the Work in accordance with the Contract Documents an amount in current funds equal to the sum of the amounts determined pursuant to Paragraphs 4.01.A below:

A. *For all Work, a Lump Sum of:*

($ 300,000.00)

ARTICLE 5 - PAYMENT PROCEDURES

5.01. Design/Builder shall submit and Owner will process Applications for Payment in accordance with Article 13 of the General Conditions.

A. *Progress Payments; Retainage:* Owner shall make progress payments on account of the Contract Price on the basis of Design/Builder's Applications for Payment which are to be submitted on or about the 25th day of each month during performance of the Work as provided in Paragraphs 5.01.A.1 and A.2 below. All such payments will be measured by the Schedule of Values established in Paragraph 2.06.A.3 of the General Conditions (and in the case of Unit Price Work based on the number of units completed).

1. Prior to Substantial Completion, progress payments will be made in an amount equal to the percentage indicated below, but, in each case, less the aggregate of payments previously made and less such amounts as Owner may withhold in accordance with Paragraph 13.03.B of the General Conditions.

a. 95 percent of Work completed (with the balance being retainage).

b. 95 percent of the cost of materials and equipment not incorporated in the Work (but delivered, suitably stored, and accompanied by documentation satisfactory to Owner as provided in Paragraph 13.02.A of the General Conditions), with the balance being retainage.

2. Upon Substantial Completion, Owner shall pay an amount sufficient to increase total payments to Design/Builder to 95 percent of the Contract Price (with the balance being retainage), less such amounts as Owner may withhold in accordance with Paragraph 13.03.B of the General

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Conditions and less 150 percent of Owner's estimate of the value of the Work shown in the tentative list of items to be completed or corrected attached to the certificate of Substantial Completion.

B. *Final Payment.* Upon final completion and acceptance of the Work in accordance with paragraph 13.08 of the General Conditions, Owner shall pay the remainder of the Contract Price.

ARTICLE 6 - INTEREST

6.01. All moneys not paid when due as provided in Article 13 of the General Conditions shall bear interest at the rate of six percent per annum.

ARTICLE 7 - DESIGN/BUILDER'S REPRESENTATIONS

7.01. To induce Owner to enter into this Agreement, Design/Builder makes the following representations:

A. Design/Builder has examined and carefully studied the Contract Documents and the other related data identified in the Request for Proposals, but excluding the documents described in paragraph 8.01.K.

B. Design/Builder has visited the Site and become familiar with and is satisfied as to the general, local, and Site conditions that may affect cost, progress, and performance of the Work.

C. Design/Builder is familiar with and is satisfied as to all federal, state, and local Laws and Regulations that may affect cost, progress, and performance of the Work.

E. Design/Builder is aware of the general nature of work to be performed by Owner and others at the Site that relates to the Work as indicated in the Contract Documents.

F. Design/Builder has considered the information known to Design/Builder; information commonly known to design/builders doing business in the locality of the Site; information and observations obtained from visits to the Site; the Contract Documents; and the Site-conditions that may effect (1) the cost, progress, and performance of the Work; (2) the means, methods, techniques, sequences, and procedures of construction to be employed by Design/Builder, including any specific means, methods, techniques, sequences, and procedures of construction expressly required by the Contract Documents; and (3) Design/Builder's safety precautions and programs.

G. The Owner has not provided information, explorations, or tests of subsurface or physical conditions at or contiguous to the Site relating to existing surface, materials, or subsurface structures at the Site. The Design/Builder does not consider that further examinations, investigations, explorations, tests, studies, or data are necessary for it to enter into this Contract for the performance of the Work at the Contract Price, within the Contract Times, and in accordance with the other terms and conditions of the Contract Documents.

H. Design/Builder has given Owner written notice of all conflicts, errors, ambiguities, or discrepancies that Design/Builder has discovered in the Request for Proposals, Contract Documents, and the written resolution thereof by Owner is acceptable to Design/Builder.

I. The Contract Documents are generally sufficient to indicate and convey understanding of all terms and conditions for performance and furnishing of the Work.

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ARTICLE 8 - CONTRACT DOCUMENTS

8.01. The Contract Documents consist of the following:

A. This Agreement

B. Performance Bond

C. Payment Bond

D. Other Bonds - *Not Used*

E. Standard General Conditions of the Contract Between Owner and Design/Builder

F. Supplementary Conditions

G. Exhibit A – Owner Project Requirements and Drawings and Design/Builder's Proposal to original Project Contractor (Emerick Construction)

H. The following, which may be delivered, prepared, or issued after the Effective Date of this Agreement and are not attached hereto:

1. Notice to Proceed;

2. All Work Change Directives, and Change Orders amending, modifying or supplementing the Contract Documents pursuant to paragraph 3.04.A of the General Conditions;

3. Specifications as defined in Paragraph 1.01.A.40 of the General Conditions; and

4. Drawings as defined in Paragraph 1.01.A.18 of the General Conditions.

8.02. The documents listed in Paragraph 8.01 above are attached to this Agreement (except as expressly noted otherwise above).

8.03. There are no Contract Documents other than those listed above in this Article 8.

8.04. The Contract Documents may only be amended, modified, or supplemented as provided in Paragraph 3.04 of the General Conditions.

ARTICLE 9 - MISCELLANEOUS

9.01. The Standard General Conditions of the Contract Between Owner and Design/Builder are referred to herein as the General Conditions.

9.02. Terms used in this Agreement will have the meanings indicated in the General Conditions.

9.03. No assignment by a party hereto of any rights under or interests in the Contract Documents will be binding on another party hereto without the written consent of the party sought to be bound; and, specifically but without limitation, moneys that may become due and moneys that are due may not be assigned without such consent (except to the extent that the effect of this restriction may be limited by

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law), and unless specifically stated to the contrary in any written consent to an assignment no assignment will release or discharge the assignor from any duty or responsibility under the Contract Documents.

9.04. Owner and Design/Builder each binds itself, its partners, successors, assigns and legal representatives to the other party hereto, its partners, successors, assigns and legal representatives in respect to all covenants, agreements and obligations contained in the Contract Documents.

9.05. Any provision or part of the Contract Documents held to be void or unenforceable under any Law or Regulation shall be deemed stricken, and all remaining provisions shall continue to be valid and binding upon Owner and Design/Builder, who agree that the Contract Documents shall be reformed to replace such stricken provision or part thereof with a valid and enforceable provision that comes as close as possible to expressing the intention of the stricken provision.

9.06. Design/Builder certifies that it has not engaged in corrupt, fraudulent, collusive, or coercive practices in competing for or in executing the Contract. For the purposes of this Paragraph 9.06:

1. "corrupt practice" means the offering, giving, receiving, or soliciting of anything of value likely to influence the action of a public official in the bidding process or in the Contract execution;

2. "fraudulent practice" means an intentional misrepresentation of facts made (a) to influence the bidding process or the execution of the Contract to the detriment of Owner, (b) to establish Bid or Contract prices at artificial non-competitive levels, or (c) to deprive Owner of the benefits of free and open competition;

3. "collusive practice" means a scheme or arrangement between two or more Bidders, with or without the knowledge of Owner, a purpose of which is to establish Bid prices at artificial, non-competitive levels; and

4. "coercive practice" means harming or threatening to harm, directly or indirectly, persons or their property to influence their participation in the bidding process or affect the execution of the Contract.

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IN WITNESS WHEREOF, Owner and Design/Builder have signed this Agreement in duplicate. One counterpart each has been delivered to Owner and Design/Builder. All portions of the Contract Documents have been signed, initialed or identified by Owner and Design/Builder.

This Agreement will be effective on April 06,2023 (which is the Effective Date of the Agreement).

OWNER:	DESIGN/BUILDER:
	DocuSigned by: Danyel Scott D1D794348295401...
By: for Shelby Rognstad, Mayor	By: Danyel Scott
	Member
[CORPORATE SEAL]	[CORPORATE SEAL]
Attest:	Attest:
Address for giving notices:	Address for giving notices:
City of Sandpoint, City Clerk	2150 SE Hwy 101
1123 Lake Street	Pmb 384
Sandpoint, Idaho 83864	Lincoln City, Oregon 97367
	Engineer License No. or Certificate No.: (Where applicable)
	State:
	Contractor License No.: PWC-C-16054-B-4 (Where applicable)
	State: Idaho
Designated Representative:	Designated Representative:
Name: Maeve Nevins-Lavtar	Name: Danyel Scott
Title: Parks Planning & Development Manager	Title: Member
Address: 1123 Lake Street	Address: 2150 SE Hwy 101 Pmb 384
Sandpoint, Idaho 83864	Lincoln City, Oregon 97367
Phone: 208-946-2711	Phone: 503-577-9277
Facsimile:	Facsimile:

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This document has important legal consequences; consultation with an attorney is encouraged with respect to its use or modification. This document should be adapted to the particular circumstances of the contemplated Project and the controlling Laws and Regulations.

STANDARD GENERAL CONDITIONS OF THE CONTRACT BETWEEN OWNER AND DESIGN/BUILDER

Prepared by

EJCDC

ENGINEERS JOINT CONTRACT DOCUMENTS COMMITTEE

and

Issued and Published Jointly by

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The Associated General Contractors of America
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ASCE American Society of Civil Engineers

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EJCDC D-700 Standard General Conditions of the Contract Between Owner and Design/Builder
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These General Conditions have been prepared for use with either one of the two Agreements between Owner and Design/Builder (EJCDC D-520 and D-525, 2009 Editions). Their provisions are interrelated and a change in one may necessitate a change in the others. The comments and instructions contained in the Guide to Use of EJCDC Design/Build Documents (EJCDC D-001, 2009 Edition) are also carefully interrelated with the wording of these General Conditions.

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EJCDC
ENGINEERS JOINT CONTRACT DOCUMENTS COMMITTEE

STANDARD GENERAL CONDITIONS OF THE CONTRACT BETWEEN OWNER AND DESIGN/BUILDER

ARTICLE 1 – DEFINITIONS AND TERMINOLOGY

1.01 *Defined Terms*

A. Wherever used in the Contract Documents and printed with initial capital letters, the following terms have the meanings indicated which are applicable to both the singular and plural thereof. In addition to terms specifically defined, terms with initial capital letters in the Contract Documents include references to identified articles and paragraphs, and the titles of other documents or forms.

1. *Addenda*: Written or graphic instruments issued prior to the opening of Proposals which clarify, correct or change the Request for Proposals or the Contract Documents.

2. *Agreement*: The written instrument which is evidence of the agreement between Owner and Design/Builder covering the Work.

3. *Application for Payment*: The form which is to be used by Design/Builder in requesting progress or final payments and which is to be accompanied by such supporting documentation as is required by the Contract Documents.

4. *Asbestos*: Any material that contains more than one percent asbestos and is friable or is releasing asbestos fibers into the air above current action levels established by the United States Occupational Safety and Health Administration.

5. *Bonds*: Performance and payment bonds and other instruments of security.

6. *Change Order*: A written order which is signed by Design/Builder and Owner which authorizes an addition, deletion or revision in the Work, or an adjustment in the Contract Price or the Contract Times, issued on or after the Effective Date of the Agreement.

7. *Claim*: A demand or assertion by Owner or Design/Builder seeking an adjustment of Contract Price or Contract Times, or both, or other relief with respect to the terms of the Contract. A demand for money or services by a third party is not a claim.

8. *Conceptual Documents*: The drawings and specifications and/or other graphic or written materials, criteria and information concerning Owner's requirements for the Project, such as design objectives and constraints, space, capacity and performance requirements, flexibility and expandability, including those items enumerated in the Request for Proposals which show or describe the character and scope of, or relate to, the Work to be performed or furnished and which have been prepared by or for Owner.

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9. *Construction*: The part of the Work that is the result of performing or furnishing of labor, the furnishing and incorporating of materials and equipment into the Work and the furnishing of services (other than Design Professional Services) and documents, all as required by the Contract Documents.

10. *Construction Subagreement*: A written agreement between Design/Builder and a construction Subcontractor for provision of Construction.

11. *Contract*: The entire and integrated written agreement between Owner and Design/Builder concerning the Work. The Contract supersedes prior negotiations, representations, or agreements, whether written or oral.

12. *Contract Documents*: Those items so designated in the Agreement. Only printed or hard copies of the items listed in the Agreement are Contract Documents.

13. *Contract Price*: The moneys payable by Owner to Design/Builder for completion of the Work in accordance with the Contract Documents.

14. *Contract Times*: The numbers of days or the dates stated in the Agreement to (i) achieve Substantial Completion, and (ii) complete the Work so that it is ready for final payment in accordance with Paragraph 13.08.

15. *Design/Builder*: The individual or entity with whom Owner has entered into the Agreement.

16. *Design Subagreement*: A written agreement between Design/Builder and a design professional for provision of Design Professional Services.

17. *Design Professional Services*: That part of the Work comprised of services relating to the preparation of Drawings, Specifications, and other design submittals specified by the Contract Documents and required to be performed by licensed design professionals, as well as other services provided by or for licensed design professionals during Bidding/Negotiating, Construction, or Operational phases.

18. *Drawings*: Those portions of the Contract Documents prepared by or for Design/Builder and approved by Owner consisting of drawings, diagrams, illustrations, schedules and other data which show the scope, extent, and character of the Work.

19. *Effective Date of the Agreement*: The date indicated in the Agreement on which it becomes effective, but if no such date is indicated it means the date on which the Agreement is signed and delivered by the last of the two parties to sign and deliver.

20. *Field Order*: A written order issued by Owner which orders minor changes in the Work but which does not involve a change in the Contract Price or the Contract Times.

21. *Hazardous Environmental Condition*: The presence at the Site of Asbestos, Hazardous Waste, PCB's, Petroleum Products or Radioactive Materials in such quantities or circumstances that may present a substantial danger to persons or property exposed thereto on connection with the Work.

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22. *Hazardous Waste*: The term Hazardous Waste shall have the meaning provided in Section 1004 of the Solid Waste Disposal Act (42 USC Section 6903) as amended from time to time.

23. *Laws or Regulations*: Any and all applicable laws, rules, regulations, ordinances, codes, and orders of any and all governmental bodies, agencies, authorities and courts having jurisdiction.

24. *Liens*: Charges, security interests or encumbrances upon real property or personal property.

25. *Milestone*: A principal event specified in the Contract Documents relating to an intermediate completion date or time prior to Substantial Completion of all the Work.

26. *Notice of Award*: The written notice by Owner to the successful proposer stating that upon compliance by the successful proposer with the conditions precedent included therein, within the time specified, Owner will sign and deliver the Agreement.

27. *Notice to Proceed*: A written notice given by Owner to Design/Builder fixing the date on which the Contract Times will commence to run and on which Design/Builder shall start to perform the Work.

28. *Owner*: The individual or entity with whom Design/Builder has entered into the Agreement and for whom the Work is to be performed.

29. *Owner's Consultant*: An individual or entity with whom the Owner may contract to furnish services to Owner with respect to the Project and who is identified as such in the Supplementary Conditions.

30. *Partial Utilization*: Use by Owner of a substantially completed part of the Work for the purpose for which it is intended (or a related purpose) prior to Substantial Completion of all the Work.

31. *PCBs*: Polychlorinated biphenyls.

32. *Petroleum*: Petroleum, including crude oil or any fraction thereof which is liquid at standard conditions of temperature and pressure (60 degrees Fahrenheit and 14.7 pounds per square inch absolute), such as oil, petroleum, fuel oil, oil sludge, oil refuse, gasoline, kerosene, and oil mixed with other non-Hazardous Wastes and crude oils.

33. *Project*: The total construction of which the Work to be provided under the Contract Documents may be the whole, or a part as indicated elsewhere in the Contract Documents.

34. *Proposal*: The documents submitted by Design/Builder in response to the Request for Proposals setting forth the design concepts, proposed prices, and other conditions for the Work to be performed.

35. *Radioactive Material*: Source, special nuclear, or byproduct material as defined by the Atomic Energy Act of 1954 (42 USC Section 2011 et seq.) as amended from time to time.

36. *Request for Proposals*: The document prepared by or for Owner specifying and describing Owner's objectives and the procedure to be followed in preparing and submitting a Proposal and awarding a contract.

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37. *Resident Project Representative*: The authorized representative of Owner who may be assigned to the Site or any part thereof.

38. *Schedule of Values*: A schedule prepared by Design/Builder and acceptable to Owner indicating that portion of the Contract Price to be paid for each major component of the Work.

39. *Site*: Lands or other areas designated in the Contract Documents as being furnished by Owner upon which Construction is to be performed, including rights-of-way and easements for access thereto, and such other lands furnished by Owner which are designated for use of Design/Builder.

40. *Specifications*: The part of the Contract Documents prepared by or for Design/Builder and approved by Owner consisting of written technical descriptions of materials, equipment, construction systems, standards and workmanship as applied to the Work and certain administrative details applicable thereto.

41. *Subcontractor*: An individual or entity other than a Supplier having a direct contract with Design/Builder or with any other Subcontractor for the performance of a part of the Work.

42. *Submittal*: A written or graphic document prepared by or for Design/Builder which is required by the Contract Documents to be submitted to Owner by Design/Builder. Submittals may include Drawings, Specifications, progress schedules, shop drawings, samples, cash flow projections, and Schedules of Values. Submittals other than Drawings and Specifications are not Contract Documents.

43. *Substantial Completion*: The time at which the Work (or a specified part) has progressed to the point where it is sufficiently complete, in accordance with the Contract Documents, so that the Work (or a specified part) can be utilized for the purposes for which it is intended. The terms "substantially complete" and "substantially completed" as applied to all or part of the Work refer to Substantial Completion thereof.

44. *Supplementary Conditions*: The part of the Contract Documents which amends or supplements these General Conditions.

45. *Supplier*: A manufacturer, fabricator, supplier, distributor, materialman or vendor having a direct contract with Design/Builder or with any Subcontractor to furnish materials or equipment to be incorporated in the Work by Design/Builder or any Subcontractor.

46. *Unit Price Work*: Work to be paid for on the basis of unit prices.

47. *Work*: The entire design and construction or the various separately identifiable parts thereof required to be performed or furnished under the Contract Documents. Work includes and is the result of performing or furnishing Design Professional Services and Construction required by the Contract Documents.

48. *Work Change Directive*: A written directive to Design/Builder, issued on or after the Effective Date of the Agreement and signed by Owner ordering an addition, deletion or revision in the Work, or responding to differing site conditions under which the Work is to be performed or to emergencies. A Work Change Directive will not change the Contract Price or the Contract Times, but is evidence that the parties expect that the change directed or documented by a

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Work Change Directive will be incorporated in a subsequently issued Change Order following negotiations by the parties as to its effect, if any, on the Contract Price or Contract Times.

1.02 *Terminology*

A. The words and terms discussed in Paragraph 1.02.B are not defined terms, but when used in the Contract Documents have the indicated meanings.

B. *Intent of Certain Terms or Adjectives:*

1. The word "day" shall constitute a calendar day of 24 hours measured from midnight to the next midnight.

2. The word "defective," when modifying the word "Construction" refers to Construction that is unsatisfactory, faulty, or deficient in that it does not conform to the Contract Documents, or does not meet the requirements of any inspection, reference standard, test or approval referred to in the Contract Documents, or has been damaged prior to Owner's final payment (unless responsibility for the protection thereof has been assumed by Owner at Substantial Completion) provided that the defect was not caused by Owner.

3. The word "furnish," when used in connection with services, materials, or equipment, shall mean to supply and deliver said services, materials or equipment to the Site (or some other specified location) ready for use or installation and in usable or operable condition.

4. The word "install," when used in connection with services, materials, or equipment, shall mean to put into use or place in final position said services, materials or equipment or equipment complete and ready for intended use.

5. The words "perform" or "provide" when used in connection with services, materials, or equipment, shall mean to furnish and install said services, materials, or equipment complete and ready for intended use.

6. When "furnish," "install," "perform," or "provide" is not used in connection with services, materials, or equipment in a context clearly requiring an obligation of Design/Builder, "provide" is implied.

7. Unless stated otherwise in the Contract Documents, words or phrases that have a well-known technical or construction industry or trade meaning are used in the Contract Documents in accordance with that meaning.

ARTICLE 2 – PRELIMINARY MATTERS

2.01 *Delivery of Bonds*

A. When Design/Builder delivers the executed Agreements to Owner, Design/Builder shall also deliver to Owner such Bonds as Design/Builder may be required to furnish in accordance with Paragraph 5.01.A.

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B. *Evidence of Insurance:* Before any Work is started, Design/Builder and Owner shall each deliver to the other those certificates of insurance that Design/Builder and Owner respectively are required to purchase and maintain in accordance with Article 5.

2.02 *Commencement of Contract Times; Notice to Proceed*

A. The Contract Times will commence to run on the thirtieth day after the Effective Date of the Agreement, or, if a Notice to Proceed is given, on the day indicated in the Notice to Proceed. A Notice to Proceed may be given at any time within thirty days after the Effective Date of the Agreement. Unless agreed to in writing by Owner and Design/Builder, the Contract Times will commence to run no later than the ninetieth day after the last day for receipt of the Proposal or the thirtieth day after the Effective Date of the Agreement, whichever date is earlier.

2.03 *Starting the Work*

A. Design/Builder shall start to perform the Work on the date when the Contract Times commence to run. No Work shall be done at the Site prior to the date on which the Contract Times commence to run.

2.04 *Before Starting the Work*

A. Design/Builder's Review of Conceptual Documents: Before undertaking the Work, Design/Builder shall carefully study and compare those Conceptual Documents prepared by Owner and check and verify pertinent figures therein and all applicable field measurements. Design/Builder shall promptly report in writing to Owner any conflict, error, ambiguity, or discrepancy which Design/Builder may discover and shall obtain a written interpretation or clarification from Owner before proceeding with any Work affected thereby; however, Design/Builder shall not be liable to Owner for failure to report any conflict, error, ambiguity, or discrepancy in the Conceptual Documents unless Design/Builder knew thereof.

B. Preliminary Schedules: Within 10 days after commencement of the Contract Times (unless otherwise specified in the Contract Documents), Design/Builder shall submit the following to Owner for its timely review:

1. A preliminary progress schedule indicating the times (numbers of days or dates) for starting and completing the various stages of the Work, including any Milestones specified in the Contract Documents;

2. A preliminary schedule of Submittals which will list each required Submittal and the times for submitting, reviewing and processing each Submittal;

3. A preliminary Schedule of Values for all of the Work which will include quantities and prices of items which when added together equal the Contract Price and subdivides the Work into component parts in sufficient detail to serve as the basis for progress payments during performance of the Work. Such prices will include an appropriate amount of overhead and profit applicable to each item of Work; and

4. A preliminary cash flow projection estimating that portion of the Contract Price to be due during each month of performance.

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2.05 *Initial Conference*

A. Within twenty days after the Contract Times start to run, Design/Builder will arrange a conference attended by Owner and Design/Builder and others as appropriate to establish a working understanding among the parties as to the Work and to discuss the design concepts, schedules referred to in Paragraph 2.04.B, procedures for handling Submittals, processing Applications for Payment, maintaining required records, items required pursuant to Paragraph 8.01.A.6 and other matters.

B. At the initial conference Owner and Design/Builder each shall designate, in writing, a specific individual to act as its authorized representative with respect to the services and responsibilities under the Contract. Such individuals shall have the authority to transmit instructions, receive information, render decisions relative to the Contract, and otherwise act on behalf of each respective party.

2.06 *Initial Acceptance of Schedules*

A. At least ten days before submission of the first Application for Payment (unless otherwise provided in the Contract Documents), Design/Builder will arrange a conference attended by Design/Builder, Owner and others as appropriate to review for acceptability the schedules submitted in accordance with Paragraph 2.04.B. Design/Builder shall have an additional ten days to make corrections and adjustments and to complete and resubmit the schedules. No progress payment shall be made to Design/Builder until the acceptable schedules are submitted to Owner.

1. The progress schedule will be acceptable to Owner if it provides an orderly progression of the Work to completion within any specified Milestones and the Contract Times. Such acceptance will not impose on Owner responsibility for the progress schedule, for sequencing, scheduling or progress of the Work nor interfere with nor relieve Design/Builder from Design/Builder's full responsibility therefor.

2. Design/Builder's schedule of Submittals will be acceptable to Owner if it provides a workable arrangement for reviewing and processing the required Submittals.

3. Design/Builder's Schedule of Values will be acceptable to Owner as to form and substance if it provides a reasonable allocation of the Contract Price to component parts of the work.

ARTICLE 3 – CONTRACT DOCUMENTS: INTENT, AMENDING, REUSE

3.01 *Intent*

A. The Contract Documents are complementary; what is called for by one is as binding as if called for by all.

B. It is the intent of the Contract Documents including but not limited to the Conceptual Documents, the Drawings, and the Specifications to describe a functionally complete Project (or part thereof) to be designed and constructed in accordance with the Contract Documents. Design/Builder will furnish or perform all labor, documentation, services, materials, and equipment that may reasonably be inferred from the Contract Documents or from prevailing custom or trade usage as being required to produce the intended result whether or not specifically called, for at no additional cost to Owner.

3.02 *Reference Standards*

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A. Standards, Specifications, Codes, Laws or Regulations.

1. Reference to standards, specifications, manuals or codes of any technical society, organization or association, or to Laws or Regulations, whether such reference be specific or by implication, shall mean the standard, specification, manual, code, or Laws or Regulations in effect on the Effective Date except as may be otherwise specifically stated in the Contract Documents.

2. No provision of any such standard, specification, manual, or code, or instruction of a Supplier, shall be effective to change the duties and responsibilities of Owner, Design/Builder, or any of their subcontractors, consultants, agents, or employees from those set forth in the Contract Documents, nor shall it be effective to assign to Owner or its officers, directors, members, partners, employees, agents, consultants, or subcontractors any duty or authority to supervise or direct the furnishing or performance of the Work or any duty or authority to undertake responsibility inconsistent with the provisions of the Contract Documents.

3.03 *Resolving Discrepancies*

A. In the event of a discrepancy between the Conceptual Documents on the one hand and the Proposal or Drawings or Specifications on the other hand, the Conceptual Documents will control except when Owner has approved a Submittal pursuant to Paragraph 6.17.B.

B. Except as otherwise specifically stated in the Contract Documents, the provisions of the Contract Documents shall take precedence in resolving any conflict, error, ambiguity, or discrepancy between the provisions of the Contract Documents and:

1. The provisions of any such standard, specification, manual, code, or instruction (whether or not specifically incorporated by reference in the Contract Documents); or

2. The provisions of any such Laws or Regulations applicable to the performance of the Work (unless such an interpretation of the provisions of the Contract Documents would result in violation of such Law or Regulation).

3.04 *Amending and Supplementing Contract Documents*

A. The Contract Documents may be amended to provide for additions, deletions, and revisions in the Work or to modify the terms and conditions thereof in one or more of the following ways:

1. Owner's approval of required Submittals (pursuant to Paragraph 6.17.B);

2. A Work Change Directive;

3. A Change Order;

4. A Field Order.

3.05 *Reuse of Documents*

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A. All documents including Drawings and Specifications prepared or furnished by Design/Builder pursuant to this Agreement are for Design/Builder's own use, and Design/Builder shall retain an ownership and property interest therein whether or not the Project is completed. Owner may make and retain copies for information and reference in connection with the use and occupancy of the Project by Owner and others. However, such documents are not intended or represented to be suitable for reuse by Owner or others on extensions of the Project or on any other project. Any reuse or any continued use after any termination without written verification or adaptation by Design/Builder for the specific purpose intended will be at Owner's sole risk and without liability or legal exposure to Design/Builder and Owner shall indemnify and hold harmless Design/Builder and Subcontractors from all claims, damages, losses and expenses including attorneys' fees arising out of or resulting therefrom. Any such verification or adaptation will entitle Design/Builder to further compensation at rates to be agreed upon by Owner and Design/Builder.

3.06 *Electronic Data*

A. Unless otherwise stated in the Supplementary Conditions, the data furnished by Owner to Design/Builder or Design/Builder to Owner that may be relied upon are limited to the printed copies (also known as hard copies). Files in electronic media format of text, data, graphics, or other types are furnished only for the convenience of the receiving party. Any conclusion or information obtained or derived from such electronic files will be at the user's sole risk. If there is a discrepancy between the electronic files and the hard copies, the hard copies govern.

B. Because data stored in electronic media format can deteriorate or be modified inadvertently or otherwise without authorization of the data's creator, the party receiving electronic files agrees that it will perform acceptance tests or procedures within 60 days, after which the receiving party shall be deemed to have accepted the data thus transferred. Any errors detected within the 60-day acceptance period will be corrected by the transferring party.

C. When transferring documents in electronic media format, the transferring party makes no representations as to long term compatibility, usability, or readability of documents resulting from the use of software application packages, operating systems, or computer hardware differing from those used by the data's creator.

ARTICLE 4 – AVAILABILITY OF LANDS; DIFFERING SITE CONDITIONS; REFERENCE POINTS; HAZARDOUS ENVIRONMENTAL CONDITIONS

4.01 *Availability of Lands*

A. Owner shall furnish the Site. Owner shall notify Design/Builder of any encumbrances or restrictions not of general application but specifically related to use of the Site which Design/Builder will have to comply in performing the Work. Unless otherwise provided in the Contract Documents, Owner will obtain in a timely manner and pay for easements for permanent structures or permanent changes in existing facilities. If Design/Builder and Owner are unable to agree on entitlement to or the amount or extent of any adjustments in the Contract Price or the Contract Times as a result of any delay in Owner's furnishing the Site, Design/Builder may make a Claim therefor as provided in Article 9.

B. Upon reasonable written request, Owner shall furnish Design/Builder with a current statement of record legal title and legal description of the lands upon which the Construction is to be performed and Owner's

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interest therein as necessary for giving notice of or filing a mechanic's or construction lien against such lands in accordance with applicable Laws or Regulations.

C. Design/Builder shall provide for all additional lands and access thereto that may be required for temporary construction facilities or storage of materials and equipment.

4.02 *Differing Site Conditions*

A. Design/Builder shall promptly, and before the conditions are disturbed, give a written notice to Owner of (i) subsurface or latent physical conditions at the Site which differ materially from those indicated in the Contract Documents, or (ii) unknown physical conditions at the Site, of an unusual nature, which differ materially from those ordinarily encountered and generally recognized as inhering in work of the character called for by the Contract Documents.

B. Owner will investigate the Site conditions promptly after receiving the notice. If the conditions do materially so differ and cause an increase or decrease in the Design/Builder's cost of, or the time required for, performing any part of the Work, whether or not changed as a result of the conditions, an equitable adjustment shall be made under this clause and the Contract Price or Times modified in writing by Change Order in accordance with Article 9.

C. No request by Design/Builder for an equitable adjustment under Paragraph 4.02 shall be allowed unless Design/Builder has given the written notice required; provided that the time prescribed in 9.03.A for giving written notice may be extended by Owner.

D. The provisions of this Paragraph 4.02 are not intended to apply to a Hazardous Environmental Condition uncovered or revealed at the Site.

4.03 *Reference Points*

A. Design/Builder shall be responsible for laying out the Work and shall protect and preserve the reference points and property monuments established by Owner pursuant to Paragraph 8.01.A.6.e, and shall make no changes or relocations without the prior written approval of Owner. Design/Builder shall report to Owner whenever any reference point or property monument is lost or destroyed or requires relocation because of necessary changes in grades or locations, and shall be responsible for the accurate replacement or relocation of such reference points or property monuments by professionally qualified personnel.

4.04 *Hazardous Environmental Condition at Site*

A. Design/Builder will not be responsible for any Hazardous Environmental Condition encountered at the Site which was not identified in the Contract Documents to be within the scope of the Work. Design/Builder shall be responsible for materials creating a Hazardous Environmental Condition created by any materials brought to the Site by Design/Builder, Subcontractors, Suppliers or anyone else for whom Design/Builder is responsible.

B. If Design/Builder encounters a Hazardous Environmental Condition, Design/Builder shall immediately: (i) secure or otherwise isolate such condition; (ii) stop all Construction in connection with such condition and in any area affected thereby (except in an emergency as required by Paragraph 6.16); and (iii) notify Owner (and thereafter confirm such notice in writing). Owner shall promptly determine the necessity of retaining a qualified expert to evaluate such condition or take corrective action, if any.

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C. Design/Builder shall not be required to resume Construction in connection with such Hazardous Environmental Condition or in any such affected area until after Owner has obtained any required permits related thereto and delivered to Design/Builder written notice (i) specifying that such condition and any affected area is or has been rendered safe for the resumption of Construction, or (ii) specifying any special conditions under which such Construction may be resumed safely. If Owner and Design/Builder cannot agree as to entitlement to or the amount or extent of an adjustment, if any, in Contract Price or Contract Times as a result of such Construction stoppage or such special conditions under which Construction is agreed to be resumed by Design/Builder, either party may make a Claim therefor as provided in Article 9.

D. If after receipt of such special written notice Design/Builder does not agree to resume Construction based on a reasonable belief it is unsafe, or does not agree to resume such Construction under such special conditions, then Owner may order such portion of the Work that is related to such Hazardous Environmental Condition to be deleted from the Work. If Owner and Design/Builder cannot agree as to entitlement to or the amount or extent of an adjustment, if any, in Contract Price or Contract Times as a result of deleting such portion of the Work, then either party may make a Claim therefor as provided in Article 9. Owner may have such deleted portion of the Work performed by Owner's own forces or others in accordance with Article 7.

E. To the fullest extent permitted by Laws or Regulations, Owner shall indemnify and hold harmless Design/Builder, Subcontractors, Suppliers and the officers, directors, partners, employees, agents, other consultants and subcontractors of each and any of them from and against all claims, costs, losses and damages (including but not limited to all fees and charges of engineers, architects, attorneys and other professionals and all court or arbitration or other dispute resolution costs) arising out of or resulting from such Hazardous Environmental Condition, provided that such Hazardous Environmental Condition: (i) was not shown or indicated in the Contract Documents to be included in the scope of the Work, and (iii) was not created by Design/Builder or by anyone for whom Design/Builder is responsible. Nothing in this Paragraph 4.04.E shall obligate Owner to indemnify any individual or entity from and against the consequences of that individual's or entity's own negligence.

F. To the fullest extent permitted by Laws or Regulations, Design/Builder shall indemnify and hold harmless Owner, Owner's Consultant and the officers, directors, partners, employees, agents, other consultants and subcontractors of each and any of them from and against all claims, costs, losses and damages (including but not limited to all fees and charges of engineers, architects, attorneys and other professionals and all court or arbitration or other dispute resolution costs) arising out of or resulting from such Hazardous Environmental Condition created by Design/Builder or anyone for whom Design/Builder is responsible. Nothing in this Paragraph 4.04.F shall obligate Design/Builder to indemnify any individual or entity from and against the consequences of that individual's or entity's own negligence.

ARTICLE 5 – BONDS AND INSURANCE

5.01 *Performance, Payment and Other Bonds*

A. Design/Builder shall furnish performance and payment Bonds, each in an amount at least equal to the Contract Price as security for the faithful performance and payment of all Design/Builder's obligations to furnish, provide and pay for Work and related materials under the Contract Documents. These Bonds shall remain in effect at least until one year after the date when final payment becomes due, except as provided otherwise by Laws or Regulations or by the Contract Documents. Design/Builder shall also furnish such other Bonds as are required by the Contract Documents.

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B. All Bonds shall be in the form prescribed by the Contract Documents except as provided otherwise by Laws or Regulations, and shall be executed by such sureties as are named in the current list of "Companies Holding Certificates of Authority as Acceptable Sureties on Federal Bonds and as Acceptable Reinsuring Companies" as published in Circular 570 (amended) by the Financial Management Service, Surety Bond Branch, U.S. Department of the Treasury. All Bonds signed by an agent or attorney-in-fact must be accompanied by a certified copy of that individual's authority to bind the surety. The evidence of authority shall show that it is effective on the date the agent or attorney-in-fact signed each bond.

C. If the surety on any Bond furnished by Design/Builder is declared a bankrupt or becomes insolvent or its right to do business is terminated in any state where any part of the Project is located or it ceases to meet the requirements of Paragraph 5.01.B and 5.02, Design/Builder shall within twenty days thereafter substitute another Bond and surety, both of which shall comply with the requirements of Paragraphs 5.01.B and 5.02.

5.02 *Licensed Sureties and Insurers*

A. All Bonds and insurance required by the Contract Documents to be purchased and maintained by Owner or Design/Builder shall be obtained from surety or insurance companies that are duly licensed or authorized in the jurisdiction in which the Project is located to issue Bonds or insurance policies for the limits and coverages so required. Such surety and insurance companies shall also meet such additional requirements and qualifications as may be provided in the Supplementary Conditions.

5.03 *Certificates of Insurance*

A. Design/Builder shall deliver to Owner, with copies to each additional insured and loss payee identified in the Supplementary Conditions, certificates of insurance (and other evidence of insurance requested by Owner or any other additional insured or loss payee) which Design/Builder is required to purchase and maintain.

B. Owner shall deliver to Design/Builder, with copies to each additional insured and loss payee identified in the Supplementary Conditions, certificates of insurance (and other evidence of insurance requested by Design/Builder or any other additional insured) which Owner is required to purchase and maintain.

C. Failure of Owner to demand such certificates or other evidence of Design/Builder's full compliance with these insurance requirements or failure of Owner to identify a deficiency in compliance from the evidence provided shall not be construed as a waiver of Design/Builder's obligation to maintain such insurance.

D. Owner does not represent that insurance coverage and limits established in this Contract necessarily will be adequate to protect Design/Builder.

E. The insurance and insurance limits required herein shall not be deemed as a limitation on Design/Builder's liability under the indemnities granted to Owner and others in the Contract Documents.

5.04 *Design/Builder's Insurance*

A. Design/Builder shall purchase and maintain such insurance as is appropriate for the Work being performed and as will provide protection from claims set forth below which may arise out of or result from Design/Builder's performance of the Work and Design/Builder's other obligations under the

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Contract Documents, whether it is to be performed by Design/Builder, any Subcontractor or Supplier or by anyone directly or indirectly employed by any of them to perform any of the Work, or by anyone for whose acts any of them may be liable:

1. Claims under workers' compensation, disability benefits and other similar employee benefit acts;

2. Claims based on the provision of professional services, including but not limited to the design services performed by Design/Builder, to be insured under a professional liability insurance policy or endorsement;

2. Claims for damages because of bodily injury, occupational sickness or disease, or death of Design/Builder's employees;

3. Claims for damages because of bodily injury, sickness or disease, or death of any person other than Design/Builder's employees;

4. Claims for damages insured by reasonably available personal injury liability coverage which are sustained (i) by any person as a result of an offense directly or indirectly related to the employment of such person by Design/Builder, or (ii) by any other person for any other reason;

5. Claims for damages, other than to the Work itself, because of injury to or destruction of tangible property wherever located, including loss of use resulting therefrom; and

6. Claims for damages because of bodily injury or death of any person or property damage arising out of the ownership, maintenance or use of any motor vehicle.

B. The policies of insurance required by paragraph 5.04.A shall:

1. With respect to insurance required by Paragraphs 5.04.A.3 through 5.04.A.6 inclusive, be written on an occurrence basis, include as additional insureds Owner and Owner's Consultants and any other persons or entities indicated in the Supplementary Conditions (subject to any customary exclusion in respect of professional liability), all of whom shall be listed as additional insureds, and include coverage for the respective officers, directors, members, partners, and employees, agents, and other consultants and subcontractors of each and any of all such additional insureds, and the insurance afforded to these additional insureds shall provide primary coverage for all claims covered thereby;

2. Include at least the specific overages and be written for not less than the limits of liability provided in the Supplementary Conditions or required by Laws or Regulations, whichever is greater;

3. Include contractual liability insurance covering Design/Builder's indemnity obligations under Paragraphs 6.11 and 6.21;

4. Contain a provision or endorsement that the coverage afforded will not be canceled, materially changed or renewal refused until at least thirty days' prior written notice has been given to Owner and each other additional insured indicated in the Supplementary Conditions to whom a certificate of insurance has been issued (and the certificates of insurance furnished by the Design/Builder pursuant to Paragraph 5.03 will so provide);

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5. Remain in effect at least until final payment and at all times thereafter when Design/Builder may be correcting, removing or replacing defective Construction in accordance with Paragraphs 12.06 and 12.07; and

7. Include completed operations coverage:

   a. Such insurance shall remain in effect for two years after final payment.

   b. Design/Builder shall furnish Owner and each other additional insured indicated in the Supplementary Conditions to whom a certificate of insurance has been issued evidence satisfactory to Owner and any such additional insured of continuation of such insurance at final payment and one year thereafter.

5.05 *Owner's Liability Insurance*

A. In addition to the insurance required to be provided by Design/Builder under Paragraph 5.04, Owner, at Owner's option, may purchase and maintain at Owner's expense Owner's own liability insurance as will protect Owner against claims which may arise from operations under the Contract Documents.

5.06 *Property Insurance*

A. Unless otherwise provided in the Supplementary Conditions, Owner shall purchase and maintain property insurance upon the Construction at the Site in the amount of the full replacement cost thereof (subject to such deductible amounts as may be provided in the Supplementary Conditions or required by Laws or Regulations). This insurance will:

   1. Include the interests of Owner, Owner's Consultant, Design/Builder, Subcontractors, and any other individuals or entities indicated in the Supplementary Conditions, and the officers, directors, members, partners, employees, agents, and other consultants and subcontractors of each and any of them, each of whom is deemed to have an insurable interest and shall be listed as a loss payee;

   2. Be written on a Builder's Risk "all-risk" policy form that shall at least include insurance for physical loss and damage to the Construction, temporary buildings, falsework, and all materials and equipment in transit, and shall insure against at least the following perils or causes of loss: fire, lightning, extended coverage, theft, vandalism and malicious mischief, earthquake, collapse, debris removal, demolition occasioned by enforcement of Laws or Regulations, water damage (other than that caused by flood), and such other perils or causes of loss as may be specifically required by the Supplementary Conditions;

   3. Include expenses incurred in the repair or replacement of any insured property (including but not limited to fees and charges of engineers and architects);

   4. Cover materials and equipment stored at the Site or at another location that was agreed to in writing by Owner prior to being incorporated in the Construction, provided that such materials and equipment have been included in an Application for Payment approved by Owner;

   5. Allow for partial utilization by Owner of the Work;

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6. Include testing and start-up; and

7. Be maintained in effect until final payment is made unless otherwise agreed to in writing by Owner and Design/Builder with thirty days' written notice to each other loss payee to whom a certificate of insurance has been issued.

B. Owner shall purchase and maintain such equipment breakdown insurance or additional property insurance as may be required by the Supplementary Conditions or Laws or Regulations which will include the interests of Owner, Owner's Consultants, Design/Builder, Subcontractors, and any other individuals or entities indicated in the Supplementary Conditions, each of whom is deemed to have an insurable interest and shall be listed as a loss payee.

C. All the policies of insurance (and the certificates or other evidence thereof) required to be purchased and maintained by Owner in accordance with this Paragraph 5.06 will contain a provision or endorsement that the coverage afforded will not be canceled or materially changed or renewal refused until at least 30 days' prior written notice has been given to Design/Builder and to each other loss payee to whom a certificate of insurance has been issued and will contain waiver provisions in accordance with Paragraph 5.07.

D. Owner shall not be responsible for purchasing and maintaining any property insurance to protect the interests of Design/Builder, Subcontractors, Suppliers, or others in the Work to the extent of any deductible amounts that are identified in the Supplementary Conditions. The risk of loss within such identified deductible amount will be borne by Design/Builder, Subcontractor, or others suffering any such loss and if any of them wishes property insurance coverage within the limits of such amounts, each may purchase and maintain it at the purchaser's own expense.

E. If Design/Builder requests in writing that other special insurance be included in the property insurance policies provided under this Paragraph 5.06, Owner shall, if possible, include such insurance, and the cost thereof will be charged to Design/Builder by appropriate Change Order. Prior to commencement of the Work at the Site, Owner shall in writing advise Design/Builder whether or not such other insurance has been procured by Owner.

5.07 *Waiver of Rights*

A. Owner and Design/Builder intend that all policies purchased in accordance with Paragraph 5.06 will protect Owner, Owner's Consultant, Design/Builder, Subcontractors, Suppliers, and all other individuals or entities identified in the Supplementary Conditions as loss payees (and the officers, directors, members, partners, employees, agents, and other consultants and subcontractors of each and any of them) in such policies and will provide primary coverage for all losses and damages caused by the perils or causes of loss covered thereby. All such policies shall contain provisions to the effect that in the event of payment of any loss or damage the insurers will have no rights of recovery against any of the insureds or loss payees thereunder. Owner and Design/Builder waive all rights against each other and their respective officers, directors, members, partners, employees, agents, and other consultants and subcontractors of each and any of them for all losses and damages caused by, arising out of or resulting from any of the perils or causes of loss covered by such policies and any other property insurance applicable to the Work; and, in addition, waive all such rights against Owner's Consultant, Subcontractors, Suppliers, and all other individuals or entities identified in the Supplementary Conditions as insureds or loss payees under such policies for losses and damages so caused. None of the above waivers shall extend to the rights that any party making such waiver may have to the proceeds of insurance held by Owner as trustee or otherwise payable under any policy so issued.

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B. Owner waives all rights against Design/Builder, Subcontractors, and Suppliers and the officers, directors, members, employees and agents of any of them for:

1. Loss due to business interruption, loss of use, or other consequential loss extending beyond direct physical loss or damage to Owner's property caused by, arising out of or resulting from fire or other peril whether or not insured by Owner; and

2. Loss or damage to the completed Project or any part thereof caused by, arising out of. or resulting from fire or other insured peril or cause or loss covered by any property insurance maintained on the completed Project or part thereof by Owner during partial utilization pursuant to Paragraph 13.06, after Substantial Completion pursuant to Paragraph 13.05, or after final payment pursuant to Paragraph 13.08.

C. Any insurance policy maintained by Owner covering any loss, damage or consequential loss referred to in Paragraph 5.07.B shall contain provisions to the effect that in the event of payment of any such loss, damage, or consequential loss, the insurers will have no rights of recovery against Design/Builder, Subcontractors, Owner's Consultant, and the officers, directors, members, partners, employees, agents, and other consultants and subcontractors of each and any of them.

5.08 *Receipt and Application of Insurance Proceeds*

A. Any insured loss under the policies of insurance required by Paragraph 5.06 will be adjusted with Owner and made payable to Owner as fiduciary for the insureds, as their interests may appear, subject to the requirements of any applicable mortgage clause and of Paragraph 5.08.B. Owner shall deposit in a separate account any money so received, and shall distribute it in accordance with such agreement as the parties in interest may reach. If no other special agreement is reached the damaged Construction shall be repaired or replaced, the moneys so received applied on account thereof and the Work and the cost thereof covered by an appropriate Change Order.

B. Owner as fiduciary shall have power to adjust and settle any loss with the insurers unless one of the parties in interest shall object in writing within 15 days after the occurrence of loss to Owner's exercise of this power. If such objection be made, Owner as fiduciary shall make settlement with the insurers in accordance with such agreement as the parties in interest may reach. If no such agreement among the parties in interest is reached, Owner as fiduciary shall adjust and settle the loss with the insurers and, if required in writing by any party in interest, Owner as fiduciary shall give bond for the proper performance of such duties.

5.09 *Acceptance of Bonds and Insurance; Option to Replace*

A. If either Owner or Design/Builder has any objection to the coverage afforded by or other provisions of the Bonds or insurance required to be purchased and maintained by the other party in accordance with Article 5 on the basis of their not complying with the Contract Documents, the objecting party shall so notify the other party in writing within ten days after receipt of the certificates (or other evidence requested) required by Paragraph 2.04.C. Owner and Design/Builder shall each provide to the other such additional information in respect of insurance provided as the other may reasonably request. If either party does not purchase or maintain all of the Bonds and insurance required of such party by the Contract Documents, such party shall notify the other party in writing of such failure to purchase prior to the start of the Work, or of such failure to maintain prior to any change in the required coverage.

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Without prejudice to any other right or remedy, the other party may elect to obtain equivalent Bonds or insurance to protect such other party's interests at the expense of the party who was supposed to provide such coverage, and a Change Order shall be issued to adjust the Contract Price accordingly.

5.10 *Partial Utilization, Acknowledgment of Property Insurance*

A. If Owner finds it necessary to occupy or use a portion or portions of the Work prior to Substantial Completion of all the Work as provided in Paragraph 13.06, no such use or occupancy shall commence before the insurers providing the property insurance pursuant to Paragraph 5.06 have acknowledged notice thereof and in writing effected any changes in coverage necessitated thereby. The insurers providing the property insurance shall consent by endorsement on the policy or policies, but the property insurance shall not be canceled or permitted to lapse on account of any such partial use or occupancy.

ARTICLE 6 – DESIGN/BUILDER'S RESPONSIBILITIES

6.01 Design Professional Services

A. *Standard of Care:* The standard of care for all Design Professional Services performed or furnished by Design/Builder under this Agreement will be the care and skill ordinarily used by members of the subject profession practicing under similar conditions at the same time and in the same locality.

B. *Preliminary Design Phase:* After the Contract Times commence to run, Design/Builder shall:

1. Consult with Owner to understand Owner's requirements for the Project and review available data;

2. Advise Owner as to the necessity of Owner's providing or obtaining from others additional reports, data, or services of the types provided in Paragraph 8.01.A.6.a-g and assist Owner in obtaining such reports, data, or services;

3. Identify and analyze requirements of governmental authorities having jurisdiction to approve the portions of the Project designed or specified by Design/Builder with whom consultation is to be undertaken in connection with the Project;

4. Obtain such additional geotechnical and related information which it deems necessary for performance of the Work;

5. On the basis of the Conceptual Documents and Design/Builder's Proposal, prepare preliminary design documents consisting of final design criteria, preliminary drawings, outline specifications, and written descriptions of the Project;

6. Furnish the preliminary design documents to and review them with Owner within the times indicated in the schedules described in Paragraphs 2.06.A.1 and 2.06.A.2; and

7. Identify any variations in the preliminary design documents from the Contract Documents in accordance with 6.17.B.

C. Final Design Phase:

After written acceptance by Owner of the preliminary design phase documents Design/Builder shall:

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1. On the basis of the accepted Preliminary Design Phase documents, prepare final Drawings showing the scope, extent, and character of the Construction to be performed and furnished by Design/Builder and Specifications (which will be prepared, where appropriate, in general conformance with the format recommended by the Construction Specifications Institute);

2. Provide technical criteria, written descriptions, and design data required for obtaining approvals of such governmental authorities as have jurisdiction to review or approve the final design of the Project, and assist Owner in consultations with appropriate authorities;

3. Furnish the above documents, Drawings, and Specifications to and review them with Owner within the times indicated in the schedules described in Paragraphs 2.06.A.1 and 2.06.A.2; and

4. Identify any deviations from other Contract Documents in accordance with Paragraph 6.17.B.

6.02 Supervision and Superintendence of Construction

A. Design/Builder shall supervise, inspect, and direct the Construction competently and efficiently, devoting such attention thereto and applying such skills and expertise as may be necessary to provide the Construction in accordance with the Contract Documents. Design/Builder shall be solely responsible for the means, methods, techniques, sequences, and procedures of Construction. Design/Builder shall be responsible to see that the completed Construction complies fully with the Contract Documents and shall keep Owner advised as to the quality and progress of the Construction.

B. At all times during the progress of Construction, the Design/Builder shall assign a competent resident superintendent who shall not be replaced without written notice to Owner except under extraordinary circumstances.

6.03 Labor, Working Hours

A. Design/Builder shall provide competent, suitably qualified personnel to perform the Work as required by the Contract Documents. Design/Builder shall at all times maintain good discipline and order at the Site.

B. Except as otherwise required for the safety or protection of persons or the Work or property at the Site or adjacent thereto, and except as otherwise indicated in the Contract Documents, all Construction at the Site shall be performed during regular working hours, and Design/Builder will not permit overtime work or the performance of Construction on a Saturday, Sunday, or any legal holiday without Owner's written consent (which will not be unreasonably withheld).

6.04 Services, Materials, and Equipment

A. Unless otherwise specified in the Contract Documents, Design/Builder shall furnish or cause to be furnished and assume full responsibility for all services, materials, equipment, labor, transportation, construction equipment and machinery, tools, appliances, fuel, power, light, heat, telephone, water, sanitary facilities, temporary facilities, and all other facilities and incidentals necessary for the performance, testing, start-up, and completion of the Work.

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B. All materials and equipment incorporated into the Work shall be as specified by Owner, or in the Drawings or Specifications, or if not specified shall be of good quality and new, except as otherwise provided in the Contract Documents. All warranties and guarantees specifically called for by the Contract Documents shall expressly run to the benefit of Owner. If required by Owner, Design/Builder shall furnish satisfactory evidence (including reports of required tests) as to the source, kind, and quality of materials and equipment.

C. All materials and equipment shall be stored, applied, installed, connected, erected, protected, used, cleaned, and conditioned in accordance with instructions of the applicable Supplier, except as otherwise provided in the Contract Documents.

6.05 Progress Schedule

A. Design/Builder shall adhere to the progress schedule established in accordance with Paragraph 2.06.A as it may be adjusted from time to time as provided below:

1. Design/Builder shall submit to Owner for acceptance proposed adjustments in the progress schedule that will not change the Contract Times (or Milestones). Such adjustments will conform generally to the progress schedule then in effect.

2. Proposed adjustments in the progress schedule that will change the Contract Times (or Milestones) shall be submitted in accordance with the requirements of Article 11.02. Such adjustments may only be made by a Change Order.

6.06 Concerning Subcontractors, Suppliers, and Others

A. Design/Builder shall not employ any Subcontractor, Supplier, or other individual or entity against whom Owner may have reasonable objection. Design/Builder shall not be required to employ any Subcontractor, Supplier, or other individual or entity to furnish or perform any of the Work against whom Design/Builder has reasonable objection.

B. Design/Builder shall be fully responsible to Owner for all acts and omissions of the Subcontractors, Suppliers, and other individuals or entities performing or furnishing any of the Work just as Design/Builder is responsible for Design/Builder's own acts and omissions. Nothing in the Contract Documents:

1. shall create for the benefit of any such Subcontractor, Supplier, or other individual or entity any contractual relationship between Owner and any such Subcontractor, Supplier, or other individual or entity;

2. shall create any obligation on the part of Owner to pay or to see to the payment of any moneys due any such Subcontractor, Supplier, or other individual or entity except as may otherwise be required by Laws or Regulations.

C. Design/Builder shall be solely responsible for scheduling and coordinating Subcontractors, Suppliers, and other individuals and entities performing or furnishing any of the Work under a direct or indirect contract with Design/Builder.

D. Design/Builder shall require all Subcontractors, Suppliers, and such other individuals and entities performing or furnishing any of the Work to communicate with the Owner through Design/Builder.

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E. All Work performed for Design/Builder by a Subcontractor or Supplier will be pursuant to an appropriate Design Subagreement or Construction Subagreement between Design/Builder and the Subcontractor or Supplier which specifically binds the Subcontractor or Supplier to the applicable terms and conditions of the Contract Documents for the benefit of Owner. Whenever any such agreement is with a Subcontractor or Supplier who is listed as a loss payee on the property insurance provided in Paragraph 5.06, the agreement between the Design/Builder and the Subcontractor or Supplier will contain provisions whereby the Subcontractor or Supplier waives all rights against Owner, Design/Builder, Owner's Consultant, and all other loss payees (and their officers, directors, members, partners, employees, agents, and other consultants and subcontractors of each and any of them) for all losses and damages caused by any of the perils or causes of loss covered by such policies and any other property insurance applicable to the Work. If the insurers on any such policies require separate waiver forms to be signed by any Subcontractor or Supplier, Design/Builder will obtain the same.

6.07 Patent Fees and Royalties

A. Design/Builder shall pay all license fees and royalties and assume all costs incident to the use in the performance of the Work or the incorporation in the Work of any invention, design, process, product or device which is the subject of patent rights or copyrights held by others. If a particular invention, design, process, product, or device is specified in the Conceptual Documents for use in the performance of the Construction and if to the actual knowledge of Owner its use is subject to patent rights or copyrights calling for the payment of any license fee or royalty to others, the existence of such rights shall be disclosed by Owner in the Conceptual Documents.

B. To the fullest extent permitted by Laws or Regulations, Design/Builder shall indemnify and hold harmless Owner and Owner's Consultant, and the officers, directors, partners, employees or agents, and other consultants of each and any of them from and against all claims, costs, losses and damages (including but not limited to all fees and charges of engineers, architects, attorneys and other professionals and all court or arbitration or other dispute resolution costs) arising out of or resulting from any infringement of patent rights or copyrights incident to the use in the performance of the Work or resulting from the specification or incorporation in the Work of any invention, design, process, product or device except those required by the Conceptual Documents.

C. To the fullest extent permitted by Laws or Regulations, Owner shall indemnify and hold harmless Design/Builder and its officers, directors, members, partners, employees or agents, Subcontractors and Suppliers from and against all claims, costs, losses and damages (including but not limited to all fees and charges of engineers, architects, attorneys and other professionals and all court or arbitration or other dispute resolution costs) arising out of or resulting from any infringement of patent rights or copyrights incident to the use in the performance of the Work or resulting from the incorporation in the Work of any invention, design, process, product or device required by the Conceptual Documents, but not identified by Owner as being subject to payment of any license fee or royalty to others required by patent rights or copyrights.

6.08 Permits

A. Unless otherwise provided in the Contract Documents, Design/Builder shall obtain and pay for all necessary permits, licenses, and approvals of governmental authorities having jurisdiction over the Work. Owner shall assist Design/Builder, when necessary, in obtaining such permits, licenses and approvals. Design/Builder shall pay all governmental charges and inspection fees necessary for the performance of the Work, which are applicable on the last day for receipt of Proposals. Design/Builder shall pay all

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charges of utility owners for connections for providing permanent service to the Work, and Owner shall pay all charges of such utility owners for capital costs related thereto.

6.09 Laws or Regulations

A. Design/Builder shall give all notices required by and comply with all Laws and Regulations applicable to the performance of the Work. Except where otherwise expressly required by applicable Laws and Regulations, Owner shall not be responsible for monitoring Design/Builder's compliance with any Laws or Regulations.

B. If Design/Builder performs any Work knowing or having reason to know that it is contrary to Laws or Regulations, Design/Builder shall bear all claims, costs, losses, and damages (including but not limited to all fees and charges of engineers, architects, attorneys, and other professionals and all court or arbitration or other dispute resolution costs) arising out of or relating to such Work.

C. Changes in Laws or Regulations not known on the Effective Date having an effect on the cost or time of performance may be the subject of a change in Contract Price or Contract Times.

6.10 Taxes

A. Design/Builder shall pay all sales, consumer, use, and other similar taxes required to be paid by Design/Builder in accordance with the Laws or Regulations of the place of the Project which are applicable during the performance of the Work.

6.11 Use of Site and Other Areas

A. Limitation on Use of Site and Other Areas.

1. Design/Builder shall confine construction equipment, the storage of materials and equipment, and the operations of construction workers to the Site and other areas permitted by Laws or Regulations, and shall not unreasonably encumber the Site and other areas with construction equipment or other materials or equipment. Design/Builder shall assume full responsibility for any damage to any such land or area, or to the owner or occupant thereof or of any adjacent land or areas, resulting from the performance of the Work.

2. Should any claim be made by any such owner or occupant because of the performance of Work, Design/Builder shall promptly settle with such other party by negotiation or otherwise resolve the claim by arbitration or other dispute resolution proceeding or at law.

3. To the fullest extent permitted by Laws or Regulations, Design/Builder shall indemnify and hold harmless Owner, Owner's Consultants and anyone directly or indirectly employed by any of them from and against all claims, costs, losses and damages (including, but not limited to, fees of engineers, architects, attorneys and other professionals and court and arbitration or other dispute resolution costs) arising out of or resulting from any claim brought by any such owner or occupant against Owner, or any other party indemnified hereunder to the extent caused by or based upon Design/Builder's performance of the Construction.

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B. *Removal of Debris:* During the performance of the Construction, Design/Builder shall keep the premises free from accumulations of waste materials, rubbish, and other debris resulting from the Construction. Removal and disposal of such waste materials, rubbish, and other debris shall conform to applicable Laws or Regulations.

C. *Cleaning:* Prior to Substantial Completion, Design/Builder shall clean the Site and make it ready for utilization by Owner. At completion of Construction, Design/Builder shall remove all tools, appliances, construction equipment, temporary construction and machinery, and surplus materials and shall restore to original condition all property not designated for alteration by the Contract Documents.

D. *Loading Structures*: Design/Builder shall not load nor permit any part of any structure to be loaded in any manner that will endanger the structure, nor shall Design/Builder subject any part of the Construction or adjacent property to stresses or pressures that will endanger it.

6.12 Record Documents

A. Design/Builder shall maintain in a safe place at the Site one record copy of all Drawings, Specifications, Addenda, Change Orders, Field Orders and Work Change Directives in good order and annotated to show all changes made during performance of the Work. These record documents together with all approved Submittals will be available to Owner for reference. Upon completion of the Work, these record documents and Submittals will be delivered to Owner.

6.13 Safety and Protection

A. Design/Builder shall be solely responsible for initiating, maintaining and supervising all safety precautions and programs in connection with the Work. Such responsibility does not relieve Subcontractors of their responsibility for the safety of persons or property in the performance of their work, nor for compliance with applicable safety Laws and Regulations. Design/Builder shall take all necessary precautions for the safety of, and shall provide the necessary protection to prevent damage, injury, or loss to:

1. All persons on the Site or who may be affected by the Work;

2. All the Work and materials and equipment to be incorporated therein, whether in storage on or off the Site; and

3. Other property at the Site or adjacent thereto, including trees, shrubs, lawns, walks, pavements, roadways, structures, utilities and underground facilities not designated for removal, relocation, or replacement in the course of construction.

B. Design/Builder shall comply with applicable Laws and Regulations relating to the safety of persons or property, or to the protection of persons or property from damage, injury, or loss; and shall erect and maintain all necessary safeguards for such safety and protection. Design/Builder shall notify owners of adjacent property and of underground facilities and utility owners when prosecution of the Work may affect them, and shall cooperate with them in the protection, removal, relocation, and replacement of their property.

C. Design/Builder shall comply with the applicable requirements of Owner's safety programs, if any. The Supplementary Conditions identify any Owner's safety programs that are applicable to the Work.

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D. Design/Builder shall inform Owner of the specific requirements of Design/Builder's safety program with which Owner and its employees and representatives must comply while at the Site.

E. All damage, injury, or loss to any property referred to in Paragraph 6.13.A.2 or 6.13.A.3 caused, directly or indirectly, in whole or in part, by Design/Builder, any Subcontractor, Supplier, or any other individual or entity directly or indirectly employed by any of them to perform any of the Work, or anyone for whose acts any of them may be liable, shall be remedied by Design/Builder.

F. Design/Builder's duties and responsibilities for safety and for protection of the construction shall continue until such time as all the Work is completed and Owner has issued a notice to Design/Builder in accordance with Paragraph 13.08.B that the Work is acceptable (except as otherwise expressly provided in connection with Substantial Completion).

6.14 Safety Representative

A. Design/Builder shall designate a qualified and experienced safety representative at the Site whose duties and responsibilities shall be the prevention of accidents and the maintaining and supervising of safety precautions and programs.

6.15 Hazard Communication Programs

A. Design/Builder shall be responsible for coordinating any exchange of material safety data sheets or other hazard communication information required to be made available to or exchanged between or among employers at the Site in accordance with Laws or Regulations.

6.16 Emergencies

A. In emergencies affecting the safety or protection of persons or the Work or property at the Site or adjacent thereto, Design/Builder is obligated to act to prevent threatened damage, injury or loss. Design/Builder shall give Owner prompt written notice if Design/Builder believes that any significant changes in the Work or variations from the Contract Documents have been caused thereby or are required as a result thereof. If a change in the Contract Documents is required because of the action taken by Design/Builder in response to such an emergency, a Work Change Directive or Change Order will be issued.

6.17 Submittals

A. Owner will review and approve Submittals in accordance with the schedule of required Submittals accepted by Owner as required by Paragraph 2.06.A. Owner's review and approval will be only to determine if the items covered by the Submittals will, after installation or incorporation in the construction, conform to the information given in the Contract Documents and be compatible with the design concept of the completed Project as a functioning whole as indicated by the Contract Documents. Owner's review and approval will not extend to means, methods, techniques, sequences, or procedures of construction (except where a particular means, method, technique, sequence, or procedure of construction is specifically and expressly called for by the Contract Documents) or to safety precautions or programs incident thereto. The review and approval of a separate item as such will not indicate approval of the assembly in which the item functions.

B. Owner's review and approval of Submittals shall not relieve Design/Builder from responsibility for any variation from the requirements of the Contract Documents unless Design/Builder has in a separate

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written communication at the time of submission called Owner's attention to each such variation and Owner has given written approval.

C. Construction prior to Owner's review and approval of any required Submittal will be at the sole risk of Design/Builder.

6.18 Continuing the Work

A. Design/Builder shall continue the Work and adhere to the progress schedule during all disputes or disagreements with Owner. No Work shall be delayed or postponed pending resolution of any disputes or disagreements, except as Design/Builder and Owner may otherwise agree in writing.

6.19 Post-Construction Phase

A. Design/Builder shall:

1. Provide assistance in connection with the start-up, testing, refining and adjusting of any equipment or system.

2. Assist Owner in training staff to operate and maintain the Work.

3. Assist Owner in developing systems and procedures for control of the operation and maintenance of and record keeping for the Work.

6.20 Design/Builder's General Warranty and Guarantee

A. Design/Builder warrants and guarantees to Owner that all Construction will be in accordance with the Contract Documents and will not be defective.

B. Design/Builder's warranty and guarantee hereunder excludes defects or damage caused by:

1. abuse, modification or improper maintenance or operation by persons other than Design/Builder, Subcontractors, or Suppliers or any other individual for whom Design/Builder is responsible; or

2. normal wear and tear under normal usage.

C. Design/Builder's obligation to perform and complete the Work in accordance with the Contract Documents shall be absolute. None of the following will constitute an acceptance of Work that is not in accordance with the Contract Documents or a release of Design/Builder's obligation to perform the Work in accordance with the Contract Documents:

1. Observations by Owner;

2. The making of any progress or final payment;

3. The issuance of a certificate of Substantial Completion;

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4. Use or occupancy of the Work or any part thereof by Owner;

5. Any review and approval of a Submittal;

6. Any inspection, test, or approval by others; or

7. Any correction of defective Construction by Owner.

6.21 Indemnification

A. To the fullest extent permitted by Laws or Regulations, Design/Builder shall indemnify and hold harmless Owner, Owner's Consultants, and the officers, members, directors, partners, employees, agents, other consultants and subcontractors of each from and against all claims, costs, losses, and damages (including but not limited to all fees and charges of engineers, architects, attorneys and other professionals and all court or arbitration or other dispute resolution costs) arising out of or resulting from the performance of the Work, provided that any such claim, cost, loss, or damage is attributable to bodily injury, sickness, disease, or death, or to injury to or destruction of tangible property (other than the Work itself), including the loss of use resulting therefrom) but only to the extent caused by any negligent act or omission of Design/Builder, any Subcontractor, any Supplier, or any individual or entity directly or indirectly employed by any of them to perform or furnish any of the Work.

B. In any and all claims against Owner, Owner's Consultant, or any of their respective consultants, agents, officers, members, directors, partners or employees by any employee (or the survivor or personal representative of such employee) of Design/Builder, any Subcontractor, any Supplier, any individual or entity directly or indirectly employed by any of them to perform any of the Work or anyone for whose acts any of them may be liable, the indemnification obligation under Paragraph 6.21.A shall not be limited in any way by any limitation on the amount or type of damages, compensation or benefits payable by or for Design/Builder or any such Subcontractor, Supplier, or other individual or entity under workers' compensation acts, disability benefit acts or other employee benefit acts.

C. The indemnification obligations of Design/Builder under Paragraph 6.21.A shall not extend to the liability of Owner's Consultant, and their officers, directors, members, partners, employees, agents, other consultants, and subcontractors arising out of the preparation or approval of maps, drawings, opinions, reports, surveys, designs, or specifications.

ARTICLE 7 – OTHER CONSTRUCTION

7.01 Related Work at Site

A. Owner may perform other Work related to the Project at the Site with Owner's employees, or through other direct contracts therefor, or have other work performed by utility owners. If such other work is not noted in the Contract Documents, then:

1. Written notice thereof will be given to Design/Builder prior to starting any such other work; and

2. if Owner and Design/Builder are unable to agree on entitlement to or on the extent, if any, of any adjustment in the Contract Price or Contract Times that should be allowed as a result of such other work, Design/Builder may make a Claim therefor as provided in Article 9.

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B. Design/Builder shall afford each other contractor who is a party to such a direct contract and each utility owner (and Owner, if Owner is performing the additional work with Owner's employees) proper and safe access to the Site and a reasonable opportunity for the introduction and storage of materials and equipment and the execution of such other work and shall properly connect and coordinate the Work with theirs. Unless otherwise provided in the Contract Documents, Design/Builder shall do all cutting, fitting, and patching of the Work that may be required to make its several parts come together properly and integrate with such other work. Design/Builder shall not endanger any work of others by cutting, excavating, or otherwise altering such work; provided, however, that Design/Builder may cut or alter others' work with the written consent of Owner and the others whose work will be affected. The duties and responsibilities of Design/Builder under this paragraph are for the benefit of such utility owners and other contractors to the extent that there are comparable provisions for the benefit of Design/Builder in said direct contracts between Owner and such utility owners and other contractors.

C. If the proper execution or results of any part of Design/Builder's Work depends upon work performed or services provided by others under this Article 7, Design/Builder shall inspect such other work and appropriate instruments of service and promptly report to Owner in writing any delays, defects or deficiencies in such other work or services that render it unavailable or unsuitable for the proper execution and results of Design/Builder's Work. Design/Builder's failure so to report will constitute an acceptance of such other work as fit and proper for integration with Design/Builder's Work except for latent or nonapparent defects and deficiencies in such other work.

7.02 Coordination

A. If Owner intends to contract with others for the performance of other work on the Project at the Site, the following will be set forth in Supplementary Conditions:

1. The individual or entity who will have authority and responsibility for coordination of the activities among the various prime contractors will be identified;

2. The specific matters to be covered by such authority and responsibility will be itemized; and

3. The extent of such authority and responsibilities will be provided.

B. Unless otherwise provided in the Supplementary Conditions, Owner shall have sole authority and responsibility in respect of such coordination.

7.03 Legal Relationships

A. Paragraphs 7.01.A and 7.02 are not applicable for utilities not under the control of Owner.

B. Each other direct contract of Owner under Paragraph 7.01.A shall provide that the other contractor is liable to Owner and Design/Builder for the reasonable direct delay and disruption costs incurred by Design/Builder as a result of the other contractor's wrongful actions or inactions.

C. Design/Builder shall be liable to Owner and any other contractor under direct contract to Owner for the reasonable direct delay and disruption costs incurred by such other contractor as a result of Design/Builder's wrongful action or inactions.

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ARTICLE 8 – OWNER'S RESPONSIBILITIES

8.01 General

A. Owner shall do the following in a timely manner so as not to delay the services of Design/Builder:

1. Provide such legal services as Owner may require with regard to legal issues pertaining to the Project including any that may be raised by Design/Builder;

2. If requested in writing by Design/Builder, furnish reasonable evidence satisfactory to Design/Builder that sufficient funds are available and committed for the entire cost of the Project. Unless such reasonable evidence is furnished, Design/Builder is not required to commence or continue any Work, or may, if such evidence is not presented within a reasonable time, stop Work upon 15 days notice to the Owner;

3. Make payments to Design/Builder promptly when they are due as provided in Paragraph 13.03 and 13.08;

4. Furnish the Site as set forth in Paragraph 4.01.A;

5. Furnish to Design/Builder, as required for performance of Design/Builder's Services the following, all of which Design/Builder may use and rely upon in performing services under this Agreement:

   a. Environmental assessment and impact statements;

   b. Property, boundary, easement, right-of-way, topographic, and utility surveys;

   c. Property descriptions;

   d. Zoning, deed, and other land use restrictions;

   e. Engineering surveys to establish reference points for design and construction which in Owner's judgment are necessary to enable Design/Builder to proceed with the Work;

   f. Assistance to Design/Builder in filing documents required to obtain necessary permits, licenses, and approvals of governmental authorities having jurisdiction over the Project;

   g. Permits, licenses, and approvals of government authorities Owner is specifically required to obtain by the Contract Documents; and

   h. Identify all reports known to Owner of explorations and tests of subsurface conditions at or contiguous to the Site, all drawings known to owner of physical conditions relating to existing surface or subsurface structures at the Site, and any information or data known to Owner concerning underground facilities at the Site.

6. Review Submittals subject to Owner review pursuant to Paragraph 6.17.A; and

7. Provide information known to Owner relating to the presence of materials and substances at the Site which could create a Hazardous Environmental Condition.

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8.02 Insurance

A. Owner's responsibilities in respect of purchasing and maintaining liability and property insurance are set forth in Article 5.

8.03 Limitations on Owner's Responsibilities

A. The Owner shall not supervise, direct, or have control or authority over, nor be responsible for, Design/Builder's means, methods, techniques, sequences, or procedures of construction or the safety precautions and programs incident thereto, or for any failure of Design/Builder to comply with Laws or Regulations applicable to the furnishing or performance of the Work. Owner will not be responsible for Design/Builder's failure to perform the Work in accordance with the Contract Documents.

8.04 Undisclosed Hazardous Environmental Condition

A. Owner's responsibility in respect of undisclosed Asbestos, PCBs, Petroleum, Hazardous Waste, or Radioactive Materials uncovered or revealed at the Site is set forth in Paragraph 4.04.

8.05 Resident Project Representation

A. Owner may furnish a Resident Project Representative to observe the performance of Construction. The duties, responsibilities and limitations of authority of any such Resident Project Representative and assistants will be as provided in the Supplementary Conditions.

8.06 Owner's Consultant

A. Owner's Consultant, if any, has no duties, responsibilities, or authorities with respect to Design/Builder, unless so provided in the Supplementary Conditions.

8.07 Compliance with Safety Program

A. While at the Site, Owner's employees and representatives shall comply with the specific applicable requirements of Design/Builder's safety programs of which Owner has been informed pursuant to Paragraph 6.13.D.

ARTICLE 9 – CHANGES IN THE WORK; CLAIMS

9.01 Authorized Changes in the Work

A. Without invalidating the Contract and without notice to any surety, Owner may, at any time or from time to time, order additions, deletions, or revisions in the Work within the general scope of the Contract by a Change Order or a Work Change Directive. Upon receipt of any such document, Design/Builder shall promptly proceed with the Work involved which will be performed under the applicable conditions of the Contract Documents (except as otherwise specifically provided).

9.02 Unauthorized Changes in the Work

A. Design/Builder shall not be entitled to an increase in the Contract Price or an extension of the Contract Times with respect to any Work performed that is not required by the Contract Documents as amended,

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modified and supplemented as provided in Paragraph 3.04, except in the case of an emergency as provided in Paragraph 6.16 or in the case of uncovering Construction as provided in Paragraph 12.04.

9.03 Claims

A. *Notice:* If Owner and Design/Builder are unable to agree on entitlement to, or on the amount or extent, if any, of an adjustment in the Contract Price or an adjustment of the Contract Times that should be allowed as a result of any order of Owner pursuant to Paragraph 9.01.A or other occurrence for which the Contract Documents provide that such adjustment(s) may be made, a Claim may be made therefor. Written notice of intent to make such a Claim shall be submitted to the other party promptly and in no event more than 15 days after the start of the occurrence or event giving rise to the Claim.

B. *Documentation:* Substantiating documentation shall be submitted by the claiming party within 30 days after delivery of the notice required by Paragraph 9.03.A.

C. *Decision:* The other party shall render a decision on the Claim no more than 30 days after the receipt of the substantiating documentation required by Paragraph 9.03.B. This decision will be final and binding unless the claiming party gives notice of intention to exercise its rights under Article 15 within 30 days of receipt of the decision and exercises such rights within 30 days of giving the notice of intent.

D. *Time Limit Extension:* The time limits of Paragraphs 9.03.B and 9.03.C may be extended by mutual agreement.

9.04 Execution of Change Orders

A. Owner and Design/Builder shall execute appropriate Change Orders covering:

1. Changes in the Work which are (i) ordered by Owner pursuant to Paragraph 9.01, (ii) required because of acceptance of defective Construction under Paragraph 12.08 or Owner's correction of defective Work under Paragraph 12.09 or (iii) agreed to by the parties; and

2. Changes in the Contract Price or Contract Times which are agreed to by the parties, including any undisputed sum or amount of time for Work actually performed in accordance with a Work Change Directive.

9.05 Notice to Sureties

A. If notice of any change affecting the general scope of the Work or the provisions of the Contract Documents (including, but not limited to, Contract Price or Contract Times) is required by the provisions of any Bond to be given to a surety, the giving of any such notice will be Design/Builder's responsibility. The amount of each applicable Bond will be adjusted to reflect the effect of any such change.

ARTICLE 10 – COST OF THE WORK; CASH ALLOWANCES; UNIT PRICE WORK

10.01 Cost of the Work

A. Costs Included: The term Cost of the Work means the sum of all costs necessarily incurred and paid by Design/Builder in the proper performance of the Work. When the value of Work covered by a Change Order or when a Claim for an adjustment in Contract Price is determined on the basis of Cost of the

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Work, the costs to be reimbursed to Design/Builder will be only those additional or incremental costs required because of the change of the Work or because of the event giving rise to the Claim. Except as otherwise may be agreed to in writing by Owner, such costs shall be in amounts no higher than those prevailing in the locality of the Project, and shall not include any of the costs itemized in Paragraph 10.01.B, and shall include only the following items:

1. Payroll costs for employees in the direct employ of Design/Builder in the performance of the Work under schedules of job classifications agreed upon by Owner and Design/Builder.

    a. Such employees shall include without limitation superintendents, foremen, and other personnel employed full-time at the Site. Payroll costs for employees not employed full time on the Work shall be apportioned on the basis of their time spent on the Work. Payroll costs shall include, but not be limited to, salaries and wages plus the cost of fringe benefits which shall include social security contributions, unemployment, excise and payroll taxes, workers' compensation, health and retirement benefits, bonuses, sick leave, vacation and holiday pay applicable thereto. The expenses of performing Work after regular working hours, on Saturday, Sunday or legal holidays, shall be included in the above to the extent authorized by Owner.

    b. Such employees shall also include engineers, engineering technicians, architects, and others providing Design Professional Services. For purposes of this Paragraph 10.01.A.1, Design/Builder shall be entitled to payment for such employees an amount equal to salary costs times a factor, both as designated in the Agreement, for all services performed or furnished by such employees engaged on the Project.

2. Cost of all materials and equipment furnished and incorporated in the Work, including costs of transportation and storage thereof, and Suppliers' field services required in connection therewith. All cash discounts shall accrue to Design/Builder unless Owner deposits funds with Design/Builder with which to make payments, in which case the cash discounts shall accrue to Owner. All trade discounts, rebates and refunds and returns from sale of surplus materials and equipment shall accrue to Owner, and Design/Builder shall make provisions so that they may be obtained.

3. Payments made by Design/Builder to Subcontractors (excluding payments for Design Professional Services pursuant to Paragraph 10.01.A.4) for Work performed or furnished by Subcontractors. If any subcontract provides that the Subcontractor is to be paid on the basis of Cost of the Work plus a fee, the Subcontractor's Cost of the Work and fee shall be determined in the same manner as Design/Builder's Cost of the Work and fee.

4. Payments made by Design/Builder for Design Professional Services provided or furnished under a Design Subagreement.

5. Costs of special consultants (including but not limited to engineers, architects, testing laboratories, surveyors, attorneys, and accountants) employed for services specifically related to the Work.

6. Supplemental costs including the following items:

    a. The proportion of necessary transportation, travel and subsistence expenses of Design/Builder's employees incurred in discharge of duties connected with the Work.

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b. Cost, including transportation and maintenance, of all materials, supplies, equipment, machinery, appliances, office and temporary facilities at the Site and hand tools not owned by the workers, which are consumed in the performance of the Work, and cost, less market value, of such items used but not consumed which remain the property of Design/Builder.

c. Rentals of all construction or engineering equipment and machinery and the parts thereof whether rented from Design/Builder or others in accordance with rental agreements approved by Owner, and the costs of transportation, loading, unloading, installation, dismantling and removal thereof. All such costs shall be in accordance with the terms of said rental agreements. The rental of any such equipment, machinery or parts shall cease when the use thereof is no longer necessary for the Work.

d. Sales, consumer, use, and other similar taxes related to the Work, and for which Design/Builder is liable, imposed by Laws or Regulations.

e. Deposits lost for causes other than negligence of Design/Builder, any Subcontractor or anyone directly or indirectly employed by any of them or for whose acts any of them may be liable, and royalty payments and fees for permits and licenses.

f. Losses, damages, and related expenses caused by damage to the Work not compensated by insurance or otherwise, sustained by Design/Builder in connection with the furnishing and performance of the Work provided they have resulted from causes other than the negligence of Design/Builder, any Subcontractor, or anyone directly or indirectly employed by any of them or for whose acts any of them may be liable. Such losses shall include settlements made with the written consent and approval of Owner. No such losses, damages, and expenses shall be included in the Cost of the Work for the purpose of determining Design/Builder's fee.

g. The cost of utilities, fuel, and sanitary facilities at the Site.

h. Minor expenses such as telegrams, long distance telephone calls, telephone service at the Site, express and courier services, and similar petty cash items in connection with the Work.

i. Cost of premiums for all Bonds and insurance Design/Builder is required by the Contract Documents to purchase and maintain.

B. *Costs Excluded:*

The term Cost of the Work shall not include any of the following items:

1. Payroll costs and other compensation of Design/Builder's officers, executives, principals (of partnerships and sole proprietorships), general managers, engineers, architects, estimators, attorneys, auditors, accountants, purchasing and contracting agents, expediters, timekeepers, clerks and other personnel employed by Design/Builder whether at the Site or in Design/Builder's principal or a branch office for general administration of the Work and not specifically included in the agreed upon schedule of job classifications referred to in Paragraph 10.01.A.1, all of which are to be considered administrative costs covered by the Design/Builder's fee.

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2. Expenses of Design/Builder's principal and branch offices other than Design/Builder's office at the Site.

3. Any part of Design/Builder's capital expenses, including interest on Design/Builder's capital employed for the Work and charges against Design/Builder for delinquent payments.

4. Costs due to the negligence of Design/Builder, any Subcontractor, or anyone directly or indirectly employed by any of them or for whose acts any of them may be liable, including but not limited to the correction of defective Work, disposal of materials or equipment wrongly supplied, and making good any damage to property.

5. Other overhead or general expense costs of any kind and the costs of any item not specifically and expressly included in Paragraph 10.01.A.

C. Design/Builder's Fee: When all the Work is performed on the basis of cost-plus, Design/Builder's fee shall be as set forth in the Agreement. When the value of the Work covered by a Change Order is determined on the basis of Cost of the Work, Design/Builder's fee shall be determined as set forth in Paragraph 11.01.C.

D. Documentation: Whenever the cost of any Work is to be determined pursuant to Paragraph 10.01.A and 10.01.B, Design/Builder will establish and maintain records thereof in accordance with generally accepted accounting practices and submit in a form acceptable to Owner an itemized cost breakdown together with supporting data.

10.02 Cash Allowances

A. The Contract Price includes all allowances so named in the Contract Documents. Design/Builder shall cause the Work so covered to be performed for such sums as may be acceptable to Owner. Design/Builder agrees that:

1. The allowances include the cost to Design/Builder (less any applicable trade discounts) of materials and equipment required by the allowances to be delivered at the Site, and all applicable taxes; and

2. Except as set forth in the Contract Documents, Design/Builder's costs for unloading and handling on the Site, labor, installation costs, overhead, profit, and other expenses contemplated for the allowances have been included in the Contract Price and not in the allowances, and no demand for additional payment on account of any of the foregoing will be valid.

B. Prior to final payment, an appropriate Change Order will be issued to reflect actual amounts due Design/Builder on account of Work covered by allowances, and the Contract Price shall be correspondingly adjusted.

10.03 Unit Prices

A. Where the Contract Documents provide that all or part of the Work is to be Unit Price Work, initially the Contract Price will be deemed to include for all of Unit Price Work an amount equal to the sum of the established unit prices for each separately identified item of Unit Price Work times the estimated quantity of each item as indicated in the Agreement. The estimated quantities of items of Unit Price

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Work are not guaranteed and are solely for the purpose of comparison of Bids and determining an initial Contract Price. Determinations of the actual quantities and classifications of Unit Price Work performed by Design/Builder will be made by Owner.

B. Each unit price will be deemed to include an amount considered by Design/Builder to be adequate to cover Design/Builder's overhead and profit for each separately identified item.

C. Design/Builder or Owner may make a Claim for an adjustment in the Contract Price in accordance with Article 9 if:

1. the quantity of any item of Unit Price Work performed by Design/Builder differs materially and significantly from the estimated quantity of such item indicated in the Contract Documents;

2. there is no corresponding adjustment with respect to any other item of Work; and

3. Design/Builder believes that it is entitled to an increase in Contract Price as a result of having incurred additional expense or Owner believes it is entitled to a decrease in Contract Price and the parties are unable to agree as to the amount of any such increase or decrease.

ARTICLE 11 – CHANGE OF CONTRACT PRICE; CHANGE OF CONTRACT TIMES

11.01 Change of Contract Price

A. The Contract Price may only be changed by a Change Order. Any Claim for an adjustment in the Contract Price shall be based on written notice delivered by the party making the Claim to the other party promptly in accordance with Paragraph 9.03.A.

B. The value of any Work covered by a Change Order or of any Claim for an adjustment in the Contract Price will be determined as follows:

1. Where the Work involved is covered by unit prices contained in the Contract Documents, by application of such unit prices to the quantities of the items involved (subject to the provisions of Paragraph 10.03); or

2. Where the Work involved is not covered by unit prices contained in the Contract Documents, by a mutually agreed lump sum (which may include an allowance for overhead and profit not necessarily in accordance with Paragraph 11.01.C.2); or

3. Where the Work involved is not covered by unit prices contained in the Contract Documents and agreement to a lump sum is not reached under Paragraph 11.01.B.2, on the basis of the Cost of the Work (determined as provided in Paragraph 10.01) plus a Design/Builder's Fee for overhead and profit (determined as provided in Paragraph 11.01.C).

C. *Design/Builder's Fee:* The Design/Builder's fee for overhead and profit on Change Orders shall be determined as follows:

1. A mutually acceptable fixed fee; or

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2. If a fixed fee is not agreed upon, then a fee based on the following percentages of the various portions of the Cost of the Work:

   a. For costs incurred under Paragraphs 10.01.A.1.a and 10.01.A.2, the Design/Builder's fee shall be 15 percent;

   b. For costs incurred under Paragraph 10.01.A.3 10.01.A.4, 10.01.A.5 and 10.01.A.6, the Design/Builder's fee shall be five percent;

   c. Where one or more tiers of subcontracts are on the basis of Cost of the Work plus a fee and no fixed fee is agreed upon, the intent of Paragraphs 11.01.C.1 and 11.01.C.2.a is that the Subcontractor who actually performs or furnishes Work, at whatever tier, will be paid a fee of 15 percent of the costs incurred by such Subcontractor under Paragraphs 10.01.A.1 and 10.01.A.2 and that any higher tier Subcontractor and Design/Builder will each be paid a fee of five percent of the amount paid to the next lower tier Subcontractor;

   d. The amount of credit to be allowed by Design/Builder to Owner for any change which results in a net decrease in cost will be the amount of the actual net decrease in cost plus a deduction in Design/Builder's fee by an amount equal to five percent of such net decrease; and

   e. When both additions and credits are involved in any one change, the adjustment in Design/Builder's fee shall be computed on the basis of the net change in accordance with Paragraphs 11.01.C.2.a through 11.01.C.2.d, inclusive.

11.02 Change of Contract Times

A. The Contract Times (or Milestones) may only be changed by a Change Order. Any Claim for an adjustment of the Contract Times (or Milestones) shall be based on written notice pursuant to Paragraph 9.03.A.

B. *Delays Beyond Design/Builder's Control:* Where Design/Builder is prevented from completing any part of the Work within the Contract Times (or Milestones) due to delay beyond the control of Design/Builder, the Contract Times (or Milestones) will be extended in an amount equal to the time lost due to such delay if a Claim is made therefor as provided in Paragraph 11.02.A. Delays beyond the control of Design/Builder shall include, but not be limited to, acts or neglect by Owner, governmental agencies, acts or neglect of utility owners or other contractors performing other construction work as contemplated by Article 7, fires, floods, epidemics, abnormal weather conditions, or acts of God.

C. If Owner or other contractor or utility owners performing other work for Owner as contemplated by Article 7, or anyone for whom Owner is responsible, delays, disrupts, or interferes with the performance or progress of the Work, then Design/Builder shall be entitled to an equitable adjustment in the Contract Price or the Contract Times, or both. Design/Builder's entitlement to an adjustment of the Contract Times is conditioned on such adjustment being essential to Design/Builder's ability to complete the Work within the Contract Times.

D. If Design/Builder is delayed in the performance or progress of the Work by fire, flood, epidemic, abnormal weather conditions, acts of God, acts or failures to act of utility owners not under the control of Owner, or other causes not the fault of and beyond control of Owner and Design/Builder, then

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Design/Builder shall be entitled to an equitable adjustment in Contract Times, if such adjustment is essential to Design/Builder's ability to complete the Work within the Contract Times. Such an adjustment shall be Design/Builder's sole and exclusive remedy for the delays described in this Paragraph 11.02.C.

E. Owner and Owner's Consultant shall not be liable to Design/Builder for any claims, costs, losses, or damages (including but not limited to all fees and charges of engineers, architects, attorneys, and other professionals and all court or arbitration or other dispute resolution costs) sustained by Design/Builder on or in connection with any other project or anticipated project.

F. Design/Builder shall not be entitled to an adjustment in Contract Price or Contract Times for delays within the control of Design/Builder. Delays attributable to and within the control of a Subcontractor or Supplier shall be deemed to be delays within the control of Design/Builder.

ARTICLE 12 – TESTS AND INSPECTIONS; CORRECTION, REMOVAL OR ACCEPTANCE OF DEFECTIVE CONSTRUCTION

12.01 Notice of Defects

A. Owner shall give Design/Builder prompt written notice of all defective Construction of which Owner has actual knowledge. All defective Construction may be rejected, corrected or accepted as provided in this Article 12.

12.02 Access to Construction

A. Owner, Owner's Consultants, other representatives and personnel of Owner, independent testing laboratories and governmental agencies with jurisdictional interests will have access to the Site and the Construction at reasonable times for their observation, inspecting, and testing. Design/Builder shall provide them proper and safe conditions for such access and advise them of Design/Builder's Site safety procedures and programs so that they may comply therewith as applicable.

12.03 Tests and Inspections

A. If the Contract Documents or Laws or Regulations of any public body having jurisdiction require any part of the Construction specifically to be inspected, tested or approved, Design/Builder shall assume full responsibility for arranging and obtaining such inspections, tests or approvals, pay all costs in connection therewith, and furnish Owner the required certificates of inspection or approval. Design/ Builder shall also be responsible for arranging and obtaining and shall pay all costs in connection with any inspections, tests, or approvals required for Owner's acceptance of materials or equipment to be incorporated in the Work or of materials, mix designs, or equipment submitted for approval prior to Design/Builder's purchase thereof for incorporation in the Work.

B. Design/Builder shall give Owner reasonable notice of the planned schedule for all required inspections, tests, or approvals.

C. If any Construction (or the construction work of others) that is required to be inspected, tested, or approved is covered by Design/Builder without written concurrence of Owner, then Contractor shall, if requested by Owner, uncover such Construction for observation.

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D. Uncovering Construction as provided in Paragraph 13.03.E shall be at Design/Builder's expense unless Design/ Builder has given Owner timely notice of Design/Builder's intention to cover the same and Owner has not acted with reasonable promptness in response to such notice.

12.04 Uncovering Construction

A. If any Construction is covered contrary to the written request of Owner, it must, if requested by Owner, be uncovered for Owner's observation and recovered at Design/Builder's expense.

B. If Owner considers it necessary or advisable that covered Construction be observed by Owner or inspected or tested by others, Design/Builder, at Owner's request, shall uncover, expose or otherwise make available for observation, inspection or testing as Owner may require, that portion of the Construction in question, furnishing all necessary labor, material and equipment. If it is found that such Construction is defective, Design/Builder shall pay all costs and damages caused by or resulting from such uncovering, exposure, observation, inspection and testing and of satisfactory replacement or reconstruction, (including but not limited to all fees and charges of engineers, architects, attorneys and other professionals, all court or arbitration or other dispute resolution costs, and all costs of repair or replacement of work of others); and Owner shall be entitled to an appropriate decrease in the Contract Price, and, if the parties are unable to agree as to the amount thereof, Owner may make a Claim therefor as provided in Article 9. If, however, such Construction is not found to be defective, Design/Builder shall be allowed an increase in the Contract Price or an extension of the Contract Times (or Milestones), or both, directly attributable to such uncovering, exposure, observation, inspection, testing, replacement and reconstruction. If the parties are unable to agree as to the amount or extent thereof, Design/Builder may make a Claim therefor as provided in Article 9.

12.05 Owner May Stop Construction

A. If Construction is defective, or Design/Builder fails to supply sufficient skilled workers or suitable materials or equipment, or fails to furnish or perform Construction in such a way that the completed Construction will conform to the Contract Documents, Owner may order Design/Builder to stop Construction or any portion thereof, until the cause for such order has been eliminated; however, this right of Owner to stop Construction will not give rise to any duty on the part of Owner to exercise this right for the benefit of Design/Builder or any other party.

12.06 Correction or Removal of Defective Construction

A. Owner will have authority to disapprove or reject defective Construction and will have authority to require special inspection or testing of the Construction whether or not the Construction is fabricated, installed or completed. If required by Owner, Design/Builder shall promptly, as directed, either correct all defective Construction, whether or not fabricated, installed or completed, or, if the Construction has been rejected by Owner, remove it from the Site and replace it with non-defective Construction. Design/Builder shall bear all direct, indirect, and consequential costs of such correction or removal (including but not limited to fees and charges of engineers, architects, attorneys and other professionals and all court, arbitration, or other dispute resolution costs) arising out of or relating to such correction or removal.

12.07 Correction Period

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A. If within one year after the date of Substantial Completion of the entire Work or such longer period of time as may be prescribed by Laws or Regulations or by the terms of any applicable special guarantee required by the Contract Documents or by any specific provision of the Contract Documents, any Construction is found to be defective, Design/Builder shall promptly, without cost to Owner and in accordance with Owner's written instructions, (i) correct such defective Construction, or, if it has been rejected by Owner, remove it from the Site and replace it with Construction that is not defective, and (ii) satisfactorily correct or remove and replace any damage to other Construction or the work of others resulting therefrom. If Design/Builder does not promptly comply with the terms of such instructions, or in an emergency where delay would cause serious risk of loss or damage, Owner may have the defective Construction corrected or the rejected Construction removed and replaced, and all costs, losses, and damages caused by or resulting from such removal and replacement (including but not limited to all fees and charges of engineers, architects, attorneys and other professionals, all court or arbitration or other dispute resolution costs, and all costs of repair or replacement of work of others) will be paid by Design/Builder.

B. In special circumstances where a particular item of equipment is placed in continuous service before Substantial Completion of all the Work, the correction period for that item may start to run from an earlier date if so provided in the Conceptual Documents.

C. Where defective Construction (and damage to other Construction resulting therefrom) has been corrected, removed or replaced under this Paragraph 12.07, the correction period hereunder with respect to such Construction will be extended for an additional period of one year after such correction or removal and replacement has been satisfactorily completed.

12.08 Acceptance of Defective Construction

A. If, instead of requiring correction or removal and replacement of defective Construction, Owner prefers to accept it, Owner may do so. Design/Builder shall pay all costs, losses, and damages (including but not limited to all fees and charges of engineers, architects, attorneys and other professionals and all court or arbitration or other dispute resolution costs) attributable to Owner's evaluation of and determination to accept such defective Construction. If any such acceptance occurs prior to final payment, a Change Order will be issued incorporating the necessary revisions in the Contract Documents, and Owner shall be entitled to an appropriate decrease in the Contract Price reflecting the diminished value of the Construction so accepted. If the parties are unable to agree as to the amount thereof, Owner may make a Claim therefor as provided in Article 9. If the acceptance occurs after final payment, an appropriate amount will be paid by Design/Builder to Owner.

12.09 Owner May Correct Defective Construction

A. If Design/Builder fails within a reasonable time after written notice from Owner to correct defective Construction or to remove and replace rejected Construction as required by Owner in accordance with Paragraphs 12.06.A or 12.07.A, or if Design/Builder fails to perform the Construction in accordance with the Contract Documents, or if Design/Builder fails to comply with any other provision of the Contract Documents, Owner may, after seven days' written notice to Design/Builder, correct and remedy any such deficiency.

B. In exercising the rights and remedies under this Paragraph 12.09 Owner shall proceed expeditiously. In connection with such corrective and remedial action, Owner may exclude Design/Builder from all or part of the Site, take possession of all or part of the Construction, and suspend Design/Builder's services related thereto, take possession of Design/Builder's tools, appliances, construction equipment and

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machinery at the Site, and incorporate in the Construction all materials and equipment stored at the Site or for which Owner has paid Design/Builder but which are stored elsewhere. Design/Builder shall allow Owner, Owner's Consultant, Owner's representatives, agents, employees, and other contractors access to the Site to enable Owner to exercise the rights and remedies under this paragraph.

C. All costs, losses, and damages (included but not limited to fees and charges of engineers, architects, attorneys and other professionals, all court or arbitration or other dispute resolution costs and all costs of repair or replacement of work of others) incurred or sustained by Owner in exercising such rights and remedies under this Paragraph 12.09 will be charged against Design/Builder and a Change Order will be issued incorporating the necessary revisions in the Contract Documents, and Owner shall be entitled to an appropriate decrease in the Contract Price. If the parties are unable to agree as to the amount thereof, Owner may make a Claim therefor as provided in Article 9.

D. Design/Builder shall not be allowed an extension of the Contract Times (or Milestones) because of any delay in the performance of the Work attributable to the exercise by Owner of Owner's rights and remedies under this Paragraph 12.09.

ARTICLE 13 – PAYMENTS TO DESIGN/BUILDER AND COMPLETION

13.01 Schedule of Values

A. The Schedule of Values established as provided in Paragraph 2.06.A will serve as the basis for progress payments. Progress payments on account of Unit Price Work will be based on the number of units completed.

13.02 Application for Progress Payment

A. On or about the date established in the Agreement for submission of each application for progress payment (but not more often than once a month), Design/Builder shall submit to Owner for review an Application for Payment filled out and signed by Design/Builder covering the Work completed as of the date indicated on the Application and accompanied by supporting documentation as required by the Contract Documents. If payment is requested on the basis of materials and equipment not incorporated in the Work but delivered and suitably stored at the Site or at another location agreed to in writing, the Application for Payment shall also be accompanied by a bill of sale, invoice or other documentation warranting that Owner has received the materials and equipment free and clear of all Liens and evidence that the materials and equipment are covered by appropriate property insurance and other arrangements to protect Owner's interest therein, all of which will be satisfactory to Owner.

B. Beginning with the second Application for Payment, each Application shall include an affidavit of Design/Builder stating that all previous progress payments received on account of the Work have been applied on account to discharge Design/Builder's legitimate obligations associated with prior Applications for Payment.

C. The amount of retainage with respect to progress payments will be as stipulated in the Agreement.

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13.03 Progress Payments

A. *Procedure:* Progress payments shall be made by the Owner to the Design/Builder according to the following procedure:

1. Owner will, within ten days of receipt of each Application for Payment, either indicate in writing its acceptance of the Application and state that the Application is being processed for payment, or return the Application to Design/Builder indicating in writing its reasons for refusing to accept the Application. Not more than ten days after accepting such Application the amount will become due and when due will be paid by Owner to Design/Builder.

2. If Owner should fail to pay Design/Builder at the time the payment of any amount becomes due, then Design/Builder may, at any time thereafter, upon serving written notice that he will stop the Work within seven days after receipt of the notice by Owner, and after such seven day period, stop the Work until payment of the amount owing has been received. Written notice shall be deemed to have been duly served if sent by certified mail to the last known business address of Owner.

3. Payments due but unpaid shall bear interest at the rate specified in the Agreement.

4. No Progress Payment nor any partial or entire use or occupancy of the Project by Owner shall constitute an acceptance of any Work not in accordance with the Contract Documents.

B. *Reduction in or Refusal to Make Payment:* Owner may refuse to make the whole or any part of any such payment, or because of subsequently discovered evidence or the results of subsequent inspections or tests, nullify any previous payment, to the extent that is reasonably necessary to protect Owner from loss because:

1. the Construction is defective, or completed Construction has been damaged requiring correction or replacement; or

2. the Contract Price has been reduced by Change Order; or

3. Owner has been required to correct defective Construction or complete Work in accordance with Paragraph 12.09.A; or

4. Owner has actual knowledge of the occurrence of any of the events enumerated in Paragraphs 14.02.A.; or

5. Claims have been made against Owner on account of Design/Builder's performance or furnishing of the Work; or

6. Liens have been filed in connection with the Work, except where Design/Builder has delivered a specific Bond satisfactory to Owner to secure the satisfaction and discharge of such Liens; or

7. There are other items entitling Owner to a set off against the amount for which application is made.

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C. If Owner refuses to make payment of the full amount requested by Design/Builder, Owner must give Design/Builder immediate written notice stating the reasons for such action and promptly pay Design/Builder any amount remaining after deduction of the amount withheld. Owner shall promptly pay Design/Builder the amount withheld or any adjustment thereto agreed to when Design/Builder remedies the reason for such action.

D. Upon a subsequent determination that Owner's refusal of payment was not justified, the amount wrongfully withheld shall be treated as an amount due as determined by Paragraph 14.02.C.1 and subject to interest as provided in the Agreement.

13.04 Design/Builder's Warranty of Title

A. Design/Builder warrants and guarantees that title to all Construction, materials, and equipment covered by any Application for Payment, whether incorporated in the Project or not, will pass to Owner no later than the time of payment free and clear of all Liens.

13.05 Substantial Completion

A. When Design/Builder considers the Work ready for its intended use Design/Builder shall notify Owner in writing that the Work is substantially complete (except for items specifically listed by Design/Builder as incomplete) and request that Owner issue a certificate of Substantial Completion. Promptly thereafter, Owner and Design/Builder shall make an inspection of the Work to determine the status of completion. If Owner does not consider the Work substantially complete, Owner will notify Design/Builder in writing giving the reasons therefor. If Owner considers the Work substantially complete, Owner will prepare and deliver to Design/Builder a certificate of Substantial Completion which shall fix the date of Substantial Completion. There shall be attached to the certificate a list of items to be completed or corrected before final payment. At the time of delivery of the certificate of Substantial Completion Owner will deliver to Design/Builder a written determination as to division of responsibilities pending final payment between Owner and Design/Builder with respect to security, operation, safety, protection of Construction, maintenance, heat, utilities, insurance and warranties and guarantees.

B. Owner will have the right to exclude Design/Builder from the Site after the date of Substantial Completion, but Owner will allow Design/Builder reasonable access to complete or correct items on the list of items to be completed.

13.06 Partial Utilization

A. Prior to Substantial Completion of all the Work, Owner may use or occupy any substantially completed part of the Construction which (i) has specifically been identified in the Contract Documents, or (ii) Owner and Design/Builder agree constitute a separately functioning and usable part of the Construction that can be used by Owner for its intended purpose without significant interference with Design/Builder's performance of the remainder of the Construction, subject to the following:

1. Owner at any time may request Design/Builder in writing to permit Owner to use or occupy any such part of the Construction which Owner believes to be ready for its intended use and substantially complete. If Design/Builder agrees that such part of the Work is substantially complete, Design/Builder and Owner will follow the procedures of Paragraph 13.05 for that part of the Construction.

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2. Design/Builder at any time may notify Owner in writing that Design/Builder considers any such part of the Work ready for its intended use and substantially complete and request Owner to issue a certificate of Substantial Completion for that part of the Work.

3. Within a reasonable time after either such request, Owner and Design/Builder shall make an inspection of that part of the Work to determine its status of completion. If Owner does not consider that part of the Work to be substantially complete, Owner will notify Design/Builder in writing giving the reasons therefor. If Owner considers that part of the Work to be substantially complete, the provisions of Paragraph 13.05 will apply with respect to certification of Substantial Completion of that part of the Work and the division of responsibility in respect thereof and access thereto.

4. No use or occupancy of part of the Construction will be accomplished prior to compliance with the requirements of Paragraph 5.10 regarding property insurance.

13.07 Final Inspection

A. Upon written notice from Design/Builder that the entire Work or an agreed portion thereof is complete, Owner will make a final inspection with Design/Builder and will notify Design/Builder in writing of all particulars in which this inspection reveals that the Work is incomplete or defective. Design/Builder shall immediately take such measures as are necessary to complete such Work or remedy such deficiencies.

13.08 Final Payment

A. Application for Payment.

1. After Design/Builder has completed all such corrections to the satisfaction of Owner and delivered in accordance with the Contract Documents all maintenance and operating instructions, schedules, guarantees, Bonds, certificates or other evidence of insurance, certificates of inspection, record documents (as provided in Paragraph 6.12) and other documents, Design/Builder may make application for final payment following the procedure for progress payments.

2. The final Application for Payment shall be accompanied (unless previously delivered) by: (i) all documentation called for in the Contract Documents, including but not limited to the evidence of insurance required by Paragraph 5.04.B.7; (ii) consent of the surety, if any, to final payment; and (iii) complete and legally effective releases or waivers (satisfactory to Owner) of all Liens arising out of or filed in connection with the Work.

3. In lieu of such releases or waivers of Liens specified in Paragraph 13.08.A.2 and as approved by Owner, Design/Builder may furnish receipts or releases in full and an affidavit of Design/Builder that: (i) the releases and receipts include all labor, services, material and equipment for which a Lien could be filed, and (ii) all payrolls, material and equipment bills and other indebtedness connected with the Work for which Owner might in any way be responsible, or which in any way might result in liens or other burdens on Owner's property, have been paid or otherwise satisfied. If any Subcontractor or Supplier fails to furnish such a release or receipt in full, Design/Builder may furnish a Bond or other collateral satisfactory to Owner to indemnify Owner against any Lien.

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B. *Final Payment and Acceptance:* If Owner is satisfied that the Work has been completed and Design/Builder's other obligations under the Contract Documents have been fulfilled, Owner will, within ten days after receipt of the final Application for Payment, give written notice to Design/Builder that the Work is acceptable. Otherwise, Owner will return the Application to Design/Builder, indicating in writing the reasons for refusing to process final payment, in which case Design/Builder shall make the necessary corrections and resubmit the Application.

C. *Payment Becomes Due:* Thirty days after the presentation to Owner of the acceptable Application and accompanying documentation, in appropriate form and substance and with Owner's notice of acceptability, the amount will become due and will be paid by Owner to Design/Builder.

13.09 Final Completion Delayed

A. If, through no fault of Design/Builder, final completion of the Work is significantly delayed, Owner shall, upon receipt of Design/Builder's final Application for Payment, and without terminating the Agreement, make payment of the balance due for that portion of the Work fully completed and accepted. If the remaining balance to be held by Owner for Work not fully completed or corrected is less than the retainage stipulated in the Agreement, and if Bonds have been furnished as required in Paragraph 5.01.A, the written consent of the surety to the payment of the balance due for that portion of the Work fully completed and accepted shall be submitted by Design/Builder to Owner with the Application for such payment. Such payment shall be made under the terms and conditions governing final payment, except that it shall not constitute a waiver of Claims.

13.10 Waiver of Claims

A. The making and acceptance of final payment will constitute:

1. A waiver of all Claims by Owner against Design/Builder, except Claims arising from unsettled Liens, from defective Construction appearing after final inspection pursuant to Paragraph 13.07, from failure to comply with the Contract Documents or the terms of any special guarantees specified therein, or from Design/Builder's continuing obligations under the Contract Documents; and

2. A waiver of all Claims by Design/Builder against Owner other than those previously made in writing and still unsettled.

ARTICLE 14 – SUSPENSION OF WORK AND TERMINATION

14.01 Owner May Suspend Work

A. At any time and without cause, Owner may suspend the Work or any portion thereof for a period of not more than 90 days by notice in writing to Design/Builder which will fix the date on which Work will be resumed. Design/Builder shall resume the Work on the date so fixed. Design/Builder shall be allowed an adjustment in the Contract Price or an extension of the Contract Times, or both, directly attributable to any such suspension if Design/Builder makes a Claim therefor as provided in Article 9.

14.02 Owner May Terminate for Cause

A. The occurrence of any one or more of the following events justifies termination for cause:

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1. Design/Builder's persistent failure to perform the Work in accordance with the Contract Documents (including, but not limited to, failure to supply sufficient skilled workers or suitable materials or equipment or failure to adhere to the progress schedule established under Paragraph 2.06.A as adjusted from time to time pursuant to Paragraph 6.05).

2. Design/Builder's disregard of Laws or Regulations of any public body having jurisdiction.

3. Design/Builder's violation in any substantial way of provisions of the Contract Documents.

B. If one or more of the events identified in Paragraph 14.02.A occur, Owner may, after giving Design/Builder (and the surety, if any) seven days' written notice, terminate the services of Design/Builder, take possession of any completed Drawings and Specifications prepared by or for Design/Builder (subject to the indemnification provisions of Paragraph 3.05.A), exclude Design/Builder from the Site, and take possession of the Work and of all Design/Builder's tools, appliances, construction equipment and machinery at the Site and use the same to the full extent they could be used by Design/Builder (without liability to Design/Builder for trespass or conversion), incorporate in the Work all materials and equipment stored at the Site or for which Owner has paid Design/Builder but which are stored elsewhere, and finish the Work as Owner may deem expedient. In such case Design/Builder shall not be entitled to receive any further payment until the Work is finished. If the unpaid balance of the Contract Price exceeds all costs, losses and damages sustained by Owner arising out of or resulting from completing the Work (including but not limited to all fees and charges of engineers, architects, attorneys and other professionals and all court or arbitration or other dispute resolution costs) such excess will be paid to Design/Builder. If such costs, losses and damages exceed such unpaid balance, Design/Builder shall pay the difference to Owner. Such costs, losses and damages incurred by Owner will be incorporated in a Change Order. When exercising any rights or remedies under this paragraph Owner shall not be required to obtain the lowest price for the Work performed.

C. Notwithstanding Paragraph 14.02.B, Design/ Builder's services will not be terminated if Design/Builder begins, within seven days of receipt of notice of intent to terminate, to correct its failure to perform and proceeds diligently to cure such failure within no more than 30 days of receipt of said notice.

D. Where Design/Builder's services have been so terminated by Owner, the termination will not affect any rights or remedies of Owner against Design/Builder then existing or which may thereafter accrue. Any retention or payment of moneys due Design/Builder by Owner will not release Design/Builder from liability.

14.03 Owner May Terminate for Convenience

A. Upon seven days' written notice to Design/Builder, Owner may, without cause and without prejudice to any other right or remedy of Owner, elect to terminate the Contract. In such case, Design/Builder shall be paid (without duplication of any items) for:

1. Completed and acceptable Work executed in accordance with the Contract Documents prior to the effective date of termination, including fair and reasonable sums for overhead and profit on such Work;

2. Expenses sustained prior to the effective date of termination in performing services and furnishing labor, materials or equipment as required by the Contract Documents in connection

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with uncompleted Work, plus fair and reasonable sums for overhead and profit on such expenses;

3. Amounts paid in settlement of terminated contracts with Subcontractors, Suppliers and others (including but not limited to all fees and charges of engineers, architects, attorneys and other professionals and all court or arbitration or other dispute resolution costs incurred in connection with termination of contracts with Subcontractors, Suppliers and others); and

4. Reasonable expenses directly attributable to termination.

B. Except as provided in Paragraph 14.03.C, Design/Builder shall not be paid on account of loss of anticipated profits or revenue or other economic loss arising out of or resulting from such termination.

14.04 Design/Builder May Stop Work or Terminate

A. If, through no act or fault of Design/Builder, the Work is suspended for a period of more than 90 days by Owner or under an order of court or other public authority, or Owner fails to act on any Application for Payment within thirty days after it is submitted or Owner fails for thirty days to pay Design/Builder any sum finally determined to be due, then Design/Builder may, upon seven days' written notice to Owner, and provided Owner does not remedy such suspension or failure within that time, terminate the Agreement and recover from Owner payment on the same terms as provided in Paragraph 14.03.A. In lieu of terminating the Agreement and without prejudice to any other right or remedy, if Owner has failed for 30 days to pay Design/Builder any sum finally determined to be due, Design/Builder may upon seven days' written notice to Owner stop the Work until payment is made of all such amounts due Design/Builder, including interest thereon. The provisions of this Paragraph 14.04.A are not intended to preclude Design/Builder from making Claim under Article 9 for an increase in Contract Price or Contract Times or otherwise for expenses or damage directly attributable to Design/Builder's stopping Work as permitted by this paragraph.

ARTICLE 15 – DISPUTE RESOLUTION

15.01 Methods and Procedures

A. Dispute resolution methods and procedures, if any, shall be as set forth in the Supplementary Conditions. If no such method and procedure has been set forth, Owner and Design/Builder may exercise such rights or remedies as either may otherwise have under the Contract Documents or by Laws or Regulations in respect of any dispute.

ARTICLE 16 – MISCELLANEOUS

16.01 Giving Notice

A. Whenever any provision of the Contract Documents requires the giving of written notice, it will be deemed to have been validly given if delivered in person to the individual or to a member of the firm or to an officer of the corporation for whom it is intended, or if delivered at or sent by certified mail, postage prepaid, to the last business address known to the giver of the notice.

16.02 Computation of Times

A. When any period of time is referred to in the Contract Documents by days, it will be computed to exclude the first and include the last day of such period. If the last day of any such period falls on a Saturday or

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Sunday or on a day made a legal holiday by the law of the applicable jurisdiction, such day will be omitted from the computation.

16.03 Cumulative Remedies

A. The duties and obligations imposed by these General Conditions and the rights and remedies available hereunder to the parties hereto are in addition to, and are not to be construed in any way as a limitation of, any rights and remedies available to any or all of them which are otherwise imposed or available by:

1. Laws or Regulations; or

2. any special warranty or guarantee; or

3. other provisions of the Contract Documents.

B. The provisions of Paragraph 16.03.A will be as effective as if repeated specifically in the Contract Documents in connection with each particular duty, obligation, right and remedy to which they apply.

16.04 Survival of Obligations

A. All representations, indemnifications, warranties and guarantees made in, required by or given in accordance with the Contract Documents, as well as all continuing obligations indicated in the Contract Documents, will survive final payment, completion and acceptance of the Work and termination or completion of the Contract.

16.05 Controlling Law

A. The Contract Documents will be construed in accordance with the law of the place of the Project.

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PART 1 – GENERAL

These Supplementary Conditions amend or supplement the Standard General Conditions of the Contract Between OWNER and Design/Builder, EJCDC D-700 (2009 Edition). All provisions that are not so amended or supplemented remain in full force and effect.

The terms used in these Supplementary Conditions have the meanings stated in the General Conditions. Additional terms used in these Supplementary Conditions have the meanings stated below, which are applicable to both the singular and plural thereof.

PART 2 – MODIFICATIONS OF THE GENERAL CONDITIONS

ARTICLE 1 – DEFINITIONS AND TERMINOLOGY

SC-1.01 Defined Terms

Add the following paragraphs immediately after Paragraph 1.01:

49. *As Shown* – "as shown" shall mean a specific reference to the Contract Drawings, equivalent to "as shown on the Contract Drawings."

50. *Final Acceptance* – OWNER's written acknowledgement that Design/Builder has achieved Final Completion as provided herein.

51. *Final Completion* – All obligations of Design/Builder under this Contract have been completed except for obligations that OWNER has waived or excused in writing and except for obligations of Design/Builder that survive termination of this Contract, such as warranty and indemnity.

52. *Owner* – OWNER's representative responsible for management and oversight of Design/Builder and coordination with the Design/Builder during construction. The RPR responsibilities in the Contract Documents shall also be performed by the Owner. OWNER may engage an inspector to observe construction activities, but the inspector shall not have the authority allocated to either the Owner or the RPR.

53. *Punch List* – A specific itemized list of defects provided by the OWNER to the Design/Builder that the Design/Builder shall address and complete the list to OWNER's satisfaction prior to Final Acceptance with the exception of non-critical punch list items that are agreed upon by OWNER and Design/Builder.

ARTICLE 2 – PRELIMINARY MATTERS

SC-2.04 Before Starting the Work

Add the following new Paragraph 2.04.C.

C. Design/Builder shall deliver to OWNER, with copies to the Owner and each additional insured identified in the Supplementary Conditions, certificates of insurance (or other evidence requested by OWNER) that Design/Builder is required to purchase and maintain in accordance with Paragraphs 5.03 and 5.04.

ARTICLE 3 – CONTRACT DOCUMENTS: INTENT, AMENDING, REUSE

SC-3.01 Intent

Add a new Paragraph 3.01.C as follows:

The Proposal submitted by Design/Builder with its Proposal submitted by Design/Builder to the original Contractor (Emerick Construction) and accepted by OWNER will be incorporated as a Contract Document, will become a part of the complete contract and the concepts contained therein shall not be materially changed unless authorized by the OWNER. Interpretation and correct application of Contract Provisions are the responsibility of the Design/Builder. Changes in the design by the Design/Builder to meet contract requirements or correct defects or deficiencies, that do not materially change the Proposal, are the responsibility of the Design/Builder and are not considered Changes in the Work and no adjustment will be allowed to contract price or time. Changes in Work to meet contract requirements, that materially change the concepts in the Proposal, shall be reviewed by the OWNER. The Design/Builder may request a written change order for any such change, pursuant to the provisions of the Agreement.

SC-3.05.A Reuse of Documents

Delete the second sentence in Paragraph 3.05.A and replace with the following:

OWNER may make and retain copies of Project Documents for information and reference in connection with use on the Project by OWNER. Design/Builder and any Design Consultants grant OWNER a limited license to use the Documents on the Project, extensions of the Project, and for related uses of the OWNER including but not limited to, commissioning, operations, maintenance, modifications, replacements or alterations.

SC-3.06.A Electronic Data

Add the following sentence after the first sentence in Paragraph 3.06.A:

OWNER will furnish Design/Builder one electronic .pdf format via email or other file transfer protocol. One paper copy will be furnished only upon request of the Design/Builder.

ARTICLE 4 – AVAILABILITY OF LANDS; SUBSURFACE AND PHYSICAL CONDITIONS; HAZARDOUS ENVIRONMENTAL CONDITIONS; REFERENCE POINTS

SC-4.01.C. Availability of Lands.

Add the following immediately following Paragraph 4.01.C:

No land on Site is available for temporary construction facilities or staging or storage of materials and equipment.

SC-4.02. Differing Site Conditions.

Add the following new paragraphs immediately after Paragraph 4.02.D:

E. OWNER does not represent that any information provided in the Contract shows completely all the existing subsurface conditions and do not guarantee any interpretation of facts or opinions in the reports or that the information shown on the Contract Documents will accurately describe the actual subsurface conditions which may be encountered. Design/Builder must assume all responsibility for deductions and conclusions which may be made as to the nature of the materials to be encountered and/or excavated, the difficulties of making and maintaining the required pile driving, and of doing other construction affected by subsurface conditions at the site of theconstruction.

F. Design/Builder shall bear the burden of proving that a Differing Site Condition exists and that it could not reasonably have worked around the Differing Site Condition so as to avoid additional cost. Each request for a Change Order under this Differing Site Condition Section shall be accompanied by a statement signed by a qualified professional setting forth all relevant assumptions made by Design/Builder with respect to the condition of the Site, justifying the basis for such assumptions and explaining exactly how the existing conditions differ from those assumptions, and stating the efforts undertaken by Design/Builder to find alternative design or construction solutions to eliminate or minimize the problem and the associated costs. For Differing Site Conditions involving Utilities, Design/Builder shall describe the nature of the investigations undertaken and explain why it could not have been expected to discover such Utility in the course of its Investigations.

G. Underground facilities in and adjacent to the project site may not be completely shown on drawings that are part of the Reference Documents. Design/Builder will need to contact all appropriate departments for locates when needed.

ARTICLE 5 – BONDS AND INSURANCE

Omit Article 5 in its entirety and replace with SC-Exhibit 1, Article 5, Bonds and Insurance.

ARTICLE 6 – DESIGN/BUILDER'S REPSONSIBILITIES

SC-6.01 Design Professional Services.

Modify Paragraph-6.01.B.2 to reference "Paragraph 8.01.A.5.a-h" rather than "Paragraph 8.01.A.6.a-g".

SC-6.02 Supervision and Superintendence of Construction.

Add the following new Paragraphs 6.02.C and 6.02.D immediately after GC-6.02.B:

C. The initial appointment of the Project Manager and Engineer of Record and any removal and subsequent appointment shall be subject to the prior approval of the Owner. For reasonable cause, Owner may, upon notice to Design/Builder, require Design/Builder to remove (or cause to be removed) and replace the resident superintendent from the Site. Once removed such personnel shall no longer be involved with the Work in any capacity.

D. Design/Builder is required to utilize the key staff included in its proposal and approved by OWNER to perform the Work. Any substitutions of key staff shall be subject to the prior approval of the Owner. The qualifications of the proposed key staff were an important factor in selecting the Design/Builder to perform the Work, and any substitutions not approved by OWNER will result in additional costs and losses incurred by OWNER.

E. The Project Manager shall serve as the single-point-contact for the Design-Builder, remain committed to a partnering relationship with the Owner, and have authority to make decisions on behalf of the Design- Builder. The Design-Builder's Project Manager shall coordinate with the Owner in a mutually agreeable format and frequency. Coordination shall be documented and include schedule progress, current risks, outstanding issues, submittal and transmittal status, quality, and safety.

SC-6.03 Labor, Working Hours.

Add the following new Paragraph 6.03.C immediately after GC-6.03.B:

C. For reasonable cause, Owner may, upon notice to Design/Builder, require Design/Builder to remove (or cause to be removed) any personnel performing any aspect of the Work. Once removed such personnel shall no longer be involved with the Work in any capacity.

SC-6.05.A Progress Schedule.

Delete the "or".

SC-6.12 Record Documents.

Delete Paragraph 6.12.A and replace it with the following:

A. Design/Builder shall maintain in a safe place at the Site one record copy of all Drawings, Specifications, Addenda, Change Orders, Work Change Directives, Field Orders, and written interpretations and clarifications in good order and annotated to show changes made during construction. Locations of all underground conduits, piping and other utilities will also be shown on the record documents, in order that field-located utilities are accurately shown. These record documents together with all approved Samples and a counterpart of all approved Shop Drawings will be available to the Owner for reference. Upon completion of the Work, these record documents, Samples, and Shop Drawings will

be delivered to OWNER.

B. At the beginning of the construction, Design/Builder shall set aside one (1) complete set of full-size prints of the Contract Drawings, upon which it shall record or cause its various subcontractors to record, all deviations in construction, underground utilities and any deviations due to change orders or field located utilities and other subsurface facilities which Design/Builder has installed as part of the Work. Notations and changes shall be done in a neat and legible manner acceptable to the Owner. Upon completion of the Work, Design/Builder shall deliver the set of marked-up prints to the Owner before final payment will be made.

SC-6.20 Design/Builder's General Warranty and Guarantee.

Add the following new Paragraph 6.20.D:

D. No provision of any instructions, warranties or guarantees will be effective to assign to OWNER's Consultant, OWNER, Owner, RPR or any of their consultants, agents or employees, any duty or authority to supervise or direct the furnishing or performance of the Work or any duty or authority to undertake responsibility contrary to the provisions of Paragraph 8.03.

SC-6.21 Indemnification.

Delete Paragraph 6.21.A in its entirety and substitute the following:

A. To the fullest extent permitted by Laws and Regulations, Design/Builder shall indemnify and hold harmless OWNER and Engineer, and the officers, directors, members, partners, employees, agents, consultants and subcontractors of each and any of them from and against all claims, costs, losses, expenses and damages (including but not limited to all fees and charges of engineers, architects, attorneys, and other professionals and all court or arbitration or other dispute resolution costs) to the extent such claim, cost, loss, expense or damages are caused by or relate to any actual or alleged negligent act or omission of Design/Builder, any subcontractor, any Supplier, or any individual or entity directly or indirectly employed by any of them to perform any of the Work or anyone for whose acts any of them may be liable.

SC-6.21 Indemnification.

Delete Paragraph 6.21.C in its entirety and substitute the following:

C. The defense and indemnification obligations set forth in Paragraph SC-6.21.A shall not extend to the liability of OWNER's Consultant, Engineer, Owner and their officers, directors, members, partners, employees, agents, other consultants and subcontractors arising out of the giving of directions or instructions, or failing to give them, if that is the primary cause of the injury or damage; provided, however, that this provision shall not operate to reduce or limit Design/Builder's primary responsibility for the adequacy of its construction methods, means, procedures or safety practices or its responsibility for the adequacy of its design. If there is a claim for a joint negligent act, error or

omission of the Design/Builder or its design consultant and the OWNER, the indemnification, defense and hold harmless provisions shall be apportioned on a comparative fault basis.

ARTICLE 8 – OWNER'S RESPONSIBILITIES

SC-8.08 OWNER's Representative

Add the following new Paragraph 8.08:

Owner will be OWNER's representative during the construction period. The duties and responsibilities and the limitations of authority of the Owner as OWNER's representatives during construction are set forth in the Contract Documents. OWNER may engage an inspector to observe construction activities, but the inspector shall not have the authority allocated to either the Owner or the RPR.

SC-8.10 Authorized Variations in Work

Add the following new Paragraph 8.10:

Owner may authorize minor variations in the Work from the requirements of the Contract Documents that do not involve an adjustment in the Contract Price or the Contract Times and are compatible with the design concept of the completed Project as a functioning whole as indicated by the Contract Documents. These may be accomplished by a Field Order and will be binding on OWNER and also on Design/Builder, who shall perform the Work involved promptly. If OWNER or Design/Builder believes that a Field Order justifies an adjustment in the Contract Price or Contract Times, or both, and the parties are unable to agree on entitlement to or on the amount or extent, if any, of any such adjustment, a Claim may be made therefore as provided in Paragraph 9.03 of the General Conditions. The Owner will refer changes to the OWNER for due process and assist to expedite resolution to the proposed changes. See SC15.01.

SC-8.03 Limitations on Owner's Responsibilities

Add the following new Paragraph 8.03:

A. Owner will not supervise, direct, control, or have authority over or be responsible for Design/Builder's means, methods, techniques, sequences, design, or procedures of construction, or the safety precautions and programs incident thereto, or for any failure of Design/Builder to comply with Laws and Regulations applicable to the performance of the Work. Owner will not be responsible for Design/Builder's failure to perform the Work in accordance with the Contract Documents.

B. Owner will not authorize any significant deviation from the Contract Documents or substitution of materials or equipment (including "or-equal" items).Owner will not be responsible for the acts or omissions of Design/Builder or of any Subcontractor, any Supplier, or of any other individual or entity performing any of the Work.

C. Owner's review of the final Application for Payment and accompanying documentation and all

maintenance and operating instructions, schedules, guarantees, bonds, certificates of inspection, tests and approvals, and other documentation required to be delivered by Design/Builder will only be to determine generally that their content complies with the requirements of, and in the case of certificates of inspections, tests, and approvals that the results certified indicate compliance with, the Contract Documents.

ARTICLE 9 – CHANGES IN THE WORK; CLAIMS

SC 9.03.A Notice:

Revise Paragraph 9.03.A to add the following at the end of the paragraph:

> Failure to strictly comply with the 15 day time limit for written notice of intent to make a Claim shall bar the claiming party from any adjustments to Contract Price or Contract Time, due to the loss of the other party's ability to take mitigation actions to minimize any costs or delays. The parties agree that this provision shall be enforceable pursuant to its terms without need to prove any actual prejudice due to non-compliance with the time limits.

SC 9.03.B Documentation

Revise Paragraph 9.03.B to add the following at the end of the paragraph:

> Failure to strictly comply with the 30-day requirement to provide substantiating documentation shall bar the claiming party from any adjustments to Contract Price or Contract Time, due to the loss of the other party's ability to take mitigation actions to minimize any costs or delays. The parties agree that this provision shall be enforceable pursuant to its terms without need to prove any actual prejudice due to non-compliance with the time limits.

SC 9.03.D Time Limit Extension

Delete Paragraph 9.03.D in its entirety and substitute the following:

> The time limits of Paragraphs 9.03.A, 9.03.B and 9.03.C may be extended by mutual written agreement which is required to include a specific reference by citation to the applicable paragraph being revised. Except as provided in the proceeding sentence, both parties agree to waive any claim for additional payment or time extension if written notification and substantiating documentation was not provided in strict compliance with the terms of the Contract. The parties agree that the party seeking to enforce non-compliance with applicable time limits to bar claims is not obligated to prove any specific prejudice from the lack of strict compliance with Contract time limits.

SC 9.06 Accurate and Detailed Records

Add the following new paragraph 9.06:

If Design/Builder believes additional compensation or time is warranted, then it must immediately begin keeping complete, accurate and specific daily records concerning every detail of the potential claim including actual costs incurred. Failure to keep an accurate and detailed record of the actual costs incurred shall be a bar to any recovery to any alleged entitlement to adjustments to Contract Price or Contract Times which are based on actual costs incurred. In computing damages, or costs claimed for a change order, or for any other claim against Owner for additional time, compensation or both, Design/Builder must prove actual damages based on internal costs for equipment, labor or efficiencies. Total cost, modified total cost or jury verdict forms of presentation of damage claims are not permissible to show damages.

ARTICLE 11 – CHANGE OF CONTRACT PRICE; CHANGE OF CONTRACT TIMES

SC 11.01.A Change of Contract Price.

Revise Paragraph 11.02.A to add the following at the end of the last

sentence: "and 9.03.B."

SC 11.02.A Change of Contract Times.

Revise Paragraph 11.02.A to add the following at the end of the last

sentence: "and 9.03.B."

SC 11.02.D Change of Contract Times.

Revise line 7 to change the reference "Paragraph 11.02.C" to "Paragraph 11.02.D."

SC 11.02.F Change of Contract Times.

Revise Paragraph 11.02.F to add the following at the end of the paragraph:

Delays due to labor strife, transportation shortages, delays in transit, and delays at Design/Builder's facilities are deemed to be within the control of Design/Builder.

ARTICLE 12 – TESTS AND INSPECTIONS; CORRECTION, REMOVAL OR ACCEPTANCE OF DEFECTIVE CONSTRUCTION

SC 12.01.A Notice of Defects

Insert "or Design Professional Services" after "Construction" at lines 1 and 2.

SC 12.03 Tests and Inspections

Subparagraph 12.03.C, line 2, replace "Contractor" with "Design/Builder"

Subparagraph 12.03.D, line 1, replace "13.03.E" with "12.03.C"

SC 12.04.B Uncovering Construction

Revise line 5 to insert "or Design Professional Services related to such Construction" after "Construction."

Revise line 12 to insert "and Design Professional Services related to such Construction and after "Construction." Delete "is" after "Construction."

SC 12.05.A OWNER May Stop Construction

Revise line 1 to insert "or Design Professional Services" after "Construction."

SC 12.06.A Correction or Removal of Defective Construction or Design Professional Services

Revise line 2 to insert "or Design Professional Services" after the first "Construction."

Revise line 6 to insert "Design Professional Services or" prior to "Construction."

SC 12.08.A Acceptance of Defective Construction or Design Professional Services

At line 1, insert "or Design Professional Services" after "Construction."

At line 5, insert "or Design Professional Services" after "Construction."

At line 8, insert "or Design Professional Services" after "Construction."

SC 12.09 OWNER May Correct Defective Construction or Design Professional Services

Subparagraph A. At line 2, insert "or Design Professional Services" after "Construction."

SC 12.10 Correction Period for Design Professional Services

Add the following new Paragraph 12.10:

Notwithstanding any shorter period referenced in these provisions, the correction period for any deficient Design Professional Services shall continue until one year after the date of Substantial Completion of the Work.

ARTICLE 13 – PAYMENTS TO DESIGN/BUILDER AND COMPLETION

SC 13.02.A Progress Payments

Revise the first line to replace: "On or about the date" with "On the date established in the"

SC 13.03.A Progress Payments

Delete Paragraph 13.03.A in its entirety and substitute the following:

A. Procedures: Progress payments shall be made by the Owner to the Design/Builder according to the following procedure:

1. No Progress Payment nor any partial or entire use or occupancy of the Project by Owner shall constitute an acceptance of any Work not in accordance with the Contract Documents.

2. With each application for progress payment, Design/Builder shall provide a copy of their "in-progress" as-built drawings and material certifications. Design/Builder shall maintain Record Documents on the job site consisting of a complete set of drawings, survey line and grade books, and all Contract Documents. Design/Builder shall record (on Record Documents) and keep current on a daily basis all changes in location (both vertical and horizontal), material, equipment, and all changes in the Work. Design/Builder shall record all horizontal and vertical locations of all utilities encountered. Progress payment may be withheld by the Owner if "in-progress" as-built drawings and material certification are not received with each application for progress payment. Progress payment applications not supported by documentation certifying Engineer of Record's direction may be denied; sealed plan sheets, specifications, submittal approvals, and/or approved shop drawings are acceptable forms ofdirection.

SC 13.06.B Partial Utilization

Add the following new Paragraph 13.06.B:

B. OWNER may at any time request Design/Builder in writing to permit OWNER to take over operation of any such part of the Construction although it is not substantially complete. OWNER and Design/Builder shall make an inspection of that part of the Construction to determine its status of completion and will prepare a list of the items remaining to be completed or corrected thereon before final payment. If Design/Builder does not object in writing to OWNER that such part of the Construction is not ready for separate operation by OWNER, OWNER will finalize the list of items to be completed or corrected and will deliver such lists to Design/Builder together with a written division of responsibilities pending final payment between OWNER and Design/Builder with respect to security, operation, safety, maintenance, utilities, insurance, warranties and guarantees for that part of the Construction which will become binding upon OWNER and Design/Builder at the time when OWNER takes over such operation. During such operation and prior to Substantial Completion of such part of the Construction, OWNER shall allow Design/Builder reasonable access to complete or correct items on said list and to complete other related Construction.

ARTICLE 14 – SUSPENSION OF WORK AND TERMINATION

SC 14.03.B. Owner May Terminate for Convenience.

Delete "Except as provided in Paragraph 14.03.C,"

ARTICLE 15 – DISPUTE RESOLUTION

SC 15.01 Methods and Procedures.

Add the following new paragraphs as follows:

B. In the event either party believes a critical problem exists that should not or cannot be resolved within the regular timetable of the dispute resolution procedures in this Contract, a senior management representative of either party may contact their counterpart in the other Party to address immediately any critical problem and seek appropriate resolution.

C. When a dispute has arisen and negotiations between the parties have reached an impasse, either party may give the other party written notice of the dispute, the parties shall attempt to resolve the dispute promptly by negotiations between senior management representatives who have authority to settle the controversy and who are at a higher level of management than the persons with direct responsibility for the matter. Within ten (10) days after delivery of the notice, the receiving party shall submit to the other a written response. Thereafter, the representatives shall confer in person or by telephone promptly to attempt to resolve the dispute. All reasonable requests for information made by one party to the other will be honored. Any Contract durations for dispute resolution activities will be extended by the number of days the parties utilize this senior management resolution step. If the dispute has not been resolved by negotiation between the representatives within fifteen (15) days of the notice, the parties may utilize any dispute resolution remedies or procedures set forth in the Contract.

D. Submittal of the dispute to mediation shall operate to suspend obligation to file an arbitration demand under the Contract, until such time as the mediation session is concluded or cancelled by either party.

E. All claims, counterclaims, disputes or other matters in question between OWNER and Design/Builder arising out of or relating to the Contract Documents or breach thereof not resolved through negotiation or mediation shall be decided by binding arbitration in accordance with the Construction Industry Arbitration Rules of the American Arbitration Association.

F. In the event it becomes necessary to enforce any terms of the Contract, the prevailing party shall be entitled to recover all of its reasonable attorneys' fees, expenses, costs, arbitration fees and arbitrator expenses.

G. Senior management of each party will support the development and implementation of conflict

avoidance and expedited conflict resolution procedures for this Contract in the event it appears necessary or beneficial to facilitate more effective project performance and communications. As a critical element of these procedures, each party agrees to delegate authority to appropriate staff levels for expedited-decision making during the performance of this Contract.

H. If the Claim is not resolved by mediation, a party's decision under Paragraph 9.03.C shall become final and binding 30 days after termination ofthe mediation unless, within that time period, OWNER or Design/Builder:

1. elects in writing to invoke any dispute process provided for in the Supplementary Conditions; or
2. agrees with the other party to submit the Claim to another dispute resolution process.

I. If a Claim, dispute or other matter in question between OWNER and Design/Builder involves the work or obligations of a Subcontractor, Supplier or subconsultant, either OWNER or Design/Builder may join such entity as a party to the arbitration between OWNER and Design/Builder. Design/Build shall include in all subcontracts or other contracts a specific provision obligating the Subcontractor or other contracting party to consent to being joined in arbitration between OWNER and Design/Builder involving the work or obligations of such Subcontractor or other contracting party. Nothing in this paragraph SC 15.01.I nor in the provision of such subcontract or agreement consenting to joinder shall create any Claim, right or cause of action in favor of Subcontractor or other contracting party against OWNER.

J. The obligation to comply with any Contract time limit pertaining to notice of intent to file a Claim, time limit to provide substantiating documents or any other time limit established in the Contract shall not be waived by pursing any dispute resolution procedures, unless such waiver is expressly stated in writing by the party waiving the requirement with a specific reference to the provision or requirement being waived.

ARTICLE 16 – MISCELLANEOUS

SC 16.06 Partnering

Add a new Paragraph 16.06:

The OWNER and the DESIGN/BUILDER will promote the formation of a "Partnering" relationship in order to effectively complete the contract to the benefit of both parties. The purpose of this relationship will be to maintain cooperative communication and mutually resolve conflicts at the lowest possible management level. Notwithstanding the preceding sentences of this Paragraph 16.06, Design/Builder and any agents and employees of Design/Builder act as independent contractors to Owner and are not officers, employees, agents, partners or joint ventures of Owner in the performance of the Work, and neither party shall have the authority to enter into any agreement purporting to bind the other without the other's specific written authorization.

SC 16.07 Working Hours

Add a new Paragraph 16.07:

Except as otherwise required for the safety or protection of persons or the Work or property at the Site or adjacent thereto, Design/Builder may perform the Work at the Site only between the hours of 8AM and 8PM, Monday thru Friday, unless otherwise authorized by the Owner in writing.

SC 16.08 Permits

Add a new Paragraph 16.08:

Design/Builder and any subcontractor performing work on-site shall obtain a City of Sandpoint Business License prior to mobilization.

SC 16.09 Taxes

Add a new Paragraph 16.09:

In the event of the Design/Builder's default on the payment of taxes, excises, and license fees as set forth in Idaho Code §63-1503, the Owner shall have the authority to withhold from any payment due the Design/Builder under this contract, the estimated amount of such accrued and accruing taxes, excises, and license fees for the benefit of all taxing authorities to which said Contractor is liable.

SC 16.10 Laws and Regulations

Add a new Paragraph 16.10:

While not intended to be inclusive of all Laws or Regulations for which Contractor may be responsible under paragraph 6.09, the following Laws or Regulations are included as mandated by statute or for the convenience of the Design/Builder;

1. **Idaho Code Section §63-1501. Definitions.** As used in this act, the following terms shall have the following meanings:

   "Contracting units" shall include the state or any officer or department thereof, the counties or other subdivisions of the state, and all municipal and quasi-municipal corporations therein.

   "Contractor" shall mean any person, firm, co-partnership, association, or corporation, foreign or domestic, entering into a contract for the construction, erection, repair, or improvement of any kind or character of public works in this state.

   "Taxes" shall mean all taxes, assessments, excises, and license fees authorized to be levied, assessed, and collected under the laws of this state, other than taxes on real property.

   "Taxing unit" shall mean the state or any officer or department thereof, the counties or other subdivisions of the state, and all municipal and quasi-municipal corporations therein authorized by law to assess, levy and collect taxes.

2. **Idaho Code Section §63-1502. Conditions precedent to contract for public works.** Before entering into a contract for the construction of any public works in this state, the contracting unit shall require as conditions precedent that the contractor be authorized to do business in this state and that he furnish satisfactory evidence that he has paid or secured to the satisfaction of the respective taxing units all taxes for which he or his property is liable then due or delinquent.

3. **Idaho Code Section §63-1503. Contractor for public works to pay or secure taxes—Agreement.** Every contract for the construction of public works by a contracting unit of this state shall contain substantially the following provisions:

   The Contractor, in consideration of securing the business of erecting or constructing public works in this state, recognizing that the business in which he is engaged is of a transitory character, and that in the pursuit thereof, his property used therein may be without the state when taxes, excises, or license fees to which he is liable become payable, agrees:

   a. To pay promptly when due all taxes (other than on real property), excises and license fees due to the state, its subdivisions, and municipal and quasi-municipal corporations therein accrued or accruing during the term of this contract, whether or not the same shall be payable at the end of such term;

   b. That if the said taxes, excises, and license fees are not payable at the end of said term, but liability for the payment thereof exists, even though the same constitute liens upon his property, to secure the same to the satisfaction of the respective officers charged with the collection thereof; and

   c. That in the event of his default in the payment or securing of such taxes, excises, and license fees, to consent that the department, officer, board, or taxing unit entering into this contract may withhold from any payment due him hereunder the estimated amount of such accrued and accruing taxes, excises, and license fees for the benefit of all taxing units to which said contractor is liable.

4. **Idaho Code Section §44-1002** requires the following: The Contractor must employ ninety-five percent (95%) bona fide Idaho residents as employees on any job under any such contract except where under such contracts fifty (50) or less persons are employed, the Contractor may employ ten percent (10%) nonresidents, provided, however, in all cases employers must give preference to the employment of bona fide residents in the performance of said work, and no contract shall be let to any person, firm, association, or corporation refusing to execute an agreement with the above mentioned provisions in it; provided, that, in contracts involving the expenditure of federal aid funds this act shall not be enforced in such a manner as to conflict with or be contrary to the federal statutes prescribing a labor preference to honorably discharged soldiers, sailors, and marines, prohibiting as unlawful any other preference or discrimination among citizens of the United States.

Idaho Code Chapter 19 of Title 54 requires proper licensing of Public Works Contractors.

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SC-EXHIBIT 1
ARTICLE 5 – BONDS AND INSURANCE

SC-5.01 *Performance, Payment, and Other Bonds*

A. Design/Builder shall furnish a performance bond and a payment bond, each in an amount at least equal to the Contract Price, as security for the faithful performance and payment of Design/Builder's obligations under the Contract. These bonds must remain in effect until one year after the date when final payment becomes due or until completion of the correction period specified in Paragraph 15.08, whichever is later, except as provided otherwise by Laws or Regulations, the terms of a prescribed bond form, the Supplementary Conditions, or other provisions of the Contract.

B. Design/Builder shall also furnish such other bonds (if any) as are required by the Supplementary Conditions or other provisions of the Contract.

C. All bonds must be in the form included in the Bidding Documents or otherwise specified by Owner prior to execution of the Contract, except as provided otherwise by Laws or Regulations, and must be issued and signed by a surety named in "Companies Holding Certificates of Authority as Acceptable Sureties on Federal Bonds and as Acceptable Reinsuring Companies" as published in Department Circular 570 (as amended and supplemented) by the Bureau of the Fiscal Service, U.S. Department of the Treasury. A bond signed by an agent or attorney-in-fact must be accompanied by a certified copy of that individual's authority to bind the surety. The evidence of authority must show that it is effective on the date the agent or attorney-in-fact signed the accompanying bond.

D. Design/Builder shall obtain the required bonds from surety companies that are duly licensed or authorized, in the state or jurisdiction in which the Project is located, to issue bonds in the required amounts.

E. If the surety on a bond furnished by Design/Builder is declared bankrupt or becomes insolvent, or the surety ceases to meet the requirements above, then Design/Builder shall promptly notify Owner and Engineer in writing and shall, within 20 days after the event giving rise to such notification, provide another bond and surety, both of which must comply with the bond and surety requirements above.

F. If Design/Builder has failed to obtain a required bond, Owner may exclude the Design/Builder from the Site and exercise Owner's termination rights under Article 16.

G. Upon request to Owner from any Contractor, Supplier, or other person or entity claiming to have furnished labor, services, materials, or equipment used in the performance of the Work, Owner shall provide a copy of the payment bond to such person or entity.

H. Upon request to Design/Builder from any Contractor, Supplier, or other person or entity claiming to have furnished labor, services, materials, or equipment used in the performance of the Work, Design/Builder shall provide a copy of the payment bond to such person or entity.

SC-5.02 *Insurance—General Provisions*

A. Owner and Design/Builder shall obtain and maintain insurance as required in this article and in the Supplementary Conditions.

B. All insurance required by the Contract to be purchased and maintained by Owner or Design/Builder shall be obtained from insurance companies that are duly licensed or authorized in the state or jurisdiction in which the Project is located to issue insurance

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policies for the required limits and coverages. Unless a different standard is indicated in the Supplementary Conditions, all companies that provide insurance policies required under this Contract shall have an A.M. Best rating of A-VII or better.

1. Design/Builder may obtain worker's compensation insurance from an insurance company that has not been rated by A.M. Best, provided that such company (a) is domiciled in the state in which the Project is located, (b) is certified or authorized as a worker's compensation insurance provider by the appropriate state agency, and (c) has been accepted to provide worker's compensation insurance for similar projects by the state within the last 12 months.

C. Alternative forms of insurance coverage, including but not limited to self-insurance and "Occupational Accident and Excess Employer's Indemnity Policies," are not sufficient to meet the insurance requirements of this Contract, unless expressly allowed in the Supplementary Conditions.

D. Design/Builder shall deliver to Owner, with copies to each additional insured identified in the Contract, certificates of insurance and endorsements establishing that Design/Builder has obtained and is maintaining the policies and coverages required by the Contract. Upon request by Owner or any other insured, Design/Builder shall also furnish other evidence of such required insurance, including but not limited to copies of policies, documentation of applicable self-insured retentions (if allowed) and deductibles, full disclosure of all relevant exclusions, and evidence of insurance required to be purchased and maintained by Contractor or Suppliers. In any documentation furnished under this provision, Design/Builder, Subcontractor, and Suppliers may block out (redact) (1) any confidential premium or pricing information and (2) any wording specific to a project or jurisdiction other than those applicable to this Contract.

1. All certificates of insurance shall name as additionally insured:

    a. Owner: City of Sandpoint

E. Owner shall deliver to Design/Builder, with copies to each additional insured identified in the Contract, certificates of insurance and endorsements establishing that Owner has obtained and is maintaining the policies and coverages required of Owner by the Contract (if any). Upon request by Design/Builder or any other insured, Owner shall also provide other evidence of such required insurance (if any), including but not limited to copies of policies, documentation of applicable self-insured retentions (if allowed) and deductibles, and full disclosure of all relevant exclusions. In any documentation furnished under this provision, Owner may block out (redact) (1) any confidential premium or pricing information and (2) any wording specific to a project or jurisdiction other than those relevant to this Contract.

F. Failure of Owner or Design/Builder to demand such certificates or other evidence of the other party's full compliance with these insurance requirements, or failure of Owner or Design/Builder to identify a deficiency in compliance from the evidence provided, will not be construed as a waiver of the other party's obligation to obtain and maintain such insurance.

G. In addition to the liability insurance required to be provided by Design/Builder, the Owner, at Owner's option, may purchase and maintain Owner's own liability insurance. Owner's liability policies, if any, operate separately and independently from policies required to be provided by Design/Builder, and Design/Builder cannot rely upon Owner's liability policies for any of Design/Builder's obligations to the Owner, Engineer, or third parties.

SC-EXHIBIT 1
ARTICLE 5 – BONDS AND INSURANCE

H. Design/Builder shall require:

1. Subcontractors to purchase and maintain worker's compensation, commercial general liability, and other insurance that is appropriate for their participation in the Project, and to name as additional insureds Owner and Engineer (and any other individuals or entities identified in the Supplementary Conditions as additional insureds on Design/Builder's liability policies) on each Subcontractor's commercial general liability insurance policy; and

2. Suppliers to purchase and maintain insurance that is appropriate for their participation in the Project.

I. If either party does not purchase or maintain the insurance required of such party by the Contract, such party shall notify the other party in writing of such failure to purchase prior to the start of the Work, or of such failure to maintain prior to any change in the required coverage.

J. If Design/Builder has failed to obtain and maintain required insurance, Design/Builder's entitlement to enter or remain at the Site will end immediately, and Owner may impose an appropriate set-off against payment for any associated costs (including but not limited to the cost of purchasing necessary insurance coverage), and exercise Owner's termination rights under Article 16.

K. Without prejudice to any other right or remedy, if a party has failed to obtain required insurance, the other party may elect (but is in no way obligated) to obtain equivalent insurance to protect such other party's interests at the expense of the party who was required to provide such coverage, and the Contract Price will be adjusted accordingly.

L. Owner does not represent that insurance coverage and limits established in this Contract necessarily will be adequate to protect Design/Builder or Design/Builder's interests. Design/Builder is responsible for determining whether such coverage and limits are adequate to protect its interests, and for obtaining and maintaining any additional insurance that Design/Builder deems necessary.

M. The insurance and insurance limits required herein will not be deemed as a limitation on Design/Builder's liability, or that of its Subcontractors or Suppliers, under the indemnities granted to Owner and other individuals and entities in the Contract or otherwise.

N. All the policies of insurance required to be purchased and maintained under this Contract will contain a provision or endorsement that the coverage afforded will not be canceled, or renewal refused, until at least 10 days prior written notice has been given to the purchasing policyholder. Within three days of receipt of any such written notice, the purchasing policyholder shall provide a copy of the notice to each other insured and Engineer.

SC-5.03 *Design/Builder's Insurance*

A. *Required Insurance*: Design/Builder shall purchase and maintain Worker's Compensation, Commercial General Liability, and other insurance pursuant to the specific requirements of the Supplementary Conditions.

B. *General Provisions*: The policies of insurance required by this Paragraph 6.03 as supplemented must:

1. include at least the specific coverages required;

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2. be written for not less than the limits provided, or those required by Laws or Regulations, whichever is greater;

3. remain in effect at least until the Work is complete (as set forth in Paragraph 15.06.D), and longer if expressly required elsewhere in this Contract, and at all times thereafter when Design/Builder may be correcting, removing, or replacing defective Work as a warranty or correction obligation, or otherwise, or returning to the Site to conduct other tasks arising from the Contract;

4. apply with respect to the performance of the Work, whether such performance is by Design/Builder, any Subcontractor or Supplier, or by anyone directly or indirectly employed by any of them to perform any of the Work, or by anyone for whose acts any of them may be liable; and

5. include all necessary endorsements to support the stated requirements.

C. *Additional Insureds*: The Design/Builder's commercial general liability, automobile liability, employer's liability, umbrella or excess, pollution liability, and unmanned aerial vehicle liability policies, if required by this Contract, must:

1. include and list as additional insureds Owner and Engineer, and any individuals or entities identified as additional insureds in the Supplementary Conditions;

2. include coverage for the respective officers, directors, members, partners, employees, and consultants of all such additional insureds;

3. afford primary coverage to these additional insureds for all claims covered thereby (including as applicable those arising from both ongoing and completed operations);

4. not seek contribution from insurance maintained by the additional insured; and

5. as to commercial general liability insurance, apply to additional insureds with respect to liability caused in whole or in part by Design/Builder's acts or omissions, or the acts and omissions of those working on Design/Builder's behalf, in the performance of Design/Builder's operations.

D. *Workers' Compensation and Employer's Liability:* Design/Builder shall purchase and maintain workers' compensation and employer's liability insurance, including, as applicable, United States Longshoreman and Harbor Workers' Compensation Act, Jones Act, stop-gap employer's liability coverage for monopolistic states, and foreign voluntary workers' compensation (from available sources, notwithstanding the jurisdictional requirement of Paragraph 6.02.B of the General Conditions). All insurance policies shall contain a Waiver of Subrogation coverage or endorsements.

Workers' Compensation and Related Policies	Policy limits of not less than:
Workers' Compensation	
State	Statutory
Applicable Federal (e.g., Longshoreman's)	Statutory
Foreign voluntary workers' compensation (employer's responsibility coverage), if applicable	Statutory

SC-EXHIBIT 1
ARTICLE 5 – BONDS AND INSURANCE

F. *Commercial General Liability—Claims Covered:* Design/Builder shall purchase and maintain commercial general liability insurance, covering all operations by or on behalf of Design/Builder, on an occurrence basis, against claims for:

1. damages because of bodily injury, sickness or disease, or death of any person other than Design/Builder's employees,
2. damages insured by reasonably available personal injury liability coverage, and
3. damages because of injury to or destruction of tangible property wherever located, including loss of use resulting therefrom.

G. *Commercial General Liability—Form and Content:* Design/Builder's commercial liability policy must be written on a 1996 (or later) Insurance Services Organization, Inc. (ISO) commercial general liability form (occurrence form) and include the following coverages and endorsements:

1. Products and completed operations coverage.
    a. Such insurance must be maintained for three years after final payment.
    b. Design/Builder shall furnish Owner and each other additional insured (as identified in the Supplementary Conditions or elsewhere in the Contract) evidence of continuation of such insurance at final payment and three years thereafter.
2. Blanket contractual liability coverage, including but not limited to coverage of Design/Builder's contractual indemnity obligations in Paragraph 7.18.
3. Severability of interests and no insured-versus-insured or cross-liability exclusions.
4. Underground, explosion, and collapse coverage.
5. Personal injury coverage.
6. Additional insured endorsements that include both ongoing operations and products and completed operations coverage through ISO Endorsements CG 20 10 10 01 and CG 20 37 10 01 (together). If Design/Builder demonstrates to Owner that the specified ISO endorsements are not commercially available, then Design/Builder may satisfy this requirement by providing equivalent endorsements.
7. For design professional additional insureds, ISO Endorsement CG 20 32 07 04 "Additional Insured—Engineers, Architects or Surveyors Not Engaged by the Named Insured" or its equivalent.
8. All policies shall contain waiver of subrogation coverage or endorsements.

H. *Commercial General Liability—Excluded Content:* The commercial general liability insurance policy, including its coverages, endorsements, and incorporated provisions, must not include any of the following:

1. Any modification of the standard definition of "insured contract" (except to delete the railroad protective liability exclusion if Design/Builder is required to indemnify a railroad or others with respect to Work within 50 feet of railroad property).
2. Any exclusion for water intrusion or water damage.
3. Any provisions resulting in the erosion of insurance limits by defense costs other than those already incorporated in ISO form CG 00 01.

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SC-EXHIBIT 1
ARTICLE 5 – BONDS AND INSURANCE

4. Any exclusion of coverage relating to earth subsidence or movement.
5. Any exclusion for the insured's vicarious liability, strict liability, or statutory liability (other than worker's compensation).
6. Any limitation or exclusion based on the nature of Design/Builder's work.
7. Any professional liability exclusion broader in effect than the most recent edition of ISO form CG 22 79.

I. *Commercial General Liability—Minimum Policy Limits*

Commercial General Liability	Policy limits of not less than:
General Aggregate	$2,000,000.00
Products—Completed Operations Aggregate	$2,000,000.00
Personal and Advertising Injury	$1,000,000.00
Bodily Injury and Property Damage—Each Occurrence	$1,000,000.00

J. *Automobile Liability:* Design/Builder shall purchase and maintain automobile liability insurance for damages because of bodily injury or death of any person or property damage arising out of the ownership, maintenance, or use of any motor vehicle. The automobile liability policy must be written on an occurrence basis.

Automobile Liability	Policy limits of not less than:
Combined Single Limit	
Combined Single Limit (Bodily Injury and Property Damage)	$1,000,000.00

K. *Umbrella or Excess Liability:* Design/Builder shall purchase and maintain umbrella or excess liability insurance written over the underlying employer's liability, commercial general liability, and automobile liability insurance described in the Paragraphs above. The coverage afforded must be at least as broad as that of each and every one of the underlying policies.

Excess or Umbrella Liability	Policy limits of not less than:
Each Occurrence	$2,000,000.00
General Aggregate	$2,000,000.00

L. *Using Umbrella or Excess Liability Insurance to Meet CGL and Other Policy Limit Requirements:* Design/Builder may meet the policy limits specified for employer's liability, commercial general liability, and automobile liability through the primary policies alone, or through combinations of the primary insurance policy's policy limits and partial attribution of the policy limits of an umbrella or excess liability policy that is at least as broad in coverage as that of the underlying policy, as specified herein.

M. *Design/Builder's Pollution Liability Insurance:* Design/Builder shall purchase and maintain a policy covering third-party injury and property damage, including cleanup costs, as a result of pollution conditions arising from Design/Builder's operations and completed operations. This insurance must be maintained for no less than three years after final completion.

SC-EXHIBIT 1
ARTICLE 5 – BONDS AND INSURANCE

Design/Builder's Pollution Liability	Policy limits of not less than:
General Aggregate	$1,000,000.00

N. *Design/Builder's Professional Liability Insurance:* If Design/Builder will provide or furnish professional services under this *Contract*, through a delegation of professional design services or otherwise, then Design/Builder shall be responsible for purchasing and maintaining applicable professional liability insurance. This insurance must cover negligent acts, errors, or omissions in the performance of professional design or related services by the insured or others for whom the insured is legally liable. The insurance must be maintained throughout the duration of the Contract and for a minimum of two years after Substantial Completion. The retroactive date on the policy must pre-date the commencement of furnishing services on the Project.

Design/Builder's Professional Liability	Policy limits of not less than:
Each Claim	$1,000,000.00
Annual Aggregate	$2,000,000.00

SC-5.04 *Builder's Risk and Other Property Insurance*

A. *Builder's Risk*: Unless otherwise provided in the Supplementary Conditions, Design/Builder shall purchase and maintain builder's risk insurance upon the Work on a completed value basis, in the amount of the Work's full insurable replacement cost (subject to such deductible amounts as may be provided in the Supplementary Conditions or required by Laws and Regulations). The specific requirements applicable to the builder's risk insurance are set forth in the Supplementary Conditions.

B. *Not Used.*

C. *Not Used.*

D. *Partial Occupancy or Use by Owner*: If Owner will occupy or use a portion or portions of the Work prior to Substantial Completion of all the Work, then Owner (directly, if it is the purchaser of the builder's risk policy, or through Design/Builder) will provide advance notice of such occupancy or use to the builder's risk insurer, and obtain an endorsement consenting to the continuation of coverage prior to commencing such partial occupancy or use.

1. All insurance required by the Contract Documents or by law or regulations shall remain in full force and effect on all phases of the Work, whether or not the Work is occupied or utilized by the Owner, until all Work included in the agreement has been completed and final payment has been made.

2. Nothing contained in the insurance requirements shall be construed as limiting the extent of the Design/Builder's responsibility for payment of damages resulting from his operations under the Contract. Design/Builder agrees that they alone shall be completed responsible for procuring and maintaining full insurance coverage as provided herein or as may be otherwise required by the Contract Documents. Any approval by Owner or Engineer shall not operate to the contrary.

E. *Insurance of Other Property; Additional Insurance*: If the express insurance provisions of the Contract do not require or address the insurance of a property item or interest, then the

entity or individual owning such property item will be responsible for insuring it. If Design/Builder elects to obtain other special insurance to be included in or supplement the builder's risk or property insurance policies provided under this Paragraph 6.04, it may do so at Design/Builder's expense.

F. *Builder's Risk Requirements:* The builder's risk insurance must:

1. be written on a builder's risk "all risk" policy form that at a minimum includes insurance for physical loss or damage to the Work, temporary buildings, falsework, and materials and equipment stored and in transit, and must not exclude the coverage of the following risks: fire; windstorm; hail; flood; earthquake, volcanic activity, and other earth movement; lightning; riot; civil commotion; terrorism; vehicle impact; aircraft; smoke; theft; vandalism and malicious mischief; mechanical breakdown, boiler explosion, and artificially generated electric current; collapse; explosion; debris removal; demolition occasioned by enforcement of Laws and Regulations; and water damage (other than that caused by flood).

    a. Such policy will include an exception that results in coverage for ensuing losses from physical damage or loss with respect to any defective workmanship, methods, design, or materials exclusions.

    b. If insurance against mechanical breakdown, boiler explosion, and artificially generated electric current; earthquake, volcanic activity, and other earth movement; or flood, are not commercially available under builder's risk policies, by endorsement or otherwise, such insurance will be provided through other insurance policies acceptable to Owner and Design/Builder.

2. cover, as insured property, at least the following: (a) the Work and all materials, supplies, machinery, apparatus, equipment, fixtures, and other property of a similar nature that are to be incorporated into or used in the preparation, fabrication, construction, erection, or completion of the Work, including Owner-furnished or assigned property; (b) spare parts inventory required within the scope of the Contract; and (c) temporary works which are not intended to form part of the permanent constructed Work but which are intended to provide working access to the Site, or to the Work under construction, or which are intended to provide temporary support for the Work under construction, including scaffolding, form work, fences, shoring, falsework, and temporary structures.

3. cover expenses incurred in the repair or replacement of any insured property (including but not limited to fees and charges of Design/Builders, engineers, and architects).

4. extend to cover damage or loss to insured property while in temporary storage at the Site or in a storage location outside the Site (but not including property stored at the premises of a manufacturer or Supplier).

5. extend to cover damage or loss to insured property while in transit.

6. allow for the waiver of the insurer's subrogation rights, as set forth in this Contract.

7. allow for partial occupancy or use by Owner by endorsement, and without cancellation or lapse of coverage.

8. include performance/hot testing and start-up, if applicable.

SC-EXHIBIT 1
ARTICLE 5 – BONDS AND INSURANCE

9. be maintained in effect until the Work is complete, or until written confirmation of Owner's procurement of property insurance following Substantial Completion, whichever occurs first.

10. include as named insureds the Owner, Design/Builder, Subconsultants/Design/Builders (of every tier), and any other individuals or entities required by this Contract to be insured under such builder's risk policy. For purposes of the General Conditions, and this and all other corresponding Supplementary Conditions, the parties required to be insured will be referred to collectively as "insureds."

SC-5.05 Professional Liability

A. Design/Builder shall procure and maintain or furnish through any design firm subconsultant professional liability insurance for protection from claims arising out of performance of Design Professional Services under this Contract. Such professional liability insurance will provide limits in the amount of $1,000,000 per claim and $2,000,000 annual aggregate. Such coverage shall be maintained for a period of two years after Substantial Completion. Certificates indicating that such insurance is in effect will be delivered to Owner prior to each policy renewal date or upon request by Owner.

PAYMENT BOND

Any singular reference to Contractor, Surety, Owner, or other party shall be considered plural where applicable.

CONTRACTOR (*Name and Address*):

SURETY (*Name, and Address of Principal Place of Business*):

OWNER (*Name and Address*):
City of Sandpoint
1123 Lake St.
Sandpoint, ID 83864

CONTRACT
Effective Date of Agreement:

Amount (Figures):

Description *(Name and Location)*: A23-5300-4 Travers Park All Wheeled Skatepark Design Build

BOND
Bond Number:
Date (*Not earlier than Effective Date of Agreement*):
Amount:
Modifications to this Bond Form:

Surety and Contractor, intending to be legally bound hereby, subject to the terms set forth below, do each cause this Payment Bond to be duly executed by an authorized officer, agent, or representative.

CONTRACTOR AS PRINCIPAL	**SURETY**
_____ (Seal)	_____ (Seal)
Contractor's Name and Corporate Seal	Surety's Name and Corporate Seal
By: _____	By: _____
Signature	Signature (Attach Power of Attorney)
_____	_____
Print Name	Print Name
_____	_____
Title	Title
Attest _____	Attest _____
Signature	Signature
_____	_____
Title	Title

Note: Provide execution by additional parties, such as joint venturers, if necessary.

1. Contractor and Surety, jointly and severally, bind themselves, their heirs, executors, administrators, successors, and assigns to Owner to pay for labor, materials, and equipment furnished by Claimants for use in the performance of the Contract, which is incorporated herein by reference.
2. With respect to Owner, this obligation shall be null and void if Contractor:

   Promptly makes payment, directly or indirectly, for all sums due Claimants, and

   Defends, indemnifies, and holds harmless Owner from all claims, demands, liens, or suits alleging non-payment by Contractor by any person or entity who furnished labor, materials, or equipment for use in the performance of the Contract, provided Owner has promptly notified Contractor and Surety (at the addresses described in Paragraph 12) of any claims, demands, liens, or suits and tendered defense of such claims, demands, liens, or suits to Contractor and Surety, and provided there is no Owner Default.
3. With respect to Claimants, this obligation shall be null and void if Contractor promptly makes payment, directly or indirectly, for all sums due.
4. Surety shall have no obligation to Claimants under this Bond until:

   Claimants who are employed by or have a direct contract with Contractor have given notice to Surety (at the address described in Paragraph 12) and sent a copy, or notice thereof, to Owner, stating that a claim is being made under this Bond and, with substantial accuracy, the amount of the claim.

   Claimants who do not have a direct contract with Contractor:

   1. Have furnished written notice to Contractor and sent a copy, or notice thereof, to Owner, within 90 days after having last performed labor or last furnished materials or equipment included in the claim stating, with substantial accuracy, the amount of the claim and the name of the party to whom the materials or equipment were furnished or supplied, or for whom the labor was done or performed; and
   2. Have either received a rejection in whole or in part from Contractor, or not received within 30 days of furnishing the above notice any communication from Contractor by which Contractor had indicated the claim will be paid directly or indirectly; and
   3. Not having been paid within the above 30 days, have sent a written notice to Surety (at the address described in Paragraph 12) and sent a copy, or notice thereof, to Owner, stating that a claim is being made under this Bond and enclosing a copy of the previous written notice furnished to Contractor.
5. If a notice by a Claimant required by Paragraph 4 is provided by Owner to Contractor or to Surety, that is sufficient compliance.
6. When a Claimant has satisfied the conditions of Paragraph 4, the Surety shall promptly and at Surety's expense take the following actions:

   Send an answer to that Claimant, with a copy to Owner, within 45 days after receipt of the claim, stating the amounts that are undisputed and the basis for challenging any amounts that are disputed.

   Pay or arrange for payment of any undisputed amounts.
7. Surety's total obligation shall not exceed the amount of this Bond, and the amount of this Bond shall be credited for any payments made in good faith by Surety.
8. Amounts owed by Owner to Contractor under the Contract shall be used for the performance of the Contract and to satisfy claims, if any, under any performance bond. By Contractor furnishing and Owner accepting this Bond, they agree that all funds earned by Contractor in the performance of the Contract are dedicated to satisfy obligations of Contractor and Surety under this Bond, subject to Owner's priority to use the funds for the completion of the Work.

9. Surety shall not be liable to Owner, Claimants, or others for obligations of Contractor that are unrelated to the Contract. Owner shall not be liable for payment of any costs or expenses of any Claimant under this Bond, and shall have under this Bond no obligations to make payments to, give notices on behalf of, or otherwise have obligations to Claimants under this Bond.
10. Surety hereby waives notice of any change, including changes of time, to the Contract or to related subcontracts, purchase orders, and other obligations.
11. No suit or action shall be commenced by a Claimant under this Bond other than in a court of competent jurisdiction in the location in which the Work or part of the Work is located or after the expiration of one year from the date (1) on which the Claimant gave the notice required by Paragraph 4.1 or Paragraph 4.2.3, or (2) on which the last labor or service was performed by anyone or the last materials or equipment were furnished by anyone under the Contract, whichever of (1) or (2) first occurs. If the provisions of this paragraph are void or prohibited by law, the minimum period of limitation available to sureties as a defense in the jurisdiction of the suit shall be applicable.
12. Notice to Surety, Owner, or Contractor shall be mailed or delivered to the addresses shown on the signature page. Actual receipt of notice by Surety, Owner, or Contractor, however accomplished, shall be sufficient compliance as of the date received at the address shown on the signature page.
13. When this Bond has been furnished to comply with a statutory requirement in the location where the Contract was to be performed, any provision in this Bond conflicting with said statutory requirement shall be deemed deleted herefrom and provisions conforming to such statutory requirement shall be deemed incorporated herein. The intent is that this Bond shall be construed as a statutory Bond and not as a common law bond.
14. Upon request of any person or entity appearing to be a potential beneficiary of this Bond, Contractor shall promptly furnish a copy of this Bond or shall permit a copy to be made.
15. Definitions

    Claimant: An individual or entity having a direct contract with Contractor, or with a first-tier subcontractor of Contractor, to furnish labor, materials, or equipment for use in the performance of the Contract. The intent of this Bond shall be to include without limitation in the terms "labor, materials or equipment" that part of water, gas, power, light, heat, oil, gasoline, telephone service, or rental equipment used in the Contract, architectural and engineering services required for performance of the Work of Contractor and Contractor's subcontractors, and all other items for which a mechanic's lien may be asserted in the jurisdiction where the labor, materials, or equipment were furnished.

    Contract: The agreement between Owner and Contractor identified on the signature page, including all Contract Documents and changes thereto.

    Owner Default: Failure of Owner, which has neither been remedied nor waived, to pay Contractor as required by the Contract, or to perform and complete or otherwise comply with the other terms thereof.

FOR INFORMATION ONLY – *(Name, Address and Telephone)* Surety Agency or Broker:

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PERFORMANCE BOND

Any singular reference to Contractor, Surety, Owner, or other party shall be considered plural where applicable.

CONTRACTOR (*Name and Address*):

SURETY (*Name, and Address of Principal Place of Business*):

OWNER (*Name and Address*):
City of Sandpoint
1123 Lake St.
Sandpoint, ID 83864

CONTRACT
Effective Date of Agreement:
Amount (Figures):

Description (*Name and Location*): A23-5300-4 Travers Park All Wheeled Skatepark Design Build

BOND
Bond Number:
Date (*Not earlier than Effective Date of Agreement*):
Amount:
Modifications to this Bond Form:

Surety and Contractor, intending to be legally bound hereby, subject to the terms set forth below, do each cause this Performance Bond to be duly executed by an authorized officer, agent, or representative.

CONTRACTOR AS PRINCIPAL	**SURETY**
_____ (Seal)	_____ (Seal)
Contractor's Name and Corporate Seal	Surety's Name and Corporate Seal
By: _____	By: _____
Signature	Signature (Attach Power of Attorney)
_____	_____
Print Name	Print Name
_____	_____
Title	Title
Attest: _____	Attest: _____
Signature	Signature
_____	_____
Title	Title

Note: Provide execution by additional parties, such as joint venturers, if necessary.

Contractor and Surety, jointly and severally, bind themselves, their heirs, executors, administrators, successors, and assigns to Owner for the performance of the Contract, which is incorporated herein by reference.

1. If Contractor performs the Contract, Surety and Contractor have no obligation under this Bond, except to participate in conferences as provided in Paragraph 2.1.

2. If there is no Owner Default, Surety's obligation under this Bond shall arise after:

   2.1 Owner has notified Contractor and Surety, at the addresses described in Paragraph 9 below, that Owner is considering declaring a Contractor Default and has requested and attempted to arrange a conference with Contractor and Surety to be held not later than 15 days after receipt of such notice to discuss methods of performing the Contract. If Owner, Contractor, and Surety agree, Contractor shall be allowed a reasonable time to perform the Contract, but such an agreement shall not waive Owner's right, if any, subsequently to declare a Contractor Default; and

   2.2 Owner has declared a Contractor Default and formally terminated Contractor's right to complete the Contract. Such Contractor Default shall not be declared earlier than 20 days after Contractor and Surety have received notice as provided in Paragraph 2.1; and

   2.3 Owner has agreed to pay the Balance of the Contract Price to:

      1. Surety in accordance with the terms of the Contract; or

      2. Another contractor selected pursuant to Paragraph 3.3 to perform the Contract.

3. When Owner has satisfied the conditions of Paragraph 2, Surety shall promptly, and at Surety's expense, take one of the following actions:

   3.1 Arrange for Contractor, with consent of Owner, to perform and complete the Contract; or

   3.2 Undertake to perform and complete the Contract itself, through its agents or through independent contractors; or

   3.3 Obtain bids or negotiated proposals from qualified contractors acceptable to Owner for a contract for performance and completion of the Contract, arrange for a contract to be prepared for execution by Owner and contractor selected with Owner's concurrence, to be secured with performance and payment bonds executed by a qualified surety equivalent to the bonds issued on the Contract, and pay to Owner the amount of damages as described in Paragraph 5 in excess of the Balance of the Contract Price incurred by Owner resulting from Contractor Default; or

   3.4 Waive its right to perform and complete, arrange for completion, or obtain a new contractor, and with reasonable promptness under the circumstances:

      1. After investigation, determine the amount for which it may be liable to Owner and, as soon as practicable after the amount is determined, tender payment therefor to Owner; or

      2. Deny liability in whole or in part and notify Owner citing reasons therefor.

4. If Surety does not proceed as provided in Paragraph 3 with reasonable promptness, Surety shall be deemed to be in default on this Bond 15 days after receipt of an additional written notice from Owner to Surety demanding that Surety perform its obligations under this Bond, and Owner shall be entitled to enforce any remedy available to Owner. If Surety proceeds as provided in Paragraph 3.4, and Owner refuses the payment tendered or Surety has denied liability, in whole or in part, without further notice Owner shall be entitled to enforce any remedy available to Owner.

5. After Owner has terminated Contractor's right to complete the Contract, and if Surety elects to act under Paragraph 3.1, 3.2, or 3.3 above, then the responsibilities of Surety to Owner shall not be greater than those of Contractor under the Contract, and the responsibilities of Owner to Surety shall not be greater than those

of Owner under the Contract. To the limit of the amount of this Bond, but subject to commitment by Owner of the Balance of the Contract Price to mitigation of costs and damages on the Contract, Surety is obligated without duplication for:

5.1 The responsibilities of Contractor for correction of defective Work and completion of the Contract;

5.2 Additional legal, design professional, and delay costs resulting from Contractor's Default, and resulting from the actions of or failure to act of Surety under Paragraph 3; and

5.3 Liquidated damages, or if no liquidated damages are specified in the Contract, actual damages caused by delayed performance or non-performance of Contractor.

6. Surety shall not be liable to Owner or others for obligations of Contractor that are unrelated to the Contract, and the Balance of the Contract Price shall not be reduced or set off on account of any such unrelated obligations. No right of action shall accrue on this Bond to any person or entity other than Owner or its heirs, executors, administrators, or successors.

7. Surety hereby waives notice of any change, including changes of time, to Contract or to related subcontracts, purchase orders, and other obligations.

8. Any proceeding, legal or equitable, under this Bond may be instituted in any court of competent jurisdiction in the location in which the Work or part of the Work is located, and shall be instituted within two years after Contractor Default or within two years after Contractor ceased working or within two years after Surety refuses or fails to perform its obligations under this Bond, whichever occurs first. If the provisions of this paragraph are void or prohibited by law, the minimum period of limitation available to sureties as a defense in the jurisdiction of the suit shall be applicable.

9. Notice to Surety, Owner, or Contractor shall be mailed or delivered to the address shown on the signature page.

10. When this Bond has been furnished to comply with a statutory requirement in the location where the Contract was to be performed, any provision in this Bond conflicting with said statutory requirement shall be deemed deleted herefrom and provisions conforming to such statutory requirement shall be deemed incorporated herein. The intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

11. Definitions.

11.1 Balance of the Contract Price: The total amount payable by Owner to Contractor under the Contract after all proper adjustments have been made, including allowance to Contractor of any amounts received or to be received by Owner in settlement of insurance or other Claims for damages to which Contractor is entitled, reduced by all valid and proper payments made to or on behalf of Contractor under the Contract.

11.2 Contract: The agreement between Owner and Contractor identified on the signature page, including all Contract Documents and changes thereto.

11.3 Contractor Default: Failure of Contractor, which has neither been remedied nor waived, to perform or otherwise to comply with the terms of the Contract.

11.4 Owner Default: Failure of Owner, which has neither been remedied nor waived, to pay Contractor as required by the Contract or to perform and complete or otherwise comply with the other terms thereof.

FOR INFORMATION ONLY – *(Name, Address and Telephone)*
Surety Agency or Broker:

EXHIBIT A
TRAVERS PARK ALL-WHEELED SKATEPARK EXPANSION, PHASE 1:
OWNER PROJECT REQUIREMENTS AND DRAWINGS

Exhibit A provides Owner Project Requirements including:

- Project Minimum Performance Criteria
- Project Location Overview Map of entire Travers Sports Complex with zoomed view of skatepark expansion area.
- Dreamland Original Emerick Proposal-Phase 1

Exhibit A
Owner Project Requirements and Drawings
Travers Park All-Wheeled Skatepark Expansion, Phase 1, Design-Build Contract

Budget: $300,000

The Project site is located at 2100 Pine Street in Sandpoint, Idaho and is referred to as the Travers Park "Concrete Lake Skatepark". The Design-Builder is responsible for determining the precise location, alignment, and layout of the expanded facility, as based on the initial concept rendering from the 2020 Parks and Recreation Master Plan, subject to final approval by the CITY.

This project is intended to seamlessly integrate into the design and construction of the new ***James E. Russell Sports Center*** building and gateway/trailhead/plaza, and the existing outdoor tennis courts. The existing parking lot is identified for a future renovation, however due to lack of funding, it is anticipated that the existing parking lot will be renovated in a future phase. Thus, all Phase 1 all-wheeled skatepark expansion Work should be integrated into the existing site conditions and the full build-out plan should be designed in conjunction with the intent of matching any future site improvements as information becomes available from the James E. Russell Sports Center design team. It is anticipated that the parking lot and associated landscaping, including the new plaza, will be designed under a separate contract at the same time as the skatepark expansion occurs. Communication between the two projects will be managed by the City of Sandpoint Parks Planning and Development Manager.

1.1 Minimum Performance Criteria

The following represents the City's minimum requirements. The Project's utilization of a design-build delivery method is intended to support innovation and therefore, a prescriptive basis of design and technical specifications have not been provided by the City. The Design-Builder is responsible for delivering an all-wheeled skatepark facility that meets the Minimum Performance Criteria. The use of the term "Optional" is intended to represent a preference and does not represent a requirement. The criteria has been articulated as the "Travers Park All-Wheel Skate Park Expansion".

A. ALL-WHEELED, "ACTION" SKATE PARK EXPANSION

Phase I of the development includes the expansion of an existing 5,000 SF +/- concrete skate park and the complete design of the entire 18,000 SF expansion, as identified in the 2020 Parks and Recreation Master Plan. It is intended that there will be another future phased expansion to complete the full build-out of the skatepark site, as funding is realized. The available funding for Phase 1 is $300,000. Work shall include all design, labor, materials, equipment, and related features required for completion of a fully functional phase 1 skatepark expansion.

Priorities for the all-wheeled skatepark expansion include, but may not be limited to:

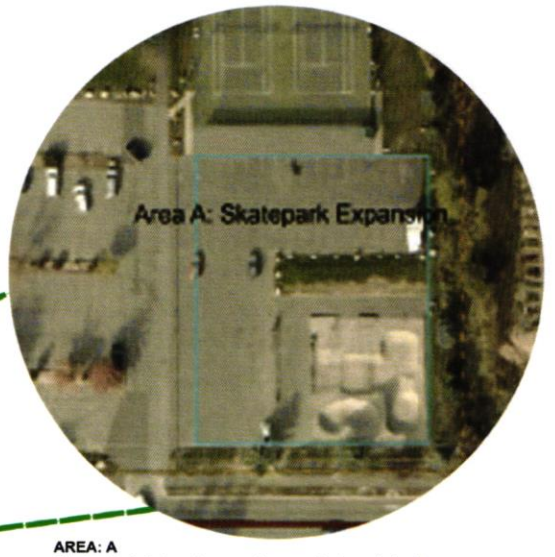
1. Provide public outreach to include collecting feedback from local skatepark users of all ages, abilities, and wheeled use through a minimum series of two meetings (1 public and 1 virtual).
2. Retain and seamlessly integrate with the existing concrete skate park.
3. Provide a complete design for approximately 18,000 SF for an all-wheel, "action" skate park expansion that achieves the following:
    - welcomes and serves skateboards, scooters, bicycles, roller skaters, inline skates and wheelchairs;
    - incorporates different use zones for improved safety, connectivity, extended seasonal

use, and a wider variety of features for all-wheeled users of various ages and abilities;
    - considers opportunities for protection from seasonal environmental elements such as shade trees;
    - incorporates donor recognition, (note the Bonner County Skatepark Association is actively fundraising and the donor recognition has not yet been designed. There may be opportunities to collaborate with the Phase 1 court building design team on design, but the skater community is seeking additional funding and it is anticipated that the results of this effort will result in a future phase of expansion. As such, we would like to see creative integration of donor recognition).
    - considers use of local art that reflects Sandpoint's cultural values; and
    - incorporates feedback from the Sandpoint skatepark community.
4. Develop a construction phasing plan that maximizes the available funding.
5. Construct the initial Phase 1 of the all-wheels skate park expansion.
6. Seamlessly integrate with the neighborhood and existing park property.
7. Provide efficient, skatepark-oriented outdoor lighting design in a layout plan that support safe access while respecting the City's dark-sky ordinance, and includes specifications and material call-outs.

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TRAVERS PARK ALL-WHEELED SKATEPARK EXPANSION AREA





AREA: A
All-wheeled skatepark expansion area (enlarged view).
Approximately 18,000 SF full build-out area.

DREAMLAND SKATEPARKS, LLC

OUR COMMITMENT TO THE SANDPOINT COMMUNITY

Dreamland Skateparks and Mears Design Group have worked together for over twenty two years designing and building some of the world's most unique and long lasting concrete skateparks. Our relationship is a partnership in creating skateparks, which resembles our passion for creativeness in design and the highest quality of construction. Idaho has been recognized for well over the last 15 years as an iconic location for not just recreation but a destination for skateparks.

Our goal is to make sure that continues on in the future, we have already designed and built 10 public skateparks in Idaho and look forward the opportunity to build an additional all wheels park!

WE KNOW SANDPOINT

We are very familiar with the climate, area and skate community in Sandpoint and feel very confident that we can provide you a organic layout and arrangement of skate elements and features that will utilize the park to the best of it's abilities and safely accommodate the maximum amount of riders possible. By continuing to build original and integrative "Non-Cookie Cutter" skateparks in the beautiful City of Sandpoint and state of Idaho this will continue to change the way we approach all park settings and athletic progression for our future.

Every skatepark starts with the "vision", which may be started with as little as one person to multiple people. Usually, the vision is started because of the lack of skateable terrain within the local community. While there is a current skatepark already onsite **(which we design/built in 2005)** it lacks areas to ride for all wheels with the current advanced terrain it needs more diversity in for all park enthusiasts and keeping up with the athletic progression of our youth. This vision results from multiple factors, most importantly **"safety"**. Most locals begin skating/riding in their driveways, local sidewalks, roads, etc., this most times results in conflicts with other users of the terrain, be it pedestrians walking the sidewalks, vehicles in the roadways or pedestrian plazas that have been encompassed by skaters because of lack of areas to skate. There is a high demand for more street elements, skate path that flows and fuses together into and around the intermediate styles of bowl that currently exists, it is becoming a much more important part of every community from youth to adults. Although skateparks will not completely eliminate all skating in multi-purpose public areas, what the skate park will do is give riders a place that is safe, accessible and approachable. If designed with the community's needs in mind it will be as inviting to the locals and possibly worldwide skaters/riders as a place of significance and pride.

Creating a skatepark design, which provides world class skateable terrain, enhances the selected site area at the current Travers Skatepark and respects the surrounding community, which is the key focus of all our designs. The City of Sandpoint and community that surrounds the park serves as an excellent setting for the development of a truly unique distinct level all wheels inclusive park. Our experience in providing destination skateparks around the world has shown our abilities to deliver specifically what the community envisions upon hiring our abilities.

OUR DEFINITION OF A DESTINATION SKATEPARK ADDITION FOR SANDPOINT INCLUDES MULTIPLE FACTORS:

- User conflicts
- Park flow
- Integration with site conditions
- Views from adjacent properties and facilities,
- Range of obstacles/features,
- Accessibility to various skill levels, ages and genders, structural considerations,
- Graffiti management,
- Places for socializing,
- Aesthetics of surrounding landscape,
- Access to surrounding amenities (playground, park, parking lot, etc.)
- and lets not forget progressive and innovative technology of the new found skatepark elements and design.

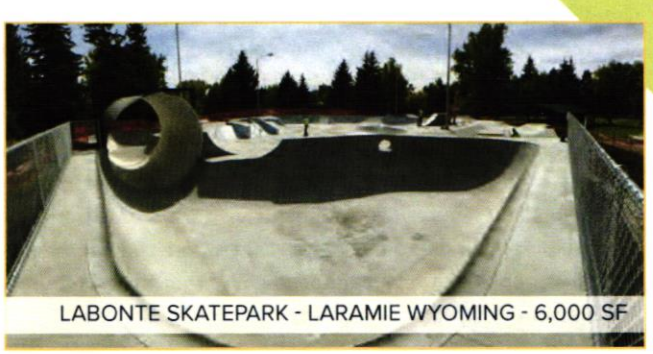
All the factors as listed along with community and jurisdictional agency input are of significant importance to the Skateparks overall success in becoming the destination skatepark the community desires and deserves.

INTEGRATING ALL COMMUNITY MEMBERS

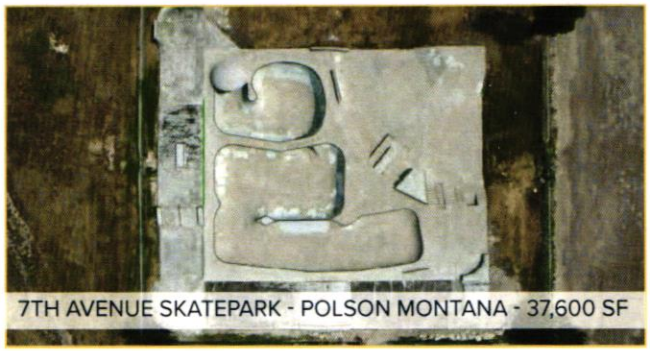
Most importantly, the new skatepark addition should be a welcome destination for the entire community and provide a 'sense of place' for the community. It is vital that all visitors enjoy the space and feel comfortable within their environment. With this in mind, it is important to not overlook the non-active user. They too must be well integrated into the site; to feel comfortable sitting down, watching or slowly walking by. For the

primary users, their activity often occurs in bursts as opposed to a continuous endurance session. Much of the time users are watching, socializing and waiting for a turn. Thus, focusing on the whole of the park area and design components beyond the function of the immediate hard surface is critical.

OUR DESIGN-BUILD PROJECTS



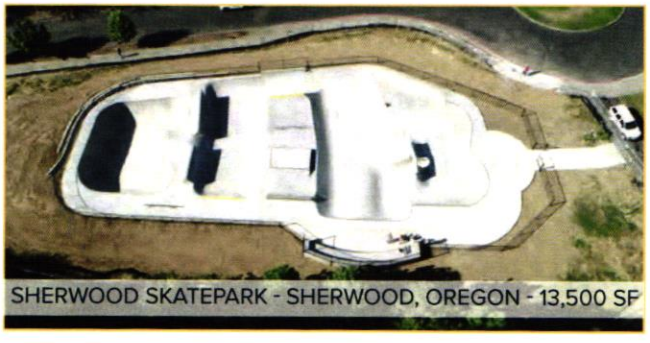
LABONTE SKATEPARK - LARAMIE WYOMING - 6,000 SF



7TH AVENUE SKATEPARK - POLSON MONTANA - 37,600 SF



KIRTSIS SKATEPARK - LINCOLN CITY, OREGON - 22,000 SF



SHERWOOD SKATEPARK - SHERWOOD, OREGON - 13,500 SF

PROJECT UNDERSTANDING

- Dreamland Skateparks and Mears Design Group propose to provide professional design-build services of your skatepark facility located within the Travers Park.
- Our final design will appropriately consider the existing site conditions of the park with its multiple phases and its surroundings, in order to maximize the use of the area. We understand the services provided to the city will include an integrated mixture of a flawless skate path with flat that leads into the diverse and crucial street course elements the park is lacking of a mini ramp, stairs, rails and box.
- We will be integrating in some unique natural elements to Sandpoint, signature features, all while focusing on the variety of all abilities and styles of riding (all wheels park)
- Our team understands we will be responsible for the final design and construction methods and knowledge of the existing site where required as stated within the Request for Proposals.
- We understand our team is to provide the necessary final design, construction layout details, specifications and construction.
- Our team will design and build to the design criteria and exceed minimum specifications as stated with the Request for Proposal.
- Our team will provide a design-build product, which creates for entertainment experiences for all levels of users from novice to advanced, utilizing a broad range of current skateable elements.
- Our team will also coordinate our work with all project stakeholders including the Planning Departments staff, skatepark committee members, the local skate/bike community and other members of the public with an interest in the project to establish a unified successful design and build for the new skate facility.

PROJECT APPROACH

PUBLIC INPUT PROCESS

1. Our team's experience has shown that active participation by all parties involved, including the community youth during the development process is critical to the long-term success of the project. We will approach this project with a collectively efficient outreach process that engages all users and community stakeholders throughout the design process, creating a professional, organized and inviting attitude. We encourage all community youth and stakeholders to feel as though they truly were a

part of the design and contributed toward the results building a lasting sense of ownership in the final product.

2. Our design team has already met with local officials and the skatepark community members through a series of community meetings. We encourage an open line of communication, if members of the community are not able to make the community input meeting, they are welcome to email or private message us with all ideas. This is something we do not take lightly, our team understands the importance of the community and bringing home the results they so desire and will spare no resource to ensure the experience of the design process is as rewarding as the final product will be to ride.

Throughout our past experience we have encountered a list of challenging issues during the design process. Typically, these issues are not uncommon and deserve full attention during the design process.

THE FOLLOWING ARE A LIST OF COMMON ISSUES:

- Skateparks flow/ proper space
- Accessibility of various skill levels
- Visibility & sociability
- Cover/Shelter
- Family Atmosphere
- Cover - Gather and social areas
- Noise reduction
- Skateparks features and terrain
- Structural integrity

OUR PROPOSED SOLUTIONS:

1. Our team will and has already researched local issues and state guidelines ahead of time. We will utilize our extensive Idaho experience from previous projects to move the project along in a timely manner.

2. We will work closely with all participants making us fully aware of the constraints and opportunities this site offers. From our experiences with similar projects and most importantly Travers Park specifically, we anticipate conducting a minimum of 2 design meetings to ensure we are designing exactly what fits organically and seamlessly in the site before providing the city with a construction layout plan. This will provide for ample opportunity to gather vital information from the community stakeholders, and allow our team sufficient final feedback from our concept design presentation.

3. All of our crew is extremely familiar with the current skatepark as were the original design/builders in 2005 along with last summer we providing maintenance to the park as we rode with the park locals, a crucial aspect of understanding the current terrain, landscape, elevations change and need for updated and innovative skatepark elements. Dream Team crew member and Project Manager facilitated the renovation of the existing park, and has attended meetings in previous years for park expansion.

FINAL INPUT FOR FINAL DESIGN



Skateparks are more than just a park they are a gathering place and can be a main point of interest for other positive activities such as family gatherings, concerts, and community events. We thoughtfully design our parks to create an inviting **"safe"** environment for everyone. Our design **"Dream Team"** will present a final design to the skatepark committee and city before moving forward to the construction layout plan. Providing a detailed construction layout will help finalize the crucial and imported final details of the design elements and final budget before moving forward into construction.

DESIGNING FOR A LARGE VARIETY OF ABILITIES AND USERS:

Through our experience we have developed a wide variety of abilities and uses, including skateboarders, roller-skates, BMX and scooters. Upon designing and building skateparks we have come across many different criteria that the community users enjoy and envision being a part of their skate park. We provide many examples in addition to what has already been provided for ideas and listen to ideas/suggestions as discussed in the community input meeting. Our team will also develop a

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list of pros and cons to all groups involved. Our team will also determine the abilities of the primary users, while allowing the park to be functional and useable for all. We are determined to develop each and every park we design as a place where all locals will enjoy, develop skills, respect and be planning their next visit before leaving.

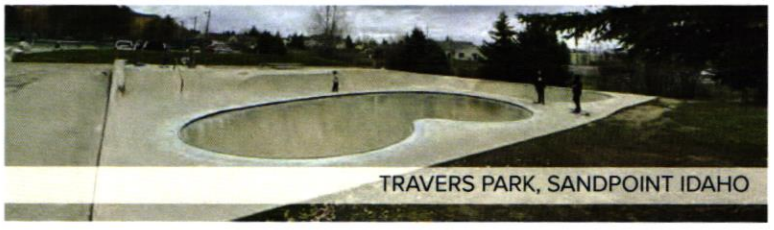
FORMING A BUDGET AND PROGRESS SPREADSHEET:

Thru the final design process we will carefully be evaluating each task, time frame, and progress reports and how funds will be allocated, disbursed upon progress payments, in-kind donations and timelines. In the design process each idea will be carefully formulated into the budget being mindful of future park amenities and park improvements. This will be done thru a bi-weekly spreadsheet and breakdown of service progress.

We will not exceed the current total estimated budget of $300,000.00 and within this budget we will plan for additional in-kind donations. During this time we can discuss the many ways that we have built parks with donations, discounts and in-kind labor. Dreamland's whole methodology through the last 32 years of legendary park leadership, history, passion and experience in park integration is to work with communities, like minded individuals and groups through a holistic and encouraging involvement to create a place and park where everyone wants to gather be proud of and call their own. We have spent decades doing what we can to make this possible in every community.

COMMUNITY ENGAGEMENT PROCESS

One of the many key points and advantages to Dreamland is enhancing the design and pre-construction process by interacting with the skatepark community through actually skating/riding with the locals and park enthusiasts to truly understand the styles and abilities that we are adhering to. We have skated with the local skateboarders through the first phase of the skatepark renovation last summer. A holistic approach of combining physical interaction with highly involved and interactive sensitivities and representations of what is actually needed and wanted at their park.



TRAVERS PARK, SANDPOINT IDAHO

CONSTRUCTION

CONSTRUCTION TIMELINE

- Once the construction drawings are approved by the parks and recreation the construction will take 1- 1.5 weeks per 1,000 SF to complete. This depends on the complexity of the design and season.
- The safety fencing around the construction footprint of the park will adhere to the most practical and considerate impact for the public access to the park during the construction.
- Dreamland provides all services from the rough & final excavation, grading, form setting, rebar and concrete through the opening demo with our professional skateboard team.
- All materials will be sourced locally to stimulate the local economy and we are willing work with donation and/or discounted materials if applicable.
- Our unique and durable custom hand trowels are all strategically designed and built by our crewmen just like our parks.
- Construction will begin at the earliest moment of approval as the city process allows and the general contractor is prepared for us.
- The Dream Team will work diligently to utilize the warm weather and dryer conditions to complete the park as efficiently as possible.
- Dreamland is fully staffed with an extremely experienced crew whom have been design/building for decades! Our crew all live within a day drive of the park, so we have additional staff to add for an earlier completion if possible.

Dreamland has current availability in our 2022/ 2023 schedule to begin immediately May 1st 2022. We will work diligently and continuously to complete the design and construction aspect of the project on schedule to compliment the general's schedule and cities.

Our extensive experience in building in these climates and elevation gives us the perfect planning tools and experience to schedule the construction appropriately.

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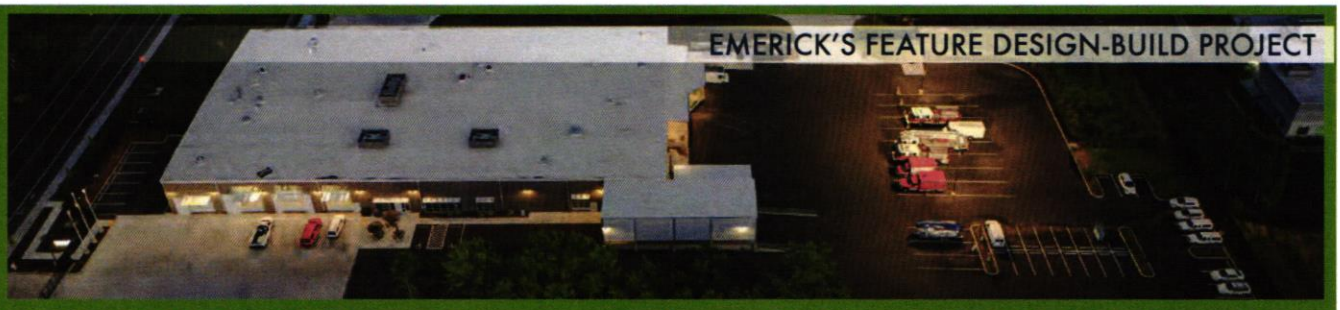
THE QUALIFIED TEAM FOR TRAVERS PARK PHASE 1

EMERICK
Has been the Design-build lead on eight projects for public entities over the past seven years. 8

BWA
Over the past seven years has sixteen design-build projects for public entities over the past seven years. 16

DREAMLAND
Over the past seven years has four design-build projects for public entities over the past seven years. 4

EMERICK'S DESIGN-BUILD PROJECTS



Project Name **TVF&R Logistics Service Center**
Location **Tualatin, Oregon**
Client Name **Tualatin Valley Fire and Rescue**
Contact **Heidi Hicks (503) 649-9577, Heidi.hicks@tvfr.com**
Contract Type **Design-Build**
Square Footage **48,000 SF**
Architect **Merryman Barnes Architects, Inc.**
Architect Project Manager **Loy Rusch (503) 222-3753**
Timeframe - **6/10/2019 -11/23/2020**
Guaranteed Maximum Price (GMP) - **$13,212,845**
Final Construction Cost Including Total C/O - **$12,845,123**

Description - This project required land procurement and a design-build partnership with Merryman Barnes Architects. The original 39,000 SF facility was gutted and upgraded to seismic category IV. An additional 9,000 SF was added to the existing building and consisted of exterior loading docks, a truck wash facility, and pre-fabricated storage mezzanines. The existing shell of the building was cast in place tilt up concrete. New interior walls were wood framed using laminated veneer lumber for full height walls. Multiple openings were cut in the exterior concrete walls including six openings for three drive through maintenance bays. The converted building houses multiple departments including fleet maintenance, logistics, facilities, and administrative office spaces. The fleet maintenance space can accommodate 2-3 trucks per bay has a full fluids conveyance system and a gantry crane.

Land procurement was a significant component of the project as TVF&R had very specific location requirements, our team was instrumental in helping to assess and secure the current land. Our team worked collaboratively with Merryman Barnes on value engineering options and constructability review during the design phase. Considerable effort was spent during design in order to maximize efficiency of the final facility. TVF&R hired OMEP to assist in this process during the design phase. They helped our team pull together the overall puzzle pieces of the four consolidated departments now housed under the same roof. This facility was a much-needed addition to the TVF&R family.

CLACKAMAS FIRE DISTRICT #1 - 2 PROJECTS

Chief Ryan Hari, (503) 930-1009

STATION 16 AND 19 - Station 16, located in Oregon City, and Station 19 located in Damascus, both stations were new 12,000 SF fire stations. The facilities are equipped with three engine/truck bays with eight-second opening doors, kitchen, locker rooms, day-use rooms and dorms. Our team managed these project sites in a bustling, tight neighborhood with high success. These stations were identical stations for Clackamas Fire District and were constructed with a staggered schedule. The project team used a design-build approach for the project and for the critical elements - electrical, mechanical and plumbing systems. This required Emerick to select design / build subcontractors early in the design process so their design could be incorporated in to the overall project design. This approach allowed for early VE with the Owner and a reduced number of change orders. **We were also able to incorporate any changes from Station 16 in to the Station 19 project as it started construction 6 months later.**

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CITY OF SANDPOINT
Infrastructure & Development Services
CONTRACT CHANGE ORDER

Date: 12/5/2023

Project Name - Travers Park All wheeled Skatepark Expansion Phase Design/build

Change Order No: **1**

Contractor: Dreamland Skateparks

Contract No: **A23-5300-4**

This change order shall be full payment and final settlement of all claims for Contract time and for all costs of any kind, including costs of delays and inefficiency, related to any Work either covered or affected by the change, including all direct, indirect, impact, reduced productivity, costs due to extended schedule duration and any other claim by Contractor. By signing this change order, the Contractor waives any additional entitlement to additional compensation or schedule extension.

The following changes to the contract documents are issued:

Item	*Description*	*Change In Contract Price*
1	***Scope: Build larger footprint to the current phase 2 skatepark***	$100,000.00
	Justification: More funding was established to build a larger footprint to phase 2 skatepark expansion. Should more funding be established the contractor will adjust accordingly.	
2	***Scope: Revised Substantial Completion Date***	
	Justification: Project timeline was extended with original Substantial Completion Date of Dec. 31, 2023 to Nov. 30, 2024, and original Final Completion date of Jan. 31, 2024 to a new Final Completion date of Dec. 31, 2024, to allow for additional fundraising efforts and a more impactful construction phase 2 scope.	
	Total Change In Contract Price:	***$100,000.00***

Original Contract Price:	*$300,000.00*
Prior Approved Change Orders:	*$0.00*
Revised Contract Price:	*$300,000.00*
Current Change Order Price:	**$100,000.00**
New Contract Price:	**$400,000.00**

Time provided for completion in the contract is:

[ ] unchanged, [x] increased, [ ] decreased

The Substantial Completion date for this contract is November 30, 2024.

This document will become an amendment to the contract and all provisions of the contract will apply hereto.

Accepted By: DocuSigned by: Danyel Scott 83EA3523DC3842E... Danyel Scott Owner/Member — 12/5/2023

Contractor — Date

Recommended By: DocuSigned by: Maeve Nevins-Lavtar BCC4A4CFDB784B3... Maeve Nevins-Lavtar, Park Planning & Dev. Manager — 12/15/2023

City of Sandpoint, Project Manager — Date

Approved By: DocuSigned by: Jennifer Stapleton 50D5B32583CF437... City Administrator — 12/19/2023

City of Sandpoint, Director — Date

Approved By: DocuSigned by: 8ED38EE84A0D423... — 1/5/2024

Administrator or Mayor *(if required)* — Date

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CITY OF SANDPOINT
Infrastructure & Development Services
CONTRACT CHANGE ORDER

Date: 6/20/2024

Project Name - Travers Park All wheeled Skatepark Expansion Phase Design/build

Change Order No: **2**

Contractor: **Dreamland Skateparks** Contract No: **A23-5300-4**

This change order shall be full payment and final settlement of all claims for Contract time and for all costs of any kind, including costs of delays and inefficiency, related to any Work either covered or affected by the change, including all direct, indirect, impact, reduced productivity, costs due to extended schedule duration and any other claim by Contractor. By signing this change order, the Contractor waives any additional entitlement to additional compensation or schedule extension.

The following changes to the contract documents are issued:

Item	*Description*	*Change In Contract Price*
1	***Scope: Build larger footprint to the current phase 2 skatepark***	$12,731.00
	Justification: Unforeseen condition of existing soils resulting in an inability to reach proper compaction and structural integrity as required for concrete skatepark expansion. Allwest Geotechnical Engineering supports exporting existing soils and replacing with import material at a depth of 12", and adding the geotechnical fabric.	
	Total Change In Contract Price:	***$12,731.00***

Original Contract Price: *$300,000.00*
Prior Approved Change Order #1: *$100,000.00*
Revised Contract Price: *$400,000.00*

Current Change Order #2 Price: **$12,731.00**
New Contract Price: **$412,731.00**

Time provided for completion in the contract is:
[X] unchanged, [ ] increased, [ ] decreased
The Substantial Completion date for this contract is November 30, 2024.

This document will become an amendment to the contract and all provisions of the contract will apply hereto.

Accepted By: DocuSigned by: Danyel Scott 52EA35251C3842E... Danyel Scott Owner/Member — 6/12/2024
Contractor — Date

Recommended By: DocuSigned by: Maeve Nevins-Lavtar BC24A4CFDB7843... Maeve Nevins-Lavtar Park Planning & Dev. Manager — 6/12/2024
City of Sandpoint, Project Manager — Date

Approved By: DocuSigned by: Jason Welker 5B2B376BA9414D0... Jason Welker Community Planning & Development Director — 6/12/2024
City of Sandpoint, Director — Date

Approved By: — 6/20/2024
Mayor — Date

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Potential **Change Order No. 01**

Project Name:	TRAVERS PARK ALL WHEELED PARK EXPANSION		
General Contractor:	DREAMLAND SKATEPARKS LLC	Contract No:	A23-5300-4
Initiated by:	☒ Response to onsite observation ☐ Response to RFI_____ ☐ Engineer (no previous documentation) ☐ **Owner (no previous documentation)**	☐ Other: _____ Note: Contractor changes on this Project are documented via Notices of Change by Contractor (NOCCs) and not via CPRs	
Sub-Contractor:	N/A	Date: 06/04/2024	

Attention: The following change in the contract on this project is proposed. Please provide your proposed price for the cost of this change.

Description of the Proposed **Change**:

Soil is not suitable for compaction and structural integrity. We must export clay and import extra rock

Hauling – Trucking for clay removal = $2,400.00

Rock – 1' extra rock with delivery = estimated 165 yards = $4,800.00

Labor – 3 men @ 4 days extra labor = $4,500.00

Woven fabric = $425.00

Overhead 5% - $606.00

Total of Change Order - $12,731.00

All work shall be in accordance with the terms, stipulations, and conditions of the original Contract Documents. If the work herein provided for is Approved by Change Order, the time of completion will be:

☒ Increased ☐ Decreased ☐ Unchanged

BY: 4 calendar days

This change will: ☒ Add ☐ Deduct ☐ No Change

DREAMLAND SKATEPARKS LLC
2150 SE HWY 101 PMB 384
LINCOLN CITY, OR 97367

Dreamland Skateparks Danyel Scott
Date 06/04/2024

Recommendation:
☐ Recommend Acceptance
☐ Do Not Recommend Acceptance

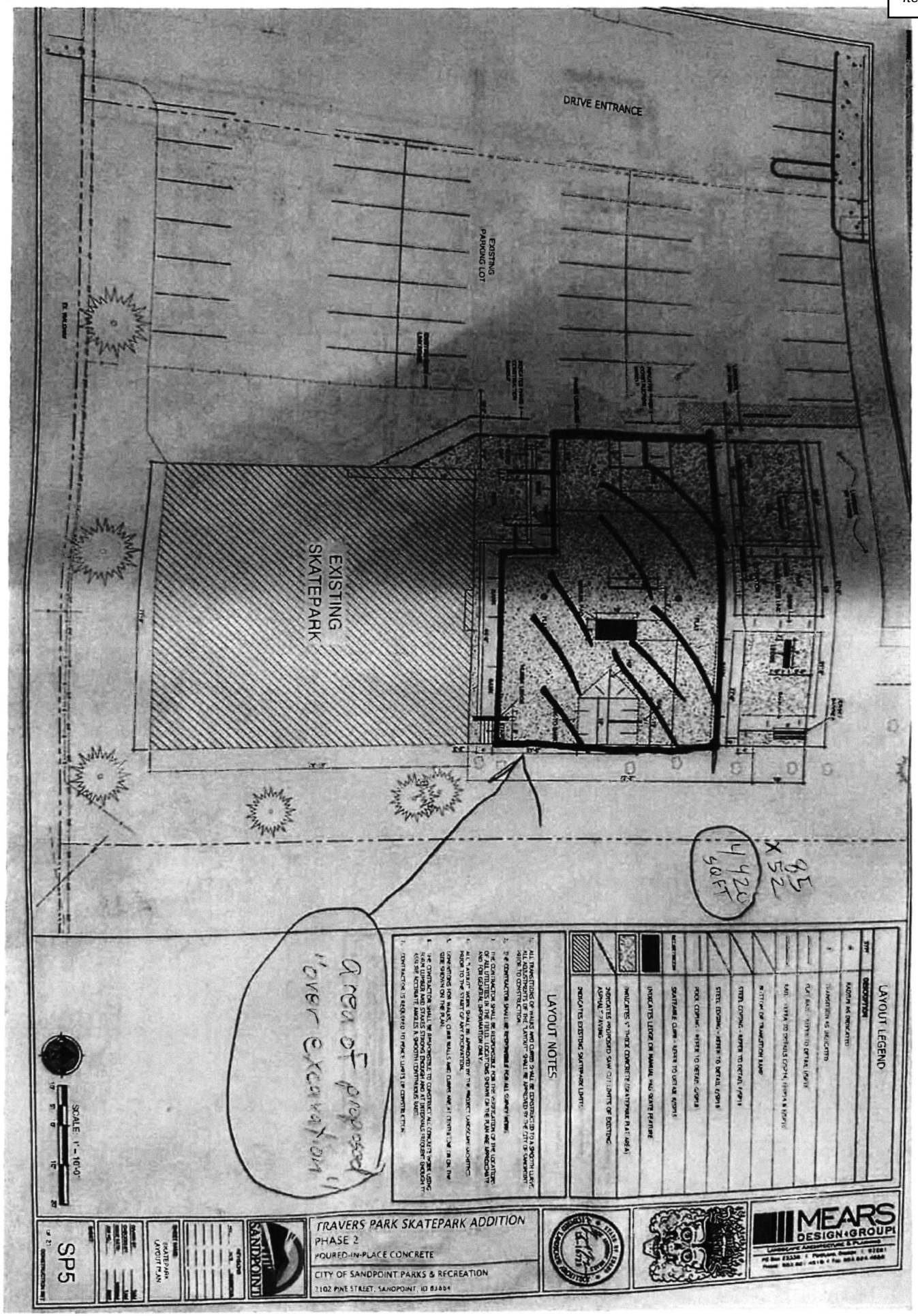
City of Sandpoint

Signature:

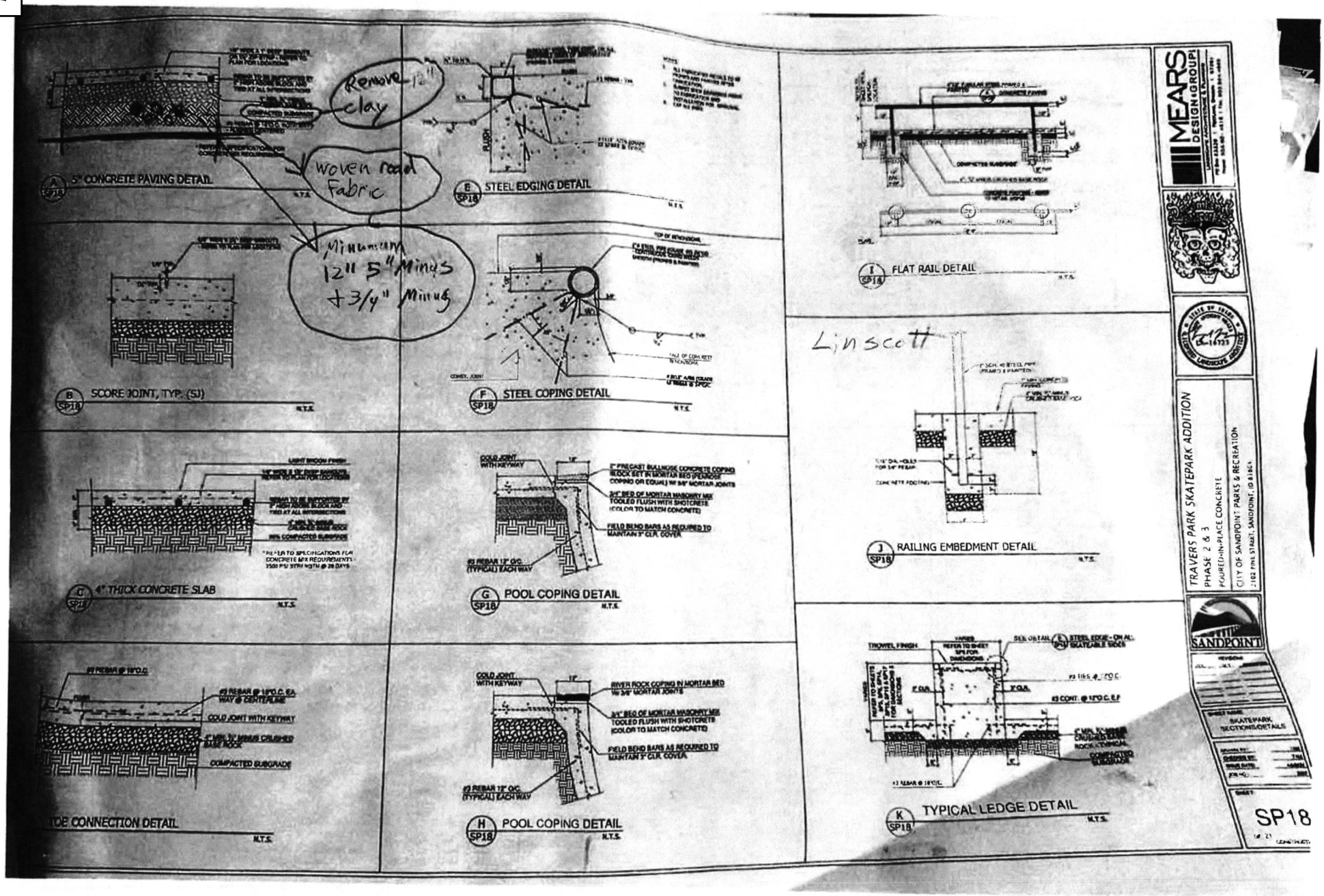
Action:
☑ Accepted ☐ Not Accepted

Jason Welker
By:

Date 6/5/2024


DRIVE ENTRANCE
EXISTING PARKING LOT
EXISTING SKATEPARK
LAYOUT LEGEND
LAYOUT NOTES
TRAVERS PARK SKATEPARK ADDITION
PHASE 2
POURED-IN-PLACE CONCRETE
CITY OF SANDPOINT PARKS & RECREATION
MEARS DESIGN GROUP
SP5

178



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CITY OF SANDPOINT
Infrastructure & Development Services
CONTRACT CHANGE ORDER

Date: 7/29/2024

Project Name - Travers Park All wheeled Skatepark Expansion Phase Design/build

Change Order No: **3**

Contractor: **Dreamland Skateparks**

Contract No: **A23-5300-4**

This change order shall be full payment and final settlement of all claims for Contract time and for all costs of any kind, including costs of delays and inefficiency, related to any Work either covered or affected by the change, including all direct, indirect, impact, reduced productivity, costs due to extended schedule duration and any other claim by Contractor. By signing this change order, the Contractor waives any additional entitlement to additional compensation or schedule extension.

The following changes to the contract documents are issued:

Item	*Description*	*Change In Contract Price*
1	***Scope: Build larger footprint to the current phase 2 skatepark***	$9,200.00
	Justification: Unforseen grade and drainage situation created by the City not constructing the path on the east side of skatepark, resulted in a need to build a small wall 51' x 3.5'- 4.5' x1.5', to prevent water damage and erosion of new expansion skatepark area.	
	Total Change In Contract Price:	***$9,200.00***

Original Contract Price:	*$300,000.00*
Prior Approved Change Order #1:	*$100,000.00*
Prior Approved Change Order #2:	*$12,731.00*
Revised Contract Price:	*$400,000.00*
Previous Contract Amount:	**$412,731.00**
Current Change Order #3 Price:	**$9,200.00**
Final Contract Price:	**$421,931.00**

Time provided for completion in the contract is:

[X] unchanged, [ ] increased, [ ] decreased

The Substantial Completion date for this contract is November 30, 2024.

This document will become an amendment to the contract and all provisions of the contract will apply hereto.

Accepted By: DocuSigned by: Danyel Scott 52EA35251C3842E... Danyel Scott Owner/Member 8/1/2024
Contractor Date

Recommended By: DocuSigned by: Maeve Nevins-Lavtar BC14A4CFDB784B3... Maeve Nevins-Lavtar 8/1/2024
City of Sandpoint, Project Manager Date

Approved By: DocuSigned by: Jason Welker 5D276376BA944DA... Jason Welker 8/1/2024
City of Sandpoint, Community Planning & Development Director Date

Approved By:
Mayor Date

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Request for Change Order

Project Name:	TRAVERS PARK ALL WHEELED PARK EXPANSION	
General Contractor:	DREAMLAND SKATEPARKS LLC	Contract No:
Initiated by:	☐ Response to onsite observation ☐ Response to RFI_____ ☐ Engineer (no previous documentation) ☐ Owner (no previous documentation)	☐ Other: _____ Note: Contractor changes on this Project are documented via Notices of Change by Contractor (NOCCs) and not via CPRs
Sub-Contractor:	N/A	Date: 07/12/2024

Attention: The following change in the contract on this project is proposed. Please provide your proposed price for the cost of this change.

Description of the Proposed Change:

Due to the unforseen grade situation and the City not constructing the path on the east side it is necessary to build a small wall 51' x3.5- 4.5' x1.5'

Labor - $5,000.00

Materials - $3,000.00

Overhead 15% - $1200.00

Total = $9,200.00

Total of Change Order $9,200.00

All work shall be in accordance with the terms, stipulations, and conditions of the original Contract Documents. If the work herein provided for is Approved by Change Order, the time of completion will be:

X☐ Increased ☐ Decreased ☐ Unchanged

BY: 0 calendar days

This change will: ☐ Add ☐ Deduct ☐ No Change

$

DREAMLAND SKATEPARKS LLC
2150 SE HWY 101 PMB 384
LINCOLN CITY, OR 97367

Dreamland Skateparks Danyel
Scott Date 07/12/2024

Recommendation:

☒ Recommend Acceptance
☐ Do Not Recommend Acceptance

City of Sandpoint - Jason Welker

Signature:

Action:

☒ Accepted ☐ Not Accepted

By: Mayor

Date 7-15-24

AGENDA REPORT

City Council Meeting

TODAY'S DATE: August 2, 2024

MEETING DATE: August 7, 2024

TO: City Council

FROM: Maeve Nevins-Lavtar, Parks Planning & Development Manager

SUBJECT: Request to approve Change Order No. 5 and the Fifth Amendment to Agreement No. A23-5300-5 with Ginno Construction Co. for CM/GC Services for Travers Park Renovations, Phase I Construction Services, due to unforeseen project circumstances and cost credits from value engineering project management decisions, resulting in a change to the Guaranteed Maximum Price.

DESCRIPTION/BACKGROUND: The City Council previously approved the following contract agreements with Ginno Construction:

- Agreement No. A23-5300-5 with Ginno Construction Co. for the Travers Park Renovation construction services on March 15, 2023 under Resolution 23-024,
- Change Order No. 2 on September 27, 2023 under Resolution 23-078,
- Change Order No. 3 on Feb. 2, 2024 under Resolution 24-009,
- and Change Order No. 4 on May 1, 2024 under Resolution

Staff requests Council to approve Change Order No. 5 and the Fifth Amendment to Agreement No. A23-5300-5 for the following justifications:

1. Value engineering decision to change the water heater from a gas model to a 50 Gallon electric model due to low demand requirements on system, resulting in a credit to project.
2. Value engineering decision to change hardware to less expensive options, including using card readers for keyed entry use by staff at only the front door in lieu of having it at all doors. This resulted in a credit.
3. Additional request to paint exposed sprinkler piping located at walls and ceilings from black to white during fabrication, this does not include hangers or fire sprinkler heads.
4. Credit provided for deleting the reinstallation of the picnic shelter from the contract, as Rotary Club has indicated they will be fundraising for a new shelter under a future contract. Anticipated installation spring 2025.
5. Credit for removing the new concrete monument park sign from scope. The existing park sign is the standard and adding a new concrete one would have significant cost implications to other park property branding. This could be added in the future if the City desires to update park signage.
6. Additional concrete slab, curb and rebar needed for HVAC mechanical foundation, initially it was deleted when we had all gravel bases in base bid (a previous value engineering attempt), but the mechanical engineers responded after the bid and would only accept the unit if placed on structural concrete slab foundation.

7. Additional structural steel framing to support exterior with powder coating for protection of HVAC duct materials per engineer. This portion of design was not completed at time of original bid and was required by the mechanical engineers.
8. Credit for using a duct liner in lieu of exterior insulation at subcontractor's recommendation.
9. Additional costs for athletic court surfacing costs due to revisions to courts (the configuration changed in January based on community feedback). Additionally, costs have increased since originally bidding it, thus the subcontractor is over the originally allocated amount identified in Ginno's original contract.

CONTIGENCY FUNDING:
Contigency funds for all the above listed items are sourced from the interest funds acquired from the original Jim and Ginny Russell donation of $7.5 million. Note the current total of credits for this change order amount to $50,160.55, while additional credits are anticipated as the project continues towards completion.

BUDGET OVERVIEW:

Change Order #5 includes the following scopes of work and fees:
1. PCO-016 - CE#027-RFP_023 (RFI#20): Water Heater Changes: ($1,956.38)
2. PCO-017 - CE#30-RFP_013: Hardware Revisions: ($7,288.96)
3. PCO-018 - CE#033_RFP_010: Painting Sprinkler Piping: $12,305.00
4. PCO-022 - CE#038_RFP_018: Removing Picnic Shelter: $(12,950.21)
5. PCO-023 - CE#37-RFP_017: Remove Monument Sign: $11,000
6. PCO-040 - CE#37-RFP_009: AHU Housekeeping Pad: $15,503.23
7. PCO-025 - CE#34-RFP_019: (RFI#43) - Added Duct Supports: $26,393.90
8. PCO-026 - CE#048-RFP_024: Duct Liner in lieu of exterior insulation: $(16,965.00)
9. PCO-028 - CE#036-RFP_008A: Athletic Surfacing: $15,079.51

Original Contract Amount: $20,000
Prior Approved Change Order #1: $26,500
Prior Approved Change Order #2: $4,190,000
Prior Approved Change Order #3: $3,046,839.35
Prior Approved Change Order #4: $86,703.15

Previous Approved Contract Amount: $7,370,042.50

Current Change Order #3 Amount: $19,121.09

New Contract Amount: $7,389,163.59

Cost Summary:

Other Project Costs: $549,146
Design, Construction Documents & Construction Admin. (Architects & Engineers): $463,832
Geotechnical Engineering & Inspections: $47,956
Survey & Misc.: $12,358
Innovia Foundation Contribute $25,000

Construction Costs: $7,389,163.59

Total Project Costs: $7,912,309.50

Original Project Budget Amount: $7,500,000

Total Contigency Amount Used: $438,309

$411,749 Funded by interest funds from donation

$26,560 Funded by reallocated Parks CIP budget for items not identified in Building scope.

SCHEDULE:
The final phase 1 project schedule has not been increased due to changes. The substantial completion date for this contract is **December 16, 2024**. Construction remains very active with the utilities being installed on site now and the interior dry wall being completed in the lobby and community room.

A public information/project update page for all the Travers Park improvements at www.sandpointidaho.gov/living-in-sandpoint/current-projects.

STAFF RECOMMENDATION: Approve Change Order No. 5 and the Fifth Amendment to Agreement No. A23-5300-5 with Ginno Construction Co.

ACTION: Approve Change Order No. 5 and the Fifth Amendment to Agreement No. A23-5300-5 with Ginno Construction Co.

WILL THERE BE ANY FINANCIAL IMPACT? Yes **HAS THIS ITEM BEEN BUDGETED?** Yes

ATTACHMENTS:

Proposed Resolution with Change Order No. 5 and the Fifth Amendment to Agreement A23-5300-5
For Reference:
Agreement A23-5300-5 – Ginno Construction
Agreement A23-5300-5 – Ginno Construction CM/GC First Amendment
Agreement A23-5300-5 – Change Order No. 1
Agreement A23-5300-5 – Change Order No. 2
Agreement A23-5300-5 – Change Order No. 3
Agreement A23-5300-5 – Change Order No. 4
Agreement A23-5300-5 – Change Order No. 5

No: 24-
Date: August 7, 2024

RESOLUTION
OF THE CITY COUNCIL
CITY OF SANDPOINT

TITLE: AGREEMENT AMENDMENT AS CHANGE ORDER NO. 5 WITH GINNO CONSTRUCTION COMPANY FOR CM/GC SERVICES FOR TRAVERS PARK RENOVATIONS, PHASE 1 (CITY AGREEMENT NO. 23-5300-5)

WHEREAS: On September 16, 2020, the Sandpoint City Council adopted a Parks and Recreation Master Plan under Resolution 20-041, informed by a year-long planning and data gathering process that included several public workshops, focus groups, Council presentations, and a Sandpoint resident survey, which response was statistically significant and represented the resident population opinion, along with online surveys, which were open to both Sandpoint and surrounding Bonner County residents;

WHEREAS: The adopted Parks and Recreation Master Plan contained concept plans, including the Travers-Centennial-Great Northern Sports Complex;

WHEREAS: The concept for Travers Park identified an indoor tennis facility to be located at Travers Park;

WHEREAS: On March 16, 2022, by way of donation agreements approved by City Council under Resolutions 22-013 and 22-014, the City of Sandpoint accepted a gift of $7.5 million from James A. Russell and Ginny Russell in honor of James E. Russell for the public purpose of the professional design and construction of a court sports facility and adjacent gateway plaza in the Travers-Centennial-Great Northern Sports Complex, along with a gift of two commissioned bronze sculptures from Ann M. Hargis and H. Denny Liggitt IV for placement at the gateway plaza at the entrance to Travers Park and the James E. Russell Sports Center;

WHEREAS: Upon execution of the donation agreements, the City issued a Request for Proposals (RFP) seeking design-build (professional design, permitting and construction) services for the Travers Park Renovations, Phase 1, Project, to produce a functionally complete facility, including, but not limited to, a multi-use, indoor court sports complex with an emphasis on tennis and pickleball and related site improvements, such as a gateway/plaza/trailhead, an all-wheeled skatepark expansion and bike skills facilities;

WHEREAS: On July 6, 2022, under Resolution 22-034, City Council awarded the contract to Emerick Construction Company;

WHEREAS: A community survey regarding the operations plan for the James E. Russell Sports Center was launched and open to the public September 23 - October 30, 2022, and in-person stakeholder meetings were also held and open to the public;

WHEREAS: The contract with Emerick was ultimately terminated in February 2023, with a full refund to the City of all expenses paid through the termination date;

WHEREAS: Following termination of the Emerick contract, Ginno Construction Co. submitted a Statement of Qualifications in response to a Request for Qualifications (RFQ) seeking Construction Manager/General Contractor (CM/GC) services for preconstruction and construction phased services for this project;

WHEREAS: On March 15, 2023, under Resolution 23-023, City Council approved an agreement with ALSC Architects for Travers Park Renovations, Phase 1, Professional Design Services for the final design phase and, under Resolution 23-024, Council approved an agreement with Ginno Construction Company for Travers Park, Phase 1 CM/GC Services;

WHEREAS: The Ginno agreement included a preconstruction fee proposal of $20,000, where, upon conclusion of the design development phase, a guaranteed maximum price for construction phase services would be established by way of a change order to the agreement at that time;

WHEREAS: Change Order No. 1 on April 28, 2023, included engineering design services for the Legacy Building Structure;

WHEREAS: On May 17, 2023, City staff, ALSC Architects and Ginno Construction unveiled the final design for the James E. Russell Sports Center at an Open House at Travers Park and presented the final design to the Sandpoint City Council at their regularly scheduled meeting;

WHEREAS: The final construction documents were completed and put out to bid for subcontractors for the Legacy building fabrication and installation and all site improvements;

WHEREAS: Change Order No. 2 on September 9, 2023, included building fabrication and installation, structure anchor bolts, site improvements, and Ginno Construction’s associated construction management / general contractor fee was approved;

WHEREAS: Change Order No. 3 on January 3, 2024, included completion of the building construction inclusive of court surfacing, associated lighting, interior finishes, HVAC, electric, relocation and restoration of existing picnic shelter, and landscaping; and additional construction change order requests numbers 1 - 3, and the Ginno’s construction fee was approved;

WHEREAS: The bid package #2 completed the remaining design development phase, and, as such, the Guaranteed Maximum Price for construction services phase was established in the amount of $7,283,339.35;

WHEREAS: Change Order No. 4 in May 2024 included changes in the overhead garage doors, addition of concrete inside the building, sawdust over-excavation within the building footprint, addition of asphalt paving on the existing pathway, and extension of storm drain for skatepark extension and

increased the Guaranteed Maximum Price for construction services phase as originally established in the amount of $7,283,339.35 to an increased new contract amount of $7,370,040.50; and

WHEREAS: At this time, staff seeks permission to proceed with a fifth amendment and Change Order #5 to the agreement for the following reasons:

1. Value engineering decision to change the water heater from a gas model to a 50 Gallon electric model due to low demand requirements on system, resulting in a credit to project.
2. Value engineering decision to change hardware to less expensive options, including using card readers for keyed entry use by staff at only the front door in lieu of having it at all doors. This resulted in a credit.
3. Additional request to paint exposed sprinkler piping located at walls and ceilings from black to white during fabrication, this does not include hangers or fire sprinkler heads.
4. Credit provided for deleting the reinstallation of the picnic shelter from the contract, as Rotary Club has indicated they will be fundraising for a new shelter under a future contract. Anticipated installation spring 2025.
5. Credit for removing the new concrete monument park sign from scope. The existing park sign is the standard and adding a new concrete one would have significant cost implications to other park property branding. This could be added in the future if the City desires to update park signage.
6. Additional concrete slab, curb and rebar needed for HVAC mechanical foundation, initially it was deleted when we had all gravel bases in base bid (a previous value engineering attempt), but the mechanical engineers responded after the bid and would only accept the unit if placed on structural concrete slab foundation.
7. Additional structural steel framing to support exterior with powder coating for protection of HVAC duct materials per engineer. This portion of design was not completed at time of original bid and was required by the mechanical engineers.
8. Credit for using a duct liner in lieu of exterior insulation at subcontractor's recommendation.
9. Additional costs for athletic court surfacing costs due to revisions to courts (the configuration changed in January based on community feedback). Additionally, costs have increased since originally bidding it, thus the subcontractor is over the originally allocated amount identified in Ginno’s original contract.

NOW, THEREFORE, BE IT RESOLVED THAT: The Travers Park Renovations Project, Phase 1, Construction Manager/General Contractor (CM/GC) for preconstruction and construction phase services contract with Ginno Construction Company is hereby amended as outlined herein.

BE IT FURTHER RESOLVED THAT: City Agreement No. A23-5300-5 Fifth Amendment and Change Order #5 (Agreement Between Owner and Construction Manager/ General Contractor (CM/GC)) with Ginno Construction Company for Travers Park Renovations, Phase 1, is hereby approved.

BE IT FURTHER RESOLVED THAT: As set forth in the Procurement Process and Signature Authority Policy for Goods, Services and Construction and further outlined in the City of Sandpoint Procurement Policy, on behalf of the City,

the Mayor or authorized designee is hereby authorized to execute the documents necessary to effect these changes and amendments, copies of which are attached hereto and made a part hereof as if fully incorporated herein.

Jeremy Grimm, Mayor

ATTEST:

Melissa Ward, City Clerk

Docusign Envelope ID: 97876FFA-6470-48F9-A951-8E48CAA47D9A

City of Sandpoint
1123 Lake Street
Sandpoint, Idaho 83864

AGREEMENT A23-5300-5 FIFTH AMENDMENT

Date: **August 07, 2024**

Contract Title: **A23-5300-5 -Agreement for Travers Park Renovations Ph1 – Construction Manager/General Contractor Services**
Contract Execution Date: **March 16, 2023**
Division/Section: **Parks & Recreation**
Construction Manager: **Ginno Construction of Idaho, Inc.**
Construction Manager Address: 3893 N. Schreiber Way, Coeur d'Alene, Idaho 83815

This Contract Fifth Amendment shall become part of the original Contract.

Summary: Amend 6.2 Guaranteed Maximum Price

A. **Article 6 – COMPENSATION FOR CONSTRUCTION PHASE SERVICES**
   a. **6.2 GUARANTEED MAXIMUM PRICE(GMP) –** Total contract value to date to include four (4) Change Orders shall be $7,389,163.59.
   b. Contract Sum shall not exceed GMP set forth within this price Amendment unless subject to additions or deductions by Change Order as provided in the Contract Documents.

The City of Sandpoint and Construction Manager hereby agree to amend or modify the above referenced Agreement as set forth herein.

City of Sandpoint

Jeremy Grimm Date
Mayor

Ginno Construction of Idaho, Inc.

DocuSigned by:
Rich Wells 7/30/2024
7E1A19A6080F45F...

Rich Wells Date
President

Ginno Construction Company
3893 North Schreiber Way
Coeur d'Alene, Idaho 83815
Phone: (208) 667-5560

Project: 23-10 - Travers Park Reno: Phase 1
2016 Pine Street
Sandpoint, Idaho 83864

Prime Contract Change Order #005: WH, HW Revisions, Painting, Duct Supports, Credits

TO:	**City of Sandpoint** 1123 Lake St. Sandpoint, Idaho 83864	**FROM:**	**Ginno Construction Company** 3893 North Schreiber Way Coeur d'Alene Idaho 83815
DATE CREATED:	7/ 02 /2024	**CREATED BY:**	Cory Quan **(Ginno Construction Company)**
CONTRACT STATUS:	Pending - Proceeding	**REVISION:**	2
DESIGNATED REVIEWER:		**REVIEWED BY:**	
DUE DATE:		**REVIEW DATE:**	
INVOICED DATE:		**PAID DATE:**	
SCHEDULE IMPACT:		**EXECUTED:**	No
CONTRACT FOR:	1:Travers Park Reno: Phase 1	**TOTAL AMOUNT:**	$ 19,121.09
DESCRIPTION:			
ATTACHMENTS:			

POTENTIAL CHANGE ORDERS IN THIS CHANGE ORDER:

PCO #	Title	Schedule Impact	Amount
016	CE #027 - RFP_023 (RFI#20): Water Heater Changes		(1,956.38)
017	CE #030 - RFP_013: Hardware Revisions	0 days	(7,288.96)
018	CE #033 - RFP_010 - Painting Sprinkler Piping		12,305.00
022	CE #038 - RFP_018 - Removing Picnic Shelter		(12,950.21)
023	CE #037 - RFP_017 - Remove Monument Sign		(11,000.00)
024	CE #040 - RFP_009 - AHU Housekeeping Pad		15,503.23
025	CE #034 - RFP_019 (RFI#43) - Added Duct Supports		26,393.90
026	CE #048 - RFP_024 - Duct Liner in lieu of exterior insulation		(16,965.00)
028	CE #036 - RFP_008A - Athletic Surfacing		15,079.51
		TOTAL:	**$ 19,121.09**

CHANGE ORDER LINE ITEMS:

PCO # 016 : CE #027 - RFP_023 (RFI#20): Water Heater Changes

#	Cost Code	Description	Type	Amount
1	22-1000 - Plumbing	Provide (Residential??) Electric WH in lieu of Gas	SUBCONTRACT	($3,258.40)
2	26-1000 - Electrical	Provide Power for Electric WH	SUBCONTRACT	$ 1,430.00
			Subtotal:	($1,828.40)
			Liability Insurance: 1.00% Applies to OTHER, MATERIAL, LABOR, RENTAL, and SUBCONTRACT.	(18.28)
			OH&P: 6.00% Applies to OTHER, MATERIAL, LABOR, RENTAL, and SUBCONTRACT.	(109.70)
			Grand Total:	**($1,956.38)**

GINNO CONSTRUCTION CO.

SANDPOINT

PCO # 017 : CE #030 - RFP_013: Hardware Revisions

#	Cost Code	Description	Type	Amount
1	26-1000 - Electrical	Per attched pricing by Summit Electric dated 05.09.2024	SUBCONTRACT	($3,933.00)
2	08-7100 - Door Hardware	Per attached pricing by Yadon via email dated 04.30.2024	MATERIAL	($2,577.92)
3	08-1113 - Hollow Metal Doors & Frames	Per attached pricing by Yadon via email dated 04.30.2024	MATERIAL	($778.04)
			Subtotal:	($7,288.96)
			Grand Total:	(**$7,288.96**)

PCO # 018 : CE #033 - RFP_010 - Painting Sprinkler Piping

#	Cost Code	Description	Type	Amount
1	21-1000 - Water Based Fire Suppression	Paint Exposed Sprinkler Piping at Fabric Walls/Ceilings	SUBCONTRACT	$ 11,500.00
			Subtotal:	$11,500.00
			Liability Insurance: 1.00% Applies to OTHER, MATERIAL, LABOR, RENTAL, and SUBCONTRACT.	115.00
			OH&P: 6.00% Applies to OTHER, MATERIAL, LABOR, RENTAL, and SUBCONTRACT.	690.00
			Grand Total:	**$12,305.00**

PCO # 022 : CE #038 - RFP_018 - Removing Picnic Shelter

#	Cost Code	Description	Type	Amount
1	03-3100 - Structural Concrete-Foundation	Deduct: PCO_005 - Picnic Shelter Relocation - Concrete	SUBCONTRACT	($8,080.00)
2	31-1000 - Earthwork	Deduct: PCO_005 - Picnic Shelter Relocation - Excavation	SUBCONTRACT	($4,463.00)
3	03-3053 - Misc. Cast-In-Place Concrete	Deduct: PCO_005 - Picnic Shelter Relocation	LABOR	($1,200.00)
4	03-3053 - Misc. Cast-In-Place Concrete	Deduct: PCO_005 - Picnic Shelter Relocation	MATERIAL	($500.00)
5	02-4116 - Building Demolition	Demo of Picnic Shelter	LABOR	$ 1,440.00
6	02-4116 - Building Demolition	Equipment and Dump Fee's	OTHER	$ 700.00
			Subtotal:	($12,103.00)
			Liability Insurance: 1.00% Applies to OTHER, MATERIAL, LABOR, RENTAL, and SUBCONTRACT.	(121.03)
			OH&P: 6.00% Applies to OTHER, MATERIAL, LABOR, RENTAL, and SUBCONTRACT.	(726.18)
			Grand Total:	(**$12,950.21**)

PCO # 023 : CE #037 - RFP_017 - Remove Monument Sign

#	Cost Code	Description	Type	Amount
1	32-1313 - Concrete Paving	RFP_017 - Remove Monument Sign from Scope	SUBCONTRACT	($8,400.00)
2	10-1400 - Signage	RFP_017 - Remove Monument Sign from Scope	MATERIAL	($2,600.00)
			Subtotal:	($11,000.00)
			Grand Total:	(**$11,000.00**)

PCO # 024 : CE #040 - RFP_009 - AHU Housekeeping Pad

#	Cost Code	Description	Type	Amount
1	03-3100 - Structural Concrete-Foundation	RFP_009 - Housekeeping Pad @ Mech Equipment	SUBCONTRACT	$ 5,733.00
2	03-3100 - Structural Concrete-Foundation	Labor for Pour	MATERIAL	$ 1,250.00
3	03-3100 - Structural Concrete-Foundation	Materials for Pour	MATERIAL	$ 500.00
4	31-1000 - Earthwork	SOG Prep	SUBCONTRACT	$ 2,250.00
5	03-3100 - Structural Concrete-Foundation	HVAC Support Concrete SOG	SUBCONTRACT	$ 4,756.00
			Subtotal:	$14,489.00
			Liability Insurance: 1.00% Applies to OTHER, MATERIAL, LABOR, RENTAL, and SUBCONTRACT.	144.89
			OH&P: 6.00% Applies to OTHER, MATERIAL, LABOR, RENTAL, and SUBCONTRACT.	869.34
			Grand Total:	**$15,503.23**

PCO # 025 : CE #034 - RFP_019 (RFI#43) - Added Duct Supports

#	Cost Code	Description	Type	Amount
1	05-1200 - Structural Steel Framing	Steel Material (+tax)	MATERIAL	$ 14,137.20
2	05-1200 - Structural Steel Framing	Steel Erection	SUBCONTRACT	$ 10,380.00
3	05-1200 - Structural Steel Framing	Powder Coat Option	SUBCONTRACT	$ 2,650.00
4	23-1000 - HVAC	Deduct for Structural Materials in Original Budget	SUBCONTRACT	($2,500.00)
			Subtotal:	$24,667.20
			Liability Insurance: 1.00% Applies to OTHER, MATERIAL, LABOR, RENTAL, and SUBCONTRACT.	246.67
			OH&P: 6.00% Applies to OTHER, MATERIAL, LABOR, RENTAL, and SUBCONTRACT.	1,480.03
			Grand Total:	**$26,393.90**

PCO # 026 : CE #048 - RFP_024 - Duct Liner in lieu of exterior insulation

#	Cost Code	Description	Type	Amount
1	23-1000 - HVAC	Duct Liner in lieu of Duct Exterior Insulation	SUBCONTRACT	($16,965.00)
			Subtotal:	($16,965.00)
			Grand Total:	(**$16,965.00**)

PCO # 028 : CE #036 - RFP_008A - Athletic Surfacing

#	Cost Code	Description	Type	Amount
1	09-6700 - Fluid-Applied Flooring	Current Contract Allowance	OTHER	($80,807.00)
2	09-6700 - Fluid-Applied Flooring	In & Out Painting	SUBCONTRACT	$ 94,900.00
			Subtotal:	$14,093.00
			Liability Insurance: 1.00% Applies to OTHER, MATERIAL, LABOR, RENTAL, and SUBCONTRACT.	140.93
			OH&P: 6.00% Applies to OTHER, MATERIAL, LABOR, RENTAL, and SUBCONTRACT.	845.58
			Grand Total:	**$15,079.51**

The original (Contract Sum)	$ 20,000.00
Net change by previously authorized Change Orders	$ 7,350,042.50
The contract sum prior to this Change Order was	$ 7,370,042.50
The contract sum would be changed by this Change Order in the amount of	$ 19,121.09
The new contract sum including this Change Order will be	$ 7,389,163.59

The contract time will not be changed by this Change Order

Rustin Hall (ALSC Architects)
203 N. Washington Suite 400
Spokane Washington 99201

7/29/2024
SIGNATURE **DATE**

City of Sandpoint
1123 Lake St.
Sandpoint Idaho 83864

SIGNATURE **DATE**

Ginno Construction Company
3893 North Schreiber Way
Coeur d'Alene Idaho 83815

SIGNATURE **DATE**

Ginno Construction Company
3893 North Schreiber Way
Coeur d'Alene, Idaho 83815
Phone: (208) 667-5560

Project: 23-10 - Travers Park Reno: Phase 1
2016 Pine Street
Sandpoint, Idaho 83864

Prime Contract Potential Change Order #016: CE #027 - #20: Water Heater Ch

TO:	City of Sandpoint 1123 Lake St. Sandpoint Idaho, 83864	**FROM:**	Ginno Construction Company 3893 North Schreiber Way Coeur d'Alene Idaho, 83815
PCO NUMBER/REVISION:	016 / 0	**CONTRACT:**	1 - Travers Park Reno: Phase 1
REQUEST RECEIVED FROM:		**CREATED BY:**	Cory Quan **(Ginno Construction Company)**
STATUS:	Pending - In Review	**CREATED DATE:**	4/24 /2024
REFERENCE:		**PRIME CONTRACT CHANGE ORDER:**	None
FIELD CHANGE:	No		
LOCATION:		**ACCOUNTING METHOD:**	Amount Based
SCHEDULE IMPACT:		**PAID IN FULL:**	No
		TOTAL AMOUNT:	($1,956.38)

POTENTIAL CHANGE ORDER TITLE: CE #027 - #20: Water Heater Ch

CHANGE REASON: Design Development

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*
CE #027 - #20: Water Heater Change

ATTACHMENTS:

#	Cost Code	Description	Type	Amount
1	22-1000 - Plumbing	Provide (Residential??) Electric WH in lieu of Gas	SUBCONTRACT	($3,258.40)
2	26-1000 - Electrical	Provide Power for Electric WH	SUBCONTRACT	$ 1,430.00
			Subtotal:	($1,828.40)
			Liability Insurance: 1.00% Applies to OTHER, MATERIAL, LABOR, RENTAL, and SUBCONTRACT.	($18.28)
			OH&P: 6.00% Applies to OTHER, MATERIAL, LABOR, RENTAL, and SUBCONTRACT.	($109.70)
			Grand Total:	**($1,956.38)**

Rustin Hall (ALSC Architects)
203 N. Washington Suite 400
Spokane Washington 99201

SIGNATURE **DATE**

City of Sandpoint
1123 Lake St.
Sandpoint Idaho 83864

SIGNATURE **DATE**

Ginno Construction Company
3893 North Schreiber Way
Coeur d'Alene Idaho 83815

4/24

SIGNATURE **DATE**

ETCO SERVICES, LLC
Commitment · Quality · Comfort

• HEATING
• BUILDING SOLUTIONS
• DESIGN BUILD SPECIALIST

Change order proposal.

Cop #1

To: Ginno construction

Date: 4/16/24

Attn: Cory Quan

Job Name: Travers Park

Re: This credit is for changing from a gas water heater to a Bradford white 50 gal Electric residential water heater. All labor and materials included.

Labor hrs.6 @ 78.00	(468.00)
Electric water heater	$634.34
Gas water heater	($3,130.80)
Gas piping materials	($332.00)
Tax	$38.06
Subtotal	($3,258.40)
Total add	($3,258.40)

Call me if you have any questions.

Mike Wirth
Project Manager

Change Order Proposal

From: Summit Electric LLC
PO Box 3187
Post Falls, ID 83877 509-922-3187

Date: 17-Apr-24

Customer: Ginno Construction
3893 N Schreiber Way
Coeur d'Alene, ID 83815

Project: Travers Park
2016 Pine Street
Sanpoint, ID 83864

Phone: 208-667-5560
Fax:

Contract #: 2310-SUMM
COP# 2

It is hereby agreed the changes and additions in the Scope of Work noted below shall constitute an Extra to the contract in the amount noted on this form.
The sum shall be added to the original value of the above numbered contract.

Change Order Description:
RFI-20

Scope of Work: Provide wiring for electric water heater

Price of Above Work: $1,430.00

The above price includes all applicable taxes: Yes

All work performed hereunder shall be in accordance with the terms and conditions of the base contract in effect as to the day of this proposal.

	Customer Signature		Summit Electric Signature
Signature		Signature	
Name		Name	Dan Gonzalez
Title		Title	Estimator/Project Manager

ALSC ARCHITECTS
SPOKANE
203 N Washington
Suite 400
Spokane, WA
99201
P 509.838.8568
alscarchitects.com

REQUEST FOR PROPOSAL NO: 023

Project Name: Travers Park Recreation Center

Owner: City of Sandpoint

Contractor: Ginno Construction Company

Job Number: 2023-011

TO: Ginno Construction Company, Contractor, please furnish your proposal for performing the changes outlined below and/or detailed on the attachments referred to:

Provide pricing to provide an electric water heater in lieu of a gas water heater, per RFI #20.

ALSC Architects, P.S. By Gale Stanley Date: 7/26/24

PROPOSAL:

To the Owner: We propose to perform all changes described in the above request for a total ADDITION/DEDUCTION (cross out one) to the contract sum of:

_____ $_____

(not including Sales Tax)

We have attached cost estimate detail sheets, and the foregoing amount covers all direct and indirect costs related to this proposal and to the effect of the proposal on the remainder of the project. All other provisions of the contract remain in full force and effect. We request the completion date be EXTENDED/REDUCED (cross one out) _____ calendar days because of this work. The Contractor agrees to be bound to this proposal quotation for sixty (60) days after this date.

_____ By_____ Date:_____

Contractor

RECOMMENDATION:

TO: Owner, we have examined the foregoing proposal and find it to be appropriate for the request. We recommend its acceptance.

ALSC Architects, P.S. By_____ Date:_____

PROPOSAL ACCEPTANCE:

The Owner hereby accepts the foregoing proposal. This instrument, when signed below, constitutes the conditions upon which a Change Order will be issued.

_____ By_____ Date_____

Owner

Ginno Construction Company
3893 North Schreiber Way
Coeur d'Alene, Idaho 83815
Phone: (208) 667-5560

Project: 23-10 - Travers Park Reno: Phase 1
2016 Pine Street
Sandpoint, Idaho 83864

Prime Contract Potential Change Order #017: RFP 013: Hardware Revisions

TO:	City of Sandpoint 1123 Lake St. Sandpoint Idaho, 83864	**FROM:**	Ginno Construction Company 3893 North Schreiber Way Coeur d'Alene Idaho, 83815
PCO NUMBER/REVISION:	017 / 0	**CONTRACT:**	1 - Travers Park Reno: Phase 1
REQUEST RECEIVED FROM:	Jeff Slichter **(ALSC Architects)**	**CREATED BY:**	Matt Gray **(Ginno Construction Company)**
STATUS:	Pending - In Review	**CREATED DATE:**	5/14 /2024
REFERENCE:	Attached PDF	**PRIME CONTRACT CHANGE ORDER:**	None
FIELD CHANGE:	Yes		
LOCATION:		**ACCOUNTING METHOD:**	Amount Based
SCHEDULE IMPACT:	0 days	**PAID IN FULL:**	No
		TOTAL AMOUNT:	($7,288.96)

POTENTIAL CHANGE ORDER TITLE: RFP 013: Hardware Revisions

CHANGE REASON: Client Request

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*
CE #030 - RFP 013: Hardware Revisions

Per attached documentation

ATTACHMENTS:

#	Cost Code	Description	Type	Amount
1	26-1000 - Electrical	Per attched pricing by Summit Electric dated 05.09.2024	SUBCONTRACT	($3,933.00)
2	08-7100 - Door Hardware	Per attached pricing by Yadon via email dated 04.30.2024	MATERIAL	($2,577.92)
3	08-1113 - Hollow Metal Doors & Frames	Per attached pricing by Yadon via email dated 04.30.2024	MATERIAL	($778.04)
			Subtotal:	($7,288.96)
			Grand Total:	**($7,288.96)**

Rustin Hall (ALSC Architects)
203 N. Washington Suite 400
Spokane Washington 99201

SIGNATURE **DATE**

City of Sandpoint
1123 Lake St.
Sandpoint Idaho 83864

SIGNATURE **DATE**

Ginno Construction Company
3893 North Schreiber Way
Coeur d'Alene Idaho 83815

SIGNATURE **DATE**

ALSC ARCHITECTS
SPOKANE
203 N Washington
Suite 400
Spokane, WA
99201
P 509.838.8568
alscarchitects.com

REQUEST FOR PROPOSAL NO: 013

Project Name: Travers Park Recreation Center

Owner: City of Sandpoint

Contractor: Ginno Construction Company

Job Number: 2023-011

TO: Ginno Construction Company, Contractor, please furnish your proposal for performing the changes outlined below and/or detailed on the attachments referred to:

Eliminate door pulls, all electronic hardware, card readers, wiring, etc. from doors 103C and 103D (Hardware Group #4). Provide non-electrified panic hardware with (1) lockset, with key cylinder, at exterior on active leaf. All other (non-electrified) hardware as originally specified in hardware group #4 to remain. Resubmit Hardware Group #4.

ALSC Architects, P.S. By Gale Stanley Date: 5/7/24

PROPOSAL:

To the Owner: We propose to perform all changes described in the above request for a total ADDITION/DEDUCTION (cross out one) to the contract sum of:

_____ $_____

(not including Sales Tax)

We have attached cost estimate detail sheets, and the foregoing amount covers all direct and indirect costs related to this proposal and to the effect of the proposal on the remainder of the project. All other provisions of the contract remain in full force and effect. We request the completion date be EXTENDED/REDUCED (cross one out) _____ calendar days because of this work. The Contractor agrees to be bound to this proposal quotation for sixty (60) days after this date.

_____ By_____ Date_____

Contractor

RECOMMENDATION:

TO: Owner, we have examined the foregoing proposal and find it to be appropriate for the request. We recommend its acceptance.

ALSC Architects, P.S. By_____ Date:_____

PROPOSAL ACCEPTANCE:

The Owner hereby accepts the foregoing proposal. This instrument, when signed below, constitutes the conditions upon which a Change Order will be issued.

_____ By_____ Date_____

Owner

Ginno Construction Company
3893 North Schreiber Way
Coeur d'Alene, Idaho 83815
Phone: (208) 667-5560

Project: 23-10 - Travers Park Reno: Phase 1
2016 Pine Street
Sandpoint, Idaho 83864

Prime Contract Potential Change Order #018: CE #033 - RFP No.010 - Paintin

TO:	City of Sandpoint 1123 Lake St. Sandpoint Idaho, 83864	**FROM:**	Ginno Construction Company 3893 North Schreiber Way Coeur d'Alene Idaho, 83815
PCO NUMBER/REVISION:	018 / 0	**CONTRACT:**	1 - Travers Park Reno: Phase 1
REQUEST RECEIVED FROM:		**CREATED BY:**	Cory Quan **(Ginno Construction Company)**
STATUS:	Pending - In Review	**CREATED DATE:**	5/21 /2024
REFERENCE:		**PRIME CONTRACT CHANGE ORDER:**	None
FIELD CHANGE:	No		
LOCATION:		**ACCOUNTING METHOD:**	Amount Based
SCHEDULE IMPACT:		**PAID IN FULL:**	No
		TOTAL AMOUNT:	$12,305.00

POTENTIAL CHANGE ORDER TITLE: CE #033 - RFP No.010 - Paintin

CHANGE REASON: Proposal Request

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*
CE #033 - RFP No.010 - Painting Sprinkler Piping at Fabric Walls

Price to Paint Exposed Sprinkler Piping at Fabric Walls/Ceilings **ONLY**

Excludes: Hangers, Grooved Couplings and any Touch Up. Also Excludes painting any conduit, Unistrut or piping per RFP's request as this is a time sensitive cost to have painted during fabrication of pipe.

ATTACHMENTS:

#	Cost Code	Description	Type	Amount
1	21-1000 - Water Based Fire Suppression	Paint Exposed Sprinkler Piping at Fabric Walls/Ceilings	SUBCONTRACT	$ 11,500.00
			Subtotal:	$11,500.00
			Liability Insurance: 1.00% Applies to OTHER, MATERIAL, LABOR, RENTAL, and SUBCONTRACT.	$ 115.00
			OH&P: 6.00% Applies to OTHER, MATERIAL, LABOR, RENTAL, and SUBCONTRACT.	$ 690.00
			Grand Total:	**$12,305.00**

GINNO CONSTRUCTION CO.

SANDPOINT

Rustin Hall (ALSC Architects)
203 N. Washington Suite 400
Spokane Washington 99201

City of Sandpoint
1123 Lake St.
Sandpoint Idaho 83864

MAEVE VICTORIA NEVINS LAWYER 5/22/2024

Ginno Construction Company
3893 North Schreiber Way
Coeur d'Alene Idaho 83815

SIGNATURE	DATE	SIGNATURE	DATE	SIGNATURE	DATE

RE: White Fire Sprinkler Pipe

Deacon Norton <dnorton@rlhfp.com>
Mon 5/20/2024 9:40 AM

To:Matt Gray <matt@ginnoconstruction.com>;Isaiah Yandt <isaiah@ginnoconstruction.com>;Mike Barton <mbarton@rlhfp.com>

Yes, it would be $11,500.00. That doesn't include the hangers and grooved couplings, or any touch up needed, all that would have to be done after install.

I'll confirm any schedule delays with the painter and let you know. We're looking at a delivery date of 6/5 for now, I'm not sure yet if the painting will push that any further but I'll keep you posted.

Deacon Norton
Designer
RLH Fire Protection
c: +1 (208) 626-5662

From: Matt Gray <matt@ginnoconstruction.com>
Sent: Monday, May 20, 2024 9:20 AM
To: Deacon Norton <dnorton@rlhfp.com>; Isaiah Yandt <isaiah@ginnoconstruction.com>; Mike Barton <mbarton@rlhfp.com>
Subject: Re: White Fire Sprinkler Pipe

Deacon
Did you send a price to have them painted earlier? If so, can you please resend?

Matt Gray | Ginno Construction Co.
Dir. of Project Delivery | Senior Project Manager
Cell: 208.967.2663 | Office: 208.667.5560
3893 N. Schreiber Way | Coeur d'Alene, ID 83815
www.ginnoconstruction.com

From: Deacon Norton <dnorton@rlhfp.com>
Sent: Monday, May 20, 2024 8:56 AM
To: Isaiah Yandt <isaiah@ginnoconstruction.com>; Matt Gray <matt@ginnoconstruction.com>; Mike Barton <mbarton@rlhfp.com>
Subject: RE: White Fire Sprinkler Pipe

Sounds good, thanks!

Deacon Norton
Designer
RLH Fire Protection
c: +1 (208) 626-5662

From: Isaiah Yandt <isaiah@ginnoconstruction.com>
Sent: Monday, May 20, 2024 8:14 AM
To: Deacon Norton <dnorton@rlhfp.com>; Matt Gray <matt@ginnoconstruction.com>; Mike Barton <mbarton@rlhfp.com>
Subject: RE: White Fire Sprinkler Pipe

ALSC ARCHITECTS

SPOKANE
203 N Washington
Suite 400
Spokane, WA
99201
P 509.838.8568

alscarchitects.com

REQUEST FOR PROPOSAL NO: 010

Project Name: Travers Park Recreation Center

Owner: City of Sandpoint

Contractor: Ginno Construction Company

Job Number: 2023-011

TO: Ginno Construction Company, Contractor, please furnish your proposal for performing the changes outlined below and/or detailed on the attachments referred to:

Provide pricing to paint exposed sprinkler piping at fabric walls/ceilings.

Provide pricing to paint exposed conduits, unistrut, piping at fabric walls/ceilings.

ALSC Architects, P.S. By Gale Stanley Date: 5/7/24

PROPOSAL:

To the Owner: We propose to perform all changes described in the above request for a total ADDITION/DEDUCTION (cross out one) to the contract sum of:

_____ $_____

(not including Sales Tax)

We have attached cost estimate detail sheets, and the foregoing amount covers all direct and indirect costs related to this proposal and to the effect of the proposal on the remainder of the project. All other provisions of the contract remain in full force and effect. We request the completion date be EXTENDED/REDUCED (cross one out) _____ calendar days because of this work. The Contractor agrees to be bound to this proposal quotation for sixty (60) days after this date.

_____ By_____ Date_____

Contractor

RECOMMENDATION:

TO: Owner, we have examined the foregoing proposal and find it to be appropriate for the request. We recommend its acceptance.

ALSC Architects, P.S. By_____ Date:_____

PROPOSAL ACCEPTANCE:

The Owner hereby accepts the foregoing proposal. This instrument, when signed below, constitutes the conditions upon which a Change Order will be issued.

_____ By_____ Date_____

Owner

Ginno Construction Company
3893 North Schreiber Way
Coeur d'Alene, Idaho 83815
Phone: (208) 667-5560

Project: 23-10 - Travers Park Reno: Phase 1
2016 Pine Street
Sandpoint, Idaho 83864

Prime Contract Potential Change Order #022: CE #038 - RFP_018 - Removing Picnic Shelter

TO:	City of Sandpoint 1123 Lake St. Sandpoint Idaho, 83864	**FROM:**	Ginno Construction Company 3893 North Schreiber Way Coeur d'Alene Idaho, 83815
PCO NUMBER/REVISION:	022 / 0	**CONTRACT:**	1 - Travers Park Reno: Phase 1
REQUEST RECEIVED FROM:		**CREATED BY:**	Cory Quan **(Ginno Construction Company)**
STATUS:	Pending - In Review	**CREATED DATE:**	6/14 /2024
REFERENCE:		**PRIME CONTRACT CHANGE ORDER:**	None
FIELD CHANGE:	No		
LOCATION:		**ACCOUNTING METHOD:**	Amount Based
SCHEDULE IMPACT:		**PAID IN FULL:**	No
		TOTAL AMOUNT:	($12,950.21)

POTENTIAL CHANGE ORDER TITLE: CE #038 - RFP_018 - Removing Picnic Shelter

CHANGE REASON: Proposal Request

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*
CE #038 - RFP_018 - Removing Reinstallation of Pavilion
RFP_018 - Removing Reinstallation of Pavilion

ATTACHMENTS:

RFP-18_Remove Picnic Shelter.pdf

#	Cost Code	Description	Type	Amount
1	03-3100 - Structural Concrete-Foundation	Deduct: PCO_005 - Picnic Shelter Relocation - Concrete	SUBCONTRACT	($8,080.00)
2	31-1000 - Earthwork	Deduct: PCO_005 - Picnic Shelter Relocation - Excavation	SUBCONTRACT	($4,463.00)
3	03-3053 - Misc. Cast-In-Place Concrete	Deduct: PCO_005 - Picnic Shelter Relocation	LABOR	($1,200.00)
4	03-3053 - Misc. Cast-In-Place Concrete	Deduct: PCO_005 - Picnic Shelter Relocation	MATERIAL	($500.00)
5	02-4116 - Building Demolition	Demo of Picnic Shelter	LABOR	$ 1,440.00
6	02-4116 - Building Demolition	Equipment and Dump Fee's	OTHER	$ 700.00
			Subtotal:	($12,103.00)
			Liability Insurance: 1.00% Applies to OTHER, MATERIAL, LABOR, RENTAL, and SUBCONTRACT.	($121.03)
			OH&P: 6.00% Applies to OTHER, MATERIAL, LABOR, RENTAL, and SUBCONTRACT.	($726.18)
			Grand Total:	(**$12,950.21**)

Rustin Hall (ALSC Architects)
203 N. Washington Suite 400
Spokane Washington 99201

City of Sandpoint
1123 Lake St.
Sandpoint Idaho 83864

Ginno Construction Company
3893 North Schreiber Way
Coeur d'Alene Idaho 83815

SIGNATURE **DATE**

SIGNATURE **DATE**

SIGNATURE **DATE**

ALSC ARCHITECTS
SPOKANE
203 N Washington
Suite 400
Spokane, WA
99201
P 509.838.8568
alscarchitects.com

REQUEST FOR PROPOSAL NO: 018

Project Name: Travers Park Recreation Center

Owner: City of Sandpoint

Contractor: Ginno Construction Company

Job Number: 2023-011

TO: Ginno Construction Company, Contractor, please furnish your proposal for performing the changes outlined below and/or detailed on the attachments referred to:

Provide credit for removing the reinstallation of the existing Rotary pavilion from the project scope.

Provide pricing to demolish and remove from site to the landfill.

ALSC Architects, P.S. By Gale Stanley Date: 6/4/24

PROPOSAL:

To the Owner: We propose to perform all changes described in the above request for a total ADDITION/DEDUCTION (cross out one) to the contract sum of:

_____ $_____

(not including Sales Tax)

We have attached cost estimate detail sheets, and the foregoing amount covers all direct and indirect costs related to this proposal and to the effect of the proposal on the remainder of the project. All other provisions of the contract remain in full force and effect. We request the completion date be EXTENDED/REDUCED (cross one out) _____ calendar days because of this work. The Contractor agrees to be bound to this proposal quotation for sixty (60) days after this date.

_____ By _____ Date _____

Contractor

RECOMMENDATION:

TO: Owner, we have examined the foregoing proposal and find it to be appropriate for the request. We recommend its acceptance.

ALSC Architects, P.S. By _____ Date: _____

PROPOSAL ACCEPTANCE:

The Owner hereby accepts the foregoing proposal. This instrument, when signed below, constitutes the conditions upon which a Change Order will be issued.

_____ By _____ Date _____

Owner

Ginno Construction Company
3893 North Schreiber Way
Coeur d'Alene, Idaho 83815
Phone: (208) 667-5560

Project: 23-10 - Travers Park Reno: Phase 1
2016 Pine Street
Sandpoint, Idaho 83864

Prime Contract Potential Change Order #023: CE #037 - RFP_017 - Remove Mon

TO:	City of Sandpoint 1123 Lake St. Sandpoint Idaho, 83864	**FROM:**	Ginno Construction Company 3893 North Schreiber Way Coeur d'Alene Idaho, 83815
PCO NUMBER/REVISION:	023 / 0	**CONTRACT:**	1 - Travers Park Reno: Phase 1
REQUEST RECEIVED FROM:		**CREATED BY:**	Cory Quan **(Ginno Construction Company)**
STATUS:	Pending - In Review	**CREATED DATE:**	6/14 /2024
REFERENCE:		**PRIME CONTRACT CHANGE ORDER:**	None
FIELD CHANGE:	No		
LOCATION:		**ACCOUNTING METHOD:**	Amount Based
SCHEDULE IMPACT:		**PAID IN FULL:**	No
		TOTAL AMOUNT:	($11,000.00)

POTENTIAL CHANGE ORDER TITLE: CE #037 - RFP_017 - Remove Mon

CHANGE REASON: Proposal Request

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*
CE #037 - RFP_017 - Remove Monument Sign from Scope
RFP_017 - Remove Monument Sign from Scope
Remove Dimensional Letters

ATTACHMENTS:

Sign Solutions.pdf_ _RFP-17_Remove Monument Sign from Scope.pdf_

#	Cost Code	Description	Type	Amount
1	32-1313 - Concrete Paving	RFP_017 - Remove Monument Sign from Scope	SUBCONTRACT	($8,400.00)
2	10-1400 - Signage	RFP_017 - Remove Monument Sign from Scope	MATERIAL	($2,600.00)
			Subtotal:	($11,000.00)
			Grand Total:	(**$11,000.00**)

Rustin Hall (ALSC Architects)
203 N. Washington Suite 400
Spokane Washington 99201

City of Sandpoint
1123 Lake St.
Sandpoint Idaho 83864

Ginno Construction Company
3893 North Schreiber Way
Coeur d'Alene Idaho 83815

SIGNATURE **DATE** **SIGNATURE** **DATE** **SIGNATURE** **DATE**

Re: Travers Park - RFQ_017 - Remove Monument Sign from Scope

Gregg Wicker <gwicker@signsolutions.us>

Fri 6/14/2024 3:45 PM

To:Cory Quan <cory@ginnoconstruction.com>
Cc:Isaiah Yandt <isaiah@ginnoconstruction.com>;Noah Wicker <nwicker@signsolutions.us>

2600

> On Jun 14, 2024, at 6:42 PM, Cory Quan <cory@ginnoconstruction.com> wrote:
>
> Greg, what I need is a cost breakout for the sign type 7 letters highlighted here
>
> Please let me know
>
> Thanks!
>
> <Outlook-anxrdtkh.png>https://nam10.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.ginnoconstruction.com%2FFrom&data=05%7C02%7C%7Cfe0733b1744041dd08b308dc8cc3b9cf%7C9a7d5769b2cf49ea944ce29b6924626f%7C0%7C0%7C638540019494017024%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C0%7C%7C%7C&sdata=x4kMwqPZIMn9aaZPyuSZ8HrMaNvMQN%2BFeEE1N0CvN%2Bs%3D&reserved=0: Cory Quan
> Sent: Friday, June 14, 2024 2:27 PM
> To: 'Clarence Wayman' <clarence@whitediamondconcrete.com>; Aaron <aaron@whitediamondconcrete.com>; Gregg Wicker <gwicker@signsolutions.us>; Noah Wicker <nwicker@signsolutions.us>
> Cc: Isaiah Yandt <isaiah@ginnoconstruction.com>
> Subject: Travers Park - RFQ_017 - Remove Monument Sign from Scope
> Team, please provide a price to delete this item from your scope of work.
>
> Thanks!
>
> <Outlook-s3rq1scd.png>https://nam10.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.ginnoconstruction.com%2F&data=05%7C02%7C%7Cfe0733b1744041dd08b308dc8cc3b9cf%7C9a7d5769b2cf49ea944ce29b6924626f%7C0%7C0%7C638540019494028973%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C0%7C%7C%7C&sdata=ZBgkuoll8DpJo2fTRlF%2BoWqF4RMi%2Fv%2BhxXDIBn%2FTOkg%3D&reserved=0<10 - Sign Solutions.pdf>

White Diamond Concr
Printed: Jun 14, 2024
1869 E Seltice Way Ste 526, Post Falls, ID 83854
whitediamondconcrete@icloud.com
Phone: 208-967-5660

Change Order

Owner Info

Ginno Construction Co
3893 N Schreiber Way
Coeur D Alene, ID 83814

Job Info

2016 Pine St
Sandpoint, ID 83864

Change Order ID
CO-0007

2313 - Travers Park

CO ID	Created / Approved Date		Price
CO-0007	Created:	Jun 14, 2024	-$8,400.00

Description
RFQ_017 - Remove Monument Sign from Scope

Items	Cost Types	Description	Qty / Unit	Unit Price	Price
Remove Monument Sign from Scope 4999 - Change Order			1	-$8,400.00	-$8,400.00

Status	Signature	Date
Approved by: _____		___/___/_____

Approval Comments

I confirm that my action here represents my electronic signature and is binding.

TOTAL AMOUNT OF CHANGE ORDER: -$8,400.00

ALSC ARCHITECTS
SPOKANE
203 N Washington
Suite 400
Spokane, WA
99201
P 509.838.8568
alscarchitects.com

REQUEST FOR PROPOSAL NO: 017

Project Name: Travers Park Recreation Center

Owner: City of Sandpoint

Contractor: Ginno Construction Company

Job Number: 2023-011

TO: Ginno Construction Company, Contractor, please furnish your proposal for performing the changes outlined below and/or detailed on the attachments referred to:

Per owner's request, remove Monument Sign, Sign Type 7 from scope of work for this project.

ALSC Architects, P.S. By Gale Stanley Date: 6/4/24

PROPOSAL:

To the Owner: We propose to perform all changes described in the above request for a total ADDITION/DEDUCTION (cross out one) to the contract sum of:

_____ $_____

(not including Sales Tax)

We have attached cost estimate detail sheets, and the foregoing amount covers all direct and indirect costs related to this proposal and to the effect of the proposal on the remainder of the project. All other provisions of the contract remain in full force and effect. We request the completion date be EXTENDED/REDUCED (cross one out) _____ calendar days because of this work. The Contractor agrees to be bound to this proposal quotation for sixty (60) days after this date.

_____ By _____ Date _____
Contractor

RECOMMENDATION:

TO: Owner, we have examined the foregoing proposal and find it to be appropriate for the request. We recommend its acceptance.

ALSC Architects, P.S. By _____ Date: _____

PROPOSAL ACCEPTANCE:

The Owner hereby accepts the foregoing proposal. This instrument, when signed below, constitutes the conditions upon which a Change Order will be issued.

_____ By _____ Date _____
Owner

Ginno Construction Company
3893 North Schreiber Way
Coeur d'Alene, Idaho 83815
Phone: (208) 667-5560

Project: 23-10 - Travers Park Reno: Phase 1
2016 Pine Street
Sandpoint, Idaho 83864

Prime Contract Potential Change Order #024: CE #040 - RFP_009 - Housekeepi

TO:	City of Sandpoint 1123 Lake St. Sandpoint Idaho, 83864	**FROM:**	Ginno Construction Company 3893 North Schreiber Way Coeur d'Alene Idaho, 83815
PCO NUMBER/REVISION:	024 / 3	**CONTRACT:**	1 - Travers Park Reno: Phase 1
REQUEST RECEIVED FROM:		**CREATED BY:**	Cory Quan **(Ginno Construction Company)**
STATUS:	Pending - Proceeding	**CREATED DATE:**	6/19 /2024
REFERENCE:		**PRIME CONTRACT CHANGE ORDER:**	#005 - WH, HW Revisions, Painting, Duct Supports, Credits
FIELD CHANGE:	No		
LOCATION:		**ACCOUNTING METHOD:**	Amount Based
SCHEDULE IMPACT:		**PAID IN FULL:**	No
		TOTAL AMOUNT:	$15,503.23

POTENTIAL CHANGE ORDER TITLE: CE #040 - RFP_009 - Housekeepi

CHANGE REASON: Proposal Request

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*
CE #040 - RFP_009 - Housekeeping Pad @ Mech Equipment
RFP_009 - Housekeeping Pad @ Mech Equipment

ATTACHMENTS:

#	Cost Code	Description	Type	Amount
1	03-3100 - Structural Concrete-Foundation	RFP_009 - Housekeeping Pad @ Mech Equipment	SUBCONTRACT	$ 5,733.00
2	03-3100 - Structural Concrete-Foundation	Labor for Pour	MATERIAL	$ 1,250.00
3	03-3100 - Structural Concrete-Foundation	Materials for Pour	MATERIAL	$ 500.00
4	31-1000 - Earthwork	SOG Prep	SUBCONTRACT	$ 2,250.00
5	03-3100 - Structural Concrete-Foundation	HVAC Support Concrete SOG	SUBCONTRACT	$ 4,756.00
			Subtotal:	$14,489.00
			Liability Insurance: 1.00% Applies to OTHER, MATERIAL, LABOR, RENTAL, and SUBCONTRACT.	$ 144.89
			OH&P: 6.00% Applies to OTHER, MATERIAL, LABOR, RENTAL, and SUBCONTRACT.	$ 869.34
			Grand Total:	**$15,503.23**

Rustin Hall (ALSC Architects)
203 N. Washington Suite 400
Spokane Washington 99201

City of Sandpoint
1123 Lake St.
Sandpoint Idaho 83864

Ginno Construction Company
3893 North Schreiber Way
Coeur d'Alene Idaho 83815

Cory Quan - 7.3.24

SIGNATURE	DATE	SIGNATURE	DATE	SIGNATURE	DATE

White Diamond Concr
Printed: May 23, 2024
1869 E Seltice Way Ste 526, Post Falls, ID 83854
Phone: 208-967-5660

Change Order

Owner Info

Ginno Construction Co
3893 N Schreiber Way
Coeur D Alene, ID 83814

Job Info

2016 Pine St
Sandpoint, ID 83864

Change Order ID
CO-0006

2313 - Travers Park

CO ID	Created / Approved Date	Price
CO-0006	Created: May 22, 2024	$5,733.00

Description
RFP 009

Items	Description	Price
Housekeeping Pad 03.01 - SOG Concrete	6" Pad with #4 rebar @ 18 O.C.	$4,483.00
Concrete Pump 03.05 - SOG Concrete Pump		$1,250.00

Status	Signature	Date
Approved by: _____		___/___/_____

Approval Comments

I confirm that my action here represents my electronic signature and is binding.

TOTAL AMOUNT OF CHANGE ORDER: $5,733.00

White Diamond Concr
Printed: Jun 20, 2024
1869 E Seltice Way Ste 526, Post Falls, ID 83854
Phone: 208-967-5660

Change Order

Owner Info

Ginno Construction Co
3893 N Schreiber Way
Coeur D Alene, ID 83814

Job Info

2016 Pine St
Sandpoint, ID 83864

Change Order ID
CO-0008

2313 - Travers Park

CO ID	Created / Approved Date		Price
CO-0008	Created:	Jun 20, 2024	$4,756.00

Description
RFI #43 Pour footings for HVAC supports

Items	Description	Price
Footings 01.01 - Footings Concrete		$4,756.00

Status	Signature	Date
Approved by: _____		___/___/_____

Approval Comments

I confirm that my action here represents my electronic signature and is binding.

TOTAL AMOUNT OF CHANGE ORDER: $4,756.00

Gritty Land Development
United States
grittylanddevelopment@gmail.com

Price Quote: #0000048
Issued on: Jul 1, 2024
Expiry Date: Jul 31, 2024

AHU Footing Dig and Backfill

Cory Quan
cory@ginnoconstruction.com

Product or Service	Price	Quantity	Line Total
AHU Excavation Foundation dig for 3' total, per emailed request. Approx. 80 LF. of footing	$2,000.00	1	$2,000.00
Backfill Backfill around footing and fill with gravel. Assumed for 1' of gravel (Grub native backfill interior). 3/4" Crush hauled in and compacted. Bid on square ft.	$250.00	6.5	$1,625.00

Subtotal	$3,625.00
Total Price:	**$3,625.00**

$2,250 for SOG per phone convo with Garret 7.3.24

Legal Terms

This document is a price ESTIMATE only, actual cost to be based off actual labor time and material cost at the time at which it is purchased, which will be reflected in final invoice. Material will be provided by GLD at cost. Work to be completed based off customer provided plans. Any work not listed on this quote will require a separate quote; verbal agreements will not be considered legitimate. FOR EXCAVATION; all unseen/underground devices and structures must be brought to the attention of GLD prior to excavation, ie; sprinkler lines, water systems. GLD will not be responsible for damage otherwise. Re-mobilization caused by delays due to client will be charged to client. GLD will make every effort to clean project area when a job is complete, however landscaping, yard maintenance, etc. is not the responsibility nor in the scope of practice of GLD and will not be performed.

50% of cost required at commencement of project. Invoice will be provided.

ALSC ARCHITECTS
SPOKANE
203 N Washington
Suite 400
Spokane, WA
99201
P 509.838.8568
alscarchitects.com

REQUEST FOR PROPOSAL NO: 009

Project Name: Travers Park Recreation Center

Owner: City of Sandpoint

Contractor: Ginno Construction Company

Job Number: 2023-011

TO: Ginno Construction Company, Contractor, please furnish your proposal for performing the changes outlined below and/or detailed on the attachments referred to:

Provide housekeeping slab 1'-0" wider and 1'-0" longer than the AHU being installed, creating a 6" offset around the piece of equipment. Pad to sit at the same elevation as the finish floor, Slope per AHU manufacturer's recommendations.

ALSC Architects, P.S. By Gale Stanley Date: 5/15/24

PROPOSAL:

To the Owner: We propose to perform all changes described in the above request for a total ADDITION/DEDUCTION (cross out one) to the contract sum of:

_____ $_____

(not including Sales Tax)

We have attached cost estimate detail sheets, and the foregoing amount covers all direct and indirect costs related to this proposal and to the effect of the proposal on the remainder of the project. All other provisions of the contract remain in full force and effect. We request the completion date be EXTENDED/REDUCED (cross one out) _____ calendar days because of this work. The Contractor agrees to be bound to this proposal quotation for sixty (60) days after this date.

_____ By _____ Date _____

Contractor

RECOMMENDATION:

TO: Owner, we have examined the foregoing proposal and find it to be appropriate for the request. We recommend its acceptance.

ALSC Architects, P.S. By _____ Date: _____

PROPOSAL ACCEPTANCE:

The Owner hereby accepts the foregoing proposal. This instrument, when signed below, constitutes the conditions upon which a Change Order will be issued.

_____ By _____ Date _____

Owner

Ginno Construction Company
3893 North Schreiber Way
Coeur d'Alene, Idaho 83815
Phone: (208) 667-5560

Project: 23-10 - Travers Park Reno: Phase 1
2016 Pine Street
Sandpoint, Idaho 83864

Prime Contract Potential Change Order #025: CE #034 - #43 - Added Duct Supports

TO:	City of Sandpoint 1123 Lake St. Sandpoint Idaho, 83864	**FROM:**	Ginno Construction Company 3893 North Schreiber Way Coeur d'Alene Idaho, 83815
PCO NUMBER/REVISION:	025 / 3	**CONTRACT:**	1 - Travers Park Reno: Phase 1
REQUEST RECEIVED FROM:		**CREATED BY:**	Cory Quan **(Ginno Construction Company)**
STATUS:	Pending - Proceeding	**CREATED DATE:**	6/20 /2024
REFERENCE:		**PRIME CONTRACT CHANGE ORDER:**	#005 - WH, HW Revisions, Painting, Duct Supports, Credits
FIELD CHANGE:	No		
LOCATION:		**ACCOUNTING METHOD:**	Amount Based
SCHEDULE IMPACT:		**PAID IN FULL:**	No
		TOTAL AMOUNT:	$26,393.90

POTENTIAL CHANGE ORDER TITLE: CE #034 - #43 - Added Duct Supports

CHANGE REASON: Design Development

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*
CE #034 - #43 - Added Duct Supports

ATTACHMENTS:

RFI 43_23-10-Travers_Park_Reno_Phase_1-43-HVAC_Duct_Foundation_and_Supports-(DCI Review 6-14-2024).pdf_

#	Cost Code	Description	Type	Amount
1	05-1200 - Structural Steel Framing	Steel Material (+tax)	MATERIAL	$ 14,137.20
2	05-1200 - Structural Steel Framing	Steel Erection	SUBCONTRACT	$ 10,380.00
3	05-1200 - Structural Steel Framing	Powder Coat Option	SUBCONTRACT	$ 2,650.00
4	23-1000 - HVAC	Deduct for Structural Materials in Original Budget	SUBCONTRACT	($2,500.00)
			Subtotal:	$24,667.20
			Liability Insurance: 1.00% Applies to OTHER, MATERIAL, LABOR, RENTAL, and SUBCONTRACT.	$ 246.67
			OH&P: 6.00% Applies to OTHER, MATERIAL, LABOR, RENTAL, and SUBCONTRACT.	$ 1,480.03
			Grand Total:	**$26,393.90**

Rustin Hall (ALSC Architects)
203 N. Washington Suite 400
Spokane Washington 99201

City of Sandpoint
1123 Lake St.
Sandpoint Idaho 83864

Ginno Construction Company
3893 North Schreiber Way
Coeur d'Alene Idaho 83815

Cory Quan

SIGNATURE **DATE**

SIGNATURE **DATE**

SIGNATURE **DATE**

ALSC ARCHITECTS
SPOKANE
203 N Washington
Suite 400
Spokane, WA
99201
P 509.838.8568
alscarchitects.com

REQUEST FOR PROPOSAL NO: 019

Project Name: Travers Park Recreation Center

Owner: City of Sandpoint

Contractor: Ginno Construction Company

Job Number: 2023-011

TO: Ginno Construction Company, Contractor, please furnish your proposal for performing the changes outlined below and/or detailed on the attachments referred to:

Provide pricing for duct foundation & structure at exterior duct on north end of the building, per RFI 43.

Provide credit for duct supports (material, labor, engineering) that was included in initial bid.

ALSC Architects, P.S. By Gale Stanley Date: 6/7/24

PROPOSAL:

To the Owner: We propose to perform all changes described in the above request for a total ADDITION/DEDUCTION (cross out one) to the contract sum of:

_____ $_____

(not including Sales Tax)

We have attached cost estimate detail sheets, and the foregoing amount covers all direct and indirect costs related to this proposal and to the effect of the proposal on the remainder of the project. All other provisions of the contract remain in full force and effect. We request the completion date be EXTENDED/REDUCED (cross one out) _____ calendar days because of this work. The Contractor agrees to be bound to this proposal quotation for sixty (60) days after this date.

_____ By _____ Date _____
Contractor

RECOMMENDATION:

TO: Owner, we have examined the foregoing proposal and find it to be appropriate for the request. We recommend its acceptance.

ALSC Architects, P.S. By _____ Date: _____

PROPOSAL ACCEPTANCE:

The Owner hereby accepts the foregoing proposal. This instrument, when signed below, constitutes the conditions upon which a Change Order will be issued.

_____ By _____ Date _____
Owner

MOUNTAIN METALS LLC
DESIGN AND FABRICATION

QUOTE

774 Triangle Drive
Ponderay, Idaho 83852
Phone: 208-263-6031
Fax: 208-263-9377
Email: TimW@Mountain-Metals.com
www.Mountain-Metals.com
Public Works License #027015
United States Cage Code #7JXG5

DATE	6/21/2024
QUOTE #	P0002080-COP001
CUSTOMER ID	Ginno
VALID UNTIL	7/15/2024

CUSTOMER

Ginno
Travers Park
HVAC Frame

DESCRIPTION	UNIT PRICE	QTY	TAXED	AMOUNT
HVAC Frame	6,668.49	2		13,336.98
Field Installation	3,360.00	2		6,720.00
Field Welding - Est 16 Hrs	840.00	2		1,680.00
23.5 Ton Crane - Est 6Hrs	990.00	2		1,980.00
				-
Powder Coated - Std Color - Add US$1325 Each				-
				-
				-
				-
				-
				-
				-
				-
				-
				-
Anchor Bolts by others				-
Finish: As Manufactured Unless Otherwise Noted				-

Subtotal	$	23,716.98
Taxable	$	-
Tax rate		6.000%
Tax due	$	-
Other	$	-
TOTAL	**$**	**23,716.98**

Make checks payable to
Mountain Metals, LLC

TERMS AND CONDITIONS

1. Customer will be billed after indicating acceptance of this quote
2. Payment Terms: Net 30
3. Please fax or email the signed price quote to the address above
4. Only items listed are included - FOB Factory

Customer Acceptance (sign below):

x _____

Print Name:

Balances over 30 days past due will be charged 1.5% per month

Thank You For Your Business!

travers park

Buddy Reagan <buddy@mmidaho.com>

Mon 7/22/2024 11:09 AM

To:Cory Quan <cory@ginnoconstruction.com>

Duct support credit for supports that we are no longer providing was $2500.

Thank you

METALCRAFT MECHANICAL LLC

Buddy Reagan
Project Manager
buddy@mmidaho.com
208/772-3911 208/660-2934 cell
11547 N Warren Hayden Idaho 83835

Ginno Construction Company
3893 North Schreiber Way
Coeur d'Alene, Idaho 83815
Phone: (208) 667-5560

Project: 23-10 - Travers Park Reno: Phase 1
2016 Pine Street
Sandpoint, Idaho 83864

Prime Contract Potential Change Order #026: CE #048 - Duct Liner in lieu o

TO:	City of Sandpoint 1123 Lake St. Sandpoint Idaho, 83864	**FROM:**	Ginno Construction Company 3893 North Schreiber Way Coeur d'Alene Idaho, 83815
PCO NUMBER/REVISION:	026 / 0	**CONTRACT:**	1 - Travers Park Reno: Phase 1
REQUEST RECEIVED FROM:		**CREATED BY:**	Cory Quan **(Ginno Construction Company)**
STATUS:	Pending - In Review	**CREATED DATE:**	6/20 /2024
REFERENCE:		**PRIME CONTRACT CHANGE ORDER:**	None
FIELD CHANGE:	No		
LOCATION:		**ACCOUNTING METHOD:**	Amount Based
SCHEDULE IMPACT:		**PAID IN FULL:**	No
		TOTAL AMOUNT:	($16,965.00)

POTENTIAL CHANGE ORDER TITLE: CE #048 - Duct Liner in lieu o

CHANGE REASON: Proposal Request

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*
CE #048 - Duct Liner in lieu of Duct Exterior Insulation
Duct Liner in lieu of Duct Exterior Insulation

ATTACHMENTS:

#	Cost Code	Description	Type	Amount
1	23-1000 - HVAC	Duct Liner in lieu of Duct Exterior Insulation	SUBCONTRACT	($16,965.00)
			Subtotal:	($16,965.00)
			Grand Total:	(**$16,965.00**)

Rustin Hall (ALSC Architects)
203 N. Washington Suite 400
Spokane Washington 99201

SIGNATURE **DATE**

City of Sandpoint
1123 Lake St.
Sandpoint Idaho 83864

SIGNATURE **DATE**

Ginno Construction Company
3893 North Schreiber Way
Coeur d'Alene Idaho 83815

Cory Quan - 6.21.24

SIGNATURE **DATE**

METALCRAFT MECHANICAL LLC

Idaho Contractors Registration: RCE-25076

DATE: June 20, 2024

TO: Ginno Construction Co.
ATTN: Cory Quan / Isaiah Yandt

PROJECT: Travers Park Renovation / Sandpoint

SUBJECT: ***EXTERIOR DUCT INSULATION & DUCT LINER CHANGES***

Below are the credits for the exterior duct insulation on outdoor ductwork from AHU-1 and the added costs to increase all exterior duct to accommodate interior liner. This would allow ductwork to be installed in the added structural steel exoskeleton frames.

► **CREDITS –** (see attached Summary Report)
Exterior duct insulation from AHU-1

Subcontractor Credit:	
° M&K Insulation	($ 39,990.00)
Material Credit:	
° All exterior ductwork from AHU-1 with liner	($ 11,526.00)
Shop Fabrication Labor Credit:	
58 hours @ $89.00/hr	($ 5,162.00)
Field Installation Labor Credit:	
86 hours @ $89.00/hr	($ 7,654.00)
Subtotal / Credits	**($ 64,332.00)**

► **ADDS –** (see attached Summary Report)
All exterior ductwork from AHU-1 with 3" liner

Material:		
Insulation/Liner		$ 9,200.00
Water tight caps & flashing at duct joints		$ 800.00
Sheetmetal materials		$ 15,007.00
HVAC materials		$ 250.00
	Material Adds	$ 25,257.00
Shop Fabrication Labor:		
134 hours @ $89.00/hr		$ 11,926.00
Field Installation Labor:		
98 hours @ $89.00/hr		$ 8,722.00
Delivery & Distribution Labor:		
8 hours @ $89.00/hr		$ 712.00
	Labor Adds	$ 21,360.00
Equipment Rental: 1 week Lift Rental		$ 750.00
	Subtotal / Adds	**$ 47,367.00**

11547 N. Warren Street | Hayden, ID 83835
p. (208) 772-3911 | f. (208) 772-6501 | www.mmidaho.com

TO: Ginno Construction Co.
RE: Travers Park Renovation / Sandpoint
DUCT INSULATION-LINER CREDIT PROPOSAL (cont'd)
June 20, 2024

***** SUMMARY *****

Subtotal of Credits	($ 64,332.00)
Subtotal of Adds	$ 47,367.00
TOTAL CREDIT	**($ 16,965.00)**

► **EXCLUDES:**

° Exoskeleton steel structure complete and installation labor
° Painting and caulking

Please don't hesitate to call if you should have any questions.

Sincerely,
Metalcraft Mechanical LLC

Buddy Reagan

Buddy Reagan
Project Manager

Attachments: ° *Summary Report / Credits (2 pages)*
° *Summary Report / Adds (2 pages)*

Metalcraft Mechanical
Summary Report List

CREDIT

Item # 6.

Job Name: travers park sandpoint
Zone Name: duct credit for ahu-1

6/17/2024

Rectangular	
Runs of Ductwork	15
Feet of Ductwork	176.00
Standard Lengths	31
Non-Std Lengths	8
Rectangular Fittings	17
Feet of Fittings	44.17

Rect Weight	
Rect. Total Lbs.	5,630.91
Duct Lbs.	3,772.23
Non-Std Lbs.	553.92
Rect. Fitt. Lbs.	1,304.76
Duct Percentage	66.99%

Lbs. / Hr.	Fab	Install
Duct	146.40	89.49
Fittings	45.41	34.16
Ratio		
Fitting	0.44	
Duct	1	

Labor	Fab	Install
Total Labor	58.28	86.53
Duct	29.55	48.34
Fittings	28.73	38.19

Rect Pressure File

Spiral	
Runs of Spiral Pipe	0
Feet of Spiral Pipe	0.00
Standard Lengths	0
Non-Std Lengths	0
Spiral Fittings	0
Feet of L.S. Pipe	0.00
Feet of Fittings	0.00

Spiral Weight	
Spiral Total Lbs.	0.00
Spiral Fitt. Lbs.	0.00
Spiral Pipe Lbs.	0.00
Spiral Percentage	0.00%
L.S. Pipe Lbs.	0.00

Lbs. / Hr.	Fab	Install
Pipe	0.00	0.00
Fittings	0.00	0.00
Ratio		
Fitting	0.00	
Pipe	1	

Labor	Fab	Install
Total Labor	0.00	0.00
Straight Pipe	0.00	0.00
Fittings	0.00	0.00
LongSeam	0.00	0.00

Spiral Pressure File

Oval	
Runs of Pipe	0
Feet of Pipe	0.00
Standard Lengths	0
Non-Std Lengths	0
Oval Fittings	0
Feet of Fittings	0.00

Oval Weight	
Oval Total Lbs.	0.00
Oval Fitt. Lbs.	0.00
Pipe Lbs.	0.00
Oval Percentage	0.00%

Lbs. / Hr.	Fab	Install
Pipe	0.00	0.00
Fittings	0.00	0.00
Ratio		
Fitting	0.00	
Pipe	1	

Labor	Fab	Install
Total Labor	0.00	0.00
Straight Pipe	0.00	0.00
Fittings	0.00	0.00

Oval Pressure File

Accessories & Catalog	
Accessories Count	0
Catalog Count	0

Accessory Reports
- Accum Round Accessories
- Accum Rect Accessories

Catalog Reports
- Accum Catalog Category
- Accum Catalog Group
- Accum Catalog Items

Labor	Fab	Install
Accessories	0.00	0.00
Catalog	0.00	0.00

Component Totals *(included in above totals)*

Insulation	SqFt	Labor	Mat'l $
Wrap	0.00	0.00	$0.00
Liner	0.00	0.00	$0.00

Components	Labor	Mat'l $
Hangers	0.00	$2,357.86
Angles	0.00	$0.00
Rods	0.00	$79.48
Vanes	2.75	$359.47

	Labor	Mat'l $
Seam Sealants	0.00	$0.00
Seams	0.00	$0.00
Joints	0.00	$2,532.73
Joint Sealants	0.00	$537.73

Job Summary

Labor Breakdown	
Fab	58.28
Install	86.53
Other	0.00

Pounds	
	5,630.91
Item Cnt.	32

Cost Breakdown	
Material	$11,526.46

** Discounts and Markups are not included.*

Metalcraft Mechanical

SOLD TO	SHIP TO	MISC
travers park sandpoint	Job Name: duct credit for ahu-1	
	Zone Name:	
Phone: Fax:		
br	Attn To:	

RECTANGULAR ITEMS

Pressure File: 2 in. Standard SMACNA/QXP Low Galvanized

W	H	DESCRIPTION	LENGTH/QTY	MATERIAL	GA.	POUNDS	LINER	JOINT	SEAL	SEAM	SEAL	ROD	ANGLE					
36	48.0	Duct	85.00 Ft.	Galv Rect Fittin	20.0(	2,069.87	No Lin	Ductmate	Neopren	Pittsburg	None	None	None					
36	48.0	Duct	5.00 Ft.	Galv Rect Fittin	22.0(	116.55	No Lin	Ductmate	Neopren	Pittsburg	None	Condul	None					
40	40.0	Duct	65.00 Ft.	Galv Rect Fittin	20.0(	1,509.64	No Lin	Ductmate	Neopren	Pittsburg	None	None	None					
40	40.0	Duct	10.00 Ft.	Galv Rect Fittin	22.0(	222.32	No Lin	Ductmate	Neopren	Pittsburg	None	None	None					
80	48.0	Duct	5.00 Ft.	Galv Rect Fittin	20.0(	192.72	No Lin	Ductmate	Neopren	Pittsburg	None	Condul	None					
80	48.0	Duct	6.00 Ft.	Galv Rect Fittin	22.0(	215.05	No Lin	Ductmate	Neopren	Pittsburg	None	Condul	None					
36	48.0	90' Square Elbow	2	Galv Rect Fittin	22.0(	186.48	No Lin	Ductmate	Neopren	Pittsburg	None	Condul	None					
40	40.0	90' Square Elbow	4	Galv Rect Fittin	22.0(	385.36	No Lin	Ductmate	Neopren	Pittsburg	None	None	None					
80	48.0	90' Square Elbow	2	Galv Rect Fittin	22.0(	539.24	No Lin	Ductmate	Neopren	Pittsburg	None	Condul	None					
40	40.0	Sqaure To Round	2	Galv Rect Fittin	22.0(	63.48	No Lin	Ductmate	Neopren	Pittsburg	None	None	None					
40	40.0	Angle Tap In	2	Galv Rect Fittin	22.0(	34.64	No Lin	Ductmate	Neopren	Pittsburg	None	None	None					
80	48.0	SR Flex - Sr Flex	2	Galv Rect Fittin	0.00	0.00	No Lin	Ductmate	Neopren	None	None							
36	48.0	End Cap	2	Galv Rect Fittin	22.0(	46.58	No Lin	Ductmate	Neopren	Pittsburg	None							
80	48.0	End Cap	1	Galv Rect Fittin	22.0(	48.98	No Lin	Ductmate	Neopren	Pittsburg	None							
TOTALS						**5,630.91**												

Special Instructions:

Metalcraft Mechanical
Summary Report List

ADD

Item # 6.

Job Name: travers park sandpoint
Zone Name: ahu -#1 duct with 3 inch liner revision

6/18/2024

Rectangular	
Runs of Ductwork	15
Feet of Ductwork	177.00
Standard Lengths	31
Non-Std Lengths	8
Rectangular Fittings	19
Feet of Fittings	49.58

Rect Weight	
Rect. Total Lbs.	7,132.07
Duct Lbs.	4,369.57
Non-Std Lbs.	791.12
Rect. Fitt. Lbs.	1,971.38
Duct Percentage	61.27%

Lbs. / Hr.	Fab	Install
Duct	77.71	99.36
Fittings	29.20	43.15
Ratio		
Fitting	0.49	
Duct	1	

Labor	Fab	Install
Total Labor	133.92	97.63
Duct	66.41	51.94
Fittings	67.51	45.69

Rect Pressure File

Spiral	
Runs of Spiral Pipe	0
Feet of Spiral Pipe	0.00
Standard Lengths	0
Non-Std Lengths	0
Spiral Fittings	0
Feet of L.S. Pipe	0.00
Feet of Fittings	0.00

Spiral Weight	
Spiral Total Lbs.	0.00
Spiral Fitt. Lbs.	0.00
Spiral Pipe Lbs.	0.00
Spiral Percentage	0.00%
L.S. Pipe Lbs.	0.00

Lbs. / Hr.	Fab	Install
Pipe	0.00	0.00
Fittings	0.00	0.00
Ratio		
Fitting	0.00	
Pipe	1	

Labor	Fab	Install
Total Labor	0.00	0.00
Straight Pipe	0.00	0.00
Fittings	0.00	0.00
LongSeam	0.00	0.00

Spiral Pressure File

Oval	
Runs of Pipe	0
Feet of Pipe	0.00
Standard Lengths	0
Non-Std Lengths	0
Oval Fittings	0
Feet of Fittings	0.00

Oval Weight	
Oval Total Lbs.	0.00
Oval Fitt. Lbs.	0.00
Pipe Lbs.	0.00
Oval Percentage	0.00%

Lbs. / Hr.	Fab	Install
Pipe	0.00	0.00
Fittings	0.00	0.00
Ratio		
Fitting	0.00	
Pipe	1	

Labor	Fab	Install
Total Labor	0.00	0.00
Straight Pipe	0.00	0.00
Fittings	0.00	0.00

Oval Pressure File

Accessories & Catalog	
Accessories Count	0
Catalog Count	0

Accessory Reports
- Accum Round Accessories
- Accum Rect Accessories

Catalog Reports
- Accum Catalog Category
- Accum Catalog Group
- Accum Catalog Items

Labor	Fab	Install
Accessories	0.00	0.00
Catalog	0.00	0.00

Component Totals *(included in above totals)*

Insulation	SqFt	Labor	Mat'l $
Wrap	0.00	0.00	$0.00
Liner	2,626.08	62.96	$9,191.27

Components	Labor	Mat'l $
Hangers	0.00	$2,546.87
Angles	0.00	$0.00
Rods	0.00	$644.47
Vanes	3.80	$606.13

	Labor	Mat'l $
Seam Sealants	0.00	$200.37
Seams	0.00	$0.00
Joints	0.00	$2,907.50
Joint Sealants	0.00	$648.61

Job Summary

Labor Breakdown	
Fab	133.92
Install	97.63
Other	0.00

Pounds	
	7,132.07
Item Cnt.	34

Cost Breakdown	
Labor	
Material	$24,198.98

* Discounts and Markups are not included.

Metalcraft Mechanical

SOLD TO
travers park sandpoint

Phone: Fax:

br

SHIP TO
Job Name: ahu -#1 duct with 3 inch liner revision

Zone Name:

Attn To:

MISC

RECTANGULAR ITEMS

Pressure File: 4 in. Standard SMACNA/QXP Low Galvanized

W	H	DESCRIPTION	LENGTH/QTY	MATERIAL	GA.	POUNDS	LINER	JOINT	SEAL	SEAM	SEAL	ROD	ANGLE					
42	54.0	Duct	65.00 Ft.	Galv Rect Duct	20.0(	1,802.43	3 Inch	Ductmate	Neopren	Pittsburg	Hardca	Conduł	None					
42	54.0	Duct	85.00 Ft.	Galv Rect Duct	20.0(	2,357.03	No Lin	Ductmate	Neopren	Pittsburg	Hardca	Conduł	None					
42	54.0	Duct	10.00 Ft.	Galv Rect Fittin	20.0(	312.64	3 Inch	Ductmate	Neopren	Pittsburg	Hardca	Conduł	None					
42	54.0	Duct	5.00 Ft.	Galv Rect Fittin	20.0(	156.32	No Lin	Ductmate	Neopren	Pittsburg	Hardca	Conduł	None					
86	54.0	Duct	5.00 Ft.	Galv Rect Duct	20.0(	210.11	3 Inch	Ductmate	Neopren	Pittsburg	Hardca	Conduł	None					
86	54.0	Duct	7.00 Ft.	Galv Rect Fittin	20.0(	322.16	3 Inch	Ductmate	Neopren	Pittsburg	Hardca	Conduł	None					
42	54.0	90' Square Elbow	4	Galv Rect Fittin	20.0(	562.76	3 Inch	Ductmate	Neopren	Pittsburg	Hardca	Conduł	None					
42	54.0	90' Square Elbow	2	Galv Rect Fittin	20.0(	281.38	No Lin	Ductmate	Neopren	Pittsburg	Hardca	Conduł	None					
80	54.0	90' Square Elbow	1	Galv Rect Fittin	20.0(	365.05	3 Inch	Ductmate	Neopren	Pittsburg	Hardca	Conduł	None					
86	54.0	90' Square Elbow	1	Galv Rect Fittin	20.0(	369.37	3 Inch	Ductmate	Neopren	Pittsburg	Hardca	Conduł	None					
86	54.0	Transition 2 Way	2	Galv Rect Fittin	20.0(	204.58	3 Inch	Ductmate	Neopren	Pittsburg	Hardca	Conduł	None					
42	54.0	Angle Tap In	2	Galv Rect Fittin	20.0(	48.88	3 Inch	Ductmate	Neopren	Pittsburg	Hardca	None	None					
42	54.0	JR Flex - Sr Flex	2	Galv Rect Fittin	0.00	0.00	No Lin	Ductmate	Neopren	None	None							
80	48.0	JR Flex - Sr Flex	2	Galv Rect Fittin	0.00	0.00	No Lin	Ductmate	Neopren	None	None							
42	54.0	End Cap	2	Galv Rect Fittin	20.0(	70.40	No Lin	Ductmate	Neopren	Pittsburg	Hardca							
86	54.0	End Cap	1	Galv Rect Fittin	20.0(	68.96	3 Inch	Ductmate	Neopren	Pittsburg	Hardca							
TOTALS						**7,132.07**												

Special Instructions:

ALSC ARCHITECTS
SPOKANE
203 N Washington
Suite 400
Spokane, WA
99201
P 509.838.8568
alscarchitects.com

REQUEST FOR PROPOSAL NO: 024

Project Name: Travers Park Recreation Center

Owner: City of Sandpoint

Contractor: Ginno Construction Company

Job Number: 2023-011

TO: Ginno Construction Company, Contractor, please furnish your proposal for performing the changes outlined below and/or detailed on the attachments referred to:

Provide pricing for duct liner at ductwork in lieu of external insulation, per RFI #46.

ALSC Architects, P.S. By Gale Stanley Date: 7/26/24

PROPOSAL:

To the Owner: We propose to perform all changes described in the above request for a total ADDITION/DEDUCTION (cross out one) to the contract sum of:

_____ $_____

(not including Sales Tax)

We have attached cost estimate detail sheets, and the foregoing amount covers all direct and indirect costs related to this proposal and to the effect of the proposal on the remainder of the project. All other provisions of the contract remain in full force and effect. We request the completion date be EXTENDED/REDUCED (cross one out) _____ calendar days because of this work. The Contractor agrees to be bound to this proposal quotation for sixty (60) days after this date.

_____ By_____ Date:_____

Contractor

RECOMMENDATION:

TO: Owner, we have examined the foregoing proposal and find it to be appropriate for the request. We recommend its acceptance.

ALSC Architects, P.S. By_____ Date:_____

PROPOSAL ACCEPTANCE:

The Owner hereby accepts the foregoing proposal. This instrument, when signed below, constitutes the conditions upon which a Change Order will be issued.

_____ By_____ Date_____

Owner

Ginno Construction Company
3893 North Schreiber Way
Coeur d'Alene, Idaho 83815
Phone: (208) 667-5560

Project: 23-10 - Travers Park Reno: Phase 1
2016 Pine Street
Sandpoint, Idaho 83864

Prime Contract Potential Change Order #028: CE #036 - RFP_008 - Athletic Surfacing

TO:	City of Sandpoint 1123 Lake St. Sandpoint Idaho, 83864	**FROM:**	Ginno Construction Company 3893 North Schreiber Way Coeur d'Alene Idaho, 83815
PCO NUMBER/REVISION:	028 / 0	**CONTRACT:**	1 - Travers Park Reno: Phase 1
REQUEST RECEIVED FROM:		**CREATED BY:**	Cory Quan **(Ginno Construction Company)**
STATUS:	Pending - In Review	**CREATED DATE:**	7/2 /2024
REFERENCE:		**PRIME CONTRACT CHANGE ORDER:**	None
FIELD CHANGE:	No		
LOCATION:		**ACCOUNTING METHOD:**	Amount Based
SCHEDULE IMPACT:		**PAID IN FULL:**	No
		TOTAL AMOUNT:	$15,079.51

POTENTIAL CHANGE ORDER TITLE: CE #036 - RFP_008 - Athletic Surfacing

CHANGE REASON: Proposal Request

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*
CE #036 - RFP_008 - Athletic Surfacing
RFP_008 - Athletic Surfacing

ATTACHMENTS:
RFP 008_Athletic Flooring, Netting, and Curtains.pdf

#	Cost Code	Description	Type	Amount
1	09-6700 - Fluid-Applied Flooring	Current Contract Allowance	OTHER	($80,807.00)
2	09-6700 - Fluid-Applied Flooring	In & Out Painting	SUBCONTRACT	$ 94,900.00
			Subtotal:	$14,093.00
			Liability Insurance: 1.00% Applies to OTHER, MATERIAL, LABOR, RENTAL, and SUBCONTRACT.	$ 140.93
			OH&P: 6.00% Applies to OTHER, MATERIAL, LABOR, RENTAL, and SUBCONTRACT.	$ 845.58
			Grand Total:	**$15,079.51**

Rustin Hall (ALSC Architects)
203 N. Washington Suite 400
Spokane Washington 99201

SIGNATURE **DATE**

City of Sandpoint
1123 Lake St.
Sandpoint Idaho 83864

SIGNATURE **DATE**

Ginno Construction Company
3893 North Schreiber Way
Coeur d'Alene Idaho 83815

Cory Quan

SIGNATURE **DATE**

In & Out Painting, Inc.

"North Idaho's Painting Professionals"

JULY 11, 2024

CUSTOMER: GINNO CONSTRUCTION *RFP #008-REVISED

EMAIL: CORY@GINNOCONSTRUCTION.COM

PROJECT: TRAVERS PARK-TENNIS/PICKLEBALL CTS

WE PROPOSE TO FURNISH ALL MATERIALS AND PERFORM ALL LABOR NECESSARY TO COMPLETE THE FOLLOWING:

PLEASE REVIEW SCOPE OF WORK FOR ACCURACY!

****SCOPE OF WORK:**

NEW TRAVERS PARK RECREATION CENTER/SPORT SURFACE COATING

WE WILL APPLY (2) COATS OF RE-SURFACER, (2) COATS OF COLOR AND THE LINES WILL RECEIVE (1) COAT OF STRIPE RITE SEALER AND (1) COAT OF TEXTURED "WHITE" LINE FNISH FOR THE TENNIS COURTS.

WE ARE FIGURING ON LINES FOR (4) TENNIS COURTS AND (14) PICKLEBALL COURTS.

*NOTES: PICKLEBALL COURT LINE COLOR WILL BE "ICE-BLUE" AND APPROVED BY THE CITY PRIOR TO APPLICATION. WE ARE FIGURING ON USING SPORT MASTER PRODUCTS AS SPECKED IN THE COLOR "LIGHT BLUE" WE ARE ALSO INCLUDING PATCHING THE TRASITION BETWEEN CONCRETE AND ASPHALT EDGE.

WE WILL LEAVE (10) GALLONS OF MAIN COLOR FOR FUTURE TOUCH-UP AND (1) GALLON OF EACH COLOR FOR THE LINE TOUCH-UP ONSITE.

WE ARE NOT INCLUDING ANY NETS OR DIVIDER CURTAINS.

****YOUR BID TO BE W/ EVERYTHING----------$94,900.00**

**NOTES:

ALL OF THE ABOVE WORK WILL BE PERFORMED IN A PROFESSIONAL WORKMANLIKE MANNER. CONSISTENT WITH INDUSTRY STANDARDS.

IF WE ARE AWARDED THIS JOB, COULD YOU PLEASE LET US KNOW AT YOUR EARLIEST CONVENIENCE, SO THAT WE CAN PUT YOU ON OUR SCHEDULE. AS SOON AS POSSIBLE? WE WOULD REALLY APPRECIATE IT. AS OUR SCHEDULE TENDS TO FILL UP FAST. THANK YOU.

IN & OUT PAINTING, INC. IS LICENSED, INSURED AND IN STRICT COMPLIANCE WITH ALL STATE AND FEDERAL AUTHORITIES GOVERNING OUR INDUSTRY. (OUR CONTRACTOR'S REGISTRATION NUMBER IS RCE-2323, PUBLIC WORKS PWC-C-11667-D-4) WE ARE A MEMBER OF THE PANHANDLE BUILDING CONTRACTORS ASSOCIATION. SHOULD YOU HAVE ANY QUESTIONS REGARDING THIS BID, PLEASE CONTACT OUR OFFICE AT 263-2817. THANK YOU FOR CONSIDERING IN & OUT PAINTING, INC.

SW/GINNO-TRAVERS PARK CTS 24

ALSC ARCHITECTS
SPOKANE
203 N Washington
Suite 400
Spokane, WA
99201
P 509.838.8568
alscarchitects.com

REQUEST FOR PROPOSAL NO: 008A

Project Name: Travers Park Recreation Center

Owner: City of Sandpoint

Contractor: Ginno Construction Company

Job Number: 2023-011

TO: Ginno Construction Company, Contractor, please furnish your proposal for performing the changes outlined below and/or detailed on the attachments referred to:

Per owner's request, please make the following adjustments:

- Court Layouts/Striping/Surfacing
  - Layouts to be adjusted as shown on attached sheet.
  - All Lines at Pickleball & Tennis Courts to be 2" wide, except for Tennis Court baselines to be 3" wide.
  - Court surfacing to follow attached specifications.
    - To ensure proper adhesion, follow the manufacturer's recommendation for the application process at asphalt and concrete.
- Back drop curtains, N/S Curtains:
  - Eliminate California corners as shown on attached sheet.
  - Vinyl curtains to be blue to match "Light blue" court color. Provide color samples to make selection.
  - Add 3'-6" x 7'-0" openings centered on south sideline of each tennis court. Provide a vinyl net "door" at opening; to be made of the same material as the vision panel described below. Overlap at 3" minimum at sides of opening. See revised plan attached.
  - Add vision panel continuously along backdrop vinyl curtains from 4'-6" AFF to 7'-0" AFF (align with top of opening. Mesh material to be vinyl coated polyester 11x11 mesh, or similar, minimizing visual access from tennis court to walking aisle. Color to match curtain; provide color samples for selection.
  - Bottom of vinyl backstops to sit on the ground. Avoid the draping/pooling on the floor.
  - Curtain cable to remain at 10'-0" and be supported at 20'-0" intervals.
  - Provide 8'-0" minimum wide section of back drop curtain to be drawn allowing movement of pickleball nets in and out of court areas.
  - Provide pricing for pulley (Split Bracket Pulley, 1 3/8").
  - Provide pricing for S/S cable & S/S carabiner.
- Divider Nets; E/W Nets
  - Provide 13'-0" tall nets, attached from cable east and west walls @ 13'-0" AFF. Provide vertical cable supporting the tennis net at center.
  - Provide pricing for S/S cable and aluminum carabiners.
  - Provide pricing to add Split Bracket Pulleys, 1 3/8".
  - Provide chain at bottom pocket of divider nets. Chain at bottom of divider nets to sit on ground.
  - Net to be bi-parting at center of each tennis courts; Net to open at southwest corner of south court (near the mechanical/storage room) to allow access to cleaning equipment.
  - Provide tie-back straps at divider nets to retain the curtain when open for pickleball play.
  - Provide (5) minimum carabiners at center opening at each divider net to hold nets closed.
  - Provide a modified tennis net between tennis net standards. Modified nets attach to standards with hook and loop bungee cord connection that can be removed/installed simply and stop pickleballs from rolling into the adjacent east/west courts. Net to be ±38" tall and ±17'-3" long, field verify size by what can fit between standards.

NOT INCLUDED IN PROVIDED PRICING

ALSC Architects, P.S. By Gale Stanley Date: 6/3/24

PROPOSAL:

To the Owner: We propose to perform all changes described in the above request for a total ADDITION/DEDUCTION (cross out one) to the contract sum of:

_____ $_____

(not including Sales Tax)

We have attached cost estimate detail sheets, and the foregoing amount covers all direct and indirect costs related to this proposal and to the effect of the proposal on the remainder of the project. All other provisions of the contract remain in full force and effect. We request the completion date be EXTENDED/REDUCED (cross one out) _____ calendar days because of this work. The Contractor agrees to be bound to this proposal quotation for sixty (60) days after this date.

_____ By_____ Date_____
Contractor

RECOMMENDATION:

TO: Owner, we have examined the foregoing proposal and find it to be appropriate for the request. We recommend its acceptance.

ALSC Architects, P.S. By_____ Date:_____

PROPOSAL ACCEPTANCE:

The Owner hereby accepts the foregoing proposal. This instrument, when signed below, constitutes the conditions upon which a Change Order will be issued.

_____ By_____ Date_____
Owner

Docusign Envelope ID: 97876FFA-6470-48F9-A951-8E48CAA47D9A

CITY OF SANDPOINT
Infrastructure & Development Services
CONTRACT CHANGE ORDER

Date: 7/30/2024

Travers Park Ph 1- CM/CG

Change Order No: **5**

Contractor: Ginno Construction, Inc.

Project No: **A23-5300-5**

This change order shall be full payment and final settlement of all claims for Contract time and for all costs of any kind, including costs of delays and inefficiency, related to any Work either covered or affected by the change, including all direct, indirect, impact, reduced productivity, costs due to extended schedule duration and any other claim by Contractor. By signing this change order, the Contractor waives any additional entitlement to additional compensation or schedule extension.

The following changes to the contract documents are issued:

Item	Description	Change In Contract Price
1	***Scope:***	**($1,956.38)**
	PCO-016 - CE#027-RFP_023 (RFI#20): Water Heater Changes	
	Justification: Contract Change Order	
	Credit to change water heater to 50 Gallon electric model in lieu of gas due to low demand on system.	
2	***Scope:***	**($7,288.96)**
	PCO-017 - CE#30-RFP_013: Hardware Revisions	
	Justification: Contract Change Order	
	Credit to change hardware to less expensive options, including only having card readers for staff at front entry in lieu of all doors, provide non-electified panic hardware.	
3	***Scope:***	**$12,305.00**
	PCO-018 - CE#033_RFP_010: Painting Sprinkler Piping	
	Justification: Contract Change Order	
	Paint exposed sprinkler piping at walls and ceilingsfrom black to white during fabrication, excludes hangers, fire sprinkler heads, etc.	
4	***Scope:***	**($12,950.21)**
	PCO-022 - CE#038_RFP_018: Removing Picnic Shelter	
	Justification: Contract Change Order	
	Credit for deleting reinstallatoin of picnic shelter from contract (Rotary Club has agreed to fund a new shelter and installation in future under a separate contract).	
5	***Scope:***	**($11,000.00)**
	PCO-023 - CE#37-RFP_017: Remove Monument Sign	
	Justification: Contract Change Order	
	Credit for removing the new concrete monument park sign from scope. The existing park sign is the standard and adding a new concrete one would have significant cost implications to other park propety branding. This could be added in the future if the City desires to update park signage.	
6	***Scope:***	**$15,503.23**
	PCO-040 - CE#37-RFP_009: AHU Housekeeping Pad	
	Justification: Contract Change Order	
	Add concrete slab, curb and rebar for HVAC mechanical slab, initially it was deleted when we had all gravel base in base bid (a previous value engineering attempt), but the mechanical engineers responded after the bid and would only accept the unit if placed on	
7	***Scope:***	**$26,393.90**
	PCO-025 - CE#34-RFP_019: (RFI#43) - Added Duct Supports	
	Justification: Contract Change Order	

Docusign Envelope ID: 97876FFA-6470-48F9-A951-8E48CAA47D9A

	Added structural steel framing to support exterior with powder coating for protection of HVAC duct materials per engineer. This portion of design was not completed at time of	
8	***Scope:***	**($16,965.00)**
	PCO-026 - CE#048-RFP 024: Duct Liner in lieu of exterior insulation	
	Justification: Contract Change Order	
	Credit for using a duct liner in lieu of exterior insulation at subcontractor's reccomendation.	
9	***Scope:***	**$15,079.51**
	PCO-028 - CE#036-RFP 008A: Athletic Surfacing	
	Justification: Contract Change Order	
	Add additional amount for athletic court surfacing costs due to revisions to courts (the configuration changed in January based on community feedback). Additionally, costs have increased since originally bidding it, thus the subcontractor is over the originally allocated amount.	

Original Contract Amount:	*$20,000.00*
Prior Approved Change Order #1:	*$26,500.00*
Prior Approved Change Order #2:	*$4,190,000.00*
Prior Approved Change Order #3:	*$3,046,839.35*
Prior Approved Change Order #4:	*$86,703.15*
Previously Approved Contract Amount:	*$7,370,042.50*
Current Change Order Price:	**$19,121.09**
New Contract Price:	**$7,389,163.59**

Time provided for completion in the contract is:

[X] unchanged, [ ] increased, [ ] decreased by 21 calendar days.

*The Substantial Completion date for this contract is December 23**, 2024**.*

This document will become an amendment to the contract and all provisions of the contract will apply hereto.

Accepted By: DocuSigned by: Rich Wells 7E1DA1DA6398F46F... Rich Wells President 7/30/2024

Contractor (Ginno Construction Co.) Date

Recommended By: DocuSigned by: Rustin Hall 3CAA0B981A1F46E... Rustin Hall Principal 7/31/2024

Architect (ALSC Architects) Date

Recommended By: DocuSigned by: Maeve Nevins-Lavtar BCC4A4CFDB764B3... Maeve Nevins-Lavtar, Park Planning & Dev. Manager 7/31/2024

City of Sandpoint, Project Manager Date

Approved By: DocuSigned by: Jason Welker 5D276376BA944DA... Jason Welker 7/31/2024

City of Sandpoint, Community Development & Planning Director Date

Approved By:

Mayor Date

DocuSign Envelope ID: 103B69D7-A7D1-46EC-A443-997C0876FEA9

SANDPOINT

City of Sandpoint
1123 Lake Street
Sandpoint, Idaho 83864

AGREEMENT A23-5300-5 FOURTH AMENDMENT

Date: **May 01, 2024**

Contract Title: **A23-5300-5 -Agreement for Travers Park Renovations Ph1 – Construction Manager/General Contractor Services**
Contract Execution Date: **March 16, 2023**
Division/Section: **Parks & Recreation**
Construction Manager: **Ginno Construction of Idaho, Inc.**
Construction Manager Address: 3893 N. Schreiber Way, Coeur d'Alene, Idaho 83815

This Contract Second Amendment shall become part of the original Contract.

Summary: Amend 6.2 Guaranteed Maximum Price

A. **Article 6 – COMPENSATION FOR CONSTRUCTION PHASE SERVICES**
   a. **6.2 GUARANTEED MAXIMUM PRICE (GMP) –** Total contract value to date to include four (4) Change Orders shall be $7,370,042.50.
   b. Contract Sum shall not exceed GMP set forth within this price Amendment unless subject to additions or deductions by Change Order as provided in the Contract Documents.

The City of Sandpoint and Construction Manager hereby agree to amend or modify the above referenced Agreement as set forth herein.

City of Sandpoint

5/1/24

Jeremy Grimm — Date
Mayor

Ginno Construction of Idaho, Inc.

DocuSigned by:
Rich Wells
7E1A19A6080E45F...
4/24/2024

Rich Wells — Date
President

DocuSign Envelope ID: 235120B4-7FA3-42B7-B062-8FF1B2931EBB

CITY OF SANDPOINT
Infrastructure & Development Services
CONTRACT CHANGE ORDER

Date: 4/24/2024

Travers Park Ph 1- CM/CG

Change Order No: **4**

Contractor: **Ginno Construction, Inc.**

Project No: **A23-5300-5**

This change order shall be full payment and final settlement of all claims for Contract time and for all costs of any kind, including costs of delays and inefficiency, related to any Work either covered or affected by the change, including all direct, indirect, impact, reduced productivity, costs due to extended schedule duration and any other claim by Contractor. By signing this change order, the Contractor waives any additional entitlement to additional compensation or schedule extension.

The following changes to the contract documents are issued:

Item	*Description*	*Change In Contract Price*
1	***Scope:***	**($6,991.38)**
	PCO-008 - VE OH Doors & Increase OH Door A103A	
	Justification: Contract Change Order	
	Value Engineer overhead doors and increase OH door A103A to 12'x12' in lieu of 10'x10'	
2	***Scope:***	**$9,567.94**
	PCO-009 - Add: 2'Concrete Apron East & West of Building	
	Justification: Contract Change Order	
	Add 2' strip of concrete along east and west side of building to help accommodate a superior asphalt paving tolerance	
3	***Scope:***	**$58,566.43**
	PCO-011 - Additional Sawdust Over-Excavation	
	Justification: Contract Change Order	
	Upon completion of over excavating the sawdust within building footprint it was discovered that the was additional cubic yards hauled than originally anticipated. Price is for added Loads. Overland agreed to incorporate moving topsoil for dreamlands scope down to grade over to stockpile, moving stockpiled material off railroad ROW and shaping pile in this price. Excludes Excavating any unsuitable materal at mound near skatepark.	
5	***Scope:***	**$11,706.87**
	RFP-006 - Pathway Paving	
	Justification: Contract Change Order	
	Pave existing pathway north and east side of tennis courts	
6	***Scope:***	**$13,853.29**
	RFP-004 - Extend Storm Drain for Dreamland	
	Justification: Contract Change Order	
	Extend storm drain to incorporate drainage for dreamland scope	

Original Contract Amount:	*$20,000.00*
Prior Approved Change Order #1:	*$26,500.00*
Prior Approved Change Order #2:	*$4,190,000.00*
Prior Approved Change Order #3:	*$3,046,839.35*
Previously Approved Contract Amount:	*$7,283,339.35*
Current Change Order Price:	**$86,703.15**
New Contract Price:	**$7,370,042.50**

Time provided for completion in the contract is:

[] unchanged, [X] increased, [ ] decreased by 21 calendar days.
*The Substantial Completion date for this contract is December 23 , **2024** .*

This document will become an amendment to the contract and all provisions of the contract will apply hereto.

Accepted By:	DocuSigned by: Rich Wells 7E1A19A6080E45F...	Rich Wells President	4/24/2024
	Contractor (Ginno Construction Co.)		Date
Recommended By:	DocuSigned by: Rustin Hall	Principal	5/1/2024
	Architect (ALSC Architects)		Date
Recommended By:	DocuSigned by: Maeve Nevins-Lavtar	Maeve Nevins-Lavtar	4/24/2024
	City of Sandpoint, Project Manager		Date
Approved By:	DocuSigned by: Jason Welker	Jason Welker	4/26/2024
	City of Sandpoint, Community Planning & Development Director		Date
Approved By:			5/1/24
	Mayor *(if required)*		Date

PCCO #004

Ginno Construction Company
3893 North Schreiber Way
Coeur d'Alene, Idaho 83815
Phone: (208) 667-5560

Project: 23-10 - Travers Park Reno: Phase 1
2016 Pine Street
Sandpoint, Idaho 83864

Prime Contract Change Order #004: OH Doors, Approns, Lighting, Sawdust, Paving, Storm Drain

TO:	**City of Sandpoint** 1123 Lake St. Sandpoint, Idaho 83864	**FROM:**	**Ginno Construction Company** 3893 North Schreiber Way Coeur d'Alene Idaho 83815
DATE CREATED:	4/ 15 /2024	**CREATED BY:**	Cory Quan **(Ginno Construction Company)**
CONTRACT STATUS:	Pending - In Review	**REVISION:**	0
DESIGNATED REVIEWER:		**REVIEWED BY:**	
DUE DATE:		**REVIEW DATE:**	
INVOICED DATE:		**PAID DATE:**	
SCHEDULE IMPACT:	7 days	**EXECUTED:**	No
CONTRACT FOR:	1:Travers Park Reno: Phase 1	**TOTAL AMOUNT:**	$ 86,703.15
DESCRIPTION:			
ATTACHMENTS:			

POTENTIAL CHANGE ORDERS IN THIS CHANGE ORDER:

PCO #	Title	Schedule Impact	Amount
008	CE #017 - Increase OH door A103A to 12'x12'		(6,991.38)
009	CE #015 - Add: 2' Concrete apron		9,567.94
011	CE #020 - Additional Sawdust O		58,566.43
013	CE #024 - RFP-006 - Pathway Pa		11,706.87
014	CE #021 - RFP-004 - Extend Sto		13,853.29
		TOTAL:	**$ 86,703.15**

CHANGE ORDER LINE ITEMS:

PCO # 008 : CE #017 - Increase OH door A103A to 12'x12'

#	Cost Code	Description	Type	Amount
1	13-3400 - Fab Engineered Structures	Increase size to 12'x12' OH Door (A103A)	SUBCONTRACT	$ 1,133.00
2	08-3613 - Sectional Doors	Increase size to 12'x12' OH Door (A103A)	SUBCONTRACT	$ 727.00
3	08-3613 - Sectional Doors	VE Base Bid: Cloplay 3200 series, Solid Panels (no windows), 10' x 10'	SUBCONTRACT	$ 7,616.00
4	08-3613 - Sectional Doors	Deduct: OH Doors A103A & A103B from current bid	SUBCONTRACT	($16,010.00)
			Subtotal:	($6,534.00)
			Liability Insurance: 1.00% Applies to OTHER, MATERIAL, LABOR, RENTAL, and SUBCONTRACT.	(65.34)
			OH&P: 6.00% Applies to OTHER, MATERIAL, LABOR, RENTAL, and SUBCONTRACT.	(392.04)
			Grand Total:	**($6,991.38)**

PCCO #004

GINNO CONSTRUCTION CO.

SANDPOINT

PCO # 009 : CE #015 - Add: 2' Concrete apron

#	Cost Code	Description	Type	Amount
1	03-3100 - Structural Concrete-Foundation	2' Add: Concrete 2' apron along East and West sides of building	SUBCONTRACT	$ 8,692.00
2	32-1216 - Asphalt Paving	2' Credit: reduced tonnage of Asphalt	SUBCONTRACT	($2,050.00)
3	01-4005 - Foreman	2' Add: Ginno Labor	LABOR	$ 1,500.00
4	01-7030 - Small Tools	2' Add: Ginno Materials	OTHER	$ 800.00
			Subtotal:	$8,942.00
			Liability Insurance: 1.00% Applies to OTHER, MATERIAL, LABOR, RENTAL, and SUBCONTRACT.	89.42
			OH&P: 6.00% Applies to OTHER, MATERIAL, LABOR, RENTAL, and SUBCONTRACT.	536.52
			Grand Total:	**$9,567.94**

PCO # 011 : CE #020 - Additional Sawdust O

#	Cost Code	Description	Type	Amount
1	31-1000 - Earthwork	Final Invoice (CCD-2 Sawdust Over Ex)	SUBCONTRACT	$ 341,410.98
2	31-1000 - Earthwork	Previously Approved Amount Included in Change Order 003	SUBCONTRACT	($286,676.00)
			Subtotal:	$54,734.98
			Liability Insurance: 1.00% Applies to OTHER, MATERIAL, LABOR, RENTAL, and SUBCONTRACT.	547.35
			OH&P: 6.00% Applies to OTHER, MATERIAL, LABOR, RENTAL, and SUBCONTRACT.	3,284.10
			Grand Total:	**$58,566.43**

PCO # 013 : CE #024 - RFP-006 - Pathway Pa

#	Cost Code	Description	Type	Amount
1	32-1216 - Asphalt Paving	RFP No.6 - Pathway Paving	SUBCONTRACT	$ 10,331.00
2	01-4000 - Superintendent	Additional Coordination	LABOR	$ 260.00
3	01-5025 - Temporary Fencing	Additional Fencing / Pedestrian Traffic Control	RENTAL	$ 350.00
			Subtotal:	$10,941.00
			Liability Insurance: 1.00% Applies to OTHER, MATERIAL, LABOR, RENTAL, and SUBCONTRACT.	109.41
			OH&P: 6.00% Applies to OTHER, MATERIAL, LABOR, RENTAL, and SUBCONTRACT.	656.46
			Grand Total:	**$11,706.87**

PCO # 014 : CE #021 - RFP-004 - Extend Sto

#	Cost Code	Description	Type	Amount
1	31-1000 - Earthwork	RFP-004 - Extend Storm Drain	SUBCONTRACT	$ 12,297.00
2	32-1216 - Asphalt Paving	RFP-004 Additioanal Asphalt Paving	SUBCONTRACT	$ 0.00
3	01-4000 - Superintendent	Labor for Coordination	LABOR	$ 650.00
			Subtotal:	$12,947.00
			Liability Insurance: 1.00% Applies to OTHER, MATERIAL, LABOR, RENTAL, and SUBCONTRACT.	129.47
			OH&P: 6.00% Applies to OTHER, MATERIAL, LABOR, RENTAL, and SUBCONTRACT.	776.82
			Grand Total:	**$13,853.29**

The original (Contract Sum)	$ 20,000.00
Net change by previously authorized Change Orders	$ 7,263,339.35
The contract sum prior to this Change Order was	$ 7,283,339.35
The contract sum would be changed by this Change Order in the amount of	$ 86,703.15
The new contract sum including this Change Order will be	$ 7,370,042.50

The contract time will be increased by this Change Order by 7 days

PCCO #004

GINNO CONSTRUCTION CO.

SANDPOINT

Rustin Hall (ALSC Architects)
203 N. Washington Suite 400
Spokane Washington 99201

DocuSigned by:
5/1/2024
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SIGNATURE **DATE**

City of Sandpoint
1123 Lake St.
Sandpoint Idaho 83864

DocuSigned by:
Jason Welker 4/26/2024
5D2763786BA044DA...
SIGNATURE **DATE**

Ginno Construction Company
3893 North Schreiber Way
Coeur d'Alene Idaho 83815

DocuSigned by:
Rich Wells 4/24/2024
7E1A19A6080F45F...
SIGNATURE **DATE**

PCO #009

Ginno Construction Company
3893 North Schreiber Way
Coeur d'Alene, Idaho 83815
Phone: (208) 667-5560

Project: 23-10 - Travers Park Reno: Phase 1
2016 Pine Street
Sandpoint, Idaho 83864

Prime Contract Potential Change Order #009: CE #015 - Add: 2' Concrete apron

TO:	City of Sandpoint 1123 Lake St. Sandpoint Idaho, 83864	**FROM:**	Ginno Construction Company 3893 North Schreiber Way Coeur d'Alene Idaho, 83815
PCO NUMBER/REVISION:	009 / 0	**CONTRACT:**	1 - Travers Park Reno: Phase 1
REQUEST RECEIVED FROM:		**CREATED BY:**	Cory Quan **(Ginno Construction Company)**
STATUS:	Pending - In Review	**CREATED DATE:**	3/6 /2024
REFERENCE:		**PRIME CONTRACT CHANGE ORDER:**	None
FIELD CHANGE:	No		
LOCATION:		**ACCOUNTING METHOD:**	Amount Based
SCHEDULE IMPACT:		**PAID IN FULL:**	No
		TOTAL AMOUNT:	$9,567.94

POTENTIAL CHANGE ORDER TITLE: CE #015 - Add: 2' Concrete apron

CHANGE REASON: Proposal Request

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*
CE #015 - Add: Concrete apron along East and West sides of building
Add: Concrete apron along East and West sides of building

Add: 6,518.44 for 4' Apron in lieu of 2'

ATTACHMENTS:

Apron Option 2ft.pdf

#	Cost Code	Description	Type	Amount
1	03-3100 - Structural Concrete-Foundation	2' Add: Concrete 2' apron along East and West sides of building	SUBCONTRACT	$ 8,692.00
2	32-1216 - Asphalt Paving	2' Credit: reduced tonnage of Asphalt	SUBCONTRACT	($2,050.00)
3	01-4005 - Foreman	2' Add: Ginno Labor	LABOR	$ 1,500.00
4	01-7030 - Small Tools	2' Add: Ginno Materials	OTHER	$ 800.00
			Subtotal:	$8,942.00
			Liability Insurance: 1.00% Applies to OTHER, MATERIAL, LABOR, RENTAL, and SUBCONTRACT.	$ 89.42
			OH&P: 6.00% Applies to OTHER, MATERIAL, LABOR, RENTAL, and SUBCONTRACT.	$ 536.52
			Grand Total:	**$9,567.94**

PCO #009

GINNO CONSTRUCTION CO.

SANDPOINT

Rustin Hall (ALSC Architects)
203 N. Washington Suite 400
Spokane Washington 99201

DocuSigned by:
5/1/2024
3CA40B921A1E45E...
SIGNATURE **DATE**

City of Sandpoint
1123 Lake St.
Sandpoint Idaho 83864

DocuSigned by:
Jason Welker 4/26/2024
5D276376BA944DA...
SIGNATURE **DATE**

Ginno Construction Company
3893 North Schreiber Way
Coeur d'Alene Idaho 83815

Cory Quan - 3.12.24
SIGNATURE **DATE**

DocuSign Envelope ID: 235120B4-7FA3-42B7-B062-8FF1B2931EBB

ALSC ARCHITECTS
SPOKANE
203 N Washington
Suite 400
Spokane, WA
99201
P 509.838.8568
alscarchitects.com

REQUEST FOR PROPOSAL NO: 002

Project Name: Travers Park Recreation Center

Owner: City of Sandpoint

Contractor: Ginno Construction Company

Job Number: 2023-011

TO: Ginno Construction Company, Contractor, please furnish your proposal for performing the changes outlined below and/or detailed on the attachments referred to:

Provide concrete slab on grade 'apron' at 2' depth along east and west sides of asphalt court area per attached modified detail E2/A-511.

ALSC Architects, P.S. By Gale Stanley Date: 3/12/24

PROPOSAL:

To the Owner: We propose to perform all changes described in the above request for a total ADDITION/~~DEDUCTION~~ (cross out one) to the contract sum of:

Nine thousand five hundred sixty seven and 94/100 $ 9,567.94

(not including Sales Tax)

We have attached cost estimate detail sheets, and the foregoing amount covers all direct and indirect costs related to this proposal and to the effect of the proposal on the remainder of the project. All other provisions of the contract remain in full force and effect. We request the completion date be EXTENDED/REDUCED (cross one out) _____ calendar days because of this work. The Contractor agrees to be bound to this proposal quotation for sixty (60) days after this date.

_____ By _____ Date _____

Contractor

RECOMMENDATION:

TO: Owner, we have examined the foregoing proposal and find it to be appropriate for the request. We recommend its acceptance.

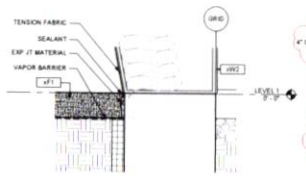
ALSC Architects, P.S. By _____ Date: _____

PROPOSAL ACCEPTANCE:

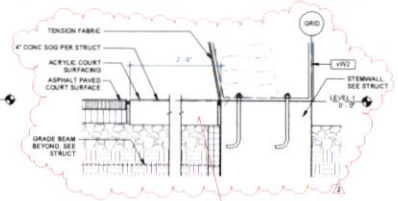
The Owner hereby accepts the foregoing proposal. This instrument, when signed below, constitutes the conditions upon which a Change Order will be issued.

_____ By _____ Date _____

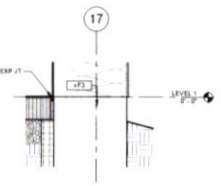
Owner



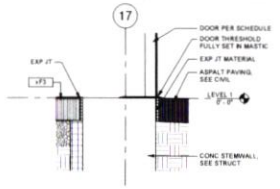
E1 FOUNDATION @ SIDEWALL - TYP
SCALE 1 1/2" = 1'-0"



E2 FOUNDATION @ TIE BEAM
SCALE 1 1/2" = 1'-0"



E3 FOUNDATION @ END WALL
SCALE 1 1/2" = 1'-0"



E4 FOUNDATION @ END WALL DOOR
SCALE 1 1/2" = 1'-0"

#4 @ 18" OC each way

ALSC ARCHITECTS

SANDPOINT
CITY OF SANDPOINT

TRAVERS PARK RECREATION CENTER

CONSTRUCTION DOCUMENTS

REV	DATE	DESCRIPTION
1	11/28/23	CONST DOCUMENTS
2	03/12/24	RFP 002

PROJ. NO 2023-011
DRAWN GS/KM
PROJ MNGR GS
DATE 11/28/23

© ALSC ARCHITECTS, P.S.

EXTERIOR DETAILS

A-5

White Diamond Concrete LLC
Printed: Mar 5, 2024
1869 E Seltice Way Ste 526, Post Falls, ID 83854
Phone: 208-967-5660

CONCRETE

Change Order

Owner Info

Ginno Construction Co
3893 N Schreiber Way
Coeur D Alene, ID 83814

Job Info

2016 Pine St
Sandpoint, ID 83864

Change Order ID
CO-0002

2313 - Travers Park

CO ID	Created / Approved Date		Price
CO-0002	Created:	Mar 5, 2024	$8,692.00

Description
Alt. 4" Apron Pour Inside of Building Change order is for 4" broomed concrete strip with #4 rebar @ 24" o.c. and saw cut control joints at edges of building along grid lines H & A

Items		Price
2' Concrete Strip Option 1400 - Concrete Slab On Grade		$7,192.00
Concrete Pump 1700 - Concrete Pumping		$1,500.00

Status	Signature	Date
Approved by: _____		___/___/____

Approval Comments

I confirm that my action here represents my electronic signature and is binding.

TOTAL AMOUNT OF CHANGE ORDER: $8,692.00

DocuSign Envelope ID: 235120B4-7FA3-42B7-B062-8FF1B2931EBB

Wood's CRUSHING & HAULING, INC.

Serving the great northwest since 1975.

ROCK • ASPHALT • CONCRETE

Sandpoint, ID • 208-263-4800

To:	Ginno Construction	**Contact:**	
Address:	3893 N. Schreiber Way	**Phone:**	(208) 667-5560
	Coeur D' Alene, ID 83815	**Fax:**	(208) 665-0471
Project Name:	Travers Park Interior Asphalt Reduction	**Bid Number:**	24038
Project Location:		**Bid Date:**	2/28/2024

We are pleased to submit the following estimate for your consideration

Item Description	Estimated Quantity	Unit	Unit Price	Total Price
Reduction In Price For 2' Wide Concrete Edging On East And West Sides Of Building	1.00	LS	$2,050.00	$2,050.00
Reduction In Price For 4' Wide Concrete Edging On East And West Sides Of Building	1.00	LS	$4,100.00	$4,100.00

Notes:

- It is understood that the above is an estimate of the quantities to be done and that the payment shall be made at the stated unit prices on the actual quantities of work performed by the company as determined upon completion of work
- ITD Public Works: 11242-AAA-4
  WA Contractor # WOODSCH121DQ
  MT Contractor # 14219
  Construction Contracting Business: RCE-1911
- Prices may be withdrawn if not accepted within 15 days of receiving this proposal

Payment Terms:

Payment is due within 30 days upon receiving invoice

ACCEPTED:

The above prices, specifications and conditions are satisfactory and are hereby accepted.

Buyer: _____

Signature: _____

Date of Acceptance: _____

CONFIRMED:

Wood's Crushing And Hauling Inc.

Authorized Signature: _____

Estimator: Scott Wood

PCO #008

Ginno Construction Company
3893 North Schreiber Way
Coeur d'Alene, Idaho 83815
Phone: (208) 667-5560

Project: 23-10 - Travers Park Reno: Phase 1
2016 Pine Street
Sandpoint, Idaho 83864

Prime Contract Potential Change Order #008: CE #017 - Increase OH door A103A to 12'x12'

TO:	City of Sandpoint 1123 Lake St. Sandpoint Idaho, 83864	**FROM:**	Ginno Construction Company 3893 North Schreiber Way Coeur d'Alene Idaho, 83815
PCO NUMBER/REVISION:	008 / 0	**CONTRACT:**	1 - Travers Park Reno: Phase 1
REQUEST RECEIVED FROM:		**CREATED BY:**	Cory Quan **(Ginno Construction Company)**
STATUS:	Pending - In Review	**CREATED DATE:**	3/4 /2024
REFERENCE:		**PRIME CONTRACT CHANGE ORDER:**	None
FIELD CHANGE:	No		
LOCATION:		**ACCOUNTING METHOD:**	Amount Based
SCHEDULE IMPACT:		**PAID IN FULL:**	No
		TOTAL AMOUNT:	($6,991.38)

POTENTIAL CHANGE ORDER TITLE: CE #017 - Increase OH door A103A to 12'x12'

CHANGE REASON: Design Development

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*
CE #017 - Increase size of OH Door (A103A)
Increase size of OH Door (A103A) to allow for Asphalt Paving Equipment access

ATTACHMENTS:

#	Cost Code	Description	Type	Amount
1	13-3400 - Fab Engineered Structures	Increase size to 12'x12' OH Door (A103A)	SUBCONTRACT	$ 1,133.00
2	08-3613 - Sectional Doors	Increase size to 12'x12' OH Door (A103A)	SUBCONTRACT	$ 727.00
3	08-3613 - Sectional Doors	VE Base Bid: Cloplay 3200 series, Solid Panels (no windows), 10' x 10'	SUBCONTRACT	$ 7,616.00
4	08-3613 - Sectional Doors	Deduct: OH Doors A103A & A103B from current bid	SUBCONTRACT	($16,010.00)
			Subtotal:	($6,534.00)
		Liability Insurance: 1.00% Applies to OTHER, MATERIAL, LABOR, RENTAL, and SUBCONTRACT.		($65.34)
		OH&P: 6.00% Applies to OTHER, MATERIAL, LABOR, RENTAL, and SUBCONTRACT.		($392.04)
			Grand Total:	**($6,991.38)**

PCO #008

GINNO CONSTRUCTION CO.

SANDPOINT

Rustin Hall (ALSC Architects)
203 N. Washington Suite 400
Spokane Washington 99201

DocuSigned by:
5/1/2024
3CA40B921A1F45E...
SIGNATURE **DATE**

City of Sandpoint
1123 Lake St.
Sandpoint Idaho 83864

DocuSigned by:
Jason Welkes 5/26/2024
5D276376BA944DA...
SIGNATURE **DATE**

Ginno Construction Company
3893 North Schreiber Way
Coeur d'Alene Idaho 83815

Cory Quan - 3.12.24
SIGNATURE **DATE**

ALSC ARCHITECTS

SPOKANE
203 N Washington
Suite 400
Spokane, WA
99201
P 509.838.8568

alscarchitects.com

REQUEST FOR PROPOSAL NO: 003

Project Name: Travers Park Recreation Center

Owner: City of Sandpoint

Contractor: Ginno Construction Company

Job Number: 2023-011

TO: Ginno Construction Company, Contractor, please furnish your proposal for performing the changes outlined below and/or detailed on the attachments referred to:

Revise door 103A to be 12' wide x 12' high and revise type to be solid insulated panels in lieu of specified glazed.
Revise door 103B to be solid insulated panels in lieu of specified glazed.

ALSC Architects, P.S. By Gale Stanley Date: 3/12/24

PROPOSAL:

To the Owner: We propose to perform all changes described in the above request for a total ~~ADDITION~~/DEDUCTION (cross out one) to the contract sum of:

Six thousand nine hundred ninety one and 38/100 $ 6,991.38

(not including Sales Tax)

We have attached cost estimate detail sheets, and the foregoing amount covers all direct and indirect costs related to this proposal and to the effect of the proposal on the remainder of the project. All other provisions of the contract remain in full force and effect. We request the completion date be EXTENDED/REDUCED (cross one out) _____ calendar days because of this work. The Contractor agrees to be bound to this proposal quotation for sixty (60) days after this date.

_____ By _____ Date _____
Contractor

RECOMMENDATION:

TO: Owner, we have examined the foregoing proposal and find it to be appropriate for the request. We recommend its acceptance.

ALSC Architects, P.S. By _____ Date: _____

PROPOSAL ACCEPTANCE:

The Owner hereby accepts the foregoing proposal. This instrument, when signed below, constitutes the conditions upon which a Change Order will be issued.

_____ By _____ Date _____
Owner

CONTINENTAL DOOR COMPANY
8622 E Rockwell Ave
Spokane WA 99212

Showroom at
12718 East Indiana Avenue
Spokane Valley, WA 99216
(509) 921-2260

Estimate 50562285
Job
Estimate Date 2/28/2024

Billing Address
Ginno Construction
3893 N Schreiber Way
Coeur d'Alene, ID 83815-8362 USA

Job Address
Travers Park
2016 Pine Street
Sandpoint, ID 83864 USA

Estimate Details

Travers Park VE options: Value Engineered options for Travers Park Courts

Task #	Description	Quantity	Your Price	Your Total
CBill Misc	remove doors A103A & B as model 904	2.00	$-8,005.00	$-16,010.00
3200-CB	10-2 x 10-0	0.00	$3,808.00	$7,616.00
3200-CB	10-2 x 12-0	Add: $453 ea	$4,261.00	$0.00
3200-CB	12-2 x 12-0	Add: $727 ea	$4,535.00	$0.00
			Sub-Total	$-16,010.00
			Total	$-16,010.00

Thank you for choosing Continental Door Company.

+ $7,616 = -$8,394

*Excludes backing, blocking, opening preparation, and field painting.
*Excludes any and all electrical wiring for motors, controls, and safety devices.
*Please Note: Price reflects current market pricing, only good for 30 days. To lock in pricing of above described work Continental Door must receive:
1. Signed proposal/contract
2. Approved submittal drawings
3. Guaranteed dimensions provided by customer or site visit by Continental Door
4. Projected install date of products.

If product is ordered and delivered to your job site prior to install date, contractor and/or owner is responsible for secure storage and accepting progress bill for materials stored.
Be advised, current lead times may be longer then before the pandemic.

Travers Park - increase the size of one OHD

Troy Jurek <tjurek@legacybuildingsolutions.com>
Thu 2/29/2024 11:30 AM

To:Isaiah Yandt <isaiah@ginnoconstruction.com>;Cory Quan <cory@ginnoconstruction.com>
Cc:Theresa Martin <tmartin@legacybuildingsolutions.com>;Shannon Humbert <shumbert@legacybuildingsolutions.com>;Eric Donnay <edonnay@legacybuildingsolutions.com>;Jeremy Sanden <jsanden@legacybuildingsolutions.com>

Good afternoon.

Following up on yesterday's conversation, pricing is shown below for increasing one (1) overhead door in size from the current 10'x10' size.

Increase to 10'x12': $300
Increase to 12'x12': $1,133

Please let us know as soon as possible if you wish to make a change, so we can document everything and get this scheduled in Drafting.

Thank you.

LEGACY BUILDING SOLUTIONS
CERTIFIED CSA A660 ISO CERTIFIED

Troy Jurek
Operations

O: 320.258.0504
C: 320.290.6688
tjurek@legacybuilding solutions.com
legacybuildingsolutions.com

From: Troy Jurek
Sent: Friday, February 23, 2024 6:57 AM
To: Ginno - Isaiah Yandt <isaiah@ginnoconstruction.com>; cory@ginnoconstruction.com
Cc: Theresa Martin <tmartin@legacybuildingsolutions.com>; Shannon Humbert <shumbert@legacybuildingsolutions.com>; Eric Donnay <edonnay@legacybuildingsolutions.com>; Jeremy Sanden <jsanden@legacybuildingsolutions.com>
Subject: your voicemail re: OHD size

Good morning, Isaiah.

In response to your inquiry regarding the potential for the overhead door(s) to increase in size from 10'x10' to 12'x12', I cannot offer you a complete answer at this time but can offer the following.

You have our drawings, so you can see the opening that is framed in the sidewall for the door currently. There is not a lot of room to move the entire opening upward, but I would say it appears likely that with a change in the track (angle), you could likely find a 12'-t door that will fit.

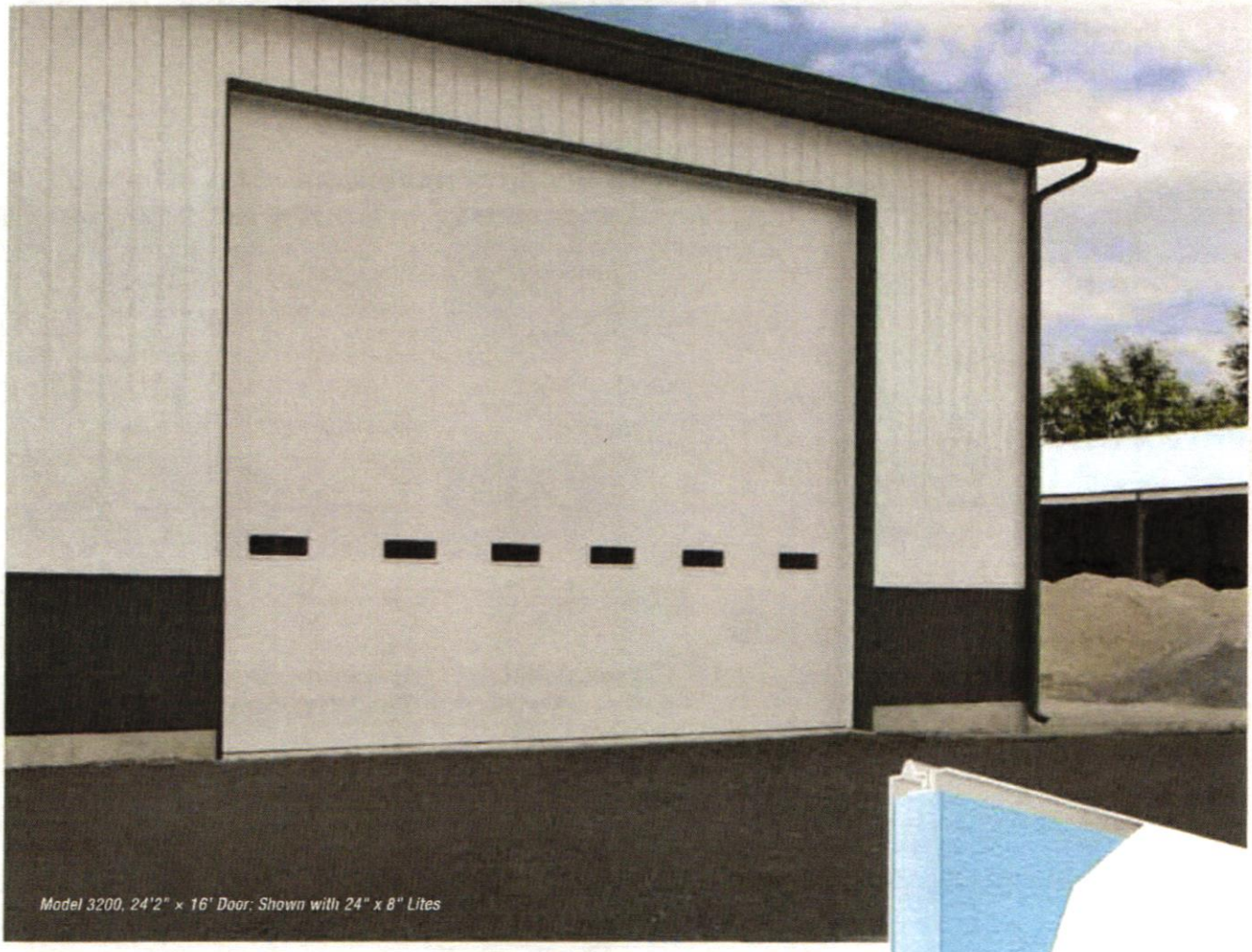
We would be looking at $500 +/- for redrafting all the details for a change in OHD size. It would not be until this process was completed that I could also confirm the materials cost impact of the change. I am guessing we could be looking at $1,000+ per door for modified components, plus freight cost to get the materials to site.

I hope this is enough information to allow for a decision to be made. Please let us know what you need from us next. Thank you.

DocuSign Envelope ID: 235120B4-7FA3-42B7-B062-8FF1B2931EBB

CLOPAY COMMERCIAL – MODELS 3200, 3211, 3213

energy series



Model 3200, 24'2" × 16' Door; Shown with 24" x 8" Lites



POLYSTYRENE INSULATED STEEL DOOR

Clopay Models 3200, 3211 and 3213 are high-quality doors designed for commercial and industrial facilities, providing the durability of a full 24 gauge, heavy-duty exterior steel skin in an energy-efficient door system. R-Value 9.1.

- Bonded polystyrene insulation and thermal break for enhanced comfort.
- Three-layer construction with steel and insulation for increased durability.
- Three-stage paint process delivers a virtually maintenance-free finish.
- Injection-molded lite frames with integral weatherseal are durable and seal against the elements. Many glass options available for visibility, privacy or energy efficiency.



Steel skins are protected through a tough, layered coating system, including a hot-dipped galvanized layer, a protective metal oxide pretreatment and a baked-on primer and top coat. Ten-year warranty against rust-through.

clopaycommercial.com

PANEL DESIGNS

Minor Ribbed (3200)

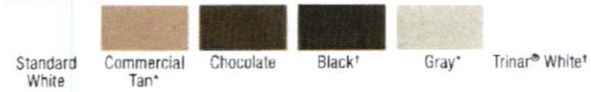
Flush (3211)



Elegant Raised (3213)

COLOR OPTIONS

MODEL 3200



Standard White | Commercial Tan* | Chocolate | Black† | Gray* | Trinar® White†

ADDITIONAL COLORS FOR MODELS 3211, 3213



Almond | Desert Tan | Sandtone | Trinar® Beige†

** Not available on Models 3211 and 3213.*
† Additional charges apply.
Due to the printing process, colors may vary.

CUSTOM PAINT OPTION

COLOR BLAST

Color Blast® finish offers more than 1,500 Sherwin-Williams® color options to complement your building design. This durable two-part paint system has been thoroughly tested and is backed by a five-year warranty.

Due to solar reflective formulation to meet greater than a 38 LRV, some colors may not be available.

FEATURES

STANDARD HARDWARE

- TPE astragal in corrosion-resistant retainer
- Commercial 10-ball steel rollers (nylon tires available)
- Steel step plate and lift handle
- Galvanized steel end stiles
- Inside slide lock for increased security
- 2" or 3" track
- 10,000 cycle springs
- Galvanized aircraft cable with minimum 7:1 safety factor
- Variety of track configurations to meet building specifications

MATERIALS AND CONSTRUCTION

Panel Thickness	2"
Insulation	2" bonded polystyrene
R-value	9.1*
U-Factor	0.23
Air Infiltration	0.34 cfm/ft²
Thermal Break	Continuous silicone filled
Exterior Steel	24 gauge (.58 mm)
Interior Steel	27 gauge (.41 mm)
Exterior Surface	Stucco embossed, minor ribbed (3200) Woodgrain embossed, flush (3211) Woodgrain embossed, elegant raised (3213)
Max Width	3200: 26'2"; 3211/3213: 20'2"
Max Height	3200: 24'; 3211/3213: 18'
Exterior Colors	Standard White, Almond, Desert Tan, Sandtone, Commercial Tan, Chocolate, Black, Gray, Trinar® White and Trinar® Beige. Also available in Color Blast® finish.
Interior Color	Standard White
Limited Warranties	10-year standard paint 5-year delamination 5-year Color Blast® finish 1-year material and workmanship

**Calculated door section R-value is in accordance with DASMA TDS-163.*
For special sizes, applications and options, consult customer service at 1-800-526-4301.

ADDITIONAL OPTIONS

WINDOW OPTIONS



24" × 8" (3200)



24" × 12" (3200)



Aluminum Full-View* (3200)



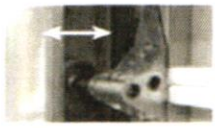
19-1/2" × 12" (3211, 3213)

** Intellicore® polyurethane insulated option also available.*
Model 3200 is available with insulated or insulated tempered glass. Full-view section, prepainted Standard White or Chocolate; glazing options include DSB, plexiglass, wire and insulated glass. Models 3211 and 3213 are available with DSB, plexiglass and insulated glass.

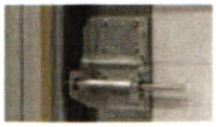
HEAVY-DUTY HARDWARE *(where not standard)*



Double-end hinge



3" Track



High performance hardware features 10 gauge end hinges, heavy-duty top bracket and 3" sealed roller with 5/8" stem.

MULLIONS



Carry-away, roll-away or swing-up mullions are available on select sizes.

BREAK-AWAY SECTION



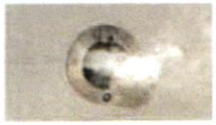
Single section and double sections available on select sizes. (3200)

PASS DOOR



32" wide × 80" high, max 16'2" wide section. (3200)

EXHAUST PORT



Can be cut into any type of sectional door. Available in select sizes.

SAFE-T-STOP™ CHAIN HOIST



Hand chain hoist with an integral braking system providing controlled descent for sectional doors.



WindCode® design pressure (DP) up to 52 PSF depending on size. Models tested 50% greater than DP.



Upgrade your standard door with industrial-grade components.

HIGH CYCLE SPRINGS



25,000, 50,000 or 100,000 cycle springs available.

CODE COMPLIANT

This Clopay door complies with the 2015 IECC (International Energy Conservation Code) with an air infiltration rating of .40 cfm/ft² or less (IECC, Section 402.5.2), and also meets the U-factor requirement of 0.37 or less (IECC, Section C402.4, for Climate Zones 1 through 8).

Clopay

For more information on these and other Clopay products, visit **clopaycommercial.com**. Architects and specifiers, visit **architectdoorhelp.com**.

MADE IN USA

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CMDC-3200-00_REV0223

PCO #011

Ginno Construction Company
3893 North Schreiber Way
Coeur d'Alene, Idaho 83815
Phone: (208) 667-5560

Project: 23-10 - Travers Park Reno: Phase 1
2016 Pine Street
Sandpoint, Idaho 83864

Prime Contract Potential Change Order #011: CE #020 - Additional Sawdust O

TO:	City of Sandpoint 1123 Lake St. Sandpoint Idaho, 83864	**FROM:**	Ginno Construction Company 3893 North Schreiber Way Coeur d'Alene Idaho, 83815
PCO NUMBER/REVISION:	011 / 0	**CONTRACT:**	1 - Travers Park Reno: Phase 1
REQUEST RECEIVED FROM:		**CREATED BY:**	Cory Quan **(Ginno Construction Company)**
STATUS:	Pending - In Review	**CREATED DATE:**	3/21 /2024
REFERENCE:		**PRIME CONTRACT CHANGE ORDER:**	None
FIELD CHANGE:	No		
LOCATION:		**ACCOUNTING METHOD:**	Amount Based
SCHEDULE IMPACT:		**PAID IN FULL:**	No
		TOTAL AMOUNT:	$58,566.43

POTENTIAL CHANGE ORDER TITLE: CE #020 - Additional Sawdust O

CHANGE REASON: Unforeseeable Condition

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*
CE #020 - Additional Sawdust Over Ex (CCD-2)
Additional Sawdust Over Ex (CCD-2)

ATTACHMENTS:

#	Cost Code	Description	Type	Amount
1	31-1000 - Earthwork	Final Invoice (CCD-2 Sawdust Over Ex)	SUBCONTRACT	$ 341,410.98
2	31-1000 - Earthwork	Previously Approved Amount Included in Change Order 003	SUBCONTRACT	($286,676.00)
			Subtotal:	$54,734.98
			Liability Insurance: 1.00% Applies to OTHER, MATERIAL, LABOR, RENTAL, and SUBCONTRACT.	$ 547.35
			OH&P: 6.00% Applies to OTHER, MATERIAL, LABOR, RENTAL, and SUBCONTRACT.	$ 3,284.10
			Grand Total:	**$58,566.43**

Rustin Hall (ALSC Architects)
203 N. Washington Suite 400
Spokane Washington 99201

DocuSigned by:
5/1/2024
3CA40B021A1F45E...
SIGNATURE **DATE**

City of Sandpoint
1123 Lake St.
Sandpoint Idaho 83864

DocuSigned by:
Jason Welker 4/26/2024
5D276376BA944DA...
SIGNATURE **DATE**

Ginno Construction Company
3893 North Schreiber Way
Coeur d'Alene Idaho 83815

Cory Quan - 3.21.24
SIGNATURE **DATE**

DocuSign Envelope ID: 235120B4-7FA3-42B7-B062-8FF1B2931EBB

Overland Excavation Inc.

PO Box 1071
Sandpoint Idaho 83864
RCE255
OVERLEI951LE

Invoice

Date	Invoice #
2/12/2024	17024

Bill To
Ginno Construction Travers Park

P.O. No.	Terms	Project

Description	Qty	Rate	Amount
Total export material for Travers Park building pad. Grubbed and exported. (617 loads)	8,638	9.71	83,874.98T
Total import (5") material for building pad. Delivered and placed. (per invoice from pit) 656 Loads	8,668	28.00	242,704.00T
Total import (8") material required for footings. Delivered and placed. 23 Loads	412	36.00	14,832.00T

Subtotal	$341,410.98
Sales Tax (0.00)	$0.00
Total	$341,410.98
Payments/Credits	$0.00
Balance Due	$341,410.98

DocuSign Envelope ID: 235120B4-7FA3-42B7-B062-8FF1B2931EBB

Travers Park - Over Excavation Verification (CCD-2 - Sawdust Over Ex)

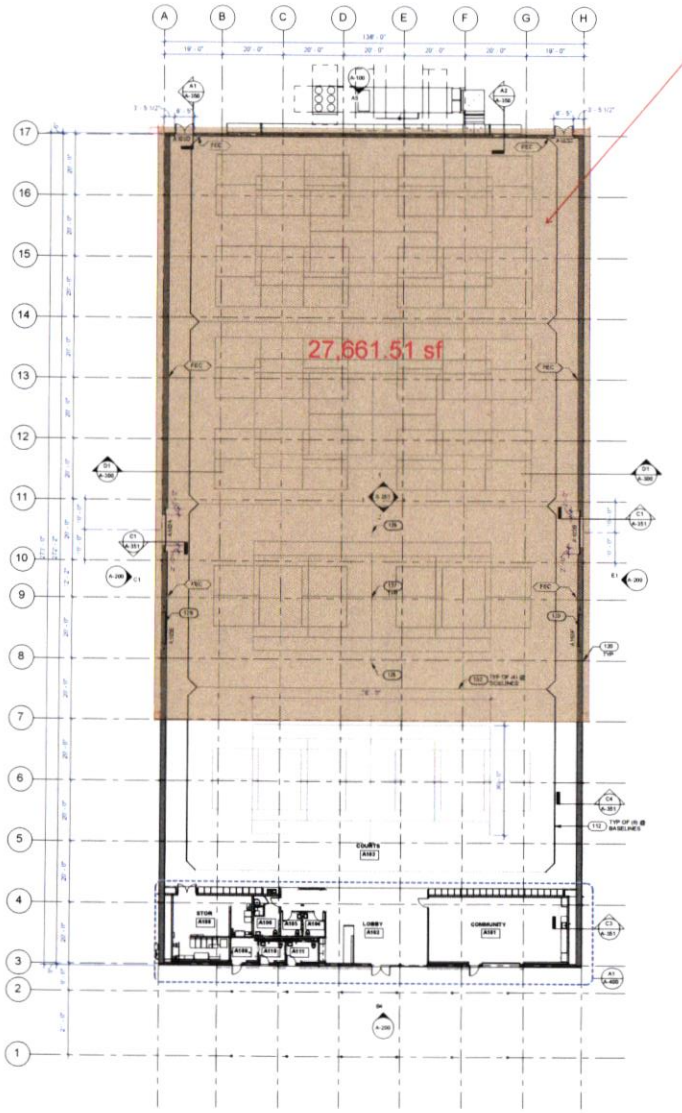
Approx. Excavated Footprint (SF)	26,700
Avg. Depth Excavated (ft)	7
Total CF	186,900
Total CY	6,922
Swell Factor (1.2-1.4 Per Eng.)	1.4
Adjusted CY Hauled	**9,691**

		Truck Type	Est. Ton	Est. Cy	Avg. Cy	Total Import Loads	Total Export Loads
Overland		Regular	16	11-13	12	80	134
Lone Mountain	DT2	Regular	17	12-14	14	65	44
Up North	Truck 1	Superdump	24 ton	16-18	17	92	0
	Truck 2	Regular	17 ton	12-14	14	87	0
Dunn Trucking	All Trucks	Regular	17 ton	14-15	14	383	419

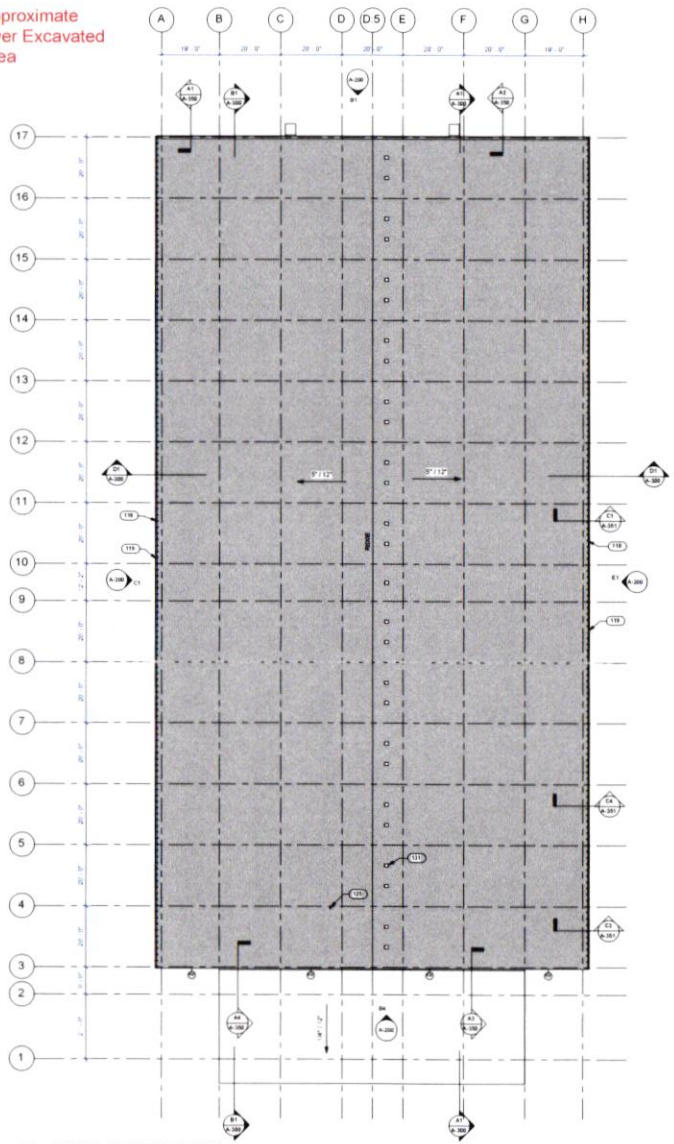
			Import Loads					Truck Capacity			Export Loads		Truck Capacity				
	Ticket	Date	3/4"	5"	3"-6"	8"	Sub-Totals	CY	Total CY Hauled	Notes	Waste	Notes	CY	Adjusted CY for Sawdust	Total CY Hauled	Adjusted Total CY for Sawdust	Invoice
Dunn Trucking	851595	11/7/23					0	14	0		7	Pits	14	17	98	119	
Overland Trucking		11/7/23					0	12	0		6		12	15	72	90	
Overland Trucking		11/8/23		2			2	12	24		2		12	15	24	30	
Dunn Trucking	851596	11/8/23		4			4	14	56		4		14	17	56	68	
Dunn Trucking	566473	11/13/23		4			4	14	56		12		14	17	168	204	
Overland Trucking		11/13/23		1			1	12	12		1		12	15	12	15	
Overland Trucking		11/16/23		4			4	12	48		3		12	15	36	45	
Dunn Trucking	566476	11/16/23		5			5	14	70		9		14	17	126	153	
Overland Trucking		11/17/23		4			4	12	48		4		12	15	48	60	
Dunn Trucking	566477	11/17/23		9			9	14	126		9		14	17	126	153	
Dunn Trucking	566478	11/20/23		7			7	14	98		7		14	17	98	119	
Dunn Trucking	851597	11/20/23		7			7	14	98	Linscott	7		14	17	98	119	
Dunn Trucking	851598	11/21/23		7			7	14	98		7	Soccerfield	14	17	98	119	
Dunn Trucking	566479	11/21/23		8			8	14	112		8		14	17	112	136	
Lone Mountain	Colton DT2	11/21/23		7			7	14	98		6		14	17	84	102	
Lone Mountain	Colton DT2	11/22/23		9			9	14	126		10		14	17	140	170	
Overland Trucking		11/22/23		13			13	12	156		8		12	15	96	120	
Dunn Trucking	851599	11/22/23		10			10	14	140		10	9 to pits	14	17	140	170	
Dunn Trucking	566481	11/24/23					0	14	0		13		14	17	182	221	
Dunn Trucking	566485	11/29/23	1	2			3	14	42		18		14	17	252	306	
Dunn Trucking	566486	11/30/23		1			1	14	14		28		14	17	392	476	
Dunn Trucking	054651	11/29/23	1	2			3	14	42		15	To Field	14	17	210	255	
Dunn Trucking	054652	11/30/23		1			1	14	14		28		14	17	392	476	
Lone Mountain	Colton DT2	11/30/23		8			8	14	112		8	Sawdust	14	17	112	136	
Lone Mountain	Colton DT2	12/1/23		8			8	14	112		9	Sawdust	14	17	126	153	
Dunn Trucking	054653	12/1/23		8			8	14	112		7	To Pits	14	17	98	119	
Dunn Trucking	566487	12/1/23		8			8	14	112		7	To Pits	14	17	98	119	
Dunn Trucking	566489	12/13/23		3		7	10	14	140				14	17	0	0	Paid via Invoice 2310_1
Lone Mountain	Colton DT2	12/13/23		4		2	6	14	84				14	17	0	0	
Overland Trucking		12/13/23		3			3	12	36				12	15	0	0	
Lone Mountain	Colton DT2	12/14/23		6		5	11	14	154				14	17	0	0	
Dunn Trucking	054654	12/14/23		8		3	11	14	154				14	17	0	0	
Dunn Trucking	566490	12/14/23		8		3	11	14	154				14	17	0	0	
Overland Trucking		12/14/23		7			7	12	84				12	15	0	0	
Lone Mountain	Colton DT2	12/15/23				1	1	14	14		10		14	17	140	170	
Dunn Trucking	054655	12/15/23		7		5	12	14	168				14	17	0	0	
Dunn Trucking	566491	12/15/23		7		5	12	14	168				14	17	0	0	
Overland Trucking		12/15/23		5			5	12	60				12	15	0	0	
Dunn Trucking	054656	12/18/23		10			10	14	140				14	17	0	0	
Lone Mountain	Colton DT2	12/18/23		10			10	14	140		1		14	17	14	17	
Dunn Trucking	566492	12/18/23		9			9	14	126				14	17	0	0	
Lone Mountain	Colton DT2	12/19/23		4		1	5	14	70				14	17	0	0	
Dunn Trucking	054657	12/19/23		9			9	14	126				14	17	0	0	

Dunn Trucking	566493	12/19/23	9			9	14	126				14	17	0	0		
Dunn Trucking	566494	12/22/23				0	14	0		19		14	17	266	323		
Dunn Trucking	054658	12/22/23				0	14	0		17	Other side of park	14	17	238	289		
Overland Trucking		12/22/23	2			2	12	24				12	15	0	0		
Dunn Trucking	054659	12/27/23			2	2	14	28	To Build Road	25	Other side of park	14	17	350	425		
Dunn Trucking	566495	12/27/23			1	1	14	14		26		14	17	364	442		
Dunn Trucking	054660	12/28/23		6		6	14	84		5	Other side of park	14	17	70	85		
Dunn Trucking	566496	12/28/23		7		7	14	98				14	17	0	0		
Dunn Trucking	054661	12/29/23				0	14	0		32	Other side of park	14	17	448	544		
Dunn Trucking	566497	12/29/23				0	14	0		32		14	17	448	544		
Overland Trucking		12/29/23				0	12	0		26		12	15	312	390		
Franks Truck					7	7	14	98				14	17	0	0		
Dunn Trucking	054663	1/3/24	10			10	14	140				14	17	0	0		
Overland Trucking		1/3/24	8			8	12	96				12	15	0	0		
Up North Hauling	Truck 2	1/3/24	9			9	14	126				14	17	0	0		
Dunn Trucking	054664	1/4/24	11			11	14	154				14	17	0	0		
Overland Trucking		1/4/24				0	12	0		26		12	15	312	390		
Up North Hauling	Truck 1	1/4/24	10			10	17	170				17	20	0	0		
Up North Hauling	Truck 2	1/4/24	10			10	14	140				14	17	0	0		
Overland Trucking		1/5/24				0	12	0		27		12	15	324	405		
Dunn Trucking	054655	1/5/24	11			11	14	154				14	17	0	0		
Dunn Trucking	597351	1/5/24	7			7	14	98				14	17	0	0		
Up North Hauling	Truck 1	1/5/24	10			10	17	170				17	20	0	0		
Up North Hauling	Truck 2	1/5/24	10			10	14	140				14	17	0	0		
Dunn Trucking	054666	1/8/24	12			12	14	168				14	17	0	0		
Dunn Trucking	597352	1/8/24	8			8	14	112				14	17	0	0		
Overland Trucking		1/8/24				0	12	0		31		12	15	372	465		
Up North Hauling	Truck 2	1/8/24	12			12	14	168				14	17	0	0		
Dunn Trucking	054667	1/9/24	8			8	14	112				14	17	0	0		
Dunn Trucking	597353	1/9/24	9			9	14	126				14	17	0	0		
Overland Trucking		1/9/24	3			3	12	36				12	15	0	0		
Up North Hauling	Truck 1	1/9/24	8			8	17	136				17	20	0	0		
Up North Hauling	Truck 2	1/9/24	8			8	14	112				14	17	0	0		
Dunn Trucking	597354	1/10/24	11			11	14	154				14	17	0	0		
Dunn Trucking	054668	1/10/24	11			11	14	154				14	17	0	0		
Overland Trucking		1/10/24	10			10	12	120				12	15	0	0		
Up North Hauling	Truck 1	1/10/24	11			11	17	187				17	20	0	0		
Up North Hauling	Truck 2	1/10/24	8			8	14	112				14	17	0	0		
Dunn Trucking	597355	1/11/24	2			2	14	28				14	17	0	0		
Overland Trucking		1/11/24	1			1	12	12				12	15	0	0		
Up North Hauling	Truck 1	1/11/24	2			2	17	34				17	20	0	0		
Dunn Trucking	597357	1/19/24				0	14	0		23		14	17	322	391		
Dunn Trucking	597358	1/23/24				0	14	0		22		14	17	308	374		
Dunn Trucking	054670	1/23/24				0	14	0		22	Mud	14	17	308	374		
Dunn Trucking	597359	1/24/24	10			10	14	140				14	17	0	0		
Dunn Trucking	054671	1/24/24	10			10	14	140				14	17	0	0		
Overland Trucking		1/24/24	5			5	12	60				12	15	0	0		
Up North Hauling	Truck 1	1/24/24	10			10	17	170				17	20	0	0		
Up North Hauling	Truck 2	1/24/24	10			10	14	140				14	17	0	0		
Dunn Trucking	597360	1/25/24	12			12	14	168				14	17	0	0		
Dunn Trucking	054672	1/25/24	12			12	14	168				14	17	0	0		
Overland Trucking		1/25/24	8			8	12	96				12	15	0	0		
Up North Hauling	Truck 1	1/25/24	11			11	17	187				17	20	0	0		
Up North Hauling	Truck 2	1/25/24	3			3	14	42				14	17	0	0		
Dunn Trucking	597361	1/26/24	12			12	14	168				14	17	0	0		
Dunn Trucking	054673	1/26/24	12			12	14	168				14	17	0	0		
Overland Trucking		1/26/24	1			1	12	12				12	15	0	0		
Up North Hauling	Truck 1	1/26/24	13			13	17	221				17	20	0	0		
Dunn Trucking	054674	1/29/24	7			7	14	98				14	17	0	0		
Overland Trucking		1/29/24	3			3	12	36				12	15	0	0		
Up North Hauling	Truck 1	1/29/24	10			10	17	170				17	20	0	0		
Up North Hauling	Truck 2	1/29/24	10			10	14	140				14	17	0	0		
Dunn Trucking	054675	1/30/24	7			7	14	98				14	17	0	0		
Dunn Trucking	597362	1/30/24	7			7	14	98				14	17	0	0		
Up North Hauling	Truck 1	1/30/24	7			7	17	119				17	20	0	0		
Up North Hauling	Truck 2	1/30/24	7			7	14	98				14	17	0	0		

	Import						Export			
	Total Loads Hauled by Product									
	3/4"	5"	3"-6"	8"	Total Loads	Total CY	Total Loads		Total CY	Total CY
Total Hauling For Travers Park	2	657	13	42	714	10,112	597		8,090	9,881



A1 LEVEL 1 FLOOR PLAN



A3 ROOF - OVERALL PLAN

GENERAL NOTES - ROOF

1. ARROWS INDICATE DIRECTION OF SLOPE.
2. SEE MECHANICAL DWGS FOR MORE INFORMATION: EQUIPMENT & ROOF PENETRATIONS.
3. PROVIDE TAPERED INSULATION CRICKET AT ALL MECH EQUIPMENT
4. SEE WALL SECTIONS FOR COPING AND EAVE INFORMATION
5. REQUIRED SOLAR ZONE PER WSEC 0411.6 PROVIDED. MINIMUM AREA HAS BEEN CALCULATED THROUGH METHOD 0411.2.2: 20% OF ELECTRICAL SERVICE SIZE - 33,216 SF

ROOF LEGEND

xR1 PER TF'S MFR. FABRIC COLOR: GRAY	xR2

CODED NOTES

NUMBER	DESCRIPTION
102	MESH DIVIDER CURTAIN: 10'-0" HIGH. COORDINATE PLACEMENT WITH COURT STRIPING LAYOUT
112	SOLID VINYL BACKSTOP CURTAIN: 10'-0"HIGH. COORDINATE PLACEMENT WITH COURT STRIPING LAYOUT
118	ICE BREAKERS @ EAVES PER TFB MFR
119	MTL GUTTER W/ HEAT TRACE. RE: ELEC
120	DOWNSPOUTS @ 40' MAX OC PER TF'S MFR
125	PLUMBING VENT STACK. PER MECH COORDINATION LOCATION W/ TFB MFR AND BRACE TO STRUCTURE
126	TENNIS NET SLEEVE & STANDARD WITH FOOTING PER DETAIL A1/A-560. TYP @ (8) LOCATIONS. SEE STRIPING PLAN FOR PLACEMENT REQTS.
131	ROOF VENT PER TFB MFR. TYP.
137	TENNIS NET CENTER STRAP ANCHOR AND FOOTING PER DETAIL 8/A-560. TYP @ (4) LOCATIONS. SEE FLOOR PLAN FOR PLACEMENT REQTS.
139	ALTERNATE NO. 1: PROVIDE OVERHEAD SECTIONAL DOOR WITH ROUGH-IN FOR FUTURE POWER OPERATOR

ALSC ARCHITECTS

LICENSED ARCHITECT
AR-984810
KIMBERLY A. PHELPS
STATE OF IDAHO

SANDPOINT
CITY OF SANDPOINT

TRAVERS PARK RECREATION CENTER

CONSTRUCTION DOCUMENTS

REV	DATE	DESCRIPTION
1	11/29/23	CONST DOCUMENTS

PROJ. NO: 2023-011
DRAWN: RM
PROJ. MNGR: GS
DATE: 11/29/23

© ALSC ARCHITECTS, P.S.

FLOOR & ROOF PLAN - OVERALL

A-1

RE: Travers Park - Sawdust Excavation

Stephen Matkin <smatkin@dci-engineers.com>

Thu 2/22/2024 8:21 AM

To:Cory Quan <cory@ginnoconstruction.com>;Gale Stanley <gstanley@alscarchitects.com>
Cc:Gabe Bujko <gabe@ginnoconstruction.com>;Isaiah Yandt <isaiah@ginnoconstruction.com>;Cole Bitnoff <cole@ginnoconstruction.com>

You don't often get email from smatkin@dci-engineers.com. Learn why this is important

I can't seem to find anything on swell factor of undocumented fill and or sawdust. I typically find the contractors use a swell factor in the area between 1.2 and 1.4. I would expect it to be on the higher end but I'm not certain.

I'm assuming you are planning to haul off all the sawdust, are you asking for pricing purposes?

Stephen Matkin, PE | Associate
DCI ENGINEERS, Coeur d'Alene
D: 208.820.3797 • C: 509.385.1079 • smatkin@dci-engineers.com

From: Cory Quan <cory@ginnoconstruction.com>
Sent: Wednesday, February 21, 2024 9:45 AM
To: Stephen Matkin <smatkin@dci-engineers.com>; Gale Stanley <gstanley@alscarchitects.com>
Cc: Gabe Bujko <gabe@ginnoconstruction.com>; Isaiah Yandt <isaiah@ginnoconstruction.com>; Cole Bitnoff <cole@ginnoconstruction.com>
Subject: Re: Travers Park - Sawdust Excavation

Yes that's correct, the swell factor is what I'm referring to

Cory Quan (Phillips)
Ginno Construction Co. | *Project Manager*
Cell: 509.362.5853 | Office: 208.667.5560
3893 N. Schreiber Way | Couer d'Alene, ID 83815
www.ginnoconstruction.com
http://www.ginnoconstruction.com/

From: Stephen Matkin <smatkin@dci-engineers.com>
Sent: Wednesday, February 21, 2024 9:40 AM
To: Cory Quan <cory@ginnoconstruction.com>; Gale Stanley <gstanley@alscarchitects.com>
Cc: Gabe Bujko <gabe@ginnoconstruction.com>; Isaiah Yandt <isaiah@ginnoconstruction.com>; Cole Bitnoff <cole@ginnoconstruction.com>
Subject: RE: Travers Park - Sawdust Excavation

You don't often get email from smatkin@dci-engineers.com. Learn why this is important

Hi Cory- What exactly do you mean by "fluff" factor? Are you asking what the swell might be from bank cubic yard to haul cubic yard?

Stephen Matkin, PE | Associate
DCI ENGINEERS, Coeur d'Alene
D: 208.820.3797 • C: 509.385.1079 • smatkin@dci-engineers.com

From: Cory Quan <cory@ginnoconstruction.com>
Sent: Tuesday, February 20, 2024 4:27 PM
To: Gale Stanley <gstanley@alscarchitects.com>; Stephen Matkin <smatkin@dci-engineers.com>
Cc: Gabe Bujko <gabe@ginnoconstruction.com>; Isaiah Yandt <isaiah@ginnoconstruction.com>; Cole Bitnoff

PCO #013

Ginno Construction Company
3893 North Schreiber Way
Coeur d'Alene, Idaho 83815
Phone: (208) 667-5560

Project: 23-10 - Travers Park Reno: Phase 1
2016 Pine Street
Sandpoint, Idaho 83864

Prime Contract Potential Change Order #013: CE #024 - RFP-006 - Pathway Pa

TO:	City of Sandpoint 1123 Lake St. Sandpoint Idaho, 83864	**FROM:**	Ginno Construction Company 3893 North Schreiber Way Coeur d'Alene Idaho, 83815
PCO NUMBER/REVISION:	013 / 0	**CONTRACT:**	1 - Travers Park Reno: Phase 1
REQUEST RECEIVED FROM:		**CREATED BY:**	Cory Quan **(Ginno Construction Company)**
STATUS:	Pending - In Review	**CREATED DATE:**	4/11 /2024
REFERENCE:		**PRIME CONTRACT CHANGE ORDER:**	None
FIELD CHANGE:	No		
LOCATION:		**ACCOUNTING METHOD:**	Amount Based
SCHEDULE IMPACT:		**PAID IN FULL:**	No
		TOTAL AMOUNT:	$11,706.87

POTENTIAL CHANGE ORDER TITLE: CE #024 - RFP-006 - Pathway Pa

CHANGE REASON: Proposal Request

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*
CE #024 - RFP-006 - Pathway Paving
RFP No.6 - Pathway Paving

Exclusions:
Regrading existing pathway

ATTACHMENTS:
RFP-6 Paved Pathway.pdf

#	Cost Code	Description	Type	Amount
1	32-1216 - Asphalt Paving	RFP No.6 - Pathway Paving	SUBCONTRACT	$ 10,331.00
2	01-4000 - Superintendent	Additional Coordination	LABOR	$ 260.00
3	01-5025 - Temporary Fencing	Additional Fencing / Pedestrian Traffic Control	RENTAL	$ 350.00
			Subtotal:	$10,941.00
			Liability Insurance: 1.00% Applies to OTHER, MATERIAL, LABOR, RENTAL, and SUBCONTRACT.	$ 109.41
			OH&P: 6.00% Applies to OTHER, MATERIAL, LABOR, RENTAL, and SUBCONTRACT.	$ 656.46
			Grand Total:	**$11,706.87**

PCO #013

GINNO CONSTRUCTION CO.

SANDPOINT

Rustin Hall (ALSC Architects)
203 N. Washington Suite 400
Spokane Washington 99201

DocuSigned by:
5/1/2024
3CA40B921A1E45E...
SIGNATURE **DATE**

City of Sandpoint
1123 Lake St.
Sandpoint Idaho 83864

DocuSigned by:
4/26/2024
SIGNATURE **DATE**

Ginno Construction Company
3893 North Schreiber Way
Coeur d'Alene Idaho 83815

Cory Quan - 4.11.24
SIGNATURE **DATE**

Wood's CRUSHING & HAULING, INC.

Serving the great northwest since 1975.

ROCK • ASPHALT • CONCRETE

Sandpoint, ID • 208-263-4800

To:	Ginno Construction	**Contact:**	
Address:	3893 N. Schreiber Way	**Phone:**	(208) 667-5560
	Coeur D' Alene, ID 83815	**Fax:**	(208) 665-0471
Project Name:	Travers Park RFP-6 Paved Pathway	**Bid Number:**	24078
Project Location:		**Bid Date:**	4/4/2024

We are pleased to submit the following estimate for your consideration

Item Description	Estimated Quantity	Unit	Unit Price	Total Price
Grade And Compact Existing Material 400'x8'	3,200.00	SF	$0.23	$736.00
Place And Compact 3/4 Minus Gravel As Needed	30.00	TON	$54.00	$1,620.00
2 1/2" Hot Mix Asphalt	55.00	TON	$145.00	$7,975.00

Total Bid Price: $10,331.00

Notes:

- Due to fluctuating costs of fuel and asphalt oil any increase in price will be passed on to the customer
- It is understood that the above is an estimate of the quantities to be done and that the payment shall be made at the stated unit prices on the actual quantities of work performed by the company as determined upon completion of work
- ITD Public Works: 11242-AAA-4
  WA Contractor # WOODSCH121DQ
  MT Contractor # 14219
  Construction Contracting Business: RCE-1911
- Prices may be withdrawn if not accepted within 15 days of receiving this proposal

Payment Terms:

Payment is due within 30 days upon receiving invoice

ACCEPTED:

The above prices, specifications and conditions are satisfactory and are hereby accepted.

Buyer: _____

Signature: _____

Date of Acceptance: _____

CONFIRMED:

Wood's Crushing And Hauling Inc.

Authorized Signature: _____

Estimator: Scott Wood

DocuSign Envelope ID: 235120B4-7FA3-42B7-B062-8FF1B2931EBB

ALSC ARCHITECTS
SPOKANE
203 N Washington
Suite 400
Spokane, WA
99201
P 509.838.8568
alscarchitects.com

REQUEST FOR PROPOSAL NO: 006

Project Name: Travers Park Recreation Center

Owner: City of Sandpoint

Contractor: Ginno Construction Company

Job Number: 2023-011

TO: Ginno Construction Company, Contractor, please furnish your proposal for performing the changes outlined below and/or detailed on the attachments referred to:

Provide asphalt paving at the pathway to the east of the exterior tennis courts in lieu of gravel. See attached site plan showing extent of additional paving highlighted in red.

ALSC Architects, P.S. By Gale Stanley Date: 4/3/24

PROPOSAL:

To the Owner: We propose to perform all changes described in the above request for a total ADDITION/DEDUCTION (cross out one) to the contract sum of:

_____ $_____

(not including Sales Tax)

We have attached cost estimate detail sheets, and the foregoing amount covers all direct and indirect costs related to this proposal and to the effect of the proposal on the remainder of the project. All other provisions of the contract remain in full force and effect. We request the completion date be EXTENDED/REDUCED (cross one out) _____ calendar days because of this work. The Contractor agrees to be bound to this proposal quotation for sixty (60) days after this date.

_____ By_____ Date_____

Contractor

RECOMMENDATION:

TO: Owner, we have examined the foregoing proposal and find it to be appropriate for the request. We recommend its acceptance.

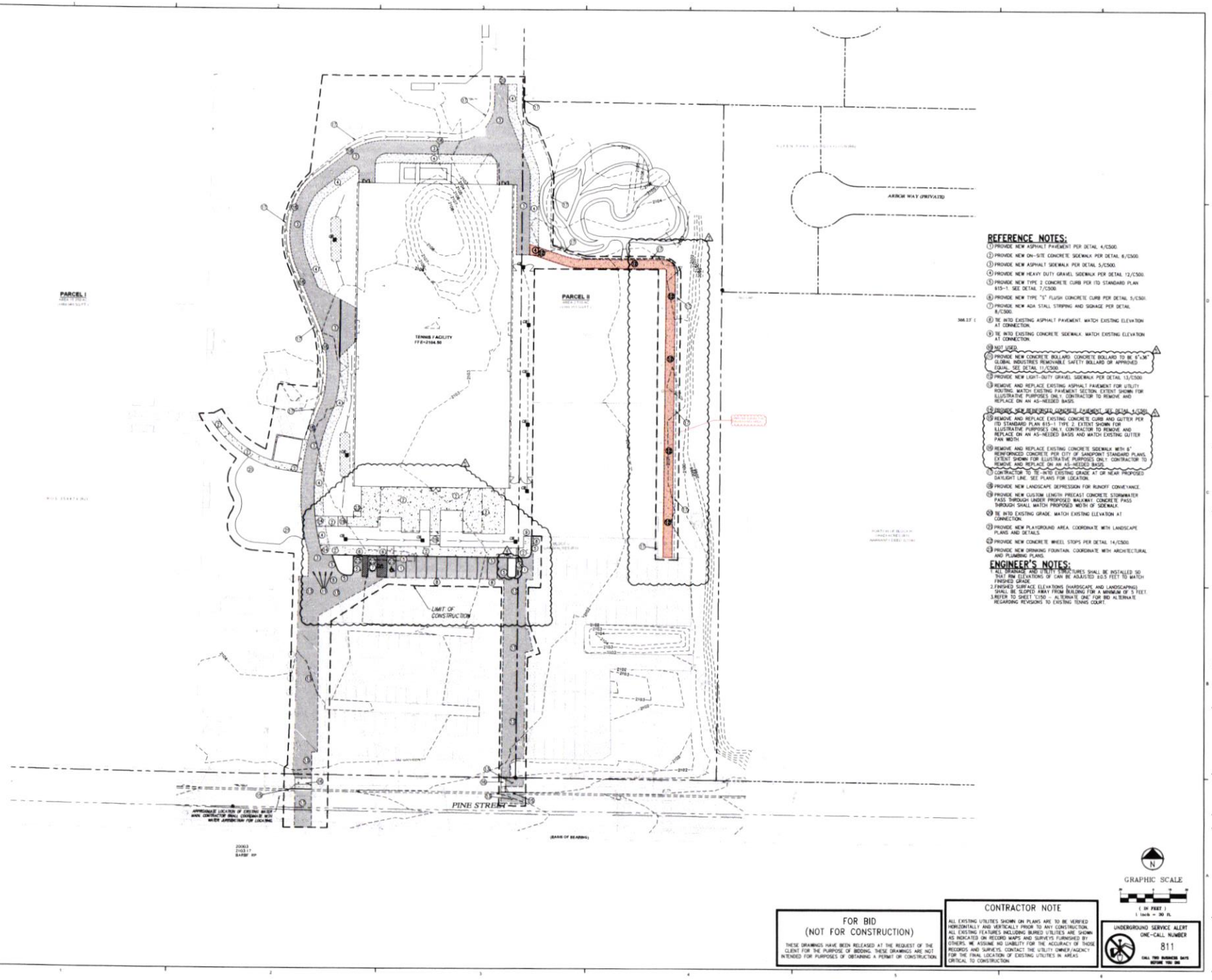
ALSC Architects, P.S. By_____ Date:_____

PROPOSAL ACCEPTANCE:

The Owner hereby accepts the foregoing proposal. This instrument, when signed below, constitutes the conditions upon which a Change Order will be issued.

_____ By_____ Date_____

Owner



ALSC ARCHITECTS

DCI ENGINEERS
707 W 2ND AVENUE
SPOKANE, WASHINGTON 99201
PHONE: (509) 455-4448 • FAX: (509) 455-7480
WEBSITE: www.dci-engineers.com
CIVIL / STRUCTURAL

PROFESSIONAL ENGINEER
STATE OF IDAHO
17258
MATTHEW R. LOBB
12/15/2023

SANDPOINT

CITY OF SANDPOINT

TRAVERS PARK RECREATION CENTER

CONSTRUCTION DOCUMENTS

REV	DATE	DESCRIPTION
1	8/15/2023	ADDENDUM 1
2	9/25/2023	CCD 1
3	11/6/2023	RFI 3
4	11/29/2023	CONSTRUCTION DOCS
5	12/1/2023	ADDENDUM NO. 2

PROJ. NO 2023-011
DRAWN SLM
PROJ. MNGR SDM
DATE 11/29/23

ALSC ARCHITECTS, P.S.

CIVIL SITE PLAN

C1

Ginno Construction Company
3893 North Schreiber Way
Coeur d'Alene, Idaho 83815
Phone: (208) 667-5560

Project: 23-10 - Travers Park Reno: Phase 1
2016 Pine Street
Sandpoint, Idaho 83864

Prime Contract Potential Change Order #014: CE #021 - RFP-004 - Extend Sto

TO:	City of Sandpoint 1123 Lake St. Sandpoint Idaho, 83864	**FROM:**	Ginno Construction Company 3893 North Schreiber Way Coeur d'Alene Idaho, 83815
PCO NUMBER/REVISION:	014 / 0	**CONTRACT:**	1 - Travers Park Reno: Phase 1
REQUEST RECEIVED FROM:		**CREATED BY:**	Cory Quan **(Ginno Construction Company)**
STATUS:	Pending - In Review	**CREATED DATE:**	4/12 /2024
REFERENCE:		**PRIME CONTRACT CHANGE ORDER:**	None
FIELD CHANGE:	No		
LOCATION:		**ACCOUNTING METHOD:**	Amount Based
SCHEDULE IMPACT:		**PAID IN FULL:**	No
		TOTAL AMOUNT:	$13,853.29

POTENTIAL CHANGE ORDER TITLE: CE #021 - RFP-004 - Extend Sto

CHANGE REASON: Proposal Request

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*
CE #021 - RFP-004 - Extend Storm Drain
RFP-004 - Extend Storm Drain

Specific Exclusions: Asphalt Paving/Patching

ATTACHMENTS:

Overland Price to Extend Storm Drain.pdf_ _RFP-004_Extend Storm Drain.pdf_

#	Cost Code	Description	Type	Amount
1	31-1000 - Earthwork	RFP-004 - Extend Storm Drain	SUBCONTRACT	$ 12,297.00
2	32-1216 - Asphalt Paving	RFP-004 Additioanal Asphalt Paving	SUBCONTRACT	$ 0.00
3	01-4000 - Superintendent	Labor for Coordination	LABOR	$ 650.00
			Subtotal:	$12,947.00
			Liability Insurance: 1.00% Applies to OTHER, MATERIAL, LABOR, RENTAL, and SUBCONTRACT.	$ 129.47
			OH&P: 6.00% Applies to OTHER, MATERIAL, LABOR, RENTAL, and SUBCONTRACT.	$ 776.82
			Grand Total:	**$13,853.29**

PCO #014

GINNO CONSTRUCTION CO.

SANDPOINT

Rustin Hall (ALSC Architects)
203 N. Washington Suite 400
Spokane Washington 99201

DocuSigned by:
5/1/2024
SIGNATURE DATE

City of Sandpoint
1123 Lake St.
Sandpoint Idaho 83864

DocuSigned by:
Jason Welker 4/26/2024
5D276376BA944DA...
SIGNATURE DATE

Ginno Construction Company
3893 North Schreiber Way
Coeur d'Alene Idaho 83815

DocuSigned by:
Rich Wells 4/24/2024
7E1A19A6080E45F...
SIGNATURE DATE

DocuSign Envelope ID: 235120B4-7FA3-42B7-B062-8FF1B2931EBB

ESTIMATE

DATE	ESTIMATE ...
4/12/2024	201075

OVERLAND Excavation &

PO Box 1071
Sandpoint Idaho 83864
Phone # 509-226-1127
Fax# (509) 226-2006
RCE 255

OVERLEI951LE

Ginno Construction
Travers Park

JOB SITE LOCATION

Travers Park Sandpoint

QTY/HRS	DESCRIPTION	UNIT COST	TOTAL
100	Extend storm drain for continuation to future skate park per plan C140. Approx 100'. Includes backfill and compaction. (Excludes asphalt patching)	85.00	8,500.00T
	Haul off and dispose of asphalt spoils.	1,000.00	1,000.00T
15	Bedding sand. Delivered	29.00	435.00T
30	Gravel for backlfill. Delivered	29.00	870.00T
	Job Site Supplies Used	1,492.60	1,492.60T

SIGNATURE DATE

By signing this Estimate, you accept the services and/or materials as they have been stated. Your signature acknowledges your understanding that should any additional service or material be needed, they will be discussed with you, along with possible alternatives. You may also be required to initial for those changes. You agree to hold Overland Excavation, Inc. and any of its employees harmless for any damage done to property or structures during the course of this work. You acknowledge financial responsibility and understanding that all invoices are due and payable upon completion of work. Acceptance of this estimate constitutes a contract. this is also notification of intent to lein. A finance charge of 15.0% per month may be added to unpaid balances over 30 days old.

Subtotal	$12,297.60
Sales Tax (0.00)	$0.00
TOTAL	$12,297.60

ALSC ARCHITECTS
SPOKANE
203 N Washington
Suite 400
Spokane, WA
99201
p 509.838.8568
alscarchitects.com

REQUEST FOR PROPOSAL NO: 004

Project Name: Travers Park Recreation Center

Owner: City of Sandpoint

Contractor: Ginno Construction Company

Job Number: 2023-011

TO: Ginno Construction Company, Contractor, please furnish your proposal for performing the changes outlined below and/or detailed on the attachments referred to:

Extend storm drain to meet Phase 1 of skate park expansion per attached revised C-140

ALSC Architects, P.S. By Gale Stanley Date: 3/18/24

PROPOSAL:

To the Owner: We propose to perform all changes described in the above request for a total ADDITION/DEDUCTION (cross out one) to the contract sum of:

_____ $_____

(not including Sales Tax)

We have attached cost estimate detail sheets, and the foregoing amount covers all direct and indirect costs related to this proposal and to the effect of the proposal on the remainder of the project. All other provisions of the contract remain in full force and effect. We request the completion date be EXTENDED/REDUCED (cross one out) _____ calendar days because of this work. The Contractor agrees to be bound to this proposal quotation for sixty (60) days after this date.

_____ By_____ Date_____
Contractor

RECOMMENDATION:

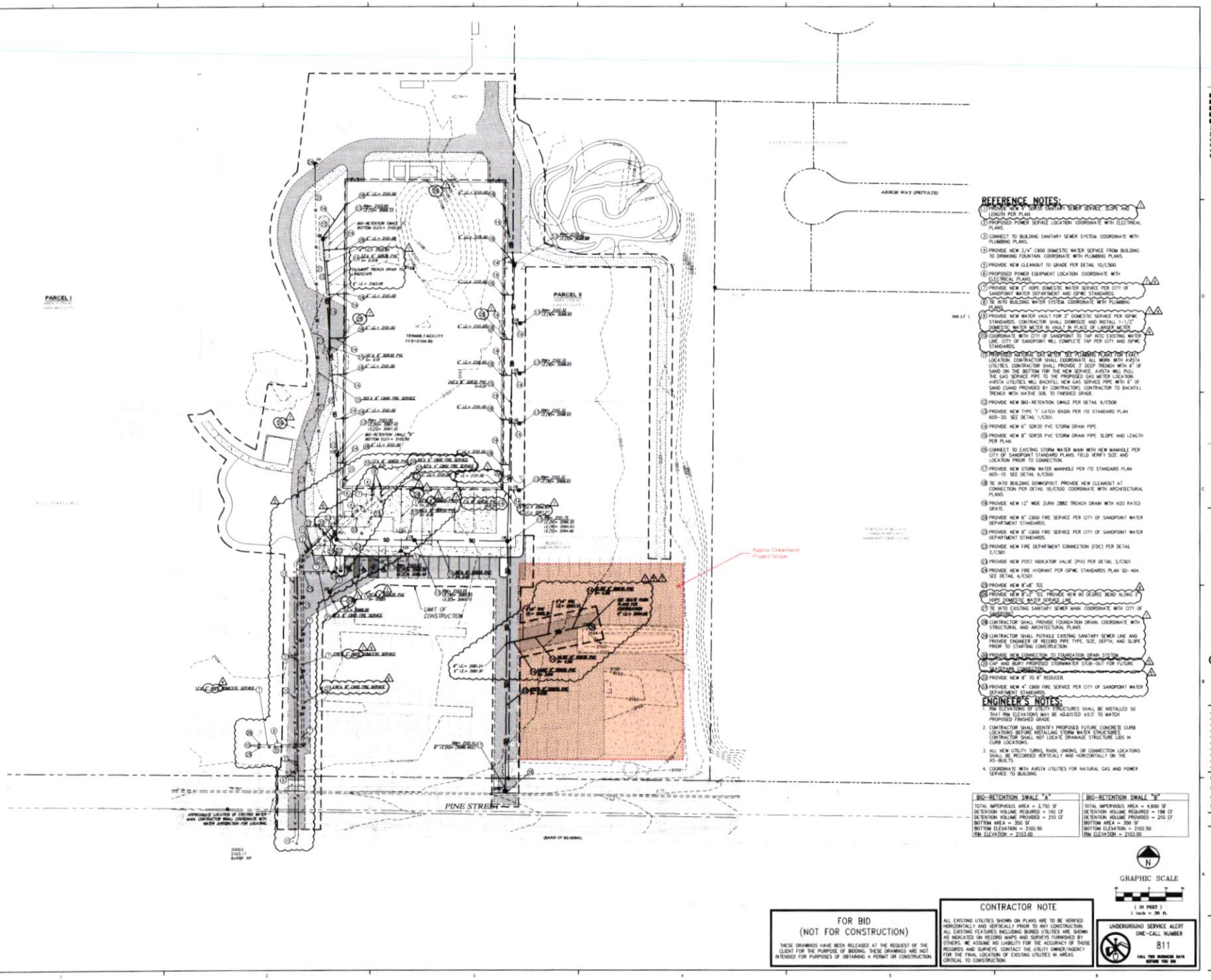
TO: Owner, we have examined the foregoing proposal and find it to be appropriate for the request. We recommend its acceptance.

ALSC Architects, P.S. By_____ Date:_____

PROPOSAL ACCEPTANCE:

The Owner hereby accepts the foregoing proposal. This instrument, when signed below, constitutes the conditions upon which a Change Order will be issued.

_____ By_____ Date_____
Owner



REFERENCE NOTES:

1. PROVIDE NEW 8" SDR35 DUCTILE IRON SEWER SERVICE, SLOPE AND LENGTH PER PLAN.
2. PROPOSED POWER SERVICE LOCATION. COORDINATE WITH ELECTRICAL PLANS.
3. CONNECT TO BUILDING SANITARY SEWER SYSTEM. COORDINATE WITH PLUMBING PLANS.
4. PROVIDE NEW 3/4" C900 DOMESTIC WATER SERVICE FROM BUILDING TO DRINKING FOUNTAIN. COORDINATE WITH PLUMBING PLANS.
5. PROVIDE NEW CLEANOUT TO GRADE PER DETAIL 10/C500.
6. PROPOSED POWER EQUIPMENT LOCATION. COORDINATE WITH ELECTRICAL PLANS.
7. PROVIDE NEW 2" HDPE DOMESTIC WATER SERVICE PER CITY OF SANDPOINT WATER DEPARTMENT AND ISPWC STANDARDS.
8. TIE INTO BUILDING WATER SYSTEM. COORDINATE WITH PLUMBING PLANS.
9. PROVIDE NEW WATER VAULT FOR 2" DOMESTIC SERVICE PER ISPWC STANDARDS. CONTRACTOR SHALL DOWNSIZE AND INSTALL 1-1/2" DOMESTIC WATER METER IN VAULT IN PLACE OF LARGER METER.
10. COORDINATE WITH CITY OF SANDPOINT TO TAP INTO EXISTING WATER LINE. CITY OF SANDPOINT WILL COMPLETE TAP PER CITY AND ISPWC STANDARDS.
11. PROVIDE NATURAL GAS & POWER SERVICE PER PLANS. FOR EXACT LOCATION, CONTRACTOR SHALL COORDINATE ALL WORK WITH AVISTA UTILITIES. CONTRACTOR SHALL PROVIDE 3' DEEP TRENCH WITH 6" OF SAND ON THE BOTTOM FOR THE NEW SERVICE. AVISTA WILL PULL THE GAS SERVICE PIPE TO THE PROPOSED GAS METER LOCATION. AVISTA UTILITIES WILL BACKFILL NEW GAS SERVICE PIPE WITH 6" OF SAND (SAND PROVIDED BY CONTRACTOR). CONTRACTOR TO BACKFILL TRENCH WITH NATIVE SOIL TO FINISHED GRADE.
12. PROVIDE NEW BIO-RETENTION SWALE PER DETAIL 9/C500
13. PROVIDE NEW TYPE 'I' CATCH BASIN PER ITD STANDARD PLAN 605-20. SEE DETAIL 1/C501.
14. PROVIDE NEW 6" SDR35 PVC STORM DRAIN PIPE.
15. PROVIDE NEW 8" SDR35 PVC STORM DRAIN PIPE. SLOPE AND LENGTH PER PLAN.
16. CONNECT TO EXISTING STORM WATER MAIN WITH NEW MANHOLE PER CITY OF SANDPOINT STANDARD PLANS. FIELD VERIFY SIZE AND LOCATION PRIOR TO CONNECTION.
17. PROVIDE NEW STORM WATER MANHOLE PER ITD STANDARD PLAN 605-10. SEE DETAIL 9/C500.
18. TIE INTO BUILDING DOWNSPOUT. PROVIDE NEW CLEANOUT AT CONNECTION PER DETAIL 10/C500. COORDINATE WITH ARCHITECTURAL PLANS.
19. PROVIDE NEW 12" WIDE ZURN Z882 TRENCH DRAIN WITH H20 RATED GRATE.
20. PROVIDE NEW 6" C900 FIRE SERVICE PER CITY OF SANDPOINT WATER DEPARTMENT STANDARDS.
21. PROVIDE NEW 6" C900 FIRE SERVICE PER CITY OF SANDPOINT WATER DEPARTMENT STANDARDS.
22. PROVIDE NEW FIRE DEPARTMENT CONNECTION (FDC) PER DETAIL 2/C501.
23. PROVIDE NEW POST INDICATOR VALVE (PIV) PER DETAIL 3/C501.
24. PROVIDE NEW FIRE HYDRANT PER ISPWC STANDARDS PLAN SD-404. SEE DETAIL 4/C501
25. PROVIDE NEW 8"x8" TEE.
26. PROVIDE NEW 8"x2" TEE. PROVIDE NEW 90 DEGREE BEND ALONG 2" HDPE DOMESTIC WATER SERVICE LINE.
27. TIE INTO EXISTING SANITARY SEWER MAIN. COORDINATE WITH CITY OF SANDPOINT.
28. CONTRACTOR SHALL PROVIDE FOUNDATION DRAIN. COORDINATE WITH STRUCTURAL AND ARCHITECTURAL PLANS.
29. CONTRACTOR SHALL POTHOLE EXISTING SANITARY SEWER LINE AND PROVIDE ENGINEER OF RECORD PIPE TYPE, SIZE, DEPTH, AND SLOPE PRIOR TO STARTING CONSTRUCTION.
30. PROVIDE NEW CONNECTION TO FOUNDATION DRAIN SYSTEM.
31. CAP AND BURY PROPOSED STORMWATER STUB-OUT FOR FUTURE SIDEWALK CONNECTION.
32. PROVIDE NEW 8" TO 6" REDUCER.
33. PROVIDE NEW 4" C900 FIRE SERVICE PER CITY OF SANDPOINT WATER DEPARTMENT STANDARDS.

ENGINEER'S NOTES:

1. RIM ELEVATIONS OF UTILITY STRUCTURES SHALL BE INSTALLED SO THAT RIM ELEVATIONS MAY BE ADJUSTED ±0.5' TO MATCH PROPOSED FINISHED GRADE.
2. CONTRACTOR SHALL IDENTIFY PROPOSED FUTURE CONCRETE CURB LOCATIONS BEFORE INSTALLING STORM WATER STRUCTURES. CONTRACTOR SHALL NOT LOCATE DRAINAGE STRUCTURE LIDS IN CURB LOCATIONS.
3. ALL NEW UTILITY TURNS, RADII, UNIONS, OR CONNECTION LOCATIONS SHALL BE RECORDED VERTICALLY AND HORIZONTALLY ON THE AS-BUILTS.
4. COORDINATE WITH AVISTA UTILITIES FOR NATURAL GAS AND POWER SERVICE TO BUILDING.

BIO-RETENTION SWALE "A"	BIO-RETENTION SWALE "B"
TOTAL IMPERVIOUS AREA = 3,750 SF	TOTAL IMPERVIOUS AREA = 4,600 SF
DETENTION VOLUME REQUIRED = 192 CF	DETENTION VOLUME REQUIRED = 196 CF
DETENTION VOLUME PROVIDED = 210 CF	DETENTION VOLUME PROVIDED = 210 CF
BOTTOM AREA = 350 SF	BOTTOM AREA = 390 SF
BOTTOM ELEVATION = 2102.50	BOTTOM ELEVATION = 2102.50
RIM ELEVATION = 2103.00	RIM ELEVATION = 2102.00

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

FOR BID
(NOT FOR CONSTRUCTION)
THESE DRAWINGS HAVE BEEN RELEASED AT THE REQUEST OF THE CLIENT FOR THE PURPOSE OF BIDDING. THESE DRAWINGS ARE NOT INTENDED FOR PURPOSES OF OBTAINING A PERMIT OR CONSTRUCTION.

CONTRACTOR NOTE
ALL EXISTING UTILITIES SHOWN ON PLANS ARE TO BE VERIFIED HORIZONTALLY AND VERTICALLY PRIOR TO ANY CONSTRUCTION. ALL EXISTING FEATURES INCLUDING BURIED UTILITIES ARE SHOWN AS INDICATED ON RECORD MAPS AND SURVEYS FURNISHED BY OTHERS. WE ASSUME NO LIABILITY FOR THE ACCURACY OF THOSE RECORDS AND SURVEYS. CONTACT THE UTILITY OWNER/AGENCY FOR THE FINAL LOCATION OF EXISTING UTILITIES IN AREAS CRITICAL TO CONSTRUCTION.

UNDERGROUND SERVICE ALERT
ONE-CALL NUMBER
811
CALL TWO BUSINESS DAYS BEFORE YOU DIG

ALSC ARCHITECTS

DCI ENGINEERS
707 W. 2ND AVENUE
SPOKANE, WASHINGTON 99201
PHONE: (509) 455-4448 • FAX: (509) 455-7488
WEBSITE: www.dci-engineers.com
CIVIL / STRUCTURAL

© Copyright 10/2023 DCI Engineers, In. All Rights Reserved
The drawings and the ideas and designs incorporated herein, as an instrument of service, are the property of DCI Engineers, In. and are not to be used in whole or in part for any other project without the written authorization of DCI Engineers, In.

PROFESSIONAL ENGINEER — LICENSED — 17255 — STATE OF IDAHO — MATTHEW R. DCI
3/18/2024

SANDPOINT

CITY OF SANDPOINT

TRAVERS PARK RECREATION CENTER

CONSTRUCTION DOCUMENTS

REV	DATE	DESCRIPTION
1	9/19/2023	ADDENDUM 1
2	10/25/2023	CCD-1
3	11/07/2023	RFI-3
4	11/29/2023	CONSTRUCTION DOCS
5	12/15/2023	ADDENDUM NO. 2
6	2/14/2024	RFI-10
7	3/18/2024	RFP-004

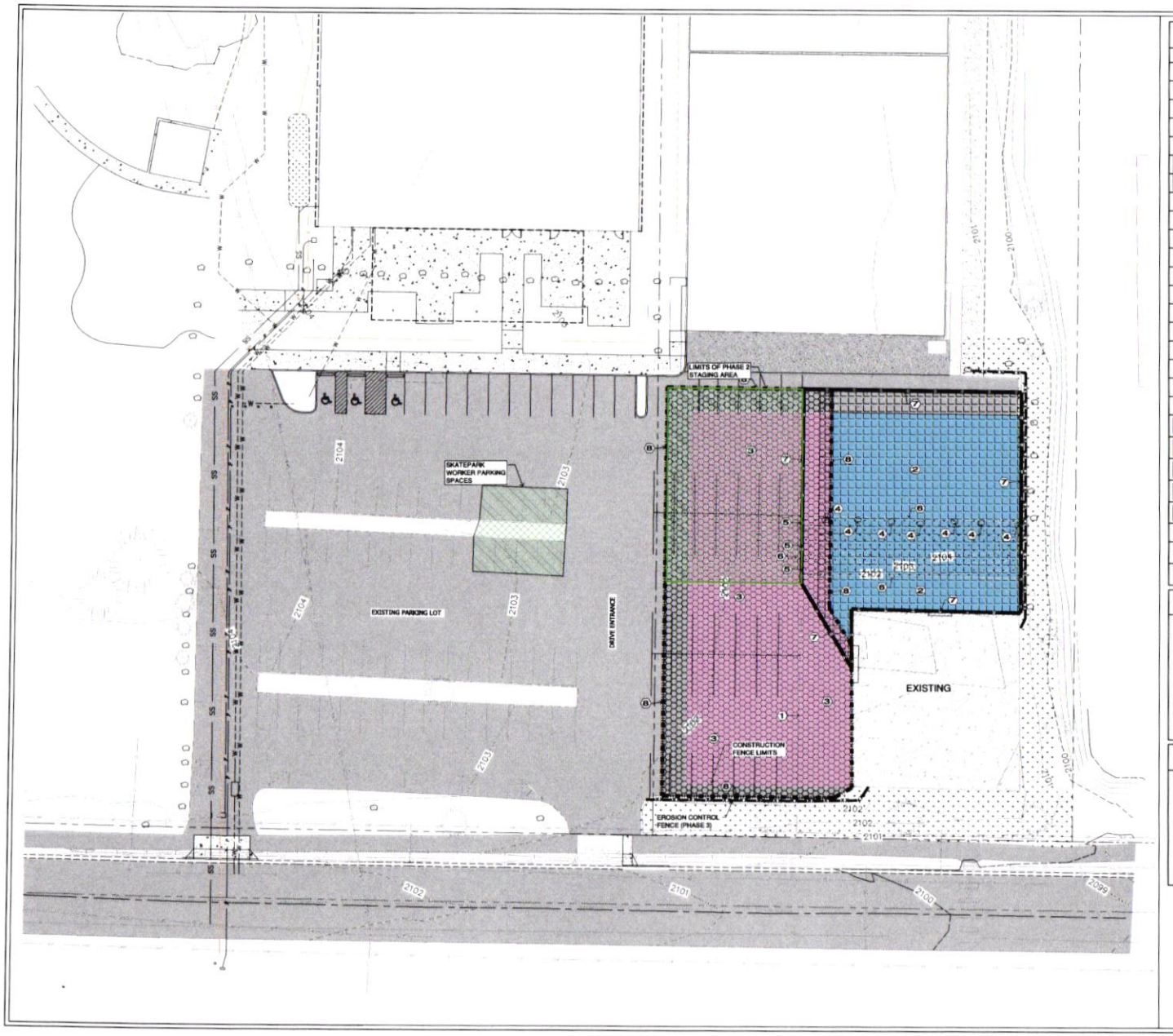
PROJ. NO	2023-011
DRAWN	NJM
PROJ MNGR	SDM
DATE	11/29/23

© ALSC ARCHITECTS, P.S.

STORMWATER & UTILITY PLAN

C1

DocuSign Envelope ID: 23512084-7FA3-42B7-B062-8FF1B2831EB8



LEGEND

SYM	DESCRIPTION
2095	(E) 5' MAJOR GROUND CONTOUR
2094	(E) 1' MINOR GROUND CONTOUR
	(E) STORM SEWER LINE
	(E) STORM INLET
T	(E) TELE PEDESTAL
	(E) PAVED PARKING LOT
	(E) SKATEPARK (PHASE 1)
	(E) DECIDUOUS TREE
	(E) CONIFER TREE
	(E) BOULDER
	(E) WATER METER
	(E) WATER VALVE
	(E) WATER LINE
	(E) LIGHT POLE
	(E) SIGN
	(E) CHAIN LINK FENCE
	(E) UNDERGROUND ELECTRICAL LINE
	(E) OVERHEAD POWER LINE
EM	(E) ELECTRICAL BOX
	PROPOSED SKATEPARK ADDITION (PHASE 2)
	PROPOSED SKATEPARK ADDITION (PHASE 3)
	INDICATES SKATEPARK DEMOLITION AREA (PHASE 2)
	INDICATES SKATEPARK DEMOLITION AREA (PHASE 3)
	INDICATES SKATEPARK (PHASE 2) STAGING AND PARKING AREA
	CONSTRUCTION FENCE LIMITS - 6 FT. CHAIN LINK OR 4 FT. SNOW FENCE CONSTRUCTION FENCING (PHASE 2)
	CONSTRUCTION FENCE LIMITS - 6 FT. CHAIN LINK OR 4 FT. SNOW FENCE CONSTRUCTION FENCING (PHASE 3)
	EROSION CONTROL FENCE - REFER TO DETAIL A/SP4

DEMOLITION CALL-OUTS

1. EXISTING 4' HT. CHAIN-LINK FENCE TO BE REMOVED (PHASE 3)
2. EXISTING ASPHALT PAVING SURFACE TO BE REMOVED (PHASE 2)
3. EXISTING ASPHALT PAVING SURFACE TO BE REMOVED (PHASE 3)
4. EXISTING LANDSCAPE BOULDER TO BE REMOVED (PHASE 2)
5. EXISTING LANDSCAPE BOULDER TO BE REMOVED (PHASE 3)
6. EXISTING CURB TO BE REMOVED (PHASE 2)
7. CONSTRUCTION FENCING (PHASE 2)
8. CONSTRUCTION FENCING (PHASE 3)

GENERAL NOTES

1. ITEMS IDENTIFIED TO BE REMOVED ARE TO BE DISPOSED OF BY CONTRACTOR UNLESS OTHERWISE NOTED.
2. CONTRACTOR TO FENCE CONSTRUCTION LIMITS THROUGHOUT PROJECT UNTIL NOTIFIED TO REMOVE UPON COMPLETENESS.
3. SEE SHEET L1.7 FOR LAYOUT INFORMATION
4. CONTRACTOR TO BE SENSITIVE TO ALL UNDERGROUND UTILITIES EXISTING IN CONSTRUCTION AREA.
5. REFER TO CITY OF SANDPOINT CONSTRUCTION STANDARDS FOR EROSION CONTROL MEASURES.

SCALE: 1" = 20'-0"

20' 10' 0' 20' 40'

MEARS DESIGN+GROUP
LANDSCAPE ARCHITECTURE & PLANNING
PO Box 23338 | Portland, Oregon | 97218
Phone: 503.801.4515 | Fax: 503.924.4685

TRAVERS PARK SKATEPARK ADDITION
PHASE 2 & 3
POURED-IN-PLACE CONCRETE

CITY OF SANDPOINT PARKS & RECREATION
2102 PINE STREET, SANDPOINT, ID 83864

SANDPOINT

REVISIONS

REV.	DATE	DESCRIPTION

SHEET NAME:
DEMOLITION / EROSION CONTROL PLAN

DRAWN BY:	TAM
CHECKED BY:	TAM
ISSUE DATE:	3/1/2024
JOB NO.:	2207

SHEET:
SP3
OF 21
90% CD SET

DocuSign Envelope ID: F23CE3BE-CB45-4C63-9374-35807F28E8A4

City of Sandpoint
1123 Lake Street
Sandpoint, Idaho 83864

AGREEMENT A23-5300-5 THIRD AMENDMENT

Date: **March 18, 2024**

Contract Title: **A23-5300-5 -Agreement for Travers Park Renovations Ph1 – Construction Manager/General Contractor Services**
Contract Execution Date: **March 16, 2023**
Division/Section: **Parks & Recreation**
Construction Manager: **Ginno Construction of Idaho, Inc.**
Construction Manager Address: 3893 N. Schreiber Way, Coeur d'Alene, Idaho 83815

This Contract Third Amendment shall become part of the original Contract.

Summary: Amend 14.3.2 Construction Phase

14.3.2.1 – The Construction Manager shall provide bonds as set forth in Exhibit B and elsewhere in the Contract Documents and further defined below:

a. **Performance and Payment Bonds –** $7,236,839.35 per bond.
The bond amount is full construction phase Guaranteed Maximum Price. The Pre-Construction Phase fee of $46,500 has been removed from the total Contract Price for bond purposes only.

Construction Manager to provide updated bonds as required for any additions by way of Change Orders that increase the bond amount reflected.

The City of Sandpoint and Construction Manager hereby agree to amend or modify the above referenced Agreement as set forth herein.

City of Sandpoint

DocuSigned by:
1029BEA1346341E...
3/18/2024

Jeremy Grimm Date
Mayor

Ginno Construction of Idaho, Inc.

DocuSigned by:
Rich Wells
7E1A19A6080E45F...
3/15/2024

Rich Wells Date
President

DocuSign Envelope ID: 478F50D2-CEB2-4A32-828D-AE7F195398ED

CITY OF SANDPOINT
Infrastructure & Development Services
CONTRACT CHANGE ORDER

Date: 1/26/2024

Travers Park Ph 1- CM/CG

Change Order No: **3**

Contractor: **Ginno Construction, Inc.**

Project No: **A23-5300-5**

This change order shall be full payment and final settlement of all claims for Contract time and for all costs of any kind, including costs of delays and inefficiency, related to any Work either covered or affected by the change, including all direct, indirect, impact, reduced productivity, costs due to extended schedule duration and any other claim by Contractor. By signing this change order, the Contractor waives any additional entitlement to additional compensation or schedule extension.

The following changes to the contract documents are issued:

Item	*Description*	*Change In Contract Price*
1	***Scope:***	
	Sawdust Over Excavation	**$235,471.69**
	Justification: Contract Change Order Due to unsupportive soil conditions of sawdust throughout the foundation, the geotech engineer has reccomended all sawdust be removed and replaced with structural fill material (balast stone and compacted gravel). *Final value TBD.*	
2	***Scope:***	
	Picnic Shelter Relocation: Contract Change Order	**$15,240.01**
	Justification: Existing picnic shelter relocation includes replacement of rotten posts and new concrete structural footers and concrete pad.	
3	***Scope:***	
	Additional SWPPP BMPs (protective fencing required for soil stock piles)	**$1,127.65**
	Justification: Contract Change Order Additional protective fencing required for stock piles of material, refernce PCO # 3 for more details.	
4	***Scope:***	
	Bid Package #2: Building & Site Work (reference letters and drawings)	**$2,633,684.00**
	Justification: Contract Amendment Ginno has completed the public bidding portion for the Bid Package #2. The lowest bidders with a complete package have been selected. This work is to be completed as part of the construction scope of work with the services as identified in Ginno's contract for CM-GC.	
5	***Scope:***	
	Phase 2 Ginno Construction, Inc. Construction Fee	**$161,316.00**
	Justification: Contract Amendment	
	This work is to be completed as part of the scope of work for the construction phase with the services as identified in Ginno's contract for CM-GC.	

Original Contract Amount:	*$20,000.00*
Prior Approved Change Order #1:	*$26,500.00*
Prior Approved Change Order #2:	*$4,190,000.00*
Previously Approved Contract Amount:	*$4,236,500.00*
Current Change Order Price:	**$3,046,839.35**
New Contract Price:	**$7,283,339.35**

Time provided for completion in the contract is:

*[ ] unchanged, [**X**] increased, [ ] decreased by 48 calendar days.*

*The Substantial Completion date for this contract is December 16, **2024**.*

This document will become an amendment to the contract and all provisions of the contract will apply hereto.

Accepted By:	DocuSigned by: Rich Wells 7E1A19A6080F45F... Rich Wells	President	1/29/2024
	Contractor (Ginno Construction Co.)		Date
Recommended By:	DocuSigned by: Rustin Hall 3CA4D6A1A5C5E... Rustin Hall	Principal	1/29/2024
	Architect (ALSC Architects)		Date
Recommended By:	DocuSigned by: Maeve Nevins-Lavtar 8C... Maeve Nevins-Lavtar	Lavtar, Park Planning & Dev. Manager	1/29/2024
	City of Sandpoint, Project Manager		Date
Approved By:	N/A		
	City of Sandpoint, City Administrator		Date
Approved By:			2/7/2024
	Administrator or Mayor *(if required)*		Date

Reviewed By:

Grants Administrator N/A	Date

DocuSign Envelope ID: 3B05E0D4-16DD-4D17-91B7-9748D92AAE3C

SANDPOINT

City of Sandpoint
1123 Lake Street
Sandpoint, Idaho 83864

AGREEMENT A23-5300-5 SECOND AMENDMENT

Date:	**February 07, 2024**
Contract Title:	**A23-5300-5 -Agreement for Travers Park Renovations Ph1 – Construction Manager/General Contractor Services**
Contract Execution Date:	**March 16, 2023**
Division/Section:	**Parks & Recreation**
Construction Manager:	**Ginno Construction of Idaho, Inc.**

Construction Manager Address: 3893 N. Schreiber Way, Coeur d'Alene, Idaho 83815

This Contract Second Amendment shall become part of the original Contract.

Summary: Amend 6.2 Guaranteed Maximum Price

A. **Article 6 – COMPENSATION FOR CONSTRUCTION PHASE SERVICES**
   a. **6.2 GUARANTEED MAXIMUM PRICE (GMP) –** Total contract value to date to include three (3) Change Orders shall be $7,283,339.35.
   b. Contract Sum shall not exceed GMP set forth within this price Amendment unless subject to additions or deductions by Change Order as provided in the Contract Documents.

The City of Sandpoint and Construction Manager hereby agree to amend or modify the above referenced Agreement as set forth herein.

City of Sandpoint

2.7.24

Jeremy Grimm — Date
Mayor

Ginno Construction of Idaho, Inc.

DocuSigned by:
Rich Wells
7E1A19A6080F45F...
1/29/2024

Rich Wells — Date
President

DocuSign Envelope ID: 666C6B8B-267F-464E-8EBE-5ABDEF27B224

CITY OF SANDPOINT
Infrastructure & Development Services
CONTRACT CHANGE ORDER

Date: 9/27/2023

Travers Park Ph 1- CM/CG

Change Order No: **2**

Contractor: **Ginno Construction, Inc.**

Project No: **A23-5300-5**

This change order shall be full payment and final settlement of all claims for Contract time and for all costs of any kind, including costs of delays and inefficiency, related to any Work either covered or affected by the change, including all direct, indirect, impact, reduced productivity, costs due to extended schedule duration and any other claim by Contractor. By signing this change order, the Contractor waives any additional entitlement to additional compensation or schedule extension.

The following changes to the contract documents are issued:

Item	Description	Change In Contract Price
1	***Scope:***	
	Legacy Building Solutions: Building Fabrication and Installation	**$2,073,915.00**
1.A	***Justification:*** Legacy Building Solutions to provide building materials as identified in the attached drawing packages and specifications documents. Legacy construction team to erect building following the completion of the required earthwork and site foundation. This work is to be completed as part of the construction scope of work with the services as identified in Ginno's contract for CM-GC.	
1.B	Legacy Building Solutions required anchor bolts for structure.	**$22,119.00**
2	***Scope:***	
	Bid Package #1: Site Improvement Permit Set (reference letters and drawings)	$1,858,910.00
	Justification: Ginno has completed the public bidding portion for the Bid Package #1. The lowest bidders with a complete package have been selected. This work is to be completed as part of the construction scope of work with the services as identified in Ginno's contract for CM-GC.	
3	***Scope:***	
	Phase 1 Ginno Construction, Inc. Construction Fee	$235,056.00
	Justification: This work is to be completed as part of the scope of work for the construction phase with the services as identified in Ginno's contract for CM-GC.	

Original Contract Amount:	*$20,000.00*
Prior Approved Change Order #1:	*$26,500.00*
Current Change Order Price:	**$4,190,000.00**
New Contract Price:	**$4,236,500.00**

Time provided for completion in the contract is:

*[**X**] unchanged, [ ] increased, [ ] decreased by **0** calendar days.*

*The Substantial Completion date for this contract is **October 30, 2024**.*

This document will become an amendment to the contract and all provisions of the contract will apply hereto.

Accepted By: DocuSigned by: Rich Wells 7E1A19A6080F45F 9/21/2023

Contractor (Ginno Construction Co.) Date

Rich Wells President

Recommended By: DocuSigned by: Maeve Nevins-Lantar BCC4A4CFDB784B3 — 9/21/2023

City of Sandpoint, Project Manager — Date

Approved By: DocuSigned by: — 9/21/2023

City of Sandpoint, City Administrator — Date

Approved By: — 9/28/2023

Administrator or Mayor *(if required)* — Date

Reviewed By:

Finance Director	Date 9.22.23
Grants Administrator	Date 9-28-23

Ginno Construction Company
3893 North Schreiber Way
Coeur d'Alene, Idaho 83815
Phone: (208) 667-5560

Project: 23-10 - Travers Park Reno: Phase 1
2016 Pine Street
Sandpoint, Idaho 83864

Prime Contract Change Order #002: Owner Change Order #2

TO:	**City of Sandpoint** 1123 Lake St. Sandpoint, Idaho 83864	**FROM:**	**Ginno Construction Company** 3893 North Schreiber Way Coeur d'Alene Idaho 83815
DATE CREATED:	9/ 18 /2023	**CREATED BY:**	Matt Gray **(Ginno Construction Company)**
CONTRACT STATUS:	Pending - Proceeding	**REVISION:**	0
DESIGNATED REVIEWER:	Matt Gray **(Ginno Construction Company)**	**REVIEWED BY:**	
DUE DATE:		**REVIEW DATE:**	
INVOICED DATE:		**PAID DATE:**	
SCHEDULE IMPACT:	240 days	**EXECUTED:**	No
CONTRACT FOR:	1:Travers Park Reno: Phase 1	**TOTAL AMOUNT:**	$ 4,190,000.00

DESCRIPTION:
Owner Change Order #2

Bid Package #01

- Includes the following documentation:
  - Bid Proposal Letter
  - Bid Tab Summary of all bids received
  - Copy of all winning bids

ATTACHMENTS:

POTENTIAL CHANGE ORDERS IN THIS CHANGE ORDER:

PCO #	Title	Schedule Impact	Amount
002	Bid Package #01	240 days	4,190,000.00
		TOTAL:	**$ 4,190,000.00**

CHANGE ORDER LINE ITEMS:

PCO # 002 : Bid Package #01

#	Cost Code	Description	Type	Amount
1	01-1000 - General Requirements	Bid Package #01	OTHER	$ 4,190,000.00
			Subtotal:	$4,190,000.00
			Grand Total:	**$4,190,000.00**

The original (Contract Sum)	$ 20,000.00
Net change by previously authorized Change Orders	$ 26,500.00
The contract sum prior to this Change Order was	$ 46,500.00
The contract sum would be changed by this Change Order in the amount of	$ 4,190,000.00
The new contract sum including this Change Order will be	$ 4,236,500.00

The contract time will be increased by this Change Order by 240 days

GINNO CONSTRUCTION CO.

SANDPOINT

Rustin Hall (ALSC Architects)
203 N. Washington Suite 400
Spokane Washington 99201

City of Sandpoint
1123 Lake St.
Sandpoint Idaho 83864

Ginno Construction Company
3893 North Schreiber Way
Coeur d'Alene Idaho 83815

SIGNATURE	DATE	SIGNATURE	DATE	SIGNATURE	DATE
					9/20/2023

September 20, 2023

City of Sandpoint
Attn: Maeve Nevins-Lavtar (Project Manager)
1123 Lake Street
Sandpoint, Idaho 83864

Project: Travers Park Renovations, Phase I
Re: Bid Package #01

Maeve,

Ginno Construction is pleased to submit lump sum value pricing for the above referenced project. Our estimate is based on the following documents:

- ALSC Bid Package #1 Drawings and Specifications dated 08.25.2023
- ALSC Addendums 01 & 02
- Geotechnical Report dated 09.08.2022
- Geotechnical Supplemental Report dated 12.16.2022
- Geotechnical Plan Review Letter dated 08.17.2023
- Ginno Construction Bid Package Letter

Estimate:

- Base Estimate – Bid Package #01..... $ 4,190,000

Inclusions:

- Full time access to a project manager and superintendent
- Idaho State Use Tax on material / Commercial Liability Insurance

General exclusions include:

- Architecture and engineering, hazardous material testing or removal if required
- Development fees, utility hookup charges, assessments, building permit/plan review fee, cap fees, traffic mitigation fees or any other fees from any government agency or utility company
- Cost of utilities used during construction, builder's risk/course of construction insurance as it is assumed to by Owner

We look forward to the opportunity to work with you on this project.

Sincerely,

Ginno Construction Co.
Matt Gray
Director of Project Delivery
Senior Project Manager

TRAFFICORP
TRAFFIC MANAGEMENT PROFESSIONALS

(208) 665-4683 - OFFICE
5077 N. BUILDING CENTER DRIVE
COEUR D'ALENE, ID 83815

BID/SALES QU

DATE	ESTIMATE NO.
9/11/2023	3990

QUOTE IS GOOD FOR 30 DAYS!

Pricing not commited within 30 days is subject to review.

TO:

GINNO CONSTRUCTION
3893 N SCHREIBER WAY
COEUR D ALENE, ID 83815

Idaho Public Works# C-14803-AA-4
Washington Contractors# TRAFF**857BL
DBE # D2F0019831

ITEM #	DESCRIPTION	Unit	Est. Qty	Unit Cost	EST TOTAL
	TRAVERS PARK 2016 PINE ST SANDPOINT, ID				
	ONE LANE - TWO WAY FLAGGING STANDARD RATES				
	BASED ON 1 - 8 HR DAY				
TCP	TRAFFIC CONTROL PLAN	EA	1	125.00	125.00
TTC-EQ	TCVEH W/ STANDARD FLAGGING SERIES SIGNS INCLUDES: SIGNS, STANDS, & CONES TY 2 BARRICADES W/SIDEWALK CLOSURE SIGNS	DY	1	279.00	279.00
TCS/L	TC SUPERVISOR / TC LEAD 1 @ 10 HRS	HR	10	44.00	440.00
FLAG	FLAGGERS 2 @ 8 HRS	HR	16	42.00	672.00
	NOTES: 1) 48 HOUR LEAD TIME FOR NON-EMERGENCY CALL OUTS. 2) THERE IS A FOUR (4) HOUR MINIMUM FOR ALL CALL OUTS. 3) 12-HOUR CANCELLATION NOTICE REQUIRED OR 4-HR MINIMUM PER PERSON WILL APPLY. 4) OVERTIME PREMIUM OF $16.00 PER OT HR 5) TIME STARTS AT CDA SHOP.				
	Sales Tax			6.00%	0.00

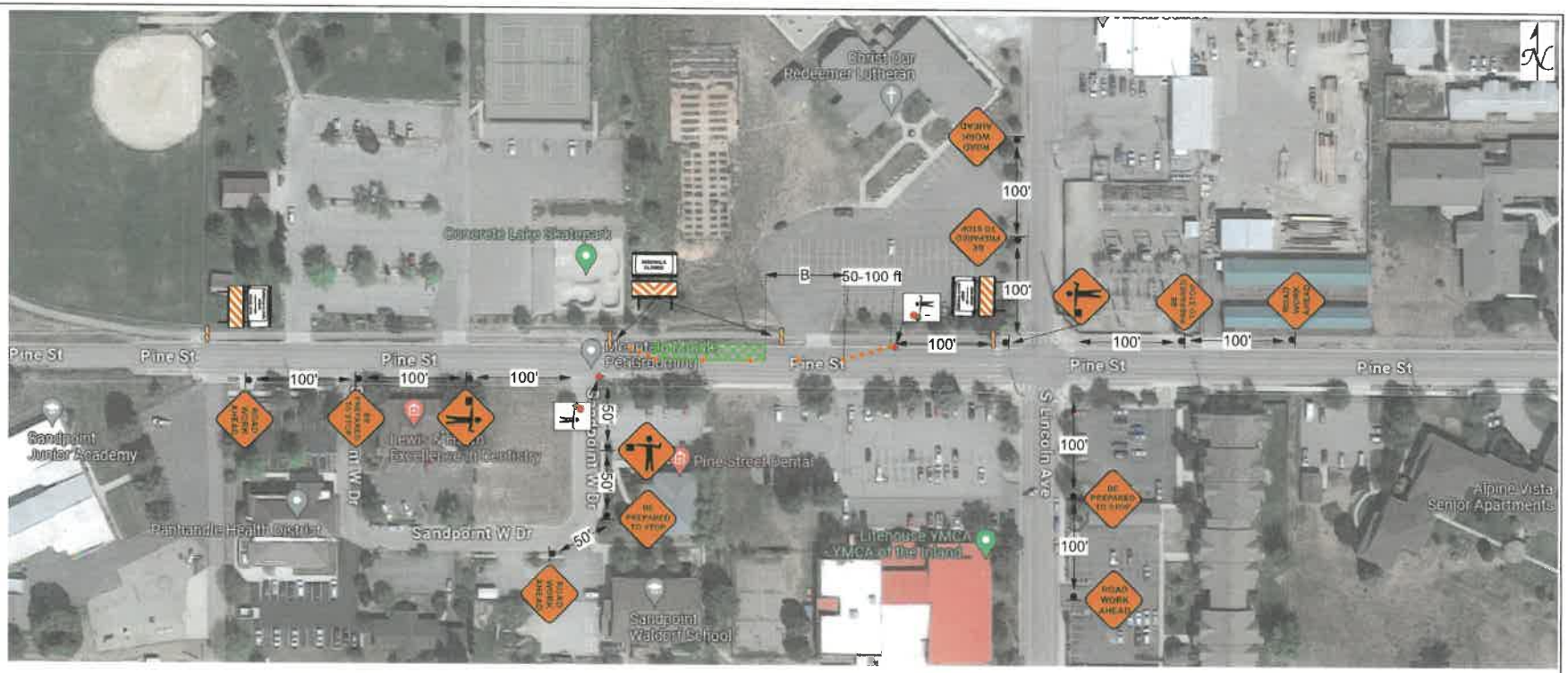
Standard Clarifications:
****Prime to Stake & Locate for Post-Mount Signs**
****Overtime due to Prime Schedule will be Prime's Responsibility.**
****All TC hours not paid by Owner will be Prime's Responsibility.**
****4 HR Minimum for all Traffic Control call-outs.**
****This Quote, in it entirety, shall be included in any contractural agreement between TraffiCorp and Prime Contractor.**
****All Quantities are Estimates ONLY. Actual Quantities will be billed.**
****Contractor will be responsible for replacement cost of lost, stolen, or destroyed equipment.**

ESTIMATED BID TOTAL $1,516.00

DBE / WBE CERTIFIED IN WASHINGTON &
LIABILITY INSURANCE - 1M WITH
TRAFFICORP IS AN OPEN SHOP CONTR

Kim Mullenberg - (208) 661-9191
kim@trafficorp.us

AN EQUAL OPPORTUNITY EMPLOYER



BUFFER DATA										
BUFFER SPACE = B										
SPEED (MPH)	25	30	35	40	45	50	55	60	65	70
LENGTH (FT)	155	200	250	305	360	425	495	570	645	730

ROLL AHEAD STOPPING DISTANCE ASSUMES DRY PAVEMENT

* A PROTECTIVE VEHICLE IS RECOMMENDED AND SHALL BE STRATEGICALLY LOCATED IN THE FIELD TO SHIELD WORKERS AND NO ROLL AHEAD DISTANCE IS SPECIFIED.

SIGN SPACING = X		
FREEWAYS / EXPRESSWAYS	60 / 70 MPH	1000/1500/2640
RURAL ROADS/ HWYS	45 / 55 MPH	500' +/-
RURAL / URBAN ARTERIALS	35 / 40 MPH	350' +/-
RURAL / URBAN / RESIDENTIAL & BUSINESS DISTRICTS	25 / 30 MPH	200' +/- (1)
URBAN STREETS	25 MPH or LESS	100' +/- (1)

(1) THIS SPACING MAY BE REDUCED IN URBAN AREAS TO FIT ROADWAY CONDITIONS
(2) ALL SIGNS ARE BLACK ON ORANGE UNLESS OTHERWISE INDICATED.

CHANNELIZING DEVICE SPACING (FEET) (SL = SPEED LIMIT)	
FLAGGER TAPER	TANGENT
50-100 ft 4 CONE MINIMUM	2(SL)

LEGEND:

- TEMP. SIGN
- 28" TRAFFIC CONE
- WORK ZONE
- FLAGGER STATION

NOTES:

1) ALL TRAFFIC CONTROL SIGNS & EQUIPMENT SHALL MEET CURRENT MUTCD STANDARDS AS ADOPTED BY THE STATE.
2) SIGNS ARE CONVENTIONAL ROAD SIZED
3) PEDESTRIANS / SIDEWALKS WILL BE IMPACTED AS SHOWN.
4) NOT TO SCALE

TRAFFICORP
5077 N. BUILDING CENTER DRIVE
COEUR D'ALENE, ID 83815
(208) 665-4683

Date: 09/11/23 **Author:** STEPHEN PAUL BURT / TCS

Comments:

TRAFFIC CONTROL PLAN

2016 PINE ST - SANDPOINT, ID

TEMPORARY ONE LANE FLAGGING

PINE ST

GINNO CONSTRUCTION CO.
3893 N Schreiber Way
Coeur d'Alene, ID 83815

CERTIFIED
STEPHEN
BURT
TCS - 867796
EXP: 05/25
TRAFFIC CONTROL PLAN

BARTLETT TREE EXPERTS

SCIENTIFIC TREE CARE SINCE 1907

Client:

Ginno Construction
Attn: Matt Gray
3893 N Schreiber Way
Coeur d' Alene, ID 83815
Mobile Phone: (208) 967-2663

Printed on: 9/18/2023
Created on: 9/18/2023

Bartlett Tree Experts
Joe Zubaly - Representative
11120 East Empire Avenue
Suite 3
Spokane Valley, WA 99206
Mobile Phone: 208-640-6401
E-Mail Address: jzubaly@bartlett.com

Proposal For Tree Care Services

Travers Park, Sandpoint, Coeur d' Alene, ID 83815

NOTICE TO CLIENT:

Bartlett Tree Experts has entered this property for the specific purpose of writing this proposal, pursuant to the owner's request. Bartlett Tree Experts makes no warranties and accepts no responsibility regarding the potential risks involving any trees on this property. Bartlett Tree Experts recommends having a qualified arborist inspect your property periodically to assist you in identifying potential risks or hazardous conditions related to your trees and shrubs. THIS IS NOT AN INVOICE.

Tree and Shrub Work:

Removal

Remove selected group to the following specifications:

Remove 18 trees and 1 existing stump as noted on Plan set C100.

Remove resulting debris.

Amount: $22,060.00

Stump Grinding

Grind the selected stumps located at the Construction site to approximately 12 inches below existing grade. Leave mulch.

Arborist Notes:

- Grind 18 resulting stumps,

Amount: $5,640.00

Natural Pruning

Client: Ginno Construction
Attn: Matt Gray

Printed on: 9/18/2023
Created on: 9/18/2023

Species
selected

Location
Construction site

Goals:

- Clearance
- Develop branch structure

Specifications:

- Remove all dead branches, 1 inch diameter cut(s), entire canopy
- Reduce and/or remove any and all branches as needed, 0-4 inch diameter cut(s), for structure, aesthetics and clearance
- Remove all debris

Arborist Notes:

- Pruning of selected trees on job site. Schedule of tree pruning to be part of submittals.

Amount: $2,650.00

Tree Preservation

Perform the following services to protect trees during construction:
Install Tree Protection Zones as per plan set C100 and specifications.

Amount: $9,180.00

Root Pruning

Root prune selected group located at the Construction site to reduce the risk of root damage and subsequent decay within the critical root zone. Roots will be pruned by excavating soil with an air-tool and severing roots with a saw at a distance of approximately 8 feet from the stem to a depth of approximately 16 inches in depth. Trenches will be backfilled with soil.

Arborist Notes:

- Root pruning of trees as needed. Billed @ $150/man hour. Price above represents 4 trees and scope of work will be determined on site following Prejob tree meeting.

Amount: $3,000.00

Total Amount: $42,530.00

White Diamond Concrete LLC
1869 E Seltice Way #526
Post Falls, ID
83854, US
+12089675660

Prepared By:
Clarence Wayman

clarence@whitediamondconcrete.com

Project: Travers Park Recreation Center

Scope of Work

Cast In Place Concrete and Concrete Reinforcing

Building Concrete

ID PW # 048181

	Total Cost
Continuous Footings	$ 25,200.00
Spread Footings	$ 43,200.00
Concrete Grade Beams	$ 43,450.00
Concrete Piers	$ 5,400.00
Concrete Foundation Walls	$ 50,400.00
4" Concrete Slab on Grade	$ 25,930.52
Concrete Pumping	$ 8,606.00
	$ 202,186.52

Rebar Yes
MVD

Trench Drain

	Total Cost
Trench Drain Install and Concrete	$ 7,600.00
	$ 7,600.00

Excluded(-)

1. Excavation and Backfill
2. Rigid Insulation
3. Construction Permits
4. Vapor Barrier
5. Concrete Washout
6. Supply and assembly of templates for steel columns

WHITE DIAMOND CONCRETE

Excluded(-)

7. Joint Sealant
8. Material Testing
9. Water Curing of Slabs
10. Subgrade Prep
11. Surveying and Staking
12. Foundation Waterproofing
13. Any Demolition
14. Column Grouting
15. Layout for Any Other Contractors
16. Bollards
17. Clean outs
18. Site Concrete
19. Supply of Trench Drain
20. All Concrete Outside Building Footprint
21. Winterization, Concrete blanketing, ground thaw machine etc...
22. Any items that are not listed on this proposal as a line item are specifically excluded.

Notes

Bid acknowledges addenda 01

Summary

Subtotal	$ 209,786.52
Taxes	$ 6,293.60

$ 216,080.11

Accepted By .....

Date .....

Northwest Playground Equipment, Inc.
PO Box 2410, Issaquah, WA 98027-0109
Phone (425) 313-9161 FAX (425) 642-8117
Email: sales@nwplayground.com

QUOTE

Quote # CB-9192023-00003428
Date: 09-19-2023
Quote Name: Travers Park relocate playground

To: Ginno Construction
Re: travers park- sandpoint

Bill To: 3893 N. Schreiber Way
Coeur d' Alene, ID 83815

Site Address:

Name: Cole Bitnoff
Email: cole@ginnoconstruction.com

Phone: 208-967-2026
Cell:

Item #	Qty	Description	Price	Total Price
		EQUIPMENT		
		Special Order		
General Product	1	budget for footers and posts- we anticipate that the footings for the climbing boulders and slides will need to be replaced.	$5,500.00	$5,500.00
			Equipment Subtotal (less tax):	$5,500.00
		FREIGHT		
			Equipment Total (less tax):	$5,500.00
		CERTIFIED INSTALLATION		
Deluxe Install	1	removal and re-installation of the existing playground per drawing L2 and phase 1 concept. We assume that we will remove the playground in one mobilization and installation in another.	$21,025.64	$21,025.64
		Standard	**Installation Total:**	$21,025.64
		Performance Bond (If Required):	3.0%	
		Credit Card Fee (If Required):	3.5%	
Location Code:		Resale Certificate Required for Tax Exemption: Tax:	%	$0.00
			ORDER TOTAL:	$26,525.64

Acceptance of Proposal:

(Please be sure you have read, signed, initialed and understand the Terms and Conditions on Page 2 of this Quote)
The items, prices and conditions listed herein are satisfactory and are hereby accepted.

Christopher Brummett
Sales Rep

Customer Signature

Date

Thank you for considering Northwest Playground Equipment, Inc for your Park, Playground, Shelter and Sports Equipment requirements

Northwest Playground Equipment, Inc.
PO Box 2410, Issaquah, WA 98027-0109
Phone (425) 313-9161 FAX (425) 642-8117
Email: sales@nwplayground.com

Project Name: travers park- sandpoint Quote # CB-9192023-00003428

TERMS AND CONDITIONS

QUOTE CONDITIONS AND ACCEPTANCE:

This quote is only valid for 30 days.

Orders placed or requested for delivery after 30 days are subject to Steel and Material price increases and Surcharges.

***_____(Pls Initial) It is the Buyer's responsibility to verify quantities and description of items quoted.

Once your order has been placed, any changes including additions, deletions or color changes, will delay your shipment.

EXCLUSIONS: Unless specified, this quote specifically ***excludes*** all of the following:

Required Permits
Performance/Payment Bonds
Site work and landscaping
Unloading; Receiving of inventory or equipment; Storage of equipment
Safety surfacing; Borders or drainage requirements
Landscaping Repairs DUE to poor access or in climatic weather

FREIGHT AND DELIVERY:

Shipping is FOB Origin. A 24-hr Call Ahead is available at additional cost.
Delivery is currently 5+ weeks after order submittal. Unless otherwise noted, all equipment is delivered unassembled.
***_____(Pls Initial)**Buyer is responsible to meet and provide a minimum of 2 ADULTS to unload truck**
A Check List, detailing all items shipped, will be mailed to you and a copy will be included with the shipment.
Buyer is responsible for ensuring the Sales Order and Item Numbers on all boxes and pieces match the Check List.
***_____(Pls Initial)Shortages or damages must be noted on the driver's delivery receipt. Shortages or damages not noted become the buyers financial responsibility.
Damaged Freight must be refused. Please notify Northwest Playground Equipment immediately of any damages.
Shortages and Concealed Damage must be reported to Northwest Playground Equipment within 10 days of delivery.
A reconsignment fee will be charged for any changes made to delivery address after order has been placed.

TAXES:

All orders delivering in Washington are subject to applicable sales tax unless a tax exemption or Reseller Permit is on file at the time the order is placed.

PAYMENT TERMS: An approved Credit Application is required for new customers. 50% down payment is due at time of order with balance due upon delivery, unless other credit terms have been approved. Interest may be charged on past due balances at an annual rate of 18%. A 3% charge will be added to all credit card orders.

RESTOCKING: Items canceled, returned or refused will be subject to a minimum 25% restocking fee. All return freight charges are the responsibility of the Buyer.

MAINTENANCE/WARRANTY:

Manufacturer's standard product warranties apply and cover equipment replacement and freight costs only; labor is not included. Northwest Playground Equipment offers no additional warranties.
Maintenance of the equipment and safety surfacing is the responsibility of the customer.
Any unauthorized alterations or modifications to the equipment (including layout) will void your warranty.

INSTALLATION: (if applicable)

A private locate service for underground utilities must be completed before your scheduled installation.
Site must be level and free of loose debris (this includes ground cover/chips).
A minimum 6 foot opening with good access must be available to the site for delivery trucks and tractor.
An onsite dumpster must be provided for disposal of packaging materials.
Arrangements must be made in advance for the disposal of dirt/rocks from within the installation area.
Arrangements must be made in advance for the removal/disposal of existing equipment.
Additional charges may apply if large rocks or concrete are found beneath the surface.
Access to power and water must be available.
Site supervision is quoted in 8-hour days.

Acceptance of Terms & Conditions:

Acceptance of this proposal, made by an authorized agent of your company, indicates agreement to the above terms and conditions.

Christopher Brummett
Sales Rep

Customer Signature

Date

Thank you for considering Northwest Playground Equipment, Inc for your Park, Playground, Shelter and Sports Equipment requirements

GINNO

Matt Gray <matt@ginnoconstruction.com>

Re: Travers park

Cole Bitnoff <cole@ginnoconstruction.com> Tue, Sep 19, 2023 at 3:36 PM
To: Chris Brummett <chrisb@nwplayground.com>
Cc: Karen Weiser <KarenW@nwplayground.com>, Matt Gray <matt@ginnoconstruction.com>

Thanks Chris

On Tue, Sep 19, 2023 at 3:35 PM Chris Brummett <chrisb@nwplayground.com> wrote:

> Cole,
>
> Please find the attached quote for the playground relocation at Travers Park. Please note that we have not changed any costing, just date on quote. As previously discussed, we might need to have posts or climbers ordered to replace what is going to be re-installed. It will depend on how well they come out of the ground when removing the structure. I have provided a budget number for some replacement parts, but we will not know what is needed until removal. I apologize for only having a budget number for the replacement parts (if needed at all), but it can vary too much to try and get you a hard quote for that. Please let me know if you have any questions or how I can be of further help.
>
> Regards,
>
> Chris Brummett
>
> Parks Consultant – E. Washington, Idaho, Montana
>
> 509.520.6053 | Direct
>
> 425.313.9161 | Office
>
> ***Building Community Through Play!***

--
Cole Bitnoff
Project Engineer
208-967-2026
cole@ginnoconstruction.com

GINNO

Item # 6.

Matt Gray <matt@ginnoconstruction.com>

Travers Park Playground Mulch

David Minick <david@dewdropnw.com> Wed, Sep 20, 2023 at 1:04 PM
To: Justin Cooper <justin@ginnoconstruction.com>
Cc: Matt Gray <matt@ginnoconstruction.com>

Matt,

180' poly edging
3850 sf weed fabric
150 cy of Playground Chips
Equipment & Labor
$13,000

David J Minick

President/Owner
11827 E. Trent Ave
Spokane Valley, WA 99206
Office: 509-922-7168
Mobile: 509-840-0871
david@dewdropnw.com
www.dewdropnw.com
null

On Sep 20, 2023, at 11:17 AM, Justin Cooper <justin@ginnoconstruction.com> wrote:

[Quoted text hidden]
<Travers Park Playground Mulch.pdf>

LEGACY
BUILDING SOLUTIONS

Final Proposal | **Q22-0302 Ginno** 9/8/20

138 ' W by 272 ' L | Tennis

All pricing in this document is subject to change upon site investigation and as project parameters are more clearly delineated. This initial proposal is based on the following parameters:

Sandpoint, ID 83864

Snow Load:	**56**	Seismic Zone:	**C**	Exposure:	**Partially**
Wind Load:	**104**	Collateral:	**5**	Occupancy:	**II-Normal**
Wind Exp:	**C**	Enclosure:	**Enclosed**	Code:	**IBC 18**

The design criteria used is accurate to the best of our knowledge. All criteria will need to be verified by local official, and, or customer prior to final design and issuance of sealed drawings

As proposed below, ExxoTec Elite 28 oz exterior fabric carries a 25-year pro-rated limited warranty.

FOUNDATION & FRAME

- **138 ' W by 272 ' L 37,559 sq. ft** Legacy Building Structure
- Grey Primer 28 Day pro-rated limited frame finish warranty
- See Drawings for Clearance Details and Foundation Layouts
- Foundations supplied by others

FABRIC & WALLS

- Patented bolted-keder rail fabric attachment system; individual panels of fabric attached to each frame
- As proposed below, ExxoTec Elite 28 oz exterior fabric carries a 25-year pro-rated limited warranty.
- Fabric End Walls: Engineered Flat Gable Enclosed End Walls: See drawings for door openings sizes and locations
- Inclusive Roof Tensioning Eave system with Mesh Soffit Ventilation - No Ratchets/Straps
- Interior Liner ExxoTec Pro 19 oz
- R-30 Insulation, Roof, Ends and Sides

VENTILATION & DOOR OPENINGS

- 28 ARV-2000 Roof Ventilators

INSTALLATION SERVICES

- Legacy Building Solutions project management will provide installation services which includes: supervision, non-prevailing & non-union labor, equipment and all specialty hand tools necessary to install the above structure and main proposal scope of work on an approved foundation (foundation and anchors supplied by others). Buyer is responsible for obtaining all necessary permits and/or licenses at buyer's cost. Labor is estimated based on 1 mobilization, unlimited site access, 20' flat, solid, and level clearance on all sides, and interior free from obstructions. Any deviations may result in additional charge.

ENGINEERING

- Stamped Building Drawings and Calculation Package

DELIVERY

- Delivery to Site included

ALSO INCLUDED

- lot Thermal break
- Lot Ice Breakers 4" tall, 24" oc
- Lot Gutters & Downspouts
- 1 Pucks required for liner penetrations, mounting locations
- 1 Wood templates
- 1 PP Bond
- 1 Does include extra framing for lights, HVAC duct work, fire supression of all items to this point

1

LEGACY BUILDING COMPONENTS & INSTALLATION SERVICES: **$ 55.22 per sf**

Labor $556,639
Materials $1,465,083
Tax $ 52,193

CONFIDENTIAL

Total cost $2,073,915
Taxes Included (Estimated)
Pricing Valid for 30 days unless otherwise indicated

ADDITIONAL CONSIDERATIONS / OPTIONS

Description	Qty	Total

Standard Terms and Exclusions

TERMS

- LOI has been signed for $25,000 engineering deposit
- 40% of Contract upon order, 40% of Contract upon Delivery of Material, 20% upon substantial completion.

TIMING

- Delivery of Legacy Building Solutions product to your site will vary subject to product availability and client needs.

FOUNDATIONS / ANCHORAGE

- Legacy Building Solutions will provide all reaction data necessary for connection of the Legacy base-plate to the footing/foundation design. The footing/foundation design and type of anchorage of the base-plate is the responsibility of the client.

NOT INCLUDED / EXCLUSIONS

Not included in Legacy's scope of work, supply or pricing, unless specifically included above:

- Additional framing or materials for items including, but not limited to: lighting and electrical packages, HVAC equipment, fire-suppression systems or additional items to be supported by the Legacy structure.
- Any costs for permits.
- Sitework, Foundations and Anchors - supplied by others per Engineered drawings
- Builders Risk insurance, unless specifically included in our stated scope of work.
- Any additional costs related by personnel and/or traffic to access site/security clearance.
- Legacy takes no responsibility for life safety issues or codes, these are solely the responsibility of the owner or architect of record.
- Legacy providing sealed drawings on our building system does not make us the engineer of record.
- Any penetrations by other sub-trades.
- Electrical (Lighting, Communication, Security, etc)
- HVAC Equipment and /or labor
- Plumbing
- Conveying Equipment and/or labor
- Any site security or site fire protection.
- Any safety items not specifically related to OSHA manpower protection issues.
- Any other items or issues not specifically listed in this scope of work

CONFIDENTIAL

GINNO

Matt Gray <matt@ginnoconstruction.com>

Anchor Bolt estimate

Shannon Humbert <shumbert@legacybuildingsolutions.com> Wed, Sep 13, 2023 at 12:11 PM
To: "matt@ginnoconstruction.com" <matt@ginnoconstruction.com>, Troy Jurek <tjurek@legacybuildingsolutions.com>

Matt,

Here is estimate only based on what we can see in current drawings.

Let me know if you have any questions.

Thanks

Shannon

The estimate below could change based upon what the final anchor bolt schedule stipulates.

Total estimated price is $22,119.

This includes:

Plain bolts/nuts/washers—(104) 1 ¼" and (48) ¾"

Fabrication of (4) corner embed plates

One plywood template per baseplate type (4 total) (this part is included in Legacy proposal)

Freight to site

This does not include:

Assembly of the anchor bolt assemblies (this is just a supply of boxed individual components)

Welding or striking of threads at the bottom nut/anchor rod

Supply or install of plate washers—this because they are not indicated as required on the drawings (so, I only bring this up because this is a very high-dollar item if required in final design)

LEGACY ISO

image001.png
18K

INW EARTHWORKS

31

Bid for Civil Work on Travers Park, Quote G2-200

Overview		
1	$6,688	Mobilization and Demobilization
2	$20,800	Erosion control-Silt Fences, Filter Fabric for inlet protection, Construction Entrance with street cleaning and dust control.
3	$16,380	Asphalt parking Removal, Median with bushes and dirt w/ wood perimeter removal, asphalt sidewalk removal/ bollard removal. Asphalt and curb removal for utility trenching in Pine Street with east and west asphalt removal of parking lot entrances.
4	$5,425	Concrete Removal which includes path, playground perimeter and gazebo concrete
5	$41,605	Excavation of Organics and fill dirt around park
6	$15,487	Tree Removal and Disposal
7	$18,115	Prep for Gravel Pathway
8	$28,622	Prep for New Concrete Sidewalk and Curb, with prep for concrete in front of facility
9	$17,695	Prep for new Asphalt
10	$105,083	Storm Drain System Installation (80901 HD Fowler quote including trench Drain)
11	$66,520	Water Services installation including fire hydrant and fire suppression lines. (On C140 Note (9) the size and location of water vault is not determined and will be determined by city of Sandpoint. The actual cost of the vault and installation of the vault will be a pass-through cost to the developer or G.C.)
12	$86,620	Sewer installation (including street work for new Manhole with connection to the main and pot holing as per addendum 1).
TOTAL		**$429,040**

-Idaho Contractors license #RCE-65475
-Idaho Public Works License#066821-D-1-2

Exclusions: Removal and relocation of playground, batting cages, gazebo and park chairs. (to be done by others), permits surveying, service connection fees, and rock excavation or breaking of any kind. We can negotiate site development of new playground area once design is finalized.

INW Earthworks LLC acknowledges Addendum #1.

BASE ROCK PLAY GROUND
4,000

PEDESTRIAN
LIGHT/HEAVY DUTY PATHS... YES!

Rob DuRette
Owner
INW Earthworks, LLC
https://inwearthworks.com/
Cell: 907-254-6601
Email: rdurette@icloud.com

Gus Coonradt
Independent Sales Representative
INW Earthworks, LLC
https://inwearthworks.com/
Cell: 303-501-2829
Work: 208-503-6105
Email: gus.inwearthworks@gmail.com

31

Wood's CRUSHING & HAULING, INC.

Serving the great northwest since 1975.

ROCK • ASPHALT • CONCRETE

Sandpoint, ID • 208-263-4800

To:	Ginno Construction	**Contact:**	
Address:	3893 N. Schreiber Way	**Phone:**	(208) 667-5560
	Coeur D' Alene, ID 83815	**Fax:**	(208) 665-0471
Project Name:	Travers Park Bid Package #1	**Bid Number:**	23307
Project Location:		**Bid Date:**	9/20/2023

We are pleased to submit the following estimate for your consideration

Item Description	Estimated Quantity	Unit	Unit Price	Total Price
Mobilization	1.00	LS	$3,500.00	$3,500.00
			Total Price for above Items:	**$3,500.00**
1. Path - Fine Lane				
Place And Compact 3/4 Minus Gravel 6" In Depth	370.00	TON	$52.00	$19,240.00
2 1/2" Hot Mix Asphalt	170.00	TON	$137.00	$23,290.00
			Total Price for above 1. Path Items:	**$42,530.00**
2. Parking Lot				
Place And Compact 3/4 Minus Gravel 6" In Depth	135.00	TON	$52.00	$7,020.00
3" Hot Mix Asphalt	75.00	TON	$137.00	$10,275.00
			Total Price for above 2. Parking Lot Items:	**$17,295.00**
3. Utility Trench Patching				
Grade And Compact Existing Material	11,775.00	SF	$1.20	$14,130.00
3"-4" Hot Mix Asphalt	300.00	TON	$139.00	$41,700.00
			Total Price for above 3. Utility Trench Patching Items:	**$55,830.00**
4. Interior Asphalt				
Grade And Compact Existing Material	37,950.00	SF	$0.18	$6,831.00
Place And Compact 3/4 Minus Gravel 8" In Depth	1,750.00	TON	$46.00	$80,500.00
3 1/2" Hot Mix Asphalt	845.00	TON	$142.00	$119,990.00
			Total Price for above 4. Interior Asphalt Items:	**$207,321.00**

Total Bid Price: $326,476.00

Notes:

- For Concrete Questions please call Chris at 208-290-7437
- Excludes any surveying or grade staking
- Excludes any compaction testing
- Due to fluctuating costs of fuel and asphalt oil any increase in price will be passed on to the customer
- It is understood that the above is an estimate of the quantities to be done and that the payment shall be made at the stated unit prices on the actual quantities of work performed by the company as determined upon completion of work
- ITD Public Works: 11242-AAA-4
  WA Contractor # WOODSCH121DQ
  MT Contractor # 14219
  Construction Contracting Business: RCE-1911
- Prices may be withdrawn if not accepted within 15 days of receiving this proposal

Payment Terms:

Payment is due within 30 days upon receiving invoice

ACCEPTED:	CONFIRMED:
The above prices, specifications and conditions are satisfactory and are hereby accepted.	**Wood's Crushing And Hauling Inc.**
Buyer: _____	
Signature: _____	**Authorized Signature:** _____
Date of Acceptance: _____	**Estimator:** Scott Wood

A.E. Goodrick Company
Products for Construction and Industry

10 Creekwood Lane SW Lakewood, WA 98499
(253) 301-1080 FAX (253) 588-4230
candler@comcast.net

Subject: Travers Park Recreation Center, Sheet C140; Trench Drain
Date: 6/26/23
Pages: Four (Including this page)

Following please find the:

1. Intended lay-out for the specified Zurn Trench Drain System on this project.
2. Proposal to supply the product
3. Data sheet on the product

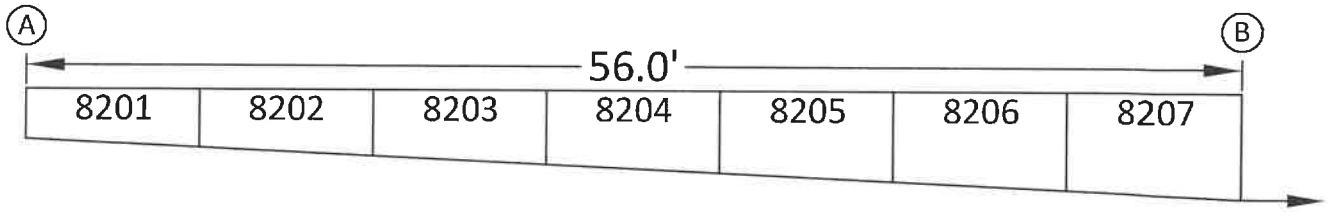
The proposal that we are sending is what we were able to determine was on this project. It is the responsibility of the contractor to verify the quantities.

If you have any questions, please call.

Sincerely,

Paul Candler, P.E.

TRAVERS PARK RECREATION CENTER
TRENCH DRAIN LAYOUT



ZURN Z-882-HD-DGC 12" HDPE CHANNELS, HEAVY DUTY FRAMES, SLOTTED DUCTILE IRON GRATES (CLASS C)

(A) E1 CLOSED END CAP
IE=-6.25"

(B) E6 NO-HUB END OUTLET
IE=-13.25"

A.E. GOODRICK COMPANY		PROJECT NAME: TRAVERS PARK RECREATION CENTER	DATE: 6/26/23
		PLAN REFERENCE: SHEET C140	SCALE: N.T.S.
			SHEET 1 OF 300

AE Goodrick Company

10 Creekwood Lane SW
Lakewood, WA 98499

22

Proposal

Date	Estimate #
6/23/2023	2902

Name / Address
Traver's Park Recreation Center Sheet C140; Trench Drain

Project

Item	Description	Qty	Rate	Total
Z-882-HD-DGC	Zurn 882 Channel, Heavy Duty Frame, Z-882-DGC Slotted DI Grate, 8'	7	1,098.90	7,692.30
Z-882-E1	Zurn 882 Flat End Cap	1	37.60	37.60
Z-882-E6	Zurn 882 End Cap with 6" NH Outlet	1	37.60	37.60
	Channels 1 EA #8201-#8207			

FOB Ontario, CA. Estimated freight ~ $400. Actual freight charges will be ppd & added to invoice.

Total $7,767.50

Phone #	Fax #	E-mail
(253) 581-2198	(253) 588-4230	candler@comcast.net

Z882

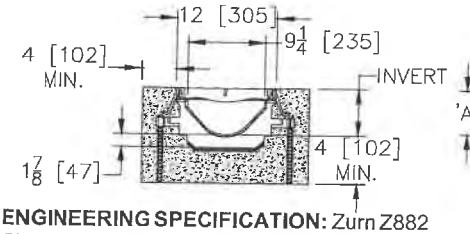
12 [305] WIDE REVEAL TRENCH DRAIN SYSTEM WITH STEEL FRAME

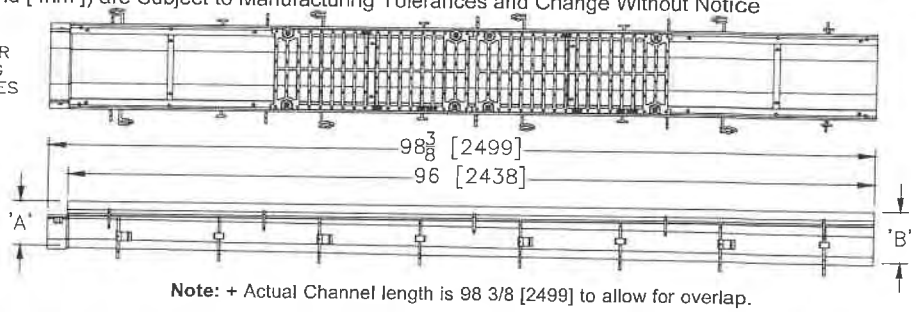
SPECIFICATI

TAG _____

Dimensional Data (inches and [mm]) are Subject to Manufacturing Tolerances and Change Without Notice

SPECIFYING ENGINEER IS RESPONSIBLE FOR CONCRETE ENCASEMENT AND REINFORCING BASED UPON APPLICATION AND LOCAL CODES





Note: + Actual Channel length is 98 3/8 [2499] to allow for overlap.

ENGINEERING SPECIFICATION: Zurn Z882
Channels shall be 96" [2438mm] long, 12" [305mm] wide reveal and have a 9-1/4" [235mm] throat. Modular channel sections shall be made of 0% water absorbent High Density Polyethylene (HDPE). Shall have a positive mechanical connection between channel sections that will not separate during the installation and shall mechanically lock into the concrete surround every 12" [305mm]. Channels shall weigh less than 5.05 lbs. [2.29kg] per linear foot, have a smooth, 3" [76mm] radiused self cleaning bottom with a Manning's coefficient of 0.009 and 1.04% or neutral 0% built in slope. Channels shall have rebar clips standard to secure trench in its final location. Shall be provided with standard DGC grates that lock down to frame. Zurn 12" [305mm] wide reveal ductile iron slotted grate conforming to ASTM specification A536-84, Grade 80-55-06. Ductile iron grate is rated class C per the DIN EN1433 top load classifications. Supplied in 24" [608mm] nominal lengths with 13/16" [21mm] wide slots, and 1-1/2" [38mm] bearing depth. Grate has an open area of 80.8 sq. in per ft. [171,027 sq. mm per meter]. The 1/4" [6mm] thick heavy-duty carbon steel frame assembly conforms to ASTM specification A36 with 10 - 4" [102mm] long concrete anchors per 96" [2438mm]. Grate lockdown bars are to be integral to the frame. The frame is supplied with a powder coated finish. All welds must be performed by a certified welder per ASTM standard AWS D1.1. Frames Shall be produced in the U.S.A.

PREFIX OPTIONS (Check/specify appropriate options)

_x_ Z Eight-foot High Density Polyethylene (HDPE) Channel, Heavy-Duty Frame with Anchor Studs.*

SUFFIX OPTIONS (Check/specify appropriate options)

Outlet Adapters Add/Each

_x_ -E1 Closed End Cap
___ -E4 4 [102] No-Hub End Outlet
_x_ -E6 6 [152] No-Hub End Outlet
___ -E8 8 [203] No-Hub End Outlet
___ -U4 4 [102] No-Hub Bottom Outlet
___ -U6 6 [152] No-Hub Bottom Outlet
___ -U8 8 [203] No-Hub Bottom Outlet

Grate Options (Load Classifications are per DIN EN1433)

___ -BDC Black Acid Resistant Epoxy Coated Ductile Grate - Class C
___ -BDE Black Acid Resistant Epoxy Coated Ductile Grate - Class E
___ -BDF Black Acid Resistant Epoxy Coated Ductile Grate - Class F
___ -DC Ductile Iron Solid Cover - Class E
_x_ -DGC Ductile Iron Slotted Grate - Class C *
___ -DGE Ductile Iron Slotted Grate - Class E
___ -DGF Ductile Iron Slotted Grate - Class F
___ -GDC Galvanized Ductile Slotted Grate - Class C
___ -GDE Galvanized Ductile Slotted Grate - Class E
___ -GDF Galvanized Ductile Slotted Grate - Class F
___ -GHPD Galvanized Heel-Proof Ductile Grate - Class B
___ -GHPDE Galvanized Heel-Proof Ductile Slotted Grate - Class E
___ -HPD Heel-Proof Ductile Slotted Grate - Class B
___ -HPDE Heel-Proof Ductile Slotted Grate - Class E
___ -HPDE Heel-Proof Ductile Slotted Grate - Class E
___ -RFGC Reinforced Slotted Galvanized Grate - Class C
___ -RPGC Reinforced Perforated Galvanized Grate - Class C
___ -RPGRC Reinforced Perforated Galvanized Reverse Punch Grate - Class C

Trench No.	'A' Shallow Inv.	'B' Deep Inv.	Flow (cfs)	Flow (gpm)	Flow (lps)
8201	6.25 [159]	7.25 [184]	1.241	557	35
8202	7.25 [184]	8.25 [210]	1.725	774	49
8203	8.25 [210]	9.25 [235]	2.226	999	63
8203N	9.25 [235]	9.25 [235]	-	-	-
8204	9.25 [235]	10.25 [260]	2.745	1232	78
8205	10.25 [260]	11.25 [286]	3.271	1468	93
8206	11.25 [286]	12.25 [311]	3.808	1709	108
8206N	12.25 [311]	12.25 [311]	-	-	-
8207	12.25 [311]	13.25 [337]	4.347	1951	123
8208	13.25 [337]	14.25 [362]	4.893	2196	139
8209	14.25 [362]	15.25 [387]	5.443	2443	155
8209N	15.25 [387]	15.25 [387]	-	-	-
8210	15.25 [387]	16.25 [413]	5.996	2691	170
8211	16.25 [413]	17.25 [438]	6.551	2940	186
8212	17.25 [438]	18.25 [464]	7.106	3189	202

___ -RFSC Reinforced Slotted Stainless Steel Grate - Class C
___ -RPSC Reinforced Perforated Stainless Steel Grate - Class C
___ -RPSRC Reinforced Perforated Stainless Steel Reverse Punch Grate - Class C

Miscellaneous Options

___ -CBF Black Acid Resistant Coated Top Frame
___ -JC Joint Connector
___ -SW Sidewall Extensions - 11 [279] High
___ -SW2 Double Sidewall Extensions - 22 [559] High
___ -VP Vandal-Proof Lockdown

MADE in the U.S.A.

___ -ADA-USA Meets Americans with Disabilities Act Requirements - Class C
___ -BG Galvanized Steel Bar Grate - Class D
___ -DGC-USA Ductile Iron Slotted Grate - Class C
___ -DGE-USA Ductile Iron Slotted Grate - Class E
___ -FG Fabricated Galvanized Steel Slotted Grate - Class A
___ -FS Fabricated Stainless Steel Slotted Grate - Class A
___ -GADA-USA Galvanized Ductile ADA Slotted Grate - Class C
___ -GDC-USA Galvanized Ductile Slotted Grate - Class C
___ -GDE-USA Galvanized Ductile Slotted Grate - Class E
___ -GHPDE-USA Galvanized Ductile Slotted Grate - Class E
___ -HPDE-USA Heel-Proof Ductile Slotted Grate - Class E
___ -GG Fiberglass Grate - Class A
___ -PG Perforated Galvanized Steel Grate - Class A
___ -PS Perforated Stainless Steel Grate - Class A
___ -SBG-L Stainless Steel Bar Grate - Class C

Miscellaneous Options

___ -DB Bottom Dome Strainer

* Regularly furnished unless otherwise specified.

Zurn Industries, LLC | Specification Drainage Operation
1801 Pittsburgh Avenue, Erie, PA U.S.A. 16502 · Ph. 855-663-9876, Fax 814-454-7929
In Canada | **Zurn Industries Limited**
3544 Nashua Drive, Mississauga, Ontario L4V 1L2 · Ph. 905-405-8272, Fax 905-405-1292
www.zurn.com

Rev. G
Date: 12/15/17
C.N. No. 139333
Prod. | Dwg. No. Z882

ALSC ARCHITECTS



Travers Park Recreation Center
City of Sandpoint

BID PACKAGE 1

AUGUST 25, 2023

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Not used

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SECTION 01 25 13

PRODUCT SUBSTITUTION PROCEDURES

PART 1 - GENERAL

1.1 REQUIREMENTS INCLUDED

A. Contractor's Options

B. Substitutions

C. Architect's Options

D. After Contract Award

1.2 RELATED REQUIREMENTS SPECIFIED ELSEWHERE

A. Make particular reference to the following sections:

1. Section 01 33 00 – Submittal Procedures

1.3 CONTRACTOR'S OPTIONS

A. For products specified only by reference standards, select any product meeting standards, by any manufacturer.

B. For products specified by naming several products or manufacturers, select any product and manufacturer named.

1.4 SUBSTITUTIONS

A. During the subcontractor buy-out process, the Architect will consider written requests from bidders for substitutions only when received in triplicate on the form provided in Section 01 25 13. No request will be considered unless received at least ten (10) days prior to the Bid date. Requests for substitutions after the bid date will be only considered if in conformance to specified section 01 25 13 Paragraph 1.06.

B. In connection with the use of any substitute item approved by the Architect, it shall be in the Contractor's responsibility to see that such items meet all space requirements, and that any alterations to connecting items necessitated by use of the alternate items are properly made, at no increase in cost to the Owner.

C. Specific reference in the specifications to any article, device, product, materials, form or type of construction, etc., by name, make or catalog number, shall be interpreted as establishing a standard of quality and shall not be construed as limiting competition.

D. In making request for substitution, the Contractor and Bidder/Subcontractor represents:

1. It personally investigated proposed product or method, and determined that it is equal or superior in all respects to that specified.
2. It will provide the same guarantee for substitution as for product or method specified.
3. It will coordinate installation of accepted substitution into Work, making such changes as may be required for Work to be complete in all respects at no additional cost to Owner.
4. It waives all claims for additional costs or time extensions related to the substitution which consequently becomes apparent.
5. It will reimburse Owner for review or redesign services associated with re-approval by authorities.

E. In order to allow the fullest competition, consistent with the Owner's interests, the Architect will give consideration, prior to submission of proposals, to requests for approval of products and materials competitive with and similar to those specified by proprietary name.

F. To be considered and in order to facilitate review of requests for approval of substitutions for specified products or materials, all such requests shall be made in writing on the form included as a part of this section, and shall be signed by a Contractor/Bidder.

G. Should any proposed product substitution require any redesign work by the Architect or the Architect's consultants to accommodate the substitute product, costs for such re-design work shall be included in the Bid amount and shall be paid to the Architect at the Architect's usual rates for the time expended in the required re-design work.

1.5 ARCHITECT'S OPTIONS

A. Architect will be the judge of acceptability of any proposed substitution, subject to the Owner’s approval.

B. Only approved substitutions may be used on Contract Work.

C. Each request for substitution approval shall include:

1. Identity of product for which substitution is requested; include specification page and paragraph number.
2. Identity of substitution; include complete product description, drawings, photographs performance and test data, and any other information necessary for evaluation.
3. Quality comparison of proposed substitution with specified product.
4. Changes required in other work because of substitution.
5. Effect on construction progress schedule.
6. Cost comparison of proposed substitution with specified product.
7. Any required license fees or royalties.
8. Availability of local maintenance service.
9. Source of replacement materials.

1.6 AFTER CONTRACT AWARD

A. Approval will be granted only when:

1. Specified product cannot be delivered without Project delay, or
2. Specified product has been discontinued, or
3. Specified product has been replaced by superior product, or
4. Specified product cannot be guaranteed as specified, or
5. Product will not perform properly, or
6. Specified product will not fit within designated space, or
7. Specified product does not comply with governing Codes or regulations, or
8. Substitution determined by the Owner to be in its best interest.

B. The Contractor shall follow all applicable substitution procedures in this section, including the attached form, for all substitutions requested during the Submittals process.

PART 2 - PRODUCTS

Not Used

PART 3 - EXECUTION

Not Used

END OF SECTION 01 25 13

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SUBSTITUTION REQUEST FORM

TO _____

PROJECT _____

1. We hereby submit for your consideration the following product instead of the specified item for the above project:

Section	Page	Line/Paragraph	Specified Item

2. Proposed Substitution: _____

3. Reason for Substitution: _____

4. Attach complete technical data, including laboratory tests, if applicable.

5. Include complete information on changes to Drawings and/or Specifications which proposed substitution will require for its proper installation.

6. Does the substitute affect dimensions shown on Drawings? _____

6a. If so, how? _____

7. Will the undersigned pay for changes to the building and systems design, including engineering and detailing costs caused by the requested substitution? _____

8. Describe the effect substitution has on other trades: _____

_____

9. Differences between proposed substitution and specified item: _____

_____

10. Manufacturer's guarantees of proposed and specified items are: ☐ Same ☐ Different (explain on attachment)

The undersigned states that the function, appearance and quality are equivalent or superior to the specified item.

SUBMITTED BY:

_____
Signature

_____
Firm

_____
Mailing Address

_____
City State Zip

_____
Telephone

_____
Date

☐ Please check if there are attachments.

FOR USE BY REVIEWER:

☐ Accepted ☐ Accepted as Noted

☐ Not Accepted ☐ Received Too Late

☐ Approved for Bidding subject to review and approval of Submittals.

By _____

Date _____

Remarks _____

_____

_____

_____

_____

***** Answer all questions ***** Fill in all blanks ***** Use back of form & attachments as needed *****

SECTION 01 26 00

CONTRACT MODIFICATION PROCEDURES

PART – GENERAL

1.1 RELATED DOCUMENTS

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

B. Related Sections include the following:

1. Division 1 Section 01 25 13 Product Substitution Procedures, for administrative procedures for handling requests for substitutions made after contract award.

1.2 SUMMARY

A. This section specifies administrative and procedural requirements for handling and processing Contract Modifications, including use of the Owner's cloud-based project management software.

1.3 CHANGE PROPOSAL (CP)

A. The Construction Project Manager will issue a Change Proposal which includes a detailed description of a proposed change with supplementary of revised Drawings and specifications, may include a change in Contract Time for executing the change with a stipulation of any overtime work required and the period of time which the requested price will be considered valid. Contractor will prepare and submit a detailed proposal within (14) fourteen days. All CP's and responses will be transmitted through the Owner's cloud-based project management software.

1.4 REQUESTS FOR INFORMATION (RFI)

A. Contractor to submit all questions for interpretation to the Architect on an electronic RFI form. RFI's will be accepted from the Contractor only. RFI's from any other party such as subcontractors will not be accepted. Contractor shall be responsible for maintaining the RFI log, and providing the Architect and Owner an electronic copy weekly. All RFI's and responses will be transmitted through the Owner's cloud-based project management software.

1.5 CONSTRUCTION CHANGE DIRECTIVE (CCD)

A. Owner will issue a Construction Change Directive and Change Proposal Request per the provisions of Section 00 72 00, General Conditions. The Construction Change Directive instructs Contractor to proceed with a change in the Work, for subsequent inclusion in a Change Order via a Change Proposal Request. 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, if any. All CCD's will be transmitted through the Owner's cloud-based project management software.

1.6 CHANGE ORDER (CO)

A. On Owner's approval of a Change Proposal(s) cost, Owner will issue a Change Order, per the provisions of A201-General Conditions, as modified, and the General Requirements. This form will be provided electronically at the Preconstruction Meeting.

PART 2 - PRODUCTS – NOT USED

PART 3 - EXECUTION

3.1 ELECTRONIC MANAGEMENT AND CONTROLS SYSTEM.

A. The Owner will provide access to a cloud-based project management software for the use of the primary project participants. All contract modifications procedures will be transmitted, recorded, and archived through this site. When required for manual signature, paper documents will be scanned to file.

B. Access protocol

1. Contractor: Provide to the Owner the full name, title, and email address of each contractor's employee for which access is requested, along with level of access (read, write, download, upload) requested.

END OF SECTION 01 26 00

SECTION 01 31 00

PROJECT MANAGEMENT AND COORDINATION

PART 1 - GENERAL

1.1 REQUIREMENTS INCLUDED

A. Architect's Administration

B. Owner and Owner's Project Manager's Administration

C. Commissioning Agent's Administration

1.2 RELATED REQUIREMENTS SPECIFIED ELSEWHERE

A. Drawings and other Division-1 Specification Sections, apply to this Section.

B. Make particular reference to the following sections:

1. Section 01 11 00 - Summary of Work
2. Section 01 31 13 - Project Coordination
3. Section 01 31 19 - Meetings
4. Section 01 33 00 – Submittal Procedures
5. Section 01 32 00 – Construction Progress Documentation
6. Section 01 50 00 – Temporary Facilities and Controls
7. Section 01 25 13 – Product Substitution Procedures
8. Section 01 77 00 - Contract Closeout

1.3 THE ARCHITECT'S ADMINISTRATION

A. The Architect shall at all times have access to the Work whenever it is in preparation or progress. The Contractor shall provide safe facilities for such access so the Architect may perform its functions under the Contract Documents.

B. The Architect will not be responsible for or have control or charge of the construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the Work, and will not be responsible for the Contractor's failure to carry out the Work in accordance with the Contract Documents. The Architect will not be responsible for the acts or omissions of the Contractor, any Subcontractors, or any of their agents or employees, or any other persons performing any of the Work.

C. As required, the Architect will render, within a reasonable time, interpretations or clarifications of requirements of the Drawings and Specifications. Unless in special circumstances where a longer time is warranted or where the contractor requests a shorter period and the owner agrees, fourteen days shall be deemed a reasonable time. The Architect will make all interpretations consistent with the intent of, and reasonably inferable from the Contract Documents. The Architect's decisions in matters

relating to artistic effect shall be final if consistent with the intent of the Contract Documents.

D. If the Owner terminates the employment of the Architect, the Owner may appoint a new Architect. Status of the new Architect under the Contract Documents shall be that of the former Architect.

E. The Architect is not bound to define the limits of any subcontract, and will not enter into disputes between the Contract and its employees, including subcontractors. Notwithstanding any provisions of the Contract Documents to the contrary, all decisions, order and certificates of Architect are advisory only and not binding upon Owner until approved by Owner.

1.4 THE OWNER AND OWNER'S PROJECT MANAGER'S ADMINISTRATION

A. The Owner and the Owner's Project Manager shall at all times have access to the Work whenever it is in preparation or progress. The Contractor shall provide safe facilities for such access.

B. The Owner and the Owner's Project Manager shall not be responsible for or have control or charge of the construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the Work, and will not be responsible for the Contractor's failure to carry out the Work in accordance with the Contract Documents.

C. The Owner and Owner's Project Manager will not be responsible for the failure of the Contractor to plan, schedule and execute the Work in accordance with the approved schedule or the failure of the Contractor to meet the Contract completion dates or the failure of the Contractor to schedule and coordinate the Work of his/her own employees and Subcontractors or to coordinate and cooperate with other separate Contractors.

D. The Owner's Project Manager shall have the authority and discretion to call, schedule and conduct job meetings and other special meetings to be attended by the Contractor, representatives of its Subcontractors and the Architect, to discuss such matters as procedures, progress, problems and scheduling.

E. The Owner's Project Manager will establish procedures to be followed for processing all shop drawings, catalogs, requests for information and other Project reports and other documentation, test reports and maintenance manuals.

F. The Owner's Project Manager has authority to disapprove, condemn or reject work on behalf of the Owner when, in the Owner's Project Manager's opinion, the Work does not conform to the Contract Documents. Whenever in the Owner's Project Manager's reasonable opinion it is considered necessary or advisable to ensure the proper implementation of the intent of the Contract Documents, the Owner's Project Manager will have the authority to require special inspection or testing of any Work in accordance with the provisions of the Contract Documents whether or not such Work be then fabricated, installed or completed.

1.5 THE COMMISSIONING AGENT'S ADMINISTRATION

A. A "Commissioning Agent" has been hired by the Owner to develop the Commissioning Plan and to monitor the work of the Test Engineer in the development implementation and execution of the System Commissioning (see 01 91 00, Divisions 22, 23, 26 and 27).

B. The Commissioning Agent shall at all times have access to the Work whenever it is in preparation or progress. The Contractor shall provide safe facilities for such access so the Commissioning Agent may perform its functions under the Contract Documents.

C. The duties of the Commissioning Agent include:

1. Develop the Commissioning Plan.
2. Review the Contractor's systems startup plans.
3. Review the Contractor's system and inter-systems functional performance test procedures.
4. Witness and verify satisfactory completion of equipment component and systems and inter-systems functional performance tests.
5. Review specified documentation.
6. Monitor testing, adjusting and balancing work.

PART 2 - PRODUCTS

Not Used

PART 3 - EXECUTION

Not Used

END OF SECTION 01 31 00

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SECTION 01 31 13

PROJECT COORDINATION

PART 1 - GENERAL

1.1 RELATED REQUIREMENTS

A. Construction Organization and Start-up

B. Coordinating Subcontractors' Work

C. Coordinating Utilities

D. Closeout Duties

E. Owner's Notice

1.2 RELATED REQUIREMENTS SPECIFIED ELSEWHERE

A. Make particular reference to the following Division One sections:

1. Section 01 11 00: Summary of Work
2. Section 01 73 29: Cutting and Patching
3. Section 01 31 00: Project Management and Coordination
4. Section 01 31 19: Project Meetings
5. Section 01 32 00: Construction Progress Documentation
6. Section 01 33 00: Submittal Procedures
7. Section 01 50 00: Temporary Facilities and Controls
8. Section 01 81 19: Indoor Air Quality Requirements
9. Section 01 77 00: Closeout Procedures
10. Section 01 74 00: Cleaning and Waste Management
11. Section 01 80 00: General Commissioning Requirements
12. Section 01 91 00: Commissioning

1.3 CONSTRUCTION ORGANIZATION AND START-UP

A. Comply with procedures for intra-project communications established by the Construction Manager including:

1. Submittals
2. Reports and records
3. Recommendations
4. Coordination drawings
5. Schedules
6. Resolution of conflicts
7. Meetings
8. Change requests and Change Orders
9. Requests for Information

B. Contract Documents Interpretation:

1. Consult with Architect to obtain interpretation.

2. Assist in resolution of questions and conflicts which may arise.
3. Transmit written interpretations to Subcontractors, and to other concerned parties.
4. Permits and Approvals: Verify in writing to Architect within thirty (30) days after Notice to Proceed that Subcontractors have obtained required permits and inspections for work and for temporary facilities.

C. Control Use of Site:

1. Supervise field engineering and Project layout.
2. Allocate field office and storage space and work and storage area for use of each Subcontract or Contractor.

1.4 COORDINATING SUBCONTRACTORS' WORK

A. The Contractor shall provide detailed coordination drawings and resolve conflicts prior to fabrication of ductwork, procurement of equipment and installation of pipe; submit coordination drawings for review. Minimum trades involved for coordination drawings are fire protection, plumbing, HVAC, electrical, fire alarm, security, communication systems and structural. Coordination drawings shall include plan views and sections incorporating all trades listed herein. Areas to be covered include, but not limited to, mechanical equipment spaces, shafts, and spaces above finish ceilings in rooms and corridors. If existing structures are present in these areas the Contractor is to field verify locations. The Contractor is required to work out all space conflicts prior to submission of these coordination drawings. Drawing scale must be 1/8 inch = 1’-0” or larger. Coordinate the Work of all Subcontractors and make certain that, where the Work of one trade is dependent upon the Work of another trade, the Work first installed is properly placed, installed, aligned, and finished as specified or required to properly receive subsequent materials applied or attached thereto.

B. The Contractor shall be responsible for coordination of all utilities to be installed for service to the project and shall cooperate with all utility agencies. Utilities may include, but are not limited to, natural gas, water, sanitary sewer and storm sewer, telephone, electrical, and cable television. The Contractor shall maintain communication with the utilities in order to coordinate time and requirements of the utilities’ installation. The Owner has established accounts and will pay the utilities directly for all permanent utility connection fees charged by the utilities.

C. The Contractor shall provide all work necessary to comply with the requirements of the Contract Documents for work by the utility company that does not meet the Contract Document requirements, or for work that is disturbed by the utility installation.

D. The Contractor shall be responsible for compliance with Idaho Code Title 55, Chapter 22, to locate and protect existing utilities.

E. Direct Subcontractors to correct defects in substrates they install when Subcontracts of subsequent materials have a reasonable and justifiable objection to such surfaces.

F. Do not force Subcontractors to apply or install products to improperly finished product.

G. Coordinate changes to assure that:

1. Requirements of Contract Documents are fulfilled.
2. Changes in Contract requirements of all affected trades are reflected in executed Change Orders.

H. Scheduling and Installation Sequence:

1. Coordinate scheduling, submittals, and Work of various sections of specifications to assure efficient and orderly sequence of installation of interdependent construction elements, with provisions for accommodating items installed later.
2. Schedule work in accordance with current Project construction schedule.

    a. Coordinate schedules of all trades.
    b. Verify timely deliveries of products for installation by other trades.
    c. Verify that labor and equipment are adequate for work and schedule.
    d. Verify that material deliveries are adequate to maintain schedule.

I. Space Requirements:

1. Coordinate space requirements and installation of mechanical and electrical work which are indicated diagrammatically on Drawings.
2. Follow routing shown for pipes, ducts, and conduit, as closely as practicable; place runs parallel with line of building.
3. Utilize spaces efficiently to maximize accessibility for other installations, for maintenance, and for repairs.
4. Coordinate installation of difference components to assure maximum accessibility for required maintenance, service, and repair.

J. Concealed Services:

1. In areas receiving ceiling, wall or floor finishes, except as otherwise indicated, conceal pipes, ducts, and wiring within construction.
2. Coordinate locations of fixtures and outlets with finish elements.

K. Ascertain need for cutting and patching, and coordinate with work of other trades, and the Architect.

L. Completion and Clean Up:

1. Coordinate completion and clean up of Work of separate sections in preparation for Substantial Completion and for portions of Work designated for Owner occupancy.

M. Start-Up, Inspection, and Acceptance of Equipment:

1. Verify that manufacturer's representative is present.
2. Verify that utilities, specified connections, and safety devices are complete and equipment is ready to operate.
3. Verify that equipment has been tested, adjusted, and balanced, is cleaned, repainted as required, and operational prior to inspection.

N. Access for Corrective Work:

1. After Owner occupancy of premises, coordinate access to site for correction of defective Work and Work not in accordance with Contract Documents, to minimize disruption of Owner's activities.

1.5 COORDINATING UTILITIES

A. The Owner will pay for permanent utility connection fees. The Contractor shall be responsible for coordination of all utilities to be installed for service to the project and shall cooperate with all utility agencies. Utilities may include, but are not limited to, natural gas, water, sanitary sewer and storm sewer, telephone, electrical, and cable television. The Contractor shall maintain communication with the utilities in order to coordinate time and requirements of the utilities' installation.

B. The Contractor shall provide all work necessary to comply with the requirements of the Contract Documents for work by the utility company that does not meet the Contract Document requirements, or for work that is disturbed by the utility installation.

C. The Contractor shall be responsible for compliance with Ch. 19.122 RCW to locate and protect existing utilities.

1.6 CLOSEOUT DUTIES

A. At completion of Work of each subcontract, conduct inspection to assure that:

1. Work is acceptable.
2. Assist Architect in inspection.
3. Temporary facilities and debris have been removed from Site.

B. Substantial Completion:

1. Conduct inspection and prepare list of work to be completed or corrected.
2. Assist Architect in inspection.
3. Supervise correction and completion of Work as established in Architect's inspection reports and "punchlists".
4. Provide written notification of Substantial Completion with punchlist information.
5. Obtain Certificate of Occupancy from governing authorities.

C. Final Completion:

1. Submit and obtain approval of all contract closeout documents.
2. Assist Architect and Construction Manager in inspection.

1.7 OWNER'S NOTICE

The Contractor shall give the Owner forty-eight (48) hours advance notice of his intention to work overtime, nights, Sundays, or holidays, or anytime outside the usual working hours. In no case will the Contractor do any such work without first notifying the Owner to permit arrangements for proper inspection. Unless of an emergency nature, compensation for work performed in violation of this paragraph will not be made. The Contractor shall reimburse the Owner for the additional cost of any testing or inspection work performed on Sundays or recognized holidays. Such reimbursement shall include all additional costs to the Owner.

PART 2 - PRODUCTS

Not Used

PART 3 - EXECUTION

Not Used

END OF SECTION 01 31 13

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SECTION 01 31 19

PROJECT MEETINGS

PART 1 - GENERAL

1.1 REQUIREMENTS INCLUDED

A. Description

B. Authority Designation

C. Submittals

D. Agenda

E. Pre-installation Conferences

F. Minutes

1.2 RELATED REQUIREMENTS SPECIFIED ELSEWHERE

A. Make particular reference to the following Division One sections:

1. Section 01 31 13 - Project Coordination
2. Section 01 31 00 – Project Management and Coordination
3. Section 01 32 00 – Construction Progress Documentation

1.3 DESCRIPTION

A. Work included:

1. See Section 01 31 00, Paragraph 1.04.D regarding meetings called by the Owner's Project Manager.
2. In general, project meetings will be held weekly at the job site in accordance with a mutually acceptable schedule. The Contractor in conjunction with the Architect and Owner's Project Manager will conduct project meetings throughout the construction period.
3. The purpose of the project meetings is to enable orderly review of progress during construction and to provide for systematic discussion and analysis of problems that might arise between the Owner, Architect, Owner's Project Manager, and/or Contractor relative to execution of the Work.

B. Related work described elsewhere:

1. The Contractor's relations with his subcontractors and material suppliers, and discussions relative thereto, and the Contractor's responsibility as described in the General Conditions are not part of project meetings content.

1.4 AUTHORITY DESIGNATION

A. Persons designated by the Contractor to attend and participate in project meetings shall have all required authority to commit the Contractor to solutions as agreed upon in the project meetings.

1.5 SUBMITTALS

A. Agenda Items: To the maximum extent possible, advise the Owner's Project Manager at least twenty-four (24) hours in advance of the project meeting regarding all agenda items to be discussed.

1.6 AGENDA

A. Pre-construction Meeting

1. The Owner's Project Manager in conjunction with the Architect will conduct this meeting within fifteen (15) days after date of Notice to Proceed.
2. Location: To Be Determined
3. Attendance:

    a. Owner's Project Manager
    b. Architect and professional consultants for mechanical, electrical, civil, and structural disciplines
    c. Contractor's Project Manager, Superintendent, and Project Engineer(s)
    d. Major Subcontractors, as appropriate
    e. Major suppliers, as appropriate
    f. Others, as appropriate

4. Suggested Agenda:

    a. Team Introduction, roles and responsibilities
    b. Distribution (by Contractor) and discussion of:

        1) List of major Subcontractors and Suppliers
        2) Preliminary Progress Schedule

    c. Project overview including Contract Documents
    d. Critical Work sequencing
    e. Status of building permit
    f. Parking requirements
    g. Major equipment deliveries and priorities
    h. Project coordination
    i. Communications and Emergency contacts
    j. Designation of responsible personnel
    k. Procedures and processing of:

        1) Field decisions
        2) Request for Information (RFI)
        3) Change Order Proposal (COP)
        4) Submittals
        5) Change Orders
        6) Applications for payment

7) Schedules and reports

l. Weekly progress meetings
m. Adequacy of Contract Documents distribution
n. Procedures for maintaining record documents
o. Special site conditions and constraints
p. Use of premises:

1) Office, work, and storage areas
2) Owner's requirements

q. Construction facilities, controls, and construction aids
r. Temporary utilities and utility shut-downs
s. Safety and first-aid procedures
t. Security procedures
u. Inspection and testing
v. Housekeeping procedures
w. Commissioning and Closeout
x. Warranty requirements
y. Meeting Minutes by Architect

B. Project Meetings

1. The Architect will conduct weekly meetings at the Project Site to coordinate the Work, answer questions, and resolve problems.
2. Location: Contractor's field office at the Project site.
3. Attendance:

a. Owner's Project Manager
b. Architect and Consultants as needed
c. Contractor's project manager and superintendent
d. Major subcontractors
e. Others, as appropriate

4. Such meetings may include, but are not limited to review of: Outstanding Action Items, Technical Concerns, Structural, Mechanical, Electrical, Architectural, Civil, As-Built Review, Commissioning, Submittals, Fabrication, RFI's, COP's, Schedule Review, Projection of Work, Procurement, Job Concerns, Action Items, and Summary.
5. All items to be discussed shall be brought up at the time the appropriate agenda item is discussed. All attendees shall familiarize themselves with the agenda for the particular meeting and be prepared in advance with their items for discussion. Meeting minutes will be prepared by the Architect.

B. Change Proposal Negotiation Meetings

1. Owner's Project Manager in conjunction with the Architect will conduct weekly meetings at the Project site when requested to specifically negotiate contractor pricing for change order proposals and change directives.
2. Location: Owner's Project Manager's field office at the Project site.
3. Attendance:

a. Owner's Project Manager
b. Architect and Consultants as needed
c. Contractor's Project Manager (and Superintendent as needed)
d. Subcontractors (as needed)
e. Others, as appropriate

4. The agenda will be prepared by the Architect.

a. Agenda items will only include those change order proposals and change directives that have been submitted by the Contractor for review. The Owner's Project Manager's and Architect's review comments will be provided to the Contractor 24 hours in advance of the meeting.
b. All attendees shall familiarize themselves with the agenda items for the particular meeting and be prepared in advance with their items for discussion. Meeting minutes will be prepared by the Architect.

C. Special Meetings

1. The Owner's Project Manager may call special meetings at the project site or at other locations to coordinate the work, answer questions, and resolve problems.

1.7 PREINSTALLATION CONFERENCES

A. When required in individual Specification Sections and/or as requested, convene pre-installation conference at work Site prior to commencing work of Section.

B. Require attendance of parties directly affecting, or affected by, work of specific Section.

C. Notify Architect four days in advance of meeting date.

D. Prepare agenda, preside at conference, record minutes, and distribute copies within two days after conference to participants, with two copies to Architect.

E. Review conditions of installation, preparation and installation procedures, and coordination with related work.

1.8 MINUTES

A. The Architect will compile minutes (unless otherwise arranged/agreed) of each project meeting and Change Proposal Negotiation meeting and will distribute copies to all interested parties.

B. The minutes compiled by the Architect shall be the official record minutes and all clarifications and/or corrections shall be transmitted in writing to the Architect and the Owner's Project Manager within fourteen (14) days of date of receipt of the minutes or unless noted during the next schedule meeting under the appropriate agenda item. Transmitted corrections shall be legibly submitted on company letterhead.

C. All minutes shall be maintained on the Owner's cloud-based project management software.

PART 2 – PRODUCTS

Not Used

PART 3 - EXECUTION

Not Used

END OF SECTION 01 31 19

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SECTION 01 32 00

CONSTRUCTION PROGRESS DOCUMENTATION

PART 1 - GENERAL

1.1 REQUIREMENTS INCLUDED

A. General Requirements.

B. Preliminary Progress Schedule

C. Detailed CPM Progress Schedule

D. Coordination

E. Updates and Progress Payments

F. Network Revisions

G. Float Time

H. Delays and Time Extensions

I. Recovery Schedule

J. Contractor's Organization

1.2 RELATED REQUIREMENTS SPECIFIED ELSEWHERE

A. A201-2007 revised General Conditions

B. Section 00 73 00 Supplementary Conditions

C. Section 00 73 83 Preconstruction Services

D. Section 01 29 00 Application for Payment

E. Section 01 31 19 Progress Meetings

F. Section 01 33 00 Submittals

1.3 GENERAL REQUIREMENTS

NOTE: The requirements of this section apply to the Contractor and not necessarily its subcontractors. Subcontractors shall refer to the Contractor's Bid Manual and/or subcontract agreement for schedule requirements.

A. The purpose of the Progress Schedule shall be to:

1. Assure Contractor's adequate planning, scheduling and reporting during execution of the contract.
2. Assure coordination of the work of the Contractor and the various subcontractors and suppliers.
3. Assist the Contractor and Owner's Project Manager in monitoring the progress of the work and contemporaneously evaluate proposed changes to the Contract and the project schedule.
4. Assist the Contractor in the preparation and evaluation of the Contractor's monthly progress payments.

B. The Progress Schedule shall employ the Critical Path Method (CPM) using retained logic for the planning, scheduling and reporting of the work to be performed under this contract. The type of schedule shall be Precedence Diagramming Method (PDM). The schedule will be produced utilizing IBM compatible "WINDOWS" version of Primavera Project Planner version 3.01 or SureTrak Project Manager 3.0, or later, software system.

C. The Work shall be performed pursuant to the provisions of Part 3 of the General Conditions, Article 3 of the Owner-Contractor Agreement ("Time of Commencement and Completion") and the Specific Completion Dates in the Contract Documents. All milestones or specific completion dates listed in these specifications, or elsewhere in the Contract Documents, represent only the major items of construction/erection work or interface dates.

D. Should the Contractor plan to complete the Work earlier than any required milestone or specific completion date, the Owner and the Owner's Project Manager shall not be liable to the Contractor for any costs or other damages if the Contractor is unable to complete the Work before such milestone or completion date.

E. The services provided by the Owner's Project Manager as the Owner's Representative, the existence of schedules, networks or any other charts or services prepared or performed by the Owner's Project Manager, shall in no way relieve the Contractor of the responsibility of complying with all of the requirements of the Contract Documents, including, but not limited to, the responsibility of completing the Work within the Contract Time and the responsibility of planning, scheduling, and coordinating the Work. The Contractor is required to comply with all control procedures specified herein and with any reasonable changes that may be necessary, in the opinion of the Owner's Project Manager, during the Contract duration.

F. The Contractor's Project Manager and Superintendent shall attend an orientation session relating to producing the CPM Schedule for this Project. This orientation meeting will be held by the Owner's Project Manager, and is designed to review the Contractor's approach to scheduling and assist the Contractor in planning the work and developing its Progress Schedule. This session will be held within fifteen (15) calendar days after the first Notice to Proceed. The Contractor shall submit to the Owner's Project Manager for review, at the orientation meeting, the following:

- Responsibility Coding structure

- Work Area and Phase Coding structure representing physical and structural breakdown of the project
- Contract milestones
- Activity ID alphanumerical coding structure as outlined in this specification
- List of typical construction activities (exterior, structure, rough-in, finish work) showing the planned level of details.
- List of activities related to the TAB and Commissioning with predecessors and successors
- Major constraints (logic, resource, etc.)
- Project Calendar(s).

G. Contractor's scheduling personnel shall have working knowledge and a minimum of 5 years of experience using Primavera on project of similar size and nature. Should the Contractor not have experienced personnel to utilize Primavera for the Progress Schedule development, the Contractor shall employ a scheduling consultant to generate the detailed CPM Progress Schedule, as described further in paragraph 1.05, all updates, reports and progress payments as described further in paragraph 1.07 and all network revisions as described further in paragraph 1.08. Not less than one work day prior to the start of the orientation meeting, the Contractor shall provide the Construction Manger a written verification that Contractor has the required personnel under its employ or that Contractor will employ the required CPM scheduling consultant.

1. The written statement shall identify individual(s) who will perform CPM scheduling
2. Capability and experience shall be verified by description of construction projects on which individual has successfully applied computerized CPM scheduling, along with selected schedule samples (electronic files) on current or previous projects which the proposed scheduler has performed complete scheduling services.
3. Required level of experience shall include at least two projects of similar nature, scope and value not less than three-fourths the Total Base Bid Price of this Contract. The written statement shall provide contact persons for referenced projects with current telephone and address information.

The Owner's Project Manager reserves the right to approve Contractor's scheduler, or consultant, and right to reject them at any time.

1.4 PRELIMINARY PROGRESS SCHEDULE

A. Schedule Requirements:

1. A Preliminary Progress Schedule shall be submitted by the Contractor within ten (10) working days of issuance of the Notice to Proceed for construction, may be in bar chart format, and shall the sequence in which Contractor proposes to perform the Work, all specific completion dates and milestones indicated in the Contract Documents, and the dates on which Contractor plans to start and finish major portions of the Work. The Preliminary Progress Schedule may be general, showing the major portions of the Work, and shall be replaced by the Progress Schedule, as described in Paragraph 1.05 below.

1.5 DETAILED CPM PROGRESS SCHEDULE

A. Network Requirements:

1. Within twenty (20) working days of the Notice to Proceed, the Contractor shall submit to the Owner's Project Manager for review and comment, a CPM Progress Schedule for the construction/erection work scope. The schedule submitted by the Contractor shall have a sufficient number of activities to assure adequate planning of the project and to permit monitoring and evaluation of progress and the analysis of time impacts. The CPM Progress Schedule shall provide a complete and detailed sequence of operations and construction of the Work within the time limits specified in the Contract. Multiple critical paths and near- critical paths shall be kept to a minimum, as determined by the Owner's Project Manager.
2. The following criteria shall form the basis for assembly of the schedule logic:

   a. Which activity must be completed before a subsequent activity can be started?
   b. Which activities can be done concurrently?
   c. Which activity must be started immediately following a completed activity?
   d. What major resource (equipment, manpower, or other) restrictions are required for sequencing these activities?

3. The CPM Progress Schedule Content:

   a. The Contractor's network shall include details to the satisfaction of the Owner's Project Manager, including, but not be limited to:

      1) Procurement activities including mobilization, shop drawings and sample submittals, Owner/Architect review of submittals, fabrication, and delivery of all key and long-lead equipment and materials.
      2) Construction/erection activities, demolition activities, and hazardous materials abatement activities.
      3) Testing and commissioning activities.
      4) Any offsite activities including delivery of Owner-furnished material and interfaces with the work of outside contractors, e.g. utilities, power, or any separate contractor.
      5) Activities for project close-out including punch list, as- built drawings, Substantial Completion, O&M training and Final Completion.
      6) Approvals, coordination and inspections required by regulatory agencies or other third parties.

   b. The identity, and logic of activities comprising the CPM Progress Schedule shall meet the following criteria:

1) The description of work by activity. Activity descriptions shall contain the specific type of work only. The work must describe accurately and understood by those who must perform the work. If the description is not definitive, a separate listing of each activity and a descriptive narrative including the grid lines may be required.
2) Activity boundaries shall be easily measurable and descriptions shall be clear and concise. Do not preface activity descriptions with "Begin" or "Complete." The beginning and end of each activity shall be readily verifiable, and progress shall be quantifiable. In each activity, give quantity and unit of measure so that the amount of work the activity involves is clearly communicated.
3) Responsibility for each activity shall be identified with a single performing organization. Plumbing and HVAC work shall be segregated.
4) Activity duration's over fifteen (15) working days shall not be used except for non-construction activities such as shop drawing and sample submittals, fabrication and delivery of materials and equipment, concrete curing, and General Conditions activities, or as approved in writing by the Owner's Project Manager.
5) Activity duration shall be in workdays. The activity durations shall be based on the quantity for the individual work activity divided by a productivity rate and crew size to perform the work in consideration of contractually defined on-site work conditions. Each construction activity shall have its total material requirements established by an accurate material take-off.
6) The cost component for each activity shall be provided. Cost components shall be assigned to each of the activities identified in paragraph 1.05.A.2.a above of this Section. The sum of the activity cost components shall equal the Fixed Cost of Work. No costs, however, shall be assigned to manufacturing activities. Cost shall only be allowed on key delivery activities as approved by the Owner's Project Manager. Punch list activities shall not be less than 2% of the contract amount.
7) Potential problems or constraints related to the implementation of the construction plan shall be identified in writing.
8) Foreseeable delays to activities such as normal seasonal weather, shall be considered and included in the planning and scheduling of all work.
9) Maximize Start-To-Start activity relationships. Overlapping activities minimizes out-of-sequence problems that arise when most relationships are Finish- To-Start with zero lead or lag.

10) Use of discretionary dependencies (preferential logic) should be minimized. In case when in the Construction Manger's opinion preferential logic creates the negative float and/or multiple critical paths, the Contractor shall submit detail documents to the satisfaction of the Owner's Project Manager, including but not limited to; material quantities, crew sizes, productivity rate, subcontractor's schedule, narrative. The use of preferential logic will be allowed only on case-by-case approval of the Owner's Project Manager.
11) Imposed completion dates for events other than the Specific Completion Dates are not permitted. Constraints cannot override the logic. Mandatory constraints (start and finish) violate network logic and shall not be used.
12) Activity shall not be allowed to cover more than one area/phase.
13) Lag/lead durations contained in the progress schedule shall not have a negative value.
14) Only two (2) open-ended activities (the first and the last) are allowed.
15) Change Order, Construction Directive, Request for Information, Change Order Proposal, or Request for Equitable Adjustment number shall identify any activity that is added or changed by Change Order/Construction Directive/Request for Information Adjustment or used to justify a request for equitable adjustment. Activities shall not belong to more than one change order/Change Directive/Request for Information/Change Oder Proposal/Request for Equitable Adjustment. Contract requirements related to the activity coding structure shall apply for the added activities.

c. Each file submitted shall have a name related to the project name, project/contract number or data date. The Contractor shall develop a naming convention that will ensure that the names of the files submitted (baseline and the monthly updates) are unique.
d. All changes to activities shall be recorded with a note in the activity log field. The log shall include, as a minimum, the date and schedule update number and reason for the change.

B. CPM Scheduling Software Usage

1. Contract Milestones

a. Notice to Proceed, Substantial Completion, Final Completion, and any other milestones, shall be zero-day duration milestone activities.
b. Substantial Completion and Final Completion shall have a not- later-than finish constraint.
c. The Project "must finish by date" shall be Contract Final Completion Date.

2. Software Attributes and Switches

   a. Schedule automatically shall be set to off
   b. Use retained logic
   c. Calculate start-to-start lag from early start
   d. Durations are to be calculated as contiguous versus interruptible unless approved in writing by the Owner's Project Manager.
   e. Open ends shall be non-critical
   f. Calculate total float as finish float

3. Activity Coding Structure. At a minimum, each schedule activity shall contain codes by:

   a. Building/Area - shall be used to identify buildings/structures, site work, and administrative requirements such as submittals.
   b. Phase - shall be used as building floor and/or areas within the building description. If adding the grid line description will clarify the scope for each phase, the Contractor shall do that if requested by the Owner's Project Manager.
   c. All activities shall be identified in the progress schedule by the Bid Item to which the activity belongs.
   d. Responsibility - shall be subcontractors (trade).
   e. CSI code - Each activity shall be assigned a Construction Specifications Institute (CSI) code relating to the division of the work.
   f. Activity ID utilizing an alphanumeric designation system tied to the area and phase, and that is acceptable to the Owner's Project Manager. The first two characters of the activity ID are reserved and shall be used as described below:

      - The first character shall be a letter and identifies the work area
      - The second character shall be a number or letter to identify the floor or sub area

4. Cost Loading

   a. Activity cost shall be a Lump Sum resource
   b. Shall not be driving
   c. Shall not be leveled
   d. Shall not have time limits
   e. Shall have one cost per activity to value labor, materials, equipment and overhead and profit

5. Miscellaneous

   a. Do not use footers in tabular schedules.
   b. Tabular schedules are to be printed in portrait orientation.
   c. Each schedule update, including baseline development, shall have a unique name.

C. Submittals:

1. The submittal of the detailed CPM schedule documents shall include:

a. Contractor's Transmittal Letter. If the detailed CPM Progress Schedule was submitted via e-mail the hard copy of the e-mail shall be included.
b. A plotter-generated time-scaled network diagram showing activity descriptions, duration and relationships between activities. The critical path should be easily identifiable.
c. The following reports:

1) Three (3) sorts of the standard CPM report, including, as a minimum, activity numbers, descriptions, early and late start and finish dates, and total float; the required sorts shall be (1) by activity number, (2) by early start by total float, and (3) by total float by early start.
2) Predecessor/successor report, showing the above information plus the predecessors and successors for each activity.
3) Schedule report organized by responsibility (trade/subcontractor) and sorted by total float by early start.
4) Histogram and cumulative costs curve for the early and late dates for the project.
5) Schedule of Values sorted by activity number.

d. Submit a written narrative discussing basic assumptions, historic project comparisons, productivity and installation rates, quantities, manpower and crew development, construction equipment planned, flow of work, and other elements related to developing the schedule.
e. Electronic file (on a CD, or submitted via e-mail) containing the schedule data files.
f. The Owner's Project Manager may waive the cost loading of the activities until after the mutual review of the CPM schedule.
g. The Contractor shall require each major subcontractor and supplier (any subcontractor or supplier with five percent or more of the value of the Contract) to submit in writing a statement certifying that the subcontractor/supplier has concurred with the Contractor's CPM, including updates, and that the subcontractor's related schedule has been incorporated accurately, including the duration of activities and crew sizes.

D. Approval Process:

1. The Owner's Project Manager will review the Contractor's Schedule, including logic diagrams and computer-generated analysis. The Owner's Project Manager shall have ten (10) working days to review the complete submittal of the CPM schedule and comment in writing.

2. The Contractor shall revise and resubmit the Schedule as soon as practical but in all cases within ten (10) working days. The Owner's Project Manager will have five (5) working days to review and comment on the revised Schedule.
3. Within five (5) working days following acceptance of the Schedule, the Contractor shall provide a CD or diskette of the CPM Progress Schedule, with comments incorporated, to the Owner's Project Manager for final review and acceptance. The Owner's Project Manager will provide the final review and acceptance within five (5) working days. This final schedule is the approved baseline schedule for the project.
4. If the Contractor thereafter wishes to make changes to its method of completing the Work, it shall follow the procedures set out in Paragraph 1.06, Network Revisions, of this Section.
5. Acceptance by the Owner and Owner's Project Manager of the Contractor's CPM Progress Schedule shall not relieve the Contractor of the responsibility for accomplishing the Work within every Contract required Milestone and Completion date. The Owner disclaims any obligation or liability due to acceptance of the CPM Progress Schedule.
6. No time extensions will be granted by the Owner's Project Manager to complete activities not initially included in the Contractor's Progress Schedule. Comments made by the Owner and Owner's Project Manager on the Progress Schedule, during review, will not relieve the Contractor from compliance with requirements of the Contract Documents. To the extent that there are any conflicts between the approved CPM Progress Schedule and the requirements of the Contract Documents, the Contract Documents shall govern.
7. If the Contractor fails to provide the schedules within the time prescribed, or revisions to the schedule within the requested time, the Owner may withhold approval of payment until the Contractor submits the required information.
8. It is to be expressly understood and agreed by the Contractor that the Schedule is an estimate to be revised from time to time as progress proceeds, and that the Owner does not guarantee that the Contractor can start work activities on the "early start" or "late start" dates or complete work activities on the "early finish" or "late finish" date shown in the baseline Progress Schedule, or in an updated or revised Schedule; nor does the Owner or Owner's Project Manager guarantee that Contractor can always proceed in the sequence established by said Schedule. If Contractor's Schedule shows that the Owner or a separate contractor is to complete an activity by a specific date, or within a certain duration, Owner or any separate contractor under contract with Owner shall not be bound to said date or duration unless Owner expressly and specifically agrees in writing to same; the Owner's, the Owner's Project Manager's and/or the Architect's review and approval or acceptance of the Schedule does not constitute an agreement to specific dates, duration's, or sequences for activities of the Owner or any separate contractor.

1.6 COORDINATION

A. The Contractor shall coordinate the work with that of the other contractors and shall cooperate fully with the Owner's Project Manager in maintaining orderly progress toward completion of the Work as scheduled.

B. Failure of Owner-furnished equipment and materials to arrive as scheduled, or failure of other construction contracts to meet their schedule, shall not be justification for an extension of time unless a delay can be supported by a Time Impact Analysis (TIA).

C. The Contractor shall inform the subcontractors of progress while the Work is underway regarding delivery status of Owner-furnished equipment and material and of the progress of construction work being performed under separate contracts.

D. The Contractor shall involve all applicable Subcontractors in the schedule development, updating and revisions.

1.7 UPDATES AND PROGRESS PAYMENTS

Refer to the Paragraph 1.05 DETAILED CPM PROGRESS SCHEDULE

A. Update Procedures:

1. The Contractor understands and agrees that its schedule is intended to accurately reflect at all times the status of the Project construction and projected activities. The Contractor shall revise the schedule to reflect project construction and comply with the requirements of this section. The Contractor also understands and agrees that updating the schedule is a key component of this requirement and will make every reasonable effort to provide current information. Approved revisions shall be incorporated prior to statusing. Submittal of the schedule updates will be understood to be the Contractor's representation that the submitted schedule meets all of the requirements of the Contract Documents, accurately reflects the work accomplished, and that work will be executed in the sequence indicated on the submitted schedule. In accordance with the updating procedure, when an activity is deemed substantially complete by the Owner's Project Manager, such activity will no longer be treated as an activity affecting the critical path or successor activity on the project.
2. The Contractor has to take appropriate action to:

- Correct schedule logic to reflect the actual sequence followed by the Contractor in the field
- Revise durations to reflect actual experience in the field. Should such revised durations result in the occurrence of negative float paths jeopardizing specific contract completion dates, the Owner's Project Manager may avail himself of any and all remedies set forth in the Contract Documents to regain the specified completion dates.
- Revise logic to address out of sequence progress so that the Contractor and the Owner's Project Manager actually have a network analysis system that reflects the true status of the Project and the actual status and location of the critical path.
- Reflect actual start and finish dates.

3. The Contractor understands and agrees that updating the schedule is independent from updating the cost for progress payment purposes.

4. The Contractor shall update the schedule as necessary and submit updated information on a monthly basis within five (5) working days of the data date by reporting remaining duration from the data date and recording actual start and finish dates for each activity. The Contractor will check the “out of sequence” progress and make the appropriate corrections. Activities that have posted progress without all preceding logic being satisfied (Out of Sequence Progress) will be allowed only on a case-by-case approval of the Owner’s Project Manager. The Contractor shall propose logic corrections to eliminate all out of sequence progress or justify not changing the sequencing for approval prior to submitting an update project schedule. The Contractor shall provide a written narrative documenting proposed changes to the CPM logic to correct out of sequence work.
5. The Contractor shall provide the following information to the Owner’s Project Manager:

    a. Electronic file (on a CD, or submitted via e-mail) containing the detailed updated schedule information. Electronic file of the submitted schedule shall constitute a clear record of progress of the work from award of the contract to final completion.
    b. Report sorted by TF, ES
    c. Predecessor/Successor Report
    d. Responsibility sorted by ES
    e. Written narrative describing the overall progress of the work and discussing possible problems, the status of major changes and any changes in sequence. The report should include as a minimum the following entries:

        - Contractor’s Transmittal Letter. If the monthly update was submitted via e-mail the hard copy of the e-mail shall be included.
        - State whether the contract is on schedule, ahead or behind schedule (stated in the number of workdays) based on the approved contract Substantial Completion date. If schedule indicates that any contract milestone dates will not be met, the Contractor shall also submit either a detailed recovery plan that shall put the project back on schedule, or a request for time extension with justification as set forth in paragraph titled “Delays and Time Extensions”.
        - Comment on the project’s current critical path. Has it remained the same as the previous month, or has it shifted? Comment on activities and progress that could change the critical path. Discuss current and anticipated scheduling problems. If the project is behind the schedule, progress along other paths with negative float shall also be reported.
        - Comment on any anticipated problems in attaining late start or late finish dates of activities.
        - List all changes made since the previous period.
        - Attach copies of the Contractors’ three-week look-ahead schedules since last update.

f. List of critical activities scheduled to be performed next month.
g. Changes in construction sequences.
h. The Contractor may include any other information pertinent to status of the project and shall include additional status information requested by the Owner's Project Manager at no additional cost.
i. Status reports, and the information contained therein, shall not be construed as claims, notice of delay, or requests for changes or compensation.

6. Negative total float shall not be a basis for requesting time extensions. Any extension of time shall be addressed in accordance with the Paragraph "Delay and Time Extensions".
7. In the event that any error, or unrealistic or unreasonable component, parameter, or results is discovered in an approved logic, or statusing information, mathematical analysis, progress report, or payment estimate, the Owner's Project Manager may require the Contractor to correct, revise and resubmit the logic, or status information, or mathematical analysis, or progress report, or payment estimate for approval. The Contractor shall make requested corrections/revisions at no additional cost to the Owner and shall not be seen as affecting the Contractors means and methods of construction. Any payment amount made on the basis of such error, or unrealistic or unreasonable component, parameter or result may be adjusted by the Owner's Project Manager in subsequent payment estimate.
8. The Owner's Project Manager may require that the Contractor provide highly detailed, short-term schedule for specific critical items (work- arounds, start-up, progress recovery, etc.) at no additional cost to the Owner.
9. Upon approval of the cost component loading of the CPM Schedule by the Owner's Project Manager, the Contractor shall provide to the Owner's Project Manager a template spreadsheet electronic file of the schedule of values to be used by the Contractor for progress payment applications. The format shall be provided by the Owner's Project Manager. The Contractor shall not change the stated value for any activity unless approved in writing by the Owner's Project Manager. The Contractor shall submit the pay application for review by the Owner's Project Manager and Architect. The Contractor is responsible for the maintenance of the spreadsheet and verification that the formulas are working correctly from one update to the next. The Contractor, Owner's Project Manager, and Architect shall meet to review the update and approve the activity pay application percentages.
10. The Contractor shall generate the Application for progress payment based upon the review and approval per paragraph 9 above. Format and forms shall be as prescribed by the Owner's Project Manager. The application for progress payment shall not be routed for signatures to the Owner until all required supporting documentation is provided and approved.
11. The Owner's Project Manager and the Owner will not be obligated to review or to process any Application for Progress Payment until the Contractor has submitted all schedule update information.

12. Throughout the progress of the Work, the Contractor shall prepare and maintain a three week look ahead bar chart field schedule in a format approved by the Owner's Project Manager (see sample short form interval schedule at end of the section, entitled Appendix A) reflecting the schedule of work activities accomplished for the previous week and the work scheduled for the forthcoming three weeks. This schedule should not be handwritten.

    To create the three week look ahead schedules, the Contractor should utilize the scheduling software, or Excel spreadsheet, as acceptable by the Owner's Project Manager. The three-week look ahead schedules shall not be extracted from the approved CPM schedule unless approved in writing by the Construction Project Manager. This look ahead schedule shall be in greater detail than the CPM schedule and define specific operations at each specific location to be performed during the three-week period. This bar chart shall conform to the computerized CPM Program Schedule, include activity numbers from the CPM Progress Schedule, and be prepared and updated weekly to be discussed at the construction meetings. Additionally, the critical path activities are to be identified on the three week look ahead schedule. A copy (hard and/or electronic) of the three week look ahead bar chart schedule shall be delivered to the Owner's Project Manager not less than three work hours prior to the start of the weekly project coordination meeting.

    The weekly short-from interval schedule shall be converted to a Completion Schedule at 8 weeks prior to Substantial Completion date for Phase 2. This schedule will include all construction and AHJ activities to reach Substantial Completion including but limited to AHJ inspections, flush-out, fire alarm testing and approval, health inspections, elevator inspection and approval, and the like.

13. The initial updating shall take place within ten (10) working days after the acceptance of the Contractor's baseline schedule. Specific dates for subsequent updates shall be established by the Owner's Project Manager.
14. One initial Application for Payment for expenditures not directly related to Work accomplished at the project will be allowed before the acceptance of the Contractor's schedule, but not before Contractor submittal of the CPM Schedule. This payment will be limited to such items as Permits, Bonds, Mobilization, and Insurance. A second payment or requests for payment for work items not included above will not be allowed without an accepted schedule.
15. Submittal of "As Built" Schedule. The last update to the Progress Schedule submitted shall be identified by the Contractor as the "As Built Schedule". The "As Built Schedule" shall reflect the exact manner in which the project was actually constructed (including start and completion dates, activities, sequences, and logic) and shall be signed and certified by the Contractor's Project Manager and Scheduler as being a true reflection of the way in which the project was actually constructed.

B. Computer Cost and Schedule Reports:

1. Every month the Owner's Project Manager will generate Computer Cost and Schedule Reports from the CPM Progress Schedule, based on the updated schedule and progress payment application furnished by Contractor in the form described in Paragraph 1.07 Updates and Progress Payments of this Section. These computer reports will reflect the Contractor stated progress of the project with respect to both work in place cost and time. The Owner's Project Manager will generate these reports for the information and use of the Contractor in calculating progress.
2. All updated monthly reports will be distributed as follows:

Contractor	1
Architect	1
Owner	1

1.8 NETWORK REVISIONS

A. Should the Contractor, after approval of the baseline CPM Progress Schedule desire to change his plan of construction, he shall submit in writing his requested revisions to the Owner's Project Manager including a written description of the logic for rescheduling the work, methods of maintaining adherence to intermediate milestones and specific dates and the reasons for the revisions. The Owner's Project Manager will review if the proposed changes are consistent with sound planning and job management, and does not jeopardize specific contract completion date(s) or mask forward visibility of job progress. The Contractor shall revise his schedule to include the effect of changes, acts of God or other conditions or events, which have affected the CPM Progress Schedule. If the requested changes are acceptable to the Owner's Project Manager they will be incorporated by the Contractor into the CPM Schedule in the next reporting period. The Contractor shall submit the revised CPM Progress Schedule to the Owner's Project Manager in the form described in paragraph 1.05.B of this specification section.

B. If the Owner requests a change by change proposal and the Contractor believes the change will cause a delay, the Contractor shall submit a written Time Impact Analysis in accordance with paragraph 1.10 of this section 01 32 00. If the Owner accepts the Time Impact Analysis, a Change Order will be issued modifying the Contract Milestones or Specific Dates.

C. If at any time during the construction, it appears to the Owner's Project Manager that the Contractor's schedule no longer represents the actual prosecution and progress of the work, the Owner's Project Manager may request in writing a revision to the schedule. Any excessive "out of sequence progress" problems will be considered evidence that the schedule needs revising. The Contractor then has three (3) working days to respond to that written request

D. Neither the updating or revision of Contractor's CPM Progress Schedule nor the submission, updating, change or revision of any report or schedule for Owner's review or acceptance of any such report or schedule shall have the effect of amending or modifying, in any way, the Contract Time, any Contract Completion Date, or Contract Milestone Dates or of modifying or limiting in any way Contractor's obligations under this Contract.

E. Failure to furnish any required submittal or information specified herein shall constitute a cause for withholding any part of progress payments pursuant to the General Conditions.

1.9 FLOAT TIME

Float time is the amount of time between the earliest start date and the latest start date, or between the earliest finish date and the latest finish date of a chain of activities on the CPM Schedule. Float time is not for the exclusive use or benefit of either the Contractor or the Owner. Use of float suppression techniques such as preferential sequencing, special lead/lag logic restraints, zero total or free float constraints, extended activity times or imposed dates shall be cause for rejection of the Progress Schedule or any revisions or updates.

1.10 DELAYS AND TIME EXTENSIONS

The Contract Documents establish the parameters for time extensions, justification for time extensions and the period during which the request may be made. Refer to the following contract sections:

A201-2007	3.10	Contractor’s Construction Schedules
A201-2007	15.1.5	Claims for Additional Time

A. When the Contractor experiences change orders or delays and the Contractor requests an extension of time, the Contractor shall submit to the Owner’s Project Manager a Time Impact Analysis illustrating the impact of each change or delay on the current contract schedule completion date.

B. Extensions of time for performance as allowed under the Contract Documents will be granted only to the extent that such revisions cause the time for the changed activity and related activities to exceed the total float along the affected path of activities at the time of Notice to Proceed of a Change Order or the commencement of any delay or condition for which an adjustment is warranted under the Contract Documents. Time extensions shall be properly apportioned into compensable and non-compensable delays when the Contractor and the Owner concurrently cause the delay. Time extension will be granted only to the extent that equitable time adjustments for the activity or activities affected exceed the total float along the most critical path of the activities at the time of actual delay.

C. The Owner will grant extensions of time separately for Substantial Completion and Final Completion. The approved Time Impact Analysis shall separately address Substantial and Final Completion impacts, and the resultant revised completion dates. No extension of time for Final Completion will be made based solely on an extension of time for Substantial Completion or any Milestone date.

D. Each Time Impact Analysis shall be submitted within ten (10) working days after a delay occurs or notice of direction for proceeding with a Change is given to the Contractor. If the Contractor does not submit a Time Impact Analysis within the specified time period, the Contractor's rights to any additional time and cost are waived.

E. Approval or rejection of each Time Impact Analysis shall be made within ten (10) working days after receipt, unless subsequent meetings and negotiations are necessary. A copy of the approved Time Impact Analysis shall be incorporated into a Change Order signed by the Owner and the Owner's Project Manager. The changes to the schedule will be incorporated into the Progress Schedule during the first update after agreement is reached on the time extension.

F. If the time period(s) in question occurred during the Preliminary CPM Schedule update(s), such update(s) must be converted to the approved Progress Schedule, which will then be used as the basis for the time extension request(s).

G. A Time Impact Analysis is an evaluation of the effects of changes in the construction sequence, contract, plans, or site conditions on the Contractor's plan for constructing the project, as represented by the schedule. Time Impact Analysis shall consist of all the steps listed below:

1. A descriptive summary of the changes
2. Establish the status of the project before the impact using the most recent project schedule update prior to the impact occurrence. Based on the current adjusted schedule, excusable delays for which time extensions may still be pending, job conditions encountered, and the progress achieved up to the point in time when the present delay occurs.(Step 1)
3. Identify all contracting parties who are affected by direct or indirect delay.
4. Predict the effect of the impact on the most recent project schedule update prior to the impact occurrence. This requires estimating the duration of the impact and inserting the impact into the schedule update. The Contractor shall demonstrate how the impact was inserted into the schedule using the fragment. This is the presentation of a fragmentary portion of the schedule network showing the added or modified activities and the added or modified relationships. Any other changes made to the schedule including modifications to the calendars or constraints shall be noted. (Step 2)
5. Track the effects of the impact on the schedule during its occurrence. Note any changes in sequencing, and mitigation efforts. (Step 3)
6. Compare the status of the work prior to the impact (Step 1) to the prediction of the effect to the impact (Step 2), and to the status of the work during and after the effects of the impact are over (Step 3).

Electronic files of all schedules used to produce TIA (Step 1 through 3) shall be submitted to the Owner's Project Manager. Make particular reference to the Paragraph 1.07 Update and Progress Payments regarding the submittals.

Time Impact Analysis shall not be considered for contract modification proposals that do not include full documentation for the schedule change. In the event the Contractor does not agree with the decision of the Owner's Project Manager regarding the impact of a change or delay, it shall be resolved in accordance with General Conditions Section 8, Dispute Resolution and Claims.

1.11 RECOVERY SCHEDULE

A. Pursuant to sub-paragraph 8.2.4 the General Conditions, should any of the conditions exist, such that certain activities shown on the Contractor's CPM Progress Schedule fall behind schedule to the extent that any of the Contract milestones or specific dates are in jeopardy, the Contractor shall be required, at no extra cost to the Owner, to prepare and submit to the Owner's Project Manager a supplementary recovery schedule, in a form and detail appropriate to the need, to explain and display how those activities will be rescheduled to regain compliance with the CPM Progress Schedule within a maximum of one month from the start of the Recovery Schedule.

B. After determination of the requirement for a Recovery Schedule, the Contractor shall, within seven (7) working days, submit a Recovery Schedule for acceptance to the Owner's Project Manager. The Recovery Schedule shall be prepared from the current CPM Progress Schedule. The Owner's Project Manager will have seven (7) working days to review the Recovery Schedule submittal.

(1) Any revisions necessary because of this review shall be resubmitted by the Contractor for acceptance within three (3) working days. The approved Recovery Schedule shall then be the schedule that the Contractor shall use in planning, organizing, directing, coordinating, performing and executing the Work (including all activities of subcontractors, equipment vendors and suppliers) for its maximum one (1) month duration, to regain compliance with the CPM Progress Schedule.

1.12 CONTRACTOR'S ORGANIZATION

The Contractor shall maintain, as part of its organization, a staff of sufficient size knowledgeable in the use and application of CPM scheduling. The Contractor's staff or the contractor's scheduling consultant will be responsible for preparing input information for the CPM Schedule, monitoring progress, providing input for updating and revising logic diagrams when necessary. Refer to paragraph 1.03 G. for further discussion of qualifications of contractor staff for developing and maintaining the progress schedule.

1.13 CPM PROJECT SCHEDULE REVIEW MEETING

A monthly meeting shall be held with the Contractor, Owner's Project Manager, Owner and Architect to reconcile status of the Work and to determine ownership of any negative total float. The Owner's Project Manager shall chair the meeting, provide an agenda and shall take and issue meeting minutes. The meeting shall be at the Owner's Project Manager's site office. A computer and scheduling software shall be available to interactively perform schedule analysis during the meeting.

The meeting will be held within seven calendar days after receipt of the Contractor's monthly CPM Schedule update, including the schedule narrative. The purpose of the meeting is to:

1. Provide a contemporaneous analysis of the CPM Schedule update
2. Present the findings of the Owner's analysis
3. Evaluate impacts of changes to the schedule as presented by the Contractor
4. Evaluate and discuss time impact analysis occurring during the month
5. Evaluate and adjust out of sequence activities
6. Evaluate status of work in progress
7. Evaluate and discuss concurrent delays
8. Evaluate and discuss mitigation efforts to Owner caused delays
9. Evaluate and discuss actions the Contractor could have taken to avoid delays

After evaluation of the updated CPM schedule and discussion of the analysis and findings, the Owner shall issue based on Owner caused delays a Change Order for time extension to the Contractor, and/or issue a Change Directive to accelerate the Work to maintain the Contract Time.

This meeting does not supersede the contract requirements for the Contractor from submitting Time Impact Analysis.

1.14 OTHER DELIVERABLES

The Contractor shall furnish the Owner's Project Manager and the Architect with copies of all purchase orders and acknowledgements of fabrication, production, and shipping schedules for all major items on the critical path within ten (10) days of Contractor's receipt of each purchase order, acknowledgment or schedule. The Owner's Project Manager, Architect, or the Owner shall not be deemed to have approved or accepted any such material, or its schedule, nor deemed to have waived this requirement if some or all of the material is not received.

PART 2 - PRODUCTS

Not Used

PART 3 - EXECUTION

Not Used

END OF SECTION 01 32 00

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Recipient Acceptance

_____ _____

Signature Date

_____

Printed Name and Title

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SECTION 01 33 00

SUBMITTAL PROCEDURES

PART 1 - GENERAL

1.1 REQUIREMENTS INCLUDED

A. Description

B. Shop Drawings

C. Product Data

D. Samples

E. Manufacturer's Instructions

F. Manufacturer's Certificates

G. Construction Photographs

H. Required Submittal Quantities to Architect

I. Contractor Responsibilities

J. Submittal Requirements

K. Re-submittal Requirements

L. Review of Documents

M. Variations from Contract Documents

N. Labor Rates Schedule

1.2 RELATED REQUIREMENTS SPECIFIED ELSEWHERE

A. Make particular reference to the following Division One sections:

1. Section 01 32 00 – Construction Progress Documentation
2. Section 01 32 33 – Photographic Documentation
3. Section 01 78 39 - Project Record Documents

1.3 DESCRIPTION

A. Submit to the Architect, via the Owner's cloud-based project management software, shop drawings, product data and samples required by Specifications Sections.

B. The Contractor shall prepare and submit to the Owner's Project Manager with the Progress Schedule, a separate schedule listing dates for submission of all required shop drawings, product data and samples.

1.4 SHOP DRAWINGS

A. Original drawings, prepared by Contractor, subcontractor, manufacturer, supplier or distributor, which illustrate some portion of the Work showing fabrication, layout, setting or erection details.

B. Shop drawings shall be prepared for this particular project. Drawings prepared specifically for other projects and revised for this project will be rejected.

C. When necessary, base shop and setting drawings upon actual measurements taken at site and other job conditions. Show any variations and revisions to Contract Documents that are necessary for proper installation of work. Fabrication or installation of work shall not be started until shop or setting drawings have been checked and returned with indication of Architect's acceptance.

(Architect's review stamp bears the following markings: "No Exceptions Taken", "Note Markings", "Comments Attached - Confirm", "Comments Attached - Resubmit", and "Rejected - Resubmit").

D. Identify details by reference to sheet and detail numbers shown on Contract Drawings.

E. Shop drawings for all major trades required for review by the Architect prior to execution of work shall be submitted to the Architect no later than 60 days from award of contract or earlier if so stipulated elsewhere in the Contract Documents. All other shop drawings are to be submitted to the Architect in sufficient time to allow for A/E review, shipping and delivery prior to execution of the work.

F. Provide shop drawings with cross-reference to drawing and detail numbers on Contract Drawings to facilitate review.

G. Provide shop drawings which demonstrate to Architect that:

1. Contractor understands design concept of certain portions of Work.
2. Equipment and material to be provided meet design and technical requirements of Contract Documents.
3. Methods of fabrication and installation.

H. Review, reproduce and distribute in accordance with Articles 1.12, 1.13 and 1.14 on Procedures below and for Project Record Documents described in Section 01 78 39.

I. Mechanical and Electrical submittals must meet the submittal requirements as identified in their respective Divisions of the Specifications. Mechanical and Electrical submittals must be submitted as complete packages, unless agreed to otherwise by Architect, Engineer and Contractor.

1.5 PRODUCT DATA

A. Manufacturer's standard schematic drawings:

1. Modify drawings to delete information, which is not applicable to project.
2. Supplement standard information to provide additional information applicable to project.

B. Manufacturer's catalog sheets, brochures, diagrams, schedules, performance chart, illustrations and other standard descriptive data.

1. Clearly mark each copy and identify pertinent materials, products or models.
2. Show dimensions and clearances required.
3. Show performance characteristics and capacities.
4. Show wiring diagrams and controls.

C. Submit product data required by Contract Documents for execution of for all major trades to the Architect no later than 60 days from award of contract or earlier if so stipulated elsewhere in the Contract Documents. All other product data are to be submitted to the Architect in sufficient time to allow for A/E review, shipping and delivery prior to execution of the work.

D. Provide product data with cross-reference to Specifications Section of Project Manual to facilitate review.

E. Submit number of copies, which Contractor requires, plus three copies, which will be retained by Architect/Engineer.

F. After review, distribute in accordance with Article on Procedures below and provide copies for Project Record Documents described in Section 01 78 39.

1.6 SAMPLES

A. Physical examples to illustrate materials, equipment or workmanship and to establish standards by which completed work is judged.

B. Office Samples: Of sufficient size and quantity to clearly illustrate:

1. Functional characteristics of product or material, with integrally related parts and attachment devices.
2. Full range of color samples.
3. After review, samples may be used in construction of Project.
4. Include identification on each sample, with full Project information.
5. Submit samples in ample time for review or selection, as applicable, so as to not delay Work.
6. Take into account delivery time of all manufactured items when submitting samples.

C. Submit samples of size and quantity specified, or, if not specified, of sufficient size and quantity (if not specified, then two to be submitted, one will be returned to Contractor) to illustrate functional and aesthetic characteristics of Product, with integral parts and attachment devices. Coordinate sample submittals for interfacing work.

D. Submit samples of finishes from full range of manufacturers' standard colors, or in specified custom colors, textures, and patterns, for Architect's selection.

E. Field Samples:

1. Construct each sample complete, including work of all trades required in finished Work.
2. After acceptance, where appropriate and upon Architect's written approval, field samples may be incorporated into Project.
3. When directed, remove field samples not incorporated into Project from site.

1.7 VERIFICATION OF EXISTING BUILDING DIMENSIONS

A. Contractor shall submit to the Architect prior to execution of work or fabrication of any structural building elements a redlined reproducible copy of the Contract Document plans, sections and elevations of the existing building indicating a “verification of existing building dimensions”. Any differences from Contract Document dimensions are to be clearly noted.

1.8 MANUFACTURER'S INSTRUCTIONS

A. When specified in individual specification Sections, submit manufacturers' printed instructions for delivery, storage, assembly, installation, start-up, adjusting, and finishing, in quantities specified for Product Data.

B. Identify conflicts between manufacturers' instructions and Contract Documents.

1.9 MANUFACTURER'S CERTIFICATES

A. When specified in individual specification Sections, submit manufacturers' certificate to Architect/Engineer for review, in quantities specified for Product Data.

B. Indicate material or product conforms to or exceeds specified requirements. Submit supporting reference date, affidavits, and certifications as appropriate.

C. Certificates may be recent or previous test results on material or Product, but must be acceptable to Architect/Engineer.

1.10 REQUIRED SUBMITTAL QUANTITIES TO OWNER AND ARCHITECT

A. Survey Data:

1. To be submitted in .pdf format to Owners Sharepoint Site.

B. Shop Drawings:

1. To be submitted in .pdf format to Owners Sharepoint Site.

C. Product Data:

1. To be submitted in .pdf format to Owners Sharepoint Site.

D. Office Samples:
See specific section covering product or material.

E. Field Samples:
See section covering specific system.

1.11 CONTRACTOR RESPONSIBILITIES

A. Review shop drawings, product data and samples prior to submission.

B. Verify:

1. Field measurements.
2. Field Construction criteria.
3. Catalog numbers and similar data.

C. Coordinate each submittal with requirements of Work and Contract Documents.

D. Contractor's responsibility for errors and omissions in submittals is not relieved by Architect's review.

E. Contractor's responsibility for deviations in submittals from requirements of Contract Documents is not relieved by Architect's review of submittals.

F. Notify the Owner’s Project Manager and Architect, in writing at time of submission, of deviations in submittals from requirements of Contract Documents.

G. Begin no work, which requires submittals until return of submittals with Architect's stamp and initials or signature indicating review.

H. After Architect's review, distribute copies.

1.12 SUBMITTAL REQUIREMENTS

A. Make all submittals far enough in advance of scheduled dates for installation to provide all required time for review, for securing necessary approvals, for possible revision and re-submittals and for placing orders and securing delivery. Submission of all submittals shall be through the General Contractor. The Contractor’s transmittal shall clearly identify the document being submitted and note the specification section and sub section(s). Partial submittals are to be clearly noted identifying the missing submittal information.

The Contractor shall maintain a submittal log for shop drawings, product data and samples. The Contractor is required to update the log on a minimum of a biweekly basis and submit copes of the updated log to the Owner’s Project Manager and the Architect. The submittal log is to list submittals by specification section, sub section(s) and an individual

submittal tracking number. The Contractor shall include with the tacking number the; date to be submitted for review, actual date submitted, date returned, status (approved, approved as noted, resubmit). Overdue submittals are to be clearly noted. Submittals noted for resubmission shall be considered as not having been submitted for overdue status. Partial or incomplete submittals are to be clearly noted.

B. Submit the number of copies of submittals noted above plus however many the Contractor requires for distribution.

C. Submit number of samples specified in each specification section.

D. Unless otherwise specifically permitted by the Architect, make all submittals in groups containing all associated items. Partial submittals may be rejected.

E. Accompany submittals with transmittal letter, in duplicate, containing:

1. Date
2. Project title and number
3. Contractor's name and address
4. The number of each shop drawing, product data and sample submitted.
5. Notification of deviations from Contract Documents.

F. Submittals shall include:

1. Date and revision dates
2. Project title and number
3. The name of:

    a. Architect
    b. Contractor
    c. Subcontractor
    d. Supplier
    e. Manufacturer
    f. Separate detailer when pertinent

4. Identification of product or material
5. Relation to adjacent structure or materials
6. Field dimensions, clearly identified as such
7. Specifications section number
8. Applicable standards, such as ASTM number or Federal Specification
9. A blank space, for Architect review stamp
10. Identification of deviations from Contract Documents
11. Contractor's stamp, initialed or signed, certifying to review of submittal, verification of field measurements and compliance with Contract Documents.

1.13 RESUBMITTAL REQUIREMENTS

A. Shop Drawings:

1. Revise initial drawings as required and resubmit as specified for initial submittal.

2. Indicate on drawings any changes, which have been made other than those, requested by Architect.
3. Product data and samples: Submit new data and samples as required for initial submittal.

1.14 REVIEW OF DOCUMENTS

A. The Architect or Owner's Project Manager may immediately reject any item without further review if it is not:

1. Accompanied by a transmittal letter containing the required information.
2. Submitted as a reproducible.
3. Stamped "approved" by the Contractor.

B. The review will be for conformance to the design concept and compliance with information given in the Contract Documents. The Architect will make notations directly on the reproducible.

C. The review is intended to foresee unacceptable products and to avoid the possibility of their rejection at the site. The review shall not be construed as:

1. Permitting a departure from the Contract Documents, unless specifically so noted.
2. Relieving the Contractor of the responsibility for errors or omissions.
3. Acceptance of an assembly in which an approved item is a part.
4. Approval of variations from previously approved items.
5. Approval of dimensions.

D. The Architect will review all samples. Such review will be for appearance only. Compliance with all other requirements is the responsibility of the Contractor.

E. Where the Contract Documents require Contractor design of structural, mechanical or electrical systems or components of systems by a supplier, or where a Contractor initiates a change in the design of a system or component thereof, such systems or components shall be designed by a registered professional engineer and all calculations submitted to the Architect for its records, prior to starting fabrication or installation of the Work. The Owner will not be responsible for the designs of such other professional engineers.

1.15 VARIATIONS FROM CONTRACT DOCUMENTS

A. If the Architect determines a variation from the Contract Documents is in the best interest of the Owner, and it does not involve change in the Contract price or item, the Architect, through the Owner's Project Manager, with the Owner's concurrence, may permit such variation.

B. Unless the Architect receives immediate written notification, it will assume the Contractor approves any variation shown.

C. If the Contractor fails to mention variations from the Contract Documents, it will not be relieved of the responsibility for executing the Work in accordance with the Contract Documents.

D. When a variation from the Contract Documents is permitted and such variation involves corresponding adjustment in an adjacent or related item, the responsibility for making and paying all costs for such adjustment rests with the Contractor requesting the original variation.

E. Any variation that involves substitution of a specified product shall follow the Substitution requirements in 01 25 13 Product Substitution Procedures.

PART 2 – PRODUCTS

Not Used

PART 3 – EXECUTION

Not Used

END OF SECTION 01 33 00

SECTION 01 41 00

REGULATORY REQUIREMENTS

PART 1 - GENERAL

1.1 REQUIREMENTS INCLUDED

A. Sections Include

B. Compliance Requirements

C. Construction Type

D. Occupancy Classification

1.2 RELATED REQUIREMENTS SPECIFIED ELSEWHERE

A. Make particular reference to the following Division One sections:

1. Section 00 72 00 - General Conditions
2. Section 00 54 02 – Supplementary Conditions
3. Section 01 57 19 – Temporary Environmental Controls
4. Section 01 81 13 – Sustainable Design Requirements
5. Section 01 81 19 – Indoor Air Quality Requirements
6. Division 05 - Welding: for Fire Department permits for flammable liquids, welding/ cutting equipment, or compressed gases.

1.3 SECTIONS INCLUDE

A. Contractor is responsible for keeping building department, fire department, and other authorities completely informed of any changes in the work in a timely manner. This includes contract modifications, amendments, additions, shop drawings, and the like.

B. Contractor is responsible for gaining approvals as required for Owner occupancy within contract scheduling requirements.

C. Contractor shall make any and all adjustments and modifications as required to conform to ordinances, and regulations.

1.4 COMPLIANCE REQUIREMENTS

A. Referenced codes establish minimum requirement levels. Where provisions of various codes or standards conflict, the more stringent provisions govern. Promptly submit to Architect written notice of observed contract document variations from legal requirements.

B. Compliance requirements include, but are not limited to following:

1. Current version of International Building Code (with Idaho Amendments).
2. Current version of ICC/ANSI A117.1
3. The Life Safety Code NFPA 13 and 72 -current year.
4. Rules and Regulations from the State Board of Health.
5. Department of Labor and Industries Regulations.
6. Department of Ecology Regulations.
7. Mechanical Work:

    a. Current version of Uniform Mechanical Code
    b. Current version of Uniform Plumbing Code
    c. Current version of Northwest Heating, Ventilation and Air Conditioning Association.
    d. International Energy Conservation Code
    e. State/Local Boiler Inspector.

8. Electrical Work:

    a. Underwriters' Laboratories (UL).
    b. Current version of National Fire Protection Association, National Electric Code (NEC), National Electric Safety Code, and above electrical listings, as applicable.

9. Environmental Requirements: All work shall be performed in compliance with applicable provisions of Idaho Code Title 39, Chapter 1, Hazardous Waste Management Act of 1976, and other applicable federal, State and local statutes, ordinances and regulations dealing with prevention of environmental pollution and the preservation of public natural resources that affect or are affected by this project.
11. Factory Mutual (FM).
12. Industrial Risk Insurers (IRI).

C. Specifications of Higher Standards: Drawings and Specifications govern whenever they require higher standards than are required by governing codes, regulations, and the like.

D. Requirements of the City of Sandpoint building permit process.

1.5 CONSTRUCTION TYPE

A. See Drawings.

1.6 OCCUPANCY CLASSIFICATION

A. See Drawings.

PART 2 - PRODUCTS

Not Used

PART 3 - EXECUTION

Not Used

END OF SECTION 01 41 00

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SECTION 01 42 16

DEFINITIONS

PART 1 - GENERAL

1.1 REQUIREMENTS INCLUDED

A. Definitions

B. Drawings, dimension, and measurements

C. Specification explanation

1.2 RELATED REQUIREMENTS SPECIFIED ELSEWHERE

None

1.3 DEFINITIONS

A. Certain terms used generally throughout the specifications (and drawings) are hereby defined as follows:

1. Indicated: A cross reference to details, notes or schedules on the drawings, other paragraphs or schedules in the specifications, and similar means of record "approved", "required, "accepted", and "permitted" mean "directed by the "Architect", "requested by the Architect , etc. However, no such implied meaning will be interpreted to extend the Architect's responsibility into the Contractor's area of construction supervision.
2. Installer: The person or entity engaged by the Contractor or his Subcontractor or Sub-subcontractor for the performance of a particular unit of work at the project site, including installation, erection, application, and similar required operations. It is a general requirement that Installers be recognized experts in the work they are engaged to perform.
3. Accepted: Where used in conjunction with the Architect's or Engineer's response to submittals, requests, applications, inquiries, reports, and claims by the Contractor, the meaning of the term "accepted" will be held to the limitations of the Architect's responsibilities and duties as specified in the General and Supplementary Conditions. In no case will "acceptance" by the Architect be interpreted as an assurance to the Contractor that the requirements of the Contract Documents have been fulfilled.
4. Furnish: Except as otherwise defined in greater detail, the term "furnish" is used to mean "...supply and deliver to the project site, ready for unpacking, assembly and installation...".
5. Provide: Except to the extent further defined, the term "provide" means to furnish and install, complete and ready for the intended use.

1.4 DRAWINGS, DIMENSION, AND MEASUREMENTS

A. Where on any of the drawings a portion of the work is drawn out and the remainder is indicated in outline, the parts drawn out shall apply also to all other portions of the work.

B. Wherever a detail is referenced and developed for a specific condition, same or similar detail shall apply to identical or similar conditions elsewhere on project even though not specifically referenced.

C. Where the word "similar" occurs on the drawings, it shall be interpreted in its general sense and not as meaning identical, and all details shall be worked out in relation to their location and their connection with other parts of the work.

D. The figured dimensions on the drawings or noted indicating dimensions shall be used instead of measurements of the drawings by scale, and shall be strictly complied with.

E. No scale measurements shall be used as a dimension to work with except on "full size" drawings not dimensioned.

1.5 SPECIFICATION EXPLANATION

A. These specifications are of the abbreviated, or "streamlined" type, and include incomplete sentences.

B. Omissions of words or phrases such as "the Contractor shall" "in conformity therewith", "shall be", "as noted on the drawings", "according to the plans", "a", "an", "the", and "all" are intentional.

C. Omitted words or phrases shall be supplied by inference in the same manner as they are when a "note" occurs on the drawings.

PART 2 - PRODUCTS

Not Used.

PART 3 - EXECUTION

Not Used.

END OF SECTION 01 42 16

SECTION 01 42 19

REFERENCE STANDARDS

PART 1 - GENERAL

1.1 REQUIREMENTS INCLUDED

A. Quality assurance.

B. Schedule of references.

1.2 RELATED REQUIREMENTS SPECIFIED ELSEWHERE

None

1.3 QUALITY ASSURANCE

A. For products and workmanship specified by referenced association, trade, or Federal Standards, catalogs, and the like: Comply with requirements. Follow more rigid requirements if specified or required by applicable codes and other governing authorities.

B. Conform to reference standard by date of issue current on date of Contract Documents.

C. The date of the standard (including amendments) is as specified or in effect as of the Bid date.

D. When required by individual Specification Section, obtain copy of standard, catalog, or excerpt. Maintain copies at jobsite during submittals, planning, and progress of the specific work through final acceptance of the work by the Owner.

E. Should specified reference standards conflict with Contract Documents, request clarification from Architect before proceeding.

F. The Contractual relationship of the parties to the Contract shall not be altered from the Contract Documents by mention or inference otherwise in any reference document.

1.4 SCHEDULE OF REFERENCES

A. All listings may not be referenced in the Contract Documents.

B. Listings may not be complete. Where not shown, request information from Architect during bidding. Specified acronym may be as listed/Sweet's Architectural/Mechanical/Electrical files, or as generally understood and applicable within the construction industry.

AA Aluminum Association
818 Connecticut Avenue, NW; Washington, DC 20006

AABC	Associated Air Balance Council 1000 Vermont Avenue, NW; Washington, DC 20005
AAMA	Architectural Aluminum Manufacturers Association 2700 River Rd., Suite 118; Des Plaines, IL 60018
AASHTO	American Association of State Highway and Transportation Officials 444 North Capitol Street, NW; Washington, DC 20001
AATCC	American Association of Textile Chemists and Colorists P.O. Box 12215; Research Triangle Park, NC 27709
ACI	American Concrete Institute Box 19150; Reford Station; Detroit, MI 48219
ADAAG	American's with Disabilities Act Accessibility Guidelines for Buildings and Facilities Federal Register Departme nt of Justice
ADC	Air Diffusion Council 230 North Michigan Avenue; Chicago, IL 60601
AGC	Associated General Contractors of America 1957 E Street, NW; Washington, DC 20006
AI	Asphalt Institute Asphalt Institute Building; College Park, MD 20740
AIA	American Institute of Architects 1735 New York Avenue, NW; Washington, DC 20006
AIA	American Insurance Association 1130 Connecticut Ave. N.W., Suite 1000, Washington, DC 20036
AIHA	American Industrial Hygiene Association 475 Wolf Ledges Parkway, Akron, OH 44311
AIMA	Acoustical and Insulating Materials Association (Successor to AMA and IBI) 205 West Tuohy Avenue; Park Ridge, IL 60068
AISC	American Institute of Steel Construction 400 North Michigan Avenue; 8th Floor; Washington, DC 20036
AISI	American Iron and Steel Institute 1000 16th Street, NW; Washington, DC 20036

AITC	American Institute of Timber Constructors 333 W. Hampden Avenue; Englewood, CO 80110
ALSC	American Lumber Standards Committee P.O. Box 210, Germantown, MD 20874-0210
AMCA	Air Movement and Control Association 30 West University Drive; Arlington Heights, IL 60004
ANSI	American National Standards Institute 1430 Broadway; New York, NY 10018
AOAC	Association of Official Analytical Chemists 1111 North 19th Street, Suite 210, Arlington, VA 83702
AOSA	Association of Official Seed Analysts c/o Robert Trent, 2240 Kellog Lane, Boise, ID 83702
APA	American Plywood Association Box 11700; Tacoma, WA 98411
APAW	Asphalt Paving Association of Washington, Inc. 1200 Westlake North, Seattle, WA 98109
APWA	American Public Works Association 1313 E. 60th St.; Chicago, IL 60637
ARI	Air-Conditioning and Refrigeration Institute 1815 North Fort Myer Drive; Arlington, VA 22209
ASA	American Standards Association 10 E. 40th Street, New York, NY 10018
ASA	American Subcontractors Association 1004 Duke Street, Alexandria, VA 22314-3512
ASBA	American Sports Builders Association 2331 Rock Spring Road, Forest Hill, MD 21050
ASCE	American Society of Civil Engineers 345 East 47th Street, New York, NY 10017
ASHRAE	American Society of Heating, Refrigerating and Air Conditioning Engineers 1791 Tulli Circle, NE; Atlanta, GA 30329
ASM	Architectural Specifications Manual, published by Specification Services/Painting and Decorating Contractors of America 23830 Pacific Highway South, Suite 102, Kent, WA 98032
ASME	American Society of Mechanical Engineers 345 East 47th Street; New York, NY 10017

ASPA	American Sod Producers Association Association Building; Ninth & Minnesota; Hastings, NE 68901
ASSE	American Society of Sanitary Engineering 960 Illuminating Bldg.; Cleveland, OH 44113
ASTM	American Society for Testing and Materials 1916 Race Street; Philadelphia, PA 19103
AWCI	Association of Wall and Ceiling Industries 25 K Street NE, Suite 300, Washington, DC 20009
AWI	Architectural Woodwork Institute 13924 Braddock Road, Suite 100, Centreville, VA 22020
AWPA	American Wood Preservers' Association PO Box 286, Woodstock, MD 21163-0286
AWPI	American Wood Preservers Institute 1651 Old Meadow Road; McLean, VA 22090
AWS	American Welding Society PO Box 351040, 550 NW LeJeune Rd, Miami, FL 33135
AWWA	American Water Works Association 6666 West Quincy Avenue; Denver, CO 80235
AWI	Architectural Woodwork Institute 2310 South Walter Reed Drive; Arlington, VA 22206
AWPA	American Wood-Products Association 7735 Old Georgetown Road; Bethesda, MD 20014
AWPB	American Wood Preservers Bureau 2600 Virginia Avenue, NW; Washington, D.C. 20005
AWS	American Welding Society 550 LeJeune Road; Miami, FL 33135
BHMA	Builders Hardware Manufacturers Association 60 East 42nd Street; New York, NY 10017
BIA	Brick Institute of America 11490 Commerce Park, Reston, VA 22091
CDA	Copper Development Association 57th Floor, Chrysler Building 405 Lexington Avenue; New York, NY 10174

CISCA	Ceilings and Interior Systems Contractors Association 579 W. North Avenue, Suite 301, Elmhurst, IL 60025
CISPI	Cast Iron Soil Pipe Institute 2020 "K" Street, NW, Suite 320; Washington, D.C. 20006
CLFMI	Chain Link Fence Manufacturers Institute 1101 Connecticut Avenue, NW; Washington, DC 20036
CRA	California Redwood Association 617 Montgomery Street; San Francisco, CA 94111
CRSI	Concrete Reinforcing Steel Institute 933 Plum Grove Road; Schaumburg, IL 60195
CS	Commercial Standard of National Bureau of Standards, U.S. Dept. of Commerce, Supt. of Documents U.S. Government Printing Office; Washington, D.C. 20402
CSI	Construction Specifications Institute 1150 17th St., Suite 300; Washington, D.C. 20036
DFPA	Douglas Fir Plywood Association - See APA (now known as American Plywood Association)
DHI	Door & Hardware Institute 14170 Newbrook Drive, Chantilly, VA 22021-2223
DOC	Department of Commerce Washington, DC 20234
EJCDC	Engineers' Joint Contract Documents Committee American Consulting Engineers Council 1050 15th Street, NW; Washington, DC 20005
EPA	Environmental Protection Agency 401 M Street SW, Washington DC, 20460
Fed. Spec	Federal Specifications, GSA Business Service Center 909 First Ave.; Seattle, WA 98104
FGMA	Flat Glass Marketing Association White Lakes Professional Building 3310 Harrison; Topeka, KS 66611
FM	Factory Mutual System 1151 Boston-Providence Turnpike; Norwood, MA 02062
FS	Federal Specification GSA Business Center, 909 First Avenue, Seattle, WA 98104

GA	Gypsum Association 1603 Orrington Avenue; Evanston, IL 60201
GTA	Glass Tempering Association 3310 Harrison; Topeka, KS 66611
HPMA	Hardwood Plywood Manufacturers Association P.O. Box 6246; Arlington, VA 22206
ICBO	International Conference of Building Officials 5360 S. Workman Mill Road; Whittier, CA 90601
IEEE	Institute of Electrical and Electronics Engineers 345 East 47th Street New York, NY 10017
IES	Illuminating Engineering Society 345 East 47th Street, New York, NY 10017
IMIAC	International Masonry Industry All-Weather Council International Masonry Institute 815 15th Street, NW; Washington, DC 20005
IPCEA	Insulated Power Cable Engineers Association PO Box P, South Yarmouth, MA 02664
IRIA	Industrial Risk Insurers Association 85 Woodland Street, Hartford, CT 06102
ITF	International Tennis Federation Bank Lane Rochampton, London SW15 5XZ United Kingdom
MFMA	Maple Flooring Manufacturers Association 2400 East Devon, Suite 205; Des Plaines, IL 60018
MIL	Military Specification Naval Publications and Forms Center 5801 Tabor Avenue; Philadelphia, PA 19120
MIW	Masonry Institute of Washington 3101 Northup Way, #105, Bellevue, WA 98004-1449
ML/SFA	Metal Lath/Steel Framing Association 221 North LaSalle Street; Chicago, IL 60601
NAAMM	The National Assoc. of Architectural Metal Manufacturers 100 S. Marion Street Oak Park, IL 60302
NBHA	National Builders' Hardware Association 1290 Avenue of the Americas; New York, NY 10019

NBS	National Bureau of Standards, U.S. Dept. of Commerce Gaithersburg, MD 20234
NCMA	National Concrete Masonry Association 2302 Horsepen Road, Herndon, VA 22071-3406
NEBB	National Environmental Balancing Bureau 8224 Old Courthouse Road; Vienna, VA 22180
NEC	National Electric Code by BFPA (ANSI C1) 470 Atlantic Avenue; Boston, MA 02210
NECA	National Electrical Contractors Association 7315 Wisconsin Avenue; Washington, D.C. 20014
NEMA	National Electrical Manufacturers' Association 2101 L Street, NW; Washington, DC 20037
NFPA	National Fire Protection Association 470 Atlantic Avenue; Boston, MA 02201
NIBS	National Institute of Business Sciences 1201 L Street NW, Suite 400, Washington, DC 20005
NIOSH	National Institute of Occupational Safety and Health Department of Health, Education and Welfare Region, 10 Arcade Building, 1321 Second Avenue, Seattle, WA 98101
NOFMA	National Oak Flooring Manufacturers Association, Inc. PO Box 3009, Memphis, TN 38173-0009
NRCA	National Roofing Contractors Association 1515 N. Harlem Avenue; Oak Park, IL 60302
NSF	National Sanitation Foundation 3475 Plymouth Road, PO Box 1468, Ann Arbor, MI 48106
NSWMA	National Solid Wastes Management Association 1120 Connecticut Avenue, NW; Washington, DC 20036
NTMTA	National Terrazzo and Mosaic Tile Association 3166 Des Plaines Avenue; Des Plaines, IL 60018
NWCMA	Northwest Concrete Masonry Association 40 Lake Bellevue, Suite 100, Bellevue, WA 98005
NWFA	National Wood Flooring Association 223 Old Meramec Station Road, Manchester, MO 63021-5310

NWMA	National Woodwork Manufacturers Association, Inc. 400 West Madison Street; Chicago, IL 60606
NWWDA	National Wood Window and Door Association 1400 East Touhy Avenue, Suite G-54, Des Plaines, IL 60018
NWWCB	Northwest Wall and Ceiling Bureau 1032-A NE 65th Street, Seattle, WA 98115
OSHA	Occupational Safety and Health Administration (U.S. Department of Labor), Government Printing Office; Washington, D.C. 20402
OSHD	Oregon State Highway Division 2223 Transportation Building; Salem, OR 97310
PCA	Portland Cement Association 5420 Old Orchard Road; Skokie, IL 60077
PCI	Prestressed Concrete Institute 201 North Wacker Drive; Chicago, IL 60606
PDCA	Oregon Council, Painting & Decorating Contractors of America 4530 SE 67th Avenue; Portland, OR 97206
PEI	Porcelain Enamel Institute, Inc. 1900 "L" Street, NW; Washington, DC 20036
PS	Product Standard U.S. Department of Commerce; Washington, DC 20203
PSAPCA	Puget Sound Air Pollution Control Authority 200 West Mercer Street, PO Box 9863, Seattle, WA 98109
RCSHSB	Red Cedar Shingle and Handsplit Shake Bureau 515 116th Avenue; Bellevue, WA 98004
RFCI	Resilient Floor Covering Institute 966 Hungerford Drive, Suite 12-B, Rockville, MD 20850
RIS	Redwood Inspection Service One Lombard Street; San Francisco, CA 94111
SCPI	Structural Clay Products Institute 1750 Old Meadow Road; McLean, VA 22101
SDI	Steel Deck Institute Box 3812; St. Louis, MO 63122
SDI	Steel Door Institute 712 Lakewood Center North; Cleveland, OH 44107

SIGMA	Sealed Insulating Glass Manufacturers Association 111 East Wacker Drive; Chicago, IL 60601
SJI	Steel Joist Institute 1703 Parham Road, Suite 204; Richmond, VA 23229
SMACNA	Sheet Metal & Air Conditioning Contractor's National Assoc. 8224 Old Court House Road; Vienna, VA 22180
SPR	Simplified Practice Recommendation of National Bureau of Standards, U.S. Dept. of Commerce, Supt. of Documents U.S. Government Printing Office; Washington, D.C. 20402
SSPC	Steel Structures Painting Council 4400 Fifth Avenue; Pittsburgh,
PA 15213 SWEET'S	Sweet's Catalog File
(No Acronym)	McGraw-Hill Information Systems Company 1221 Avenue of the Americans, New York, NY 10020-1095
SWI	Steel Window Institute 1300 Sumner Ave, Cleveland, OH 44115-2851
TAS	Technical Aid Series Construction Specifications Institute 601 North Madison Street; Alexandria, VA 22314
TCA	Tile Council of America, Inc. Box 326; Princeton, NJ 08540
TIMA	Thermal Insulation Manufacturers Association, 7 Kirby Plaza Mt. Kisco, NY 10549
TSCA	Toxic Substances Control Act: (See PSAPCA)
UBC	Uniform Building Code as modified and amended by the State of Oregon and published as the Structured Specialty Code and Fire and Life Safety Regulations.
UL	Underwriters' Laboratories, Inc. 333 Pfingston Road; Northbrook, IL 60062
USDA	United States Department of Agriculture 915 2nd Avenue, Seattle, WA 98101
USTA	United States Tennis Association 640 - 8th Avenue, 34th Floor, New York, NY 10036
WCLA	West Coast Lumbermen's Association P.O. Box 25406; Portland, OR 97225

WCLIB	West Coast Lumber Inspection Bureau (Grading Rules) P.O. Box 25406; Portland, OR 97225
WRCLA	Western Red Cedar Lumber Association 1200 - 555 Burrard Street, Vancouver, British Columbia, Canada V7X 1S7
WSDA	Washington State Department of Agriculture 406 General Administration Building AXL-41, Olympia, WA 98504
WSDOT	Washington State Department of Transportation Department of General Administration - Purchasing Department Room 216, General Administration Building, Olympia, WA 98504
WWPA	Western Wood Products Association (Grading Rules) 700 Yeon Building; Portland, OR 97204

PART 2 - PRODUCTS

Not Used

PART 3 - EXECUTION

Not Used

END OF SECTION 01 42 19

SECTION 01 45 00

QUALITY CONTROL

PART 1 - GENERAL

1.1 REQUIREMENTS INCLUDED

A. Quality Assurance - Control of Installation.

B. Tolerances.

C. Manufacturer's Certificates.

D. Manufacturer's Field Services.

E. Field samples and mock-ups.

1. Provide specified field samples and mock-ups at designated Project Location, or where directed by Architect.
2. Provide physical field samples illustrating finishes, coatings, patterns, and systems.
3. Construct full size mock-ups for review of construction systems to establish standards by which workmanship will be judged.
4. Provide full scale field samples and mock-ups with specified attachments, anchorage devices, flashings, sealants, finishes, and colors for a complete and finished system.
5. Provide in dimension as specified, or when not specified, provide in sufficient size and completeness, in consultation with Architect, to clearly illustrate the work.
6. Maintain ease of access to accepted in-place mock-up. Where accepted mock-up is covered, lost, or damages, arrange with Architect to provide new accepted mock-up as means to illustrate acceptable quality standards.
7. Remove field samples and mock-ups when directed to do so, or if not directed, at Project completion.

1.2 RELATED REQUIREMENTS

A. The General Conditions of the Contract and Supplemental Conditions.

B. Make particular reference to the following Division One Sections:

1. Section 01 42 19 - Reference Standards: Applicability of specified reference standards
2. Section 01 45 23 - Testing and Inspecting Services

1.3 QUALITY ASSURANCE - CONTROL OF INSTALLATION

A. Maintain quality control over suppliers, manufacturers, products, services, site conditions, and workmanship, to produce work of specified quality.

B. Comply with specified standards as minimum quality for the Work except where more stringent tolerances, codes, or specified requirements indicate higher standards or more precise workmanship.

C. Perform work by persons qualified to produce workmanship of specified quality.

1.4 TOLERANCES

A. Monitor tolerance control of installed Products to produce acceptable Work. Do not permit tolerances to accumulate.

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

C. Adjust Products to appropriate dimensions, position before securing Products in place.

1.5 MANUFACTURERS' CERTIFICATES

A. When required by individual Specifications Section, submit manufacturers' certificate, in duplicate, that products meet or exceed specified requirements.

1.6 MANUFACTURERS' FIELD SERVICES

A. When specified in respective Specifications Section, require supplier and manufacturer to provide qualified personnel to observe field conditions, conditions of surfaces and installation, quality of workmanship, start-up of equipment, test, adjust and balance of equipment as applicable, and to make appropriate recommendations.

1. Manufacturer's Representative shall attend pre-installation conferences.
2. Representatives shall submit written report to Architect listing observations and recommendations.

PART 2 - PRODUCTS

Not Used

PART 3 - EXECUTION

Not Used

END OF SECTION 01 45 00

SECTION 01 50 00

TEMPORARY FACILITIES AND CONTROLS

PART 1 - GENERAL

1.1 REQUIREMENTS INCLUDED

A. Temporary Utilities

B. Temporary Controls

C. Construction Facilities

D. Removal of Utilities, Facilities, and Controls

1.2 RELATED REQUIREMENTS SPECIFIED ELSEWHERE

A. Make particular reference to the following Division One sections:

1. Section 01 11 00 - Summary of Work
2. Section 01 71 23.13 – Examination and Preparation
3. Section 01 71 23.16 – Construction Surveying
4. Section 01 74 00 - Cleaning and Waste Management

1.3 TEMPORARY UTILITIES

A. Temporary Electricity:

1. The Contractor will provide and pay for power service installation required from Utility source for the duration of work under this contract for areas not served or accessible by the Owner's power service within the park, or for equipment or work that exceed the current electrical services. The Contractor shall be responsible to provide and pay for any temporary power utility services, and to extend such service to the work area.
2. The Contractor shall furnish and install, as necessary, temporary wiring and associated service equipment. Upon completion of the work, remove all temporary wiring and equipment.
3. The Contractor shall furnish and install area distribution boxes so located that the individual trades may use their own construction type extension cords to obtain proper power and provide artificial lighting at all points where required by inspectors and for safety.
4. The Contractor shall ascertain where electrical service is available; provide required connections, and extend system to work area.
5. The Contractor may use temporary electrical generators only as allowed by the Master Use Permit (MUP) and as indicated on the MUP drawings, as allowed by the Owner's SEPA checklist, and by written permission of the Owner's Project Manager. The Contractor shall be responsible for all costs for temporary generators including rental, purchase, moving and staging, upkeep and maintenance, fuel, permitting, and removal.

6. Usage charges incurred due to Contractor's utilization of existing services will be paid by the Owner.

B. Temporary Lighting:

1. Provide and maintain lighting for construction operations to achieve minimum lighting level of 2 watt/sq. ft. Provide additional lighting for finish work where and when needed, or as required by the Contract Documents.
2. Provide branch wiring from power source to distribution boxes with lighting conductors, pigtails, and lamps as required.
3. Maintain lighting and provide routine repairs.
4. Provide any temporary lighting required for current park occupants and egress pathways that are impacted from construction operations, including indoor and outdoor lighting.

C. Temporary Heat:

1. Provide and pay for heat devices and heat as required to maintain specified conditions for construction operations. For temporary heating use steam or hot water where available and where not available, use gas from piped distribution system where available. Where steam, hot water or pipe gas are not available, heat with electric resistance heaters or self-contained, indirect LP gas or fuel oil heaters bearing UL, FM or other approval labels appropriate for application. Vent products of combustion directly to out of doors for all fuel-burning heaters and equip units with individual space thermostatic controls. Direct-fired units are not allowed.
2. The Contractor shall provide and maintain temporary heating in the existing buildings at all times assuring a minimum temperature of 60 degrees. The permanent building heating and air conditioning system may be used for temporary heat during construction. These systems may only be operated after final cleaning and as allowed by the commissioning and indoor air quality requirements related to construction temperature and climate control. Refer to sections 01 81 19 Indoor Air Quality Requirements and 01 91 00 Commissioning.
3. The Contractor is responsible for providing and maintaining temporary heating to occupied portions of the building throughout the project. The occupied spaces shall be heated to a minimum of 68-degrees and a maximum of 76-degrees during occupied hours.
4. Location and types of temporary heating boilers are limited by the MUP and SEPA permits.
5. Usage charges incurred due to Contractor's utilization of existing services will be paid by the Owner.

D. Temporary Ventilation:

1. Ventilate enclosed areas to:

    a. Assist cure of materials.
    b. Dissipate humidity.
    c. Prevent accumulation of dust, fumes, vapors, or gases.
    d. Provide local exhaust ventilation to prevent harmful dispersal of hazardous substances into atmosphere at all times.

E. Temporary Humidity Control:

1. Employ de-humidifiers in sufficient numbers to aid the drying process and quality control during:

a. GWB taping.
b. Texturing (if any).
c. Painting (as appropriate).
d. Remediation of water infiltration or spillage.
e. Protection of historic wood remaining in place.

F. Temporary Telephone and Facsimile (FAX) Service:

1. Provide, maintain and pay for telephone and email service to Contractor's field office at time of project mobilization.

a. Equip phone with voice messaging service or approved equal.

2. Maintain services from start of work through building occupancy.

G. Temporary Water Service:

1. Provide and maintain suitable quality water service required for construction operations and drinking. Any use of owner provided water service is allowed only by written permission of the Construction Manager. In such case, separate metering must be provided; quantities tracked and costs for that use remitted to the Owner.

H. Temporary Sanitary Facilities:

1. Provide and maintain adequate number of required facilities and enclosures for use of all persons and trades employed on Work during construction period. Comply with all minimum requirements of all public agencies having jurisdiction. Maintain in a sanitary condition at all times.

I. Temporary First Aid Facilities: Provide adequate first aid facilities for construction personnel.

J. Temporary Fire Protection:

1. Take all precautions to prevent possibility of fire resulting from construction operations. Particularly avoid hazardous accumulations of rubbish and unsecured flammable materials.
2. Provide emergency fire extinguishing equipment of adequate type and quantity, readily available and properly maintained.
3. Keep local fire department's telephone number prominently displayed near telephone.

1.4 TEMPORARY CONTROLS

A. Barriers:

1. Provide interior and exterior barriers to prevent unauthorized entry to construction areas and to protect existing facilities and adjacent properties from damage from construction operations.
2. Provide barricades and covered walkways required by governing authorities for public rights-of-way.
3. Protect non-owned vehicular traffic, stored materials, site and structures from damage.

B. Fencing and Signage:

1. Provide and maintain a continuous 6'-0" height commercial grade chain link fence at the construction site perimeter and in additional areas identified on the drawings and at Contractors' discretion to be removed after substantial completion or when authorized by the Owner's Project Manager. Provide gates for access as required by the Contractor with two (2) keys to any/all security padlocks to Owner's Project Manager.
2. Signage:

    a. Provide wayfinding exterior signage for all phases of construction to direct public and visitors to occupied portions of the site and park parking facilities. Signs shall be large, legible, mechanically fastened, impervious to weather, and maintained free of graffiti, etc. throughout the project.
    b. Provide interior directional wayfinding signage for all phases of construction to direct staff, students, and visitors to occupied areas of the building.
    c. Provide interior and exterior warning signs for all construction areas. Install on temporary construction barriers.
    d. Provide interior and exterior emergency egress signage to direct occupants to emergency exits as needed during construction phasing. Provide emergency egress rated doors, door hardware, signage, and/or battery-operated alarms at emergency exit doors that open into construction areas.

C. Water Control:

1. Grade site to drain.
2. Devise and implement adequate site drainage. Maintain excavations free of water. Provide, operate, and maintain pumping equipment as needed.
3. Protect site from puddling or running water. Provide water barriers as required to protect site from soil erosion.
4. Exercise care in cleaning out equipment, etc., so as to prevent materials from clogging catch basins and yard drains.
5. Leave all drainage items clean and in proper working condition.
6. Fill materials contaminated by Contractor's lack of water control will not be replaced or remediated by the Owner. All such materials will be removed/replaced by the Contractor at its own expense and schedule loss.

D. Dust Control:

1. Maintain continuous cleaning and wetting procedures to control dust pollution at project site and haul routes as required by governing authorities and the Contract Documents. Use power sweepers or hose washing for street cleaning, if necessary. Protect catch basin inlets from silt infiltration.
2. Vacuum clean and wipe interior surfaces of building prior to start of finish painting.
3. Continue vacuum cleaning on as-needed basis until building is ready for Substantial Completion or occupancy. Do not sweep areas that can be vacuumed.

E. Pollution Control:

1. Burning or burying of rubbish and waste materials on Site is prohibited. Provide dump box for collection of waste materials.
2. Disposal of volatile fluid wastes (such as mineral spirits, fuel, lubricants, oil or paint thinner) in storm or sanitary sewer systems is prohibited.
3. Keep Site and surrounding areas clear of accumulations of waste material and rubbish resulting from operations under this Contract. Remove waste from Site immediately upon completion of Work.
4. Hazardous materials are present on site. See applicable abatement sections of the contract documents for procedures and controls.

F. Exterior Enclosures:

1. Provide temporary weather-tight closure of exterior openings to accommodate acceptable working conditions and protection for Products, to allow for temporary heating and maintenance of required ambient temperatures identified in individual specification Sections, and to prevent entry of unauthorized persons.
2. Provide access doors with self-closing hardware and locks.
3. Provide temporary roofing as required.
4. Provide exterior weather-tight closures to protect any occupied areas of the building from the elements during construction.

G. Interior Enclosures:

1. Provide rated and insulated temporary partitions and ceilings as required to separate work areas from owner occupied areas, to prevent penetration of dust and moisture into Owner occupied areas, to prevent noise transmission from construction activities, to prevent odors, and to prevent damage to existing materials and equipment.
2. Construction: Framing and reinforced polyethylene sheet materials with closed joints and sealed edges at intersections with existing surfaces in accordance with ASTM E90 (maximum Flame Spread Rating of 75) and in accordance with ASTM E84.

H. Protection of Installed Work:

1. Protect installed Work and provide special protection where specified in individual specification Sections.
2. Provide temporary and removable protection for installed Products. Control activity in immediate work area to minimize damage.

3. Provide and maintain temporary shoring and lateral bracing of structure during erection to resist all loads including:

    a. Wind
    b. Seismic
    c. Construction
    d. Materials
    e. Moving equipment

4. Do not remove temporary bracing and shoring until adequate permanent connections or structural elements are in final position and positively anchored.
5. Provide protective coverings at walls, projections, jambs, sills, and soffits of openings.
6. Protect finished floors, stairs, and other surfaces from traffic, dirt, wear, damage, or movement of heavy objects, by protecting with durable sheet materials.
7. Prohibit traffic or storage upon waterproofed or roofed surfaces. If traffic or activity is necessary, obtain recommendations for protection from waterproofing or roofing material manufacturer.
8. Prohibit traffic in landscaped areas.

J. Vegetation Damage Control:

1. Protect all existing trees to remain on site from foliage, trunk, and root damage.
2. Provide temporary barricades at the tree drip lines, and maintain same around all trees, shrubs or other landscaped areas adjacent to work of this Contract to protect such areas from damage of any nature caused by construction operations.
3. Replace any plantings damaged or destroyed with plants of equivalent size, type and nature as approved by Architect.
4. Replace all damaged lawn or boulevard grass areas with approved sod, maintained and watered per landscape specifications.
5. Pruning of existing trees and shrubs will only be allowed by the consent of the Owner and Owner's Arborist if requested by RFI.

K. Security:

1. Contractor shall be responsible for the determination of and maintenance of proper security measures for the job site temporary facilities and building for the duration of the Construction Project until Owner assumes the responsibility, in writing (either at Substantial Completion or Final Acceptance). Contractor shall provide security measures as he sees fit for protection of the work, but shall provide the following minimum items: (The following list does not guaranty adequate security measures):

    a. Locks on all construction equipment boxes, temporary storage and office facilities, and construction equipment (vehicles, cranes, dozers, forklifts, etc.).
    b. Temporary construction cores for all exterior and storage room doors, locksets or cylinders.
    c. Provide security and facilities to protect Work, and Owner's operations from unauthorized entry, vandalism, or theft.
    d. Coordinate with Owner's security program.

2. Contractor shall hold the Owner harmless from all damage, vandalism, stolen equipment or supplies on the Project Site for whatever reason, or from injury to or death of unauthorized persons trespassing on Project Site because of inadequate security measures until the Owner releases the Contractor from security responsibilities in writing or at Final Completion, whichever comes first.
3. See builder's risk deductibles and details, as well as overall insurance requirements, for which the Contractor is responsible.
4. The Contractor shall not be responsible for security of the Owner occupied spaces, to the extent the Contractor's activities in occupied spaces do not contribute to security violations.

L. Traffic Control:

1. Whenever the Contractor's operations affect public vehicular or pedestrian traffic, the Contractor shall be responsible for the installation and maintenance of any and all traffic control devices as deemed necessary by the authority having jurisdiction.
2. Reference also Division 1, General Requirements, Section 01 55 00, Vehicular Access and Parking, for additional information and requirements.

1.5 CONSTRUCTION FACILITIES

A. Access Roads and Staging Areas:

1. Construct and maintain any temporary access from public thoroughfares to serve construction area. Maintenance and repair of the temporary entrance(s) is the responsibility of the Contractor.
2. Relocate as Work progress requires. Provide detours necessary for unimpeded traffic flow.
3. Provide and maintain access to fire hydrants, free of obstructions.
4. Provide means of removing mud from vehicle wheels before entering streets. Provide street cleaning as needed. Provide dust control measures.
5. Provide barricades, warning signs, flagmen or other traffic regulators which may become necessary for protection of public, construction personnel and property.
6. Staging Areas:

    a. The designated construction staging area is the area south of the existing tennis courts.
    b. Additional staging areas may be allowed on other areas of the site if they do not interfere with required access for owner occupants and activities. The Contractor shall work with the Owner during design to determine these auxiliary staging areas.

B. Parking:

1. See 01 55 00 Vehicular Access and Parking
2. Contractor shall provide for two (2) on-site parking spaces reserved for use by the Owner's Project Manager and its staff or consultants. These parking spaces are to be located directly adjacent to the field office.

C. Progress Cleaning:

1. Maintain areas free of waste materials, debris, and rubbish. Maintain site in a clean and orderly condition.
2. Remove debris and rubbish from pipe chases, plenums, attics, crawl spaces, and other closed or remote spaces, prior to enclosing space.
3. Vacuum clean interior areas prior to start of surface finishing, and continue cleaning to eliminate dust. Avoid broom cleaning.
4. Remove waste materials, debris, and rubbish from site periodically and dispose off-site.
5. Provide regular street cleaning as needed for staging areas and surrounding streets and parking lots affected by construction dirt and dust.

D. Project Identification:

1. Mount 4x8 sign provided by Owner on 4x6 posts.
2. Erect on Site at location established by Owner.

    a. Comply with requirements of authorities having jurisdiction.
    b. Obtain and pay for required permits.

3. No other signs are allowed without Owner permission except those required by law.

E. Field Office and Sheds:

1. General: Furnish and install a field office building adequate in size and accommodation for all Contractor's offices, job site meetings, superintendent's office, supply room and tool room.
2. Temporary Telephone Service:

    a. Provide and maintain wireless internet access for the Owner’s Project Manager’s office as required above. Cost of installation and removal shall be included in the contract.

3. Not Used
4. Not Used
5. The above-referenced facilities shall be completed in total and fully operational for use by the Owner’s Project Manager and the Architect not later than ten (10) days after mobilization by the CMGC Contractor.
6. Thermometer:

    a. Maintain one twelve inch minimum size high/low register outdoor thermometer. Mount at convenient location not in direct sunlight. Contractor to record daily high and low temperatures.
    b. Thermometer Range: Minus 60□ to plus 110□F.

7. Protective Headgear:

a. Provide for visitors' use twelve (12) new rotating knob adjustment type, WISHA approved hard hats white in color and shelving to store them on.

8. Sheds: Provide following facilities in temporary buildings used for material and equipment storage.

a. Ventilation: Where required for materials being stored.
b. Fire Extinguisher: One (1) ABC type portable fire extinguisher.
c. Temperatures: As required for materials being stored.

F. Temporary Vertical Transportation:

Provide and maintain all essential temporary vertical transportation for use of all persons and trades employed on Work during construction. Be responsible for all costs incurred.

1.6 REMOVAL OF UTILITIES, FACILITIES, AND CONTROLS

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

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

C. Restore existing facilities, Owner's property, and adjacent private and public property damaged or used during construction, to original condition. Restore permanent facilities used during construction to specified condition.

PART 2 - PRODUCTS

Not Used

PART 3 - EXECUTION

Not Used

END OF SECTION 01 50 00

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SECTION 01 55 00

VEHICULAR ACCESS AND PARKING

PART 1 - GENERAL

1.1 REQUIREMENTS INCLUDED

A. Description of Work

B. Submittals

C. Traffic Maintenance Facilities

1.2 RELATED REQUIREMENTS SPECIFIED ELSEWHERE

A. Make particular reference to the following Division One sections:

1. Section 01 11 00 - Summary of Work
2. Section 01 50 00 – Temporary Facilities and Controls

1.3 DESCRIPTION OF WORK

A. The Contractor shall retain the responsibility for the traffic operations. The Contractor shall cooperate with the Owner so that traffic flow is least impeded by the execution of the work under this Contract. In the event of conflict, the Owner’s Project Manager shall be the sole judge of the adequacy of the Contractor's protective measures to assure the flow of traffic.

B. The Contractor understands the special requirement of maintaining the facility in full operation concurrent with the construction activity, and shall provide continuous and safe access by the Owner to all areas of the site not specifically designated for work by the Contractor under each phase. The Contractor's access shall be limited to the work, staging, delivery and parking areas indicated on the drawings unless otherwise authorized by the Owner.

C. Whenever the Contractor's activity affects vehicular or pedestrian traffic the Contractor shall install and maintain lighted barriers, signals, separators, etc. for the safety of the public. Provide flaggers for traffic control as required to comply with City of Sandpoint and other agency requirements.

1.4 SUBMITTALS

A. Prior to starting any work the Contractor shall submit to City of Sandpoint and the Owner’s Project Manager a detailed plan of his proposed method for controlling traffic. The proposed traffic control plan shall show and describe the proposed locations and time durations covering the following:

1. Vehicular traffic routing
2. Traffic blockage anticipated to be caused by the work under this Contract.
3. Trucking plan for delivery of materials and haul-off of debris, soils and hazardous material.
4. Parking plan meeting City of Sandpoint and Owner requirements.
5. Compliance with City of Sandpoint requirements.

1.5 TRAFFIC MAINTENANCE FACILITIES

A. Other than as shown on the approved traffic control plans, at no time shall the Contractor's operations interfere with the safe and orderly operation of Owner occupied areas of the facility or the neighborhood. Encroachment by the Contractor's operations will not be permitted.

B. For the duration of the Contract, the Contractor shall immediately repair or replace any and all appurtenances damaged or destroyed in the performance of work included herein.

C. Upon completion of the work, temporary traffic maintenance items furnished by the Contractor shall remain his property and shall be removed from the site by the Contractor.

D. The Contractor shall utilize water application methods to control dust on access streets and the project site to the satisfaction of the Architect and the Owner's Project Manager. Power sweepers shall be used to clean streets of dirt along haul routes.

1.6 CONSTRUCTION PARKING

A. The Contractor shall be responsible for informing all workers of parking restrictions and immediately removing any vehicle from areas designated as NO PARKING below.

B. Construction parking shall be limited to the following areas:

a. Contractor's laydown and storage yard.
b. Legal parking areas on adjacent city streets except as noted below.

C. Construction parking shall <u>not</u> be allowed in the following areas:

a. Dedicated park parking.
b. Adjacent city streets where parking is not allowed, such as bus loading zones, driveways, etc.
c. On-site in non-parking areas, such as lawn or landscaped areas.

PART 2 – PRODUCTS (NOT USED)

PART 3 – EXECUTION (NOT USED)

END OF SECTION 01 55 00

SECTION 01 56 39

TEMPORARY TREE AND PLANT PROTECTION

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

A. Section includes general protection and pruning of existing trees and plants that are affected by execution of the Work, whether temporary or permanent construction.

B. Travers Park is an important park for the Sandpoint Community. Protection and preservation of existing trees to remain is a very high community priority.

C. Oak tree identified on drawings at SW corner of building is a critical tree for preservation and protection. Contractor to use all methods necessary to limit disruption and damage to roots. See Section 3.0 Execution.

D. Related Requirements:

1. Section 01 50 00 "Temporary Facilities and Controls" for temporary site fencing.
2. Section 31 10 00 "Site Clearing" for removing existing trees and shrubs.

1.3 DEFINITIONS

A. Caliper: Diameter of a trunk measured by a diameter tape at a height 6 inches above the ground for trees up to and including 4-inch size at this height and as measured at a height of 12 inches above the ground for trees larger than 4-inch size.

B. Caliper (DBH): Diameter breast height; diameter of a trunk as measured by a diameter tape or the average of the smallest and largest diameters at a height 54 inches above the ground line for trees with caliper of 8 inches or greater as measured at a height of 12 inches above the ground.

C. Plant-Protection Zone: Area surrounding individual trees, groups of trees, shrubs, or other vegetation to be protected during construction and indicated on Drawings.

D. Tree-Protection Zone: Area surrounding individual trees or groups of trees to be protected during construction and defined by a circle concentric with each tree with a radius 1.5 times the diameter of the drip line unless otherwise indicated.

E. Vegetation: Trees, shrubs, groundcovers, grass, and other plants.

1.4 PREINSTALLATION MEETINGS

A. Preinstallation Conference: Conduct conference at Project site.

1. Review methods and procedures related to temporary tree and plant protection including, but not limited to, the following:

a. Tree-service firm's personnel, and equipment needed to make progress and avoid delays.
b. Arborist's responsibilities.
c. Quality-control program.
d. Coordination of Work and equipment movement with the locations of protection zones.
e. Trenching by hand or with air spade within protection zones.
f. Field quality control.

1.5 ACTION SUBMITTALS

A. Product Data: For each type of product.

B. Shop Drawings:

1. Include plans, elevations, sections, and locations of protection-zone fencing and signage, showing relation of equipment-movement routes and material storage locations with protection zones.
2. Detail fabrication and assembly of protection-zone fencing and signage.
3. Indicate extent of trenching by hand or with air spade within protection zones.

C. Samples: For each type of the following:

1. Organic Mulch: 1-quart volume of organic mulch; in sealed plastic bags labeled with composition of materials by percentage of weight and source of mulch.
2. Protection-Zone Fencing: Assembled Samples of manufacturer's standard size made from full-size components.
3. Protection-Zone Signage: Full-size Samples of each size and text, ready for installation.

D. Tree Pruning Schedule: Written schedule detailing scope and extent of pruning of trees to remain that interfere with or are affected by construction.

1. Species and size of tree.
2. Location on site plan. Include unique identifier for each.
3. Reason for pruning.
4. Description of pruning to be performed.
5. Description of maintenance following pruning.

1.6 INFORMATIONAL SUBMITTALS

A. Qualification Data: For arborist and tree service firm.

B. Certification: From arborist, certifying that trees indicated to remain have been protected during construction according to recognized standards and that trees were promptly and properly treated and repaired when damaged.

C. Maintenance Recommendations: From arborist, for care and protection of trees affected by construction during and after completing the Work.

D. Existing Conditions: Documentation of existing trees and plantings indicated to remain, which establishes preconstruction conditions that might be misconstrued as damage caused by construction activities.

1. Use sufficiently detailed photographs or video recordings.

2. Include plans and notations to indicate specific wounds and damage conditions of each tree or other plants designated to remain.

E. Quality-control program.

1.7 QUALITY ASSURANCE

A. Arborist Qualifications: Certified Arborist as certified by ISA.

B. Tree Service Firm Qualifications: An experienced tree service firm that has successfully completed temporary tree and plant protection work similar to that required for this Project and that will assign an experienced, qualified arborist to Project site during execution of the Work.

C. Quality-Control Program: Prepare a written program to systematically demonstrate the ability of personnel to properly follow procedures and handle materials and equipment during the Work without damaging trees and plantings. Include dimensioned diagrams for placement of protection zone fencing and signage, the arborist's and tree-service firm's responsibilities, instructions given to workers on the use and care of protection zones, and enforcement of requirements for protection zones.

D. Air Spade Contractor Qualifications: Provide list of projects that Air Spade operator has completed related to utility or irrigation work around existing mature trees.

E. Tree Pruning Standards: Comply with applicable municipal tree pruning standards and ANSI A300, "Trees, Shrubs, and Other Woody Plant Maintenance - Standard Practices," unless more stringent requirements are indicated.

F. Pre-installation Conference: Conduct conference at Project site to comply with requirements in Division 1 Section "Project Meetings."

G. Before starting tree protection and pruning, meet with representatives of authorities having jurisdiction, Owner, Landscape Architect, consultants, and other concerned entities. Review tree protection and pruning procedures and responsibilities. Notify participants at least three working days before convening conference. Record discussions and agreements and furnish a copy to each participant.

1.8 FIELD CONDITIONS

A. The following practices are prohibited within protection zones:

1. Storage of construction materials, debris, or excavated material.
2. Moving or parking vehicles or equipment.
3. Foot traffic.
4. Erection of sheds or structures.
5. Impoundment of water.
6. Excavation or other digging unless otherwise indicated.
7. Attachment of signs to or wrapping materials around trees or plants unless otherwise indicated.

B. Do not direct vehicle or equipment exhaust toward protection zones.

C. Prohibit heat sources, flames, ignition sources, and smoking within or near protection zones and organic mulch.

PART 2 - PRODUCTS

2.1 MATERIALS

A. Backfill Soil: Stockpiled soil mixed with planting soil of suitable moisture content and granular texture for placing around tree; free of stones, roots, plants, sod, clods, clay lumps, pockets of coarse sand, concrete slurry, concrete layers or chunks, cement, plaster, building debris, and other extraneous materials harmful to plant growth.

1. Mixture: Well-blended mix of two parts stockpiled soil to one part planting soil.

B. Organic Mulch: Free from deleterious materials and suitable as a top dressing for trees and shrubs, consisting of one of the following:

1. Type: Wood and bark chips.
2. Size Range: 3 inches maximum, 1/2 inch minimum.
3. Color: Natural.

C. Protection-Zone Fencing: Fencing fixed in position and meeting one of the following requirements:

1. Plastic Protection-Zone Fencing: Plastic construction fencing constructed of high-density extruded and stretched polyethylene fabric with 2-inch maximum opening in pattern and weighing a minimum of 0.4 lb./ft.; remaining flexible from minus 60 to plus 200 deg F; inert to most chemicals and acids; minimum tensile yield strength of 2000 psi and ultimate tensile strength of 2680 psi; secured with plastic bands or galvanized-steel or stainless-steel wire ties; and supported by tubular or T-shape galvanized-steel posts spaced not more than 96 inches apart.

a. Height: 48 inches.
b. Color: High-visibility orange, nonfading.

D. Air Spade or Air Knife: Compressed air tool that removes soil without damaging roots, even fine fibrous roots. The tools convert compressed air to a directional jet stream by use of specially nozzles fitted to the end of a hand-held lance. The skilled use of this compressed air tool will break up and remove the soil from around tree roots. The finely focused stream of air penetrates the ground to a depth of up to 12 inches and can be aimed to crumble and blast the soil away. It is possible to cause damage to the root cortex of thin barked species. Two specially designed filter units are necessary to reduce the oil content of the air stream down to a more acceptable 0.05 parts per million. It is important to install filters in the air line between the compressor unit and the hand-held lance.

E. Cabling and other tree stabilization equipment.

PART 3 - EXECUTION

3.1 EXAMINATION

A. Erosion and Sedimentation Control: Examine the site to verify that temporary erosion- and sedimentation-control measures are in place. Verify that flows of water redirected from construction areas or generated by construction activity do not enter or cross protection zones.

B. Prepare written report, endorsed by arborist, listing conditions detrimental to tree and plant protection.

3.2 PREPARATION

A. Locate and clearly identify trees, shrubs, and other vegetation to remain or to be relocated. Flag each tree trunk at 54 inches above the ground.

1. Review existing trees and shrubs with Owner's representative to identify trees and shrubs for protection within the limits of construction.

B. Protect tree root systems from damage caused by runoff or spillage of noxious materials while mixing, placing, or storing construction materials. Protect root systems from ponding, eroding, or excessive wetting caused by dewatering operations.

C. Tree-Protection Zones: Mulch areas inside tree-protection zones and other areas indicated. Do not exceed indicated thickness of mulch.

1. Apply 2-inch uniform thickness of organic mulch unless otherwise indicated. Do not place mulch within 6 inches of tree trunks.

D. Boring for utility installation within the TPZ is authorized.

E. Air-Spading: Air-Spading for utility excavation within the designated TPZ is authorized.

1. The Air-Spade is a handheld soil excavation tool connected to a large air-compressor. The high-pressure stream of air is funneled through a small nozzle breaking dense soils apart into small particles. By using air to excavate soil, delicate roots, underground pipes, and hard surfaces are not damaged. Protect adjacent property, vehicles and pedestrians from debris generated by trenching or air-spading.

3.3 OAK TREE PROTECTION

A. An oak tree has been identified on the plans for special efforts to preserve and protect. Prior to construction around this tree, a pre-construction conference will be held to refine strategies to protect this tree during construction.

B. Efforts to protect tree to include but are not limited to the following operations supervised by a certified arborist:

1. Air Spading
2. Boring
3. Root Pruning
4. Tree stabilization

C. Do not Air-Spade within the TPZ, without prior approval of the Owner. Owner's representative will approve areas that require air spading prior to excavation.

3.4 PROTECTION ZONES

A. Protection-Zone Fencing: Install protection-zone fencing along edges of protection zones before materials or equipment are brought on the site and construction operations begin in a manner that will prevent people and animals from easily entering protected areas except by entrance gates. Construct fencing so as not to obstruct safe passage or visibility at vehicle intersections where fencing is located adjacent to pedestrian walkways or in close proximity to street intersections, drives, or other vehicular circulation.

1. High visibility plastic construction fence, attach to T-posts and maintain in place for the duration of the project.
2. Posts: Set or drive posts into ground one-third the total height of the fence without concrete footings. Where a post is located on existing paving or concrete to remain, provide appropriate means of post support acceptable to Architect.

B. Maintain protection zones free of weeds and trash.

C. Maintain protection-zone fencing and signage in good condition as acceptable to Architect and remove when construction operations are complete and equipment has been removed from the site.

1. Do not remove protection-zone fencing, even temporarily, to allow deliveries or equipment access through the protection zone.
2. **Temporary access** is permitted subject to preapproval in writing by arborist if a root buffer effective against soil compaction is constructed as directed by arborist. Maintain root buffer so long as access is permitted.

3.5 EXCAVATION

A. General: Excavate at edge of protection zones and for trenches indicated within protection zones according to requirements in Section 31 20 00 "Earth Moving" unless otherwise indicated.

B. Trenching within Protection Zones: Where utility trenches are required within protection zones, excavate under or around tree roots by hand or with air spade, or tunnel under the roots by drilling, auger boring, or pipe jacking. Do not cut main lateral tree roots or taproots; cut only smaller roots that interfere with installation of utilities. Cut roots as required for root pruning. If excavating by hand, use narrow-tine spading forks to comb soil and expose roots.

C. Redirect roots in backfill areas where possible. If encountering large, main lateral roots, expose roots beyond excavation limits as required to bend and redirect them without breaking. If encountered immediately adjacent to location of new construction and redirection is not practical, cut roots approximately 3 inches back from new construction and as required for root pruning.

D. Where excavation for new construction is required within the TPZ hand clear and excavate or Air Spade to minimize damage to root systems. Use narrow-tine spading forks and comb soil to expose roots.

1. Relocate roots in backfill areas where possible. If encountering large, main lateral roots, expose roots beyond excavation limits as required to bend and relocate them without breaking. If encountered immediately adjacent to location of new construction and relocation is not practical, cut roots approximately 3 inches back from new construction.
2. Do not allow exposed roots to dry out before placing permanent backfill. Provide temporary earth cover or pack with peat moss and wrap with burlap. Water and maintain in a moist condition. Temporarily support and protect roots from damage until they are permanently relocated and covered with soil.

E. Do not Air-Spade within the TPZ, without prior approval of the Owner. Owner's representative will approve areas that require air spading prior to excavation.

F. Do not allow exposed roots to dry out before placing permanent backfill. Provide temporary earth cover or pack with peat moss and wrap with burlap. Water and maintain in a moist condition. Temporarily support and protect roots from damage until they are permanently relocated and covered with soil.

3.6 ROOT PRUNING

A. Prune tree roots that are affected by temporary and permanent construction. Prune roots as follows:

1. Cut roots manually by digging a trench and cutting exposed roots with sharp pruning instruments; do not break, tear, chop, or slant the cuts. Do not use a backhoe or other equipment that rips, tears, or pulls roots.
2. Cut Ends: Do not paint cut root ends.
3. Temporarily support and protect roots from damage until they are permanently redirected and covered with soil.
4. Cover exposed roots with burlap and water regularly.
5. Backfill as soon as possible according to requirements in Section 312000 "Earth Moving."

B. Root Pruning at Edge of Protection Zone: Prune tree roots 12 inches outside of the protection zone by cleanly cutting all roots to the depth of the required excavation.

C. Root Pruning within Protection Zone: Clear and excavate by hand or with air spade to the depth of the required excavation to minimize damage to tree root systems. If excavating by hand, use narrow-tine spading forks to comb soil to expose roots. Cleanly cut roots as close to excavation as possible.

3.7 PRUNING

A. Prune shrubs and trees as directed that are affected by demolition of existing improvements, including fences.

B. Prune branches that are affected by temporary and permanent construction. Prune branches as directed by arborist.

1. Prune to remove only injured, broken, dying, or dead branches unless otherwise indicated. Do not prune for shape unless otherwise indicated.
2. Do not remove or reduce living branches to compensate for root loss caused by damaging or cutting root system.
3. Pruning Standards: Prune trees according to ANSI A300 (Part 1).

a. Type of Pruning: Cleaning and raising where indicated.
b. Specialty Pruning: Structural where necessary.

C. Unless otherwise directed by arborist and acceptable to Architect, do not cut tree leaders.

D. Cut branches with sharp pruning instruments; do not break or chop.

E. Do not paint or apply sealants to wounds.

F. Provide subsequent maintenance pruning during Contract period as recommended by arborist.

G. Chip removed branches and dispose of off-site.

3.8 REGRADING

A. Lowering Grade: Where new finish grade is indicated below existing grade around trees, slope grade beyond the protection zone. Maintain existing grades within the protection zone.

B. Lowering Grade within Protection Zone: Where new finish grade is indicated below existing grade around trees, slope grade away from trees as recommended by arborist unless otherwise indicated.

1. Root Pruning: Prune tree roots exposed by lowering the grade. Do not cut main lateral roots or taproots; cut only smaller roots. Cut roots as required for root pruning.

C. Raising Grade: Where new finish grade is indicated above existing grade around trees, slope grade beyond the protection zone. Maintain existing grades within the protection zone.

D. Minor Fill within Protection Zone: Where existing grade is 2 inches or less below elevation of finish grade, fill with backfill soil. Place backfill soil in a single uncompacted layer and hand grade to required finish elevations.

3.9 FIELD QUALITY CONTROL

A. Inspections: Engage a qualified arborist to direct plant-protection measures in the vicinity of trees, shrubs, and other vegetation indicated to remain and to prepare inspection reports.

3.10 REPAIR AND REPLACEMENT

A. General: Repair or replace trees, shrubs, and other vegetation indicated to remain or to be relocated that are damaged by construction operations, in a manner approved by Architect.

1. Submit details of proposed pruning and repairs.
2. Perform repairs of damaged trunks, branches, and roots within 24 hours according to arborist's written instructions.
3. Replace trees and other plants that cannot be repaired and restored to full-growth status, as determined by Architect.

B. Trees: Remove and replace trees indicated to remain that are more than 25 percent dead or in an unhealthy condition before the end of the corrections period or are damaged during construction operations that Architect determines are incapable of restoring to normal growth pattern.

1. Small Trees: Provide new trees of same size and species as those being replaced for each tree that measures 2 inches or smaller in caliper size.
2. Large Trees: Provide one new tree(s) of 2.5” caliper size for each tree being replaced that measures more than 2” in caliper size.

a. Species: As selected by Architect.

3. Plant and maintain new trees as specified in Section 32 93 00 "Plants."

C. Excess Mulch: Rake mulched area within protection zones, being careful not to injure roots. Rake to loosen and remove mulch that exceeds a 2-inch uniform thickness to remain.

D. Soil Aeration: Where directed by Architect, aerate surface soil compacted during construction. Aerate 10 feet beyond drip line and no closer than 36 inches to tree trunk. Drill 2-inch- diameter holes a minimum of 12 inches deep at 24 inches o.c. Backfill holes with an equal mix of augered soil and sand.

3.11 DISPOSAL OF SURPLUS AND WASTE MATERIALS

A. Disposal: Remove excess excavated material, displaced trees, trash, and debris and legally dispose of them off Owner's property.

END OF SECTION 01 56 39

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SECTION 01 57 19

TEMPORARY ENVIRONMENTAL CONTROLS

PART 1 - GENERAL

1.1 REQUIREMENTS INCLUDED

A. Work Included

B. Reference Standards

C. Title to Materials

D. Hydroseed Mix

E. Filter Fabric Fence

F. Pavement

G. Overflow Pipe

H. Netting

I. Land Resources

J. Temporary Construction

K. Water Resources

L. Oily Substances

M. Historical and Archeological Resources

N. Erosion and Sediment Control Measures

O. Petroleum Products

P. Polychlorinated Biphenyls (PCB) Control

Q. Dust Control

R. Noise

1.2 RELATED REQUIREMENTS SPECIFIED ELSEWHERE

A. Make particular reference to the following Division One sections:

1. 01 11 00 – Summary of Work
2. 01 50 00 – Temporary Facilities and Controls
3. 01 56 39 – Temporary Tree and Plant Protection and Thinning

4. 01 74 00 – Cleaning and Waste Management
5. 01 81 19 – Indoor Air Quality Requirements

1.3 WORK INCLUDED

A. Provide and maintain during the life of the Contract, Temporary Environmental Controls as defined herein. Provide environmental protective measures as required to control pollution that develops during normal construction practice. Comply with all federal, state and local regulations pertaining to water, air and noise pollution.

1.4 REFERENCE STANDARDS

A. Standard specifications for work and materials under this Section shall be the Idaho State Department of Public Works and the specifications of City of Sandpoint.

B. In case of conflict in the requirements of City of Sandpoint and the requirements stated herein, the requirements determined by the Architect to be the most stringent shall apply.

1.5 TITLE TO MATERIALS

Title to materials to be removed, except as specified otherwise on the Plans, is vested in the Contractor upon removal from the site. The Owner will not be responsible for the condition, or loss of, or damage to, such property after Notice to Proceed.

PART 2 - PRODUCTS

2.1 HYDROSEED MIX

A. 75% turf-type perennial ryegrass and 25% Kentucky Bluegrass seed by weight. Seed shall be 98% pure with a minimum germination rate of 90%. Apply at a rate of four (4) lbs. per 1,000 square feet.

2.2 FILTER FABRIC FENCE

A. Permea-tex silt fence, Mirafi or equal.

2.3 PAVEMENT

A. Class B asphalt in accordance with the reference standards.

2.4 OVERFLOW PIPE

A. Perforated CMP (corrugated metal pipe) in accordance with the referenced standards.

2.5 NETTING

A. Jute net shall be heavy, uniform cloth woven of single jute yarn. 36 to 48 inches wide with an average weight of 1.2 lbs./linear yard. Netting shall be securely anchored to the soil with No. 11 gauge wire staples at least six (6) inches long.

PART 3 - EXECUTION

3.1 PROTECTION OF NATURAL RESOURCES

A. The natural resources outside the project boundaries of this Contract shall be preserved in their existing condition. Confine construction activities to areas indicated or specified in the Contract documents.

3.2 LAND RESOURCES

A. Except in areas indicated to be cleared and grubbed, do not remove, cut deface, injure or destroy trees, shrubs or other vegetation.

3.3 TEMPORARY CONSTRUCTION

A. Prior to Substantial Completion, remove all signs of temporary construction facilities such as haul roads, work areas, structures, foundations of temporary structures, stockpile of excess or waste materials, and all other vestiges of construction. Temporary roads, parking areas and similar temporary use areas shall be graded in conformance with surrounding areas.

3.4 WATER RESOURCES

A. Perform all work in such manner that any adverse environmental impact on water resources is reduced to a level acceptable to all regulatory agencies.

3.5 OILY SUBSTANCES

A. Take special measures to prevent oily or other hazardous substances from entering the ground, drainage areas or local bodies of water.

3.6 HISTORICAL AND ARCHEOLOGICAL RESOURCES

A. Carefully preserve and report immediately to the Construction Program Manager all items having apparent historical or archeological interest which are discovered in the course of any construction activities.

3.7 EROSION AND SEDIMENT CONTROL MEASURES

A. Burn-off:

1. Burn-off of standing ground cover is not permitted. See Section 31 10 00 SITE CLEARING for other requirements for burning.

B. Protection of Erodible Soils:

1. All earthwork brought to final grade shall be immediately finished as indicated or specified. Protect immediately all side slopes and backslopes upon completion of rough grading. Plan and conduct all earthwork in such a manner as to minimize the duration of exposure of unprotected soils.

C. Temporary Protection of Erodible Soils:

1. Utilize the following methods, as necessary, to prevent erosion and control sedimentation, whether shown on the plans or not, and without claim for extra work.

D. Mechanical Retardation and Control of Runoff:

1. Mechanically retard and control the rate of runoff from the construction site. This includes construction of diversion ditches, benches and berms, to retard and divert runoff to protected drainage courses. Provide straw bale checking in ditches or problem swales at intervals required to adequately slow water velocity and impede soil loss.

E. Sediment Basins:

1. Trap sediment in temporary sediment basins. Select basin size to accommodate the runoff of a local ten (10) year storm. Pump dry and remove accumulated sediment after each storm. Use a paved weir or vertical overflow pipe for overflow. Remove collected sediment from the site.

F. Vegetation And Mulch:

1. Provide temporary protection on all side and back slopes as soon as rough grading is completed or sufficient soil is exposed to require protection to prevent erosion. Such protection shall be accelerated growth of permanent vegetation, temporary vegetation, mulching or netting. Stabilize slopes by hydroseeding, anchoring mulch in place, covering with anchored netting, sodding or such combination of these and other methods necessary for effective erosion control.

G. Filter Fabric Fence:

1. Provide filter fabric fence as indicated on Plans. Note that filter fabric fence shown is the minimum acceptable amount. Provide additional fence as required to satisfy regulatory agencies and permits.

3.8 PETROLEUM PRODUCTS

A. Conduct fueling and lubricating of equipment and motor vehicles in a manner that affords the maximum protection against spills and evaporation. Dispose of lubricants to be discarded and excess oil in acceptance with approved procedures meeting federal, state and local regulations.

3.9 POLYCHLORINATED BIPHENYLS (PCB) CONTROL

A. Comply with 40 CFR 761 for removal and disposal of PCB containing articles.

3.10 DUST CONTROL

A. Keep dust down at all times, including non-working hours, weekends and holidays. Sprinkle or treat, with dust suppressers, the soil at the site, haul roads and other areas disturbed by operations. No dry power brooming is permitted. Instead use vacuuming, wet mopping, wet sweeping or wet power brooming. Air blowing is permitted only for cleaning non-particulate debris, such as steel reinforcing bars. No sandblasting is permitted unless dust there from is confined. Only wet cutting of concrete blocks, concrete and asphalt is permitted. No unnecessary shaking of bags is permitted where bagged cement, concrete mortar and plaster is used.

3.11 NOISE

A. Make the maximum use of "low-noise-emission products" as certified by EPA. No blasting or use of explosives is permitted.

B. Comply with City of Sandpoint Noise Ordinance.

C. See 01 11 00 Summary of Work for additional noise-related requirements.

END OF SECTION 01 57 19

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SECTION 01 60 00

PRODUCT REQUIREMENTS

PART 1 - GENERAL

1.1 REQUIREMENTS INCLUDED

A. Definitions

B. Transportation and Handling

C. Storage and Protection

D. Materials and Equipment

E. Manufactured and Fabricated Products

F. Preparation

G. Installation

H. Starting Systems

1.2 RELATED REQUIREMENTS SPECIFIED ELSEWHERE

A. Make particular reference to the following Division One sections:

1. Section 01 45 23 - Testing and Inspecting Services
2. Section 01 78 23 - Operation and Maintenance Data
3. Section 01 78 36 – Warranties
4. Section 01 80 00 – General Commissioning Requirements
5. Section 01 91 00 - Commissioning

1.3 DEFINITIONS

A. Definition of "Products":

1. "Products" include new material, machinery, components, equipment, fixtures, and systems forming Work.
2. "Products" do not include machinery and equipment used for preparation, fabrication, conveying and erection of Work.
3. "Products" may also include existing materials or components required for reuse.

B. Comply with Specifications and referenced standards as minimum requirements.

C. Components required to be supplied in quantity within a Specification section shall be the same and shall be interchangeable.

D. Do not use materials and equipment removed from existing structure, except as specifically required, or allowed, by Contract Documents.

1.4 TRANSPORTATION AND HANDLING

A. Coordinate product deliveries to avoid work schedule conflicts or delays.

B. Transport and handle products in accordance with manufacturer's instructions.

C. Deliver products undamaged, in manufacturer's original containers, with labels intact and legible.

D. Promptly inspect shipments to assure that products comply with requirements, quantities are correct, and products are undamaged.

E. Provide equipment and personnel to handle products by methods to prevent soiling, disfigurement, or damage.

1.5 STORAGE AND PROTECTION

A. Assume full responsibility for protection and safekeeping of products stored on premises.

B. Store stockpiled materials in designated area.

C. Store and protect products in accordance with manufacturer's instructions, with seals and labels intact and legible. Store sensitive products in weather- tight, climate controlled enclosures.

D. For exterior storage of fabricated products, place on sloped supports, above ground.

E. Provide off-site storage and protection when site does not permit on-site storage or protection.

F. Cover products subject to deterioration with impervious sheet covering. Provide ventilation to avoid condensation.

G. Store loose granular materials on solid flat surfaces in well-drained area. Prevent mixing with foreign matter.

H. Provide equipment and personnel to store products by methods to prevent soiling, disfigurement, or damage.

I. Arrange storage of products to permit access for inspection. Periodically inspect to assure products are undamaged and are maintained under specified conditions.

PART 2 - PRODUCTS

2.1 MATERIALS AND EQUIPMENT

A. All materials and equipment shall be new (except existing items specifically designated for re -use) and free from defects impairing strength, durability, or appearances.

1. When two or more items of same kind are required under work, use items of single manufacturer except where specifically exempted.
2. Electrical products shall bear Underwriters' Laboratories (UL) label properly attached in accordance with requirements of Regulatory Agencies.

B. All items incorporated into Work shall conform to Contract Documents and designated standards.

2.2 MANUFACTURED AND FABRICATED PRODUCTS

A. Design, fabricate and assemble products in accordance with current best engineering, industry, and shop practices.

B. Provide interchangeable components of same manufacturer, for similar components.

C. Contract Documents are based upon specific manufacturers listed in various Specification sections. Alternate manufacturers may require deviations from Contract Documents to properly install their particular product and to provide required results.

1. Provide all additional work necessary to install such products, if approved, at no extra charge to Owner.
2. Submit Shop Drawings showing all deviations from Contract Documents for each specific item.

PART 3 - EXECUTION

3.1 PREPARATION

A. Examine existing conditions, Project requirements and Contract Documents. Verify that materials and equipment furnished meet specified requirements.

3.2 INSTALLATION

A. Perform Work, handle, install, connect, clean, condition and adjust products in strict accordance with manufacturers' printed Instructions, and with Contract Document requirements.

B. In case of conflict, Contract Documents shall govern. When in doubt, request clarification.

3.3 STARTING SYSTEMS

A. Coordinate schedule for start-up of various equipment and systems.

B. Notify Architect seven days prior to start-up of each item.

C. Verify that each piece of equipment ore system has been checked for proper lubrication, drive rotation, belt tension, control sequence, or other conditions which may cause damage.

D. Verify that tests, meter readings, and specified electrical characteristics agree with those required by the equipment or system manufacturer.

E. Verify wiring and support components for equipment are complete and tested.

F. Execute start-up under supervision of responsible manufacturer's representative or Contractor's personnel in accordance with manufacturer's instructions.

G. When specified in individual specification sections, require manufacturer to provide authorized representative to be present at site to inspect, check and approve equipment or system installation prior to start-up, and to supervise placing equipment or system in operation.

H. Submit a written report in accordance with the Contract Documents that equipment or system has been properly installed and is functioning correctly.

END OF SECTION 01 60 00

SECTION 01 71 23.13

EXAMINATION AND PREPARATION

PART 1 - GENERAL

1.1 REQUIREMENTS INCLUDED

A. Work Included

B. Quality Control

C. Survey Reference Points

D. Examination and Preparation

1.2 RELATED REQUIREMENTS SPECIFIED ELSEWHERE

A. Make particular reference to the following Division One sections:

1. Section 01 78 39 - Project Record Documents

1.3 WORK INCLUDED

A. Provide survey work by an Idaho State registered land surveyor, as required for execution of Project.

1.4 QUALITY CONTROL

A. Before starting work, the Contractor shall locate all general reference points. The Contractor shall take such steps as are necessary to prevent the dislocation or destruction of the reference points, and shall be responsible for the accuracy of the site and building layout and elevations for the work.

1.5 SURVEY REFERENCE POINTS

A. Existing Points: See Drawings.

B. Locate existing points prior to starting site work, and preserve during construction.

C. Make no changes to existing points without Architect's and Owner's Project Manager's approval.

D. Notify Owner's Project Manager when any point is lost, destroyed, or requires relocation.

1.6 EXAMINATION AND PREPARATION

A. Establish existing control points.

B. Record benchmark locations with horizontal and vertical dimensions on Project Record Drawings.

C. Using survey instruments, establish lines and levels for the following:

1. Stakes for grading, fill, and all earthwork.
2. Building foundation, floor elevations, and similar elements.

D. Re-establish control points as required due to construction activity.

PART 2 - PRODUCTS

Not Used.

PART 3 - EXECUTION

Not Used.

END OF SECTION 01 71 23.13

SECTION 01 71 23.16

CONSTRUCTION SURVEYING

PART 1 - GENERAL

1.1 REQUIREMENTS INCLUDED

A. Notification and Claims by Utilities

B. Protection of Utilities

1.2 RELATED REQUIREMENTS

A. Make particular reference to the following sections:

1. Section 01 50 00 - Temporary Facilities andControls.
2. Section 01 57 19 - Temporary EnvironmentalControls

1.3 DESCRIPTION

A. Upon receipt of written notification from any of the public agencies or utilities that the Contractor has caused damage to any facility, equipment or installation of the agency, and the Contractor failed to request a utility locate service from said utility at least two (2) normal business days prior to the damage, or if the locate service was properly requested and the damage was not caused by an error in the locate service, the Owner will withhold from forthcoming or accrued Contract payment, including advances, a sum sufficient to protect the agency of utility from loss.

B. Upon receipt of a release of claim by the notifying utility or upon judgment of a court having jurisdiction in the matter and having established that the contractor is liable for a lesser amount or is not liable for a lesser amount or is not liable for the damage, the Owner will release the excess funds to the Contractor. Funds withheld pursuant to this provision shall not bear interest. Upon receipt of satisfactory evidence against the Contractor in a court of competent jurisdiction within sixty (60) days after discovery of the damage, the Owner shall release the funds withheld pursuant to this provision.

1.4 PROTECTION OF UTILITIES

A. Any pipes or other utilities encountered in the excavation shall be shored up and cared for by the Contractor as to leave them in a proper working condition until such times as the Owner shall determine what shall be done with them.

B. Any utilities misallocated or inadequately located by the appropriate utility company which is damaged by the contractor shall not constitute reimbursement or time extension to the Contractor from the Owner for repair(s) of work that the Contractor performs.

C. No underground utility or structures shall be backfilled until they are inspected and approved by the Owner. The Contractor shall give the Owner twenty-four (24) hours notice of his intention to backfill or cover his work. Any work covered up without approval or proper required inspection shall, upon request of the Owner, be uncovered for inspection at the expense of the Contractor. If the law or ordinance of any public authority requires any work to be tested, approved, or inspected, the Contractor shall arrange an appointment and a fixed date for such inspection.

PART 2 - PRODUCTS

Not Used

PART 3 - EXECUTION

Not Used

END OF SECTION 01 71 23.16

SECTION 01 73 29

CUTTING AND PATCHING

PART 1 - GENERAL

1.1 RELATED REQUIREMENTS

A. Submittals

B. Materials

C. Extent of Work

D. Existing Conditions

E. Preparation

F. Performance

G. Cutting Structural Framing

H. Cleaning and Repairing

1.2 RELATED REQUIREMENTS SPECIFIED ELSEWHERE

A. Make particular reference to the following Division One sections:

1. Section 01 11 00 - Summary of Work
2. Section 01 25 13 - Approval for Substitutions and Product Options

1.3 SUBMITTALS

A. Submit written request for cutting approval to Architect well in advance of any cutting which affects:

1. Work of Owner or any separate contractor.
2. Structural value or integrity of any completed or existing work.
3. Waterproof value or integrity of any weather-exposed or moisture resistant work.
4. Efficiency, operational life, maintenance, or safety of any completed or existing work.
5. Visual qualities of any sight-exposed work.

B. Request shall include:

1. Project identification.
2. Location and Description of affected work.
3. Necessity for cutting, alteration, or excavation.
4. Effect on Owner's or separate contractor's work.
5. Effect on structural or weatherproof integrity on completed or existing work.

6. Description of proposed work including:

   a. Extent of cutting, patching, alteration, or excavation.
   b. Trades who will execute work.
   c. Products proposed for use.
   d. Extent of required refinishing.

7. Alternative to cutting and patching.
8. Cost proposal, when applicable.

C. Submit written notice to Architect through Construction Manager designating date and time work will be performed.

PART 2 - PRODUCTS

2.1 MATERIALS

A. For products similar to those specified elsewhere in this Project Manual: Follow those Specifications.

B. For other Products: Follow Architect's instructions.

C. For any change in materials, submit request for substitution under provisions of Section 01 25 13.

PART 3 - EXECUTION

3.1 EXTENT OF WORK

Perform all cutting, fitting, and patching, including attendant excavation and backfill, required to complete Work or to:

A. Make Work fit properly together.

B. Uncover Work for installation of ill-timed work.

C. Remove and replace defective Work and Work not conforming to Contract Documents.

D. Remove samples of installed Work for testing.

E. Provide penetrations through non-structural surfaces for mechanical and electrical Work.

3.2 EXISTING CONDITIONS

A. Inspect existing conditions and identify Work subject to damage or movement caused by proposed cutting and patching.

B. After uncovering Work, inspect conditions affecting products installation or performance.

C. Report unsatisfactory and questionable conditions to the Construction Manager in writing; do not proceed with work until further instructions are provided.

D. Beginning of cutting and patching implies acceptance of existing conditions.

3.3 PREPARATION

A. Maintain adequate temporary support necessary to assure structural integrity of affected work; provide devices and methods to protect other portions of project from damage.

B. Protect work exposed by cutting against damage and discoloration.

C. Provide protection from elements for areas which may be exposed by uncovering work; maintain excavations free of water.

3.4 PERFORMANCE

A. Provide proper surfaces for repairs.

B. Employ qualified installer or fabricator to perform cutting and patching of:

1. Weather-exposed or moisture-resistant surfaces.
2. Sight-exposed finished surfaces.

C. Restore cut or removed work with new products to provide work complete in accordance with Contract Documents. At penetrations of fire-rated wall, ceiling, or floor construction, completely seal voids with fire-rated material, full thickness of the construction element. Provide required fire resistant rating.

D. Fit work air-tight to pipes, sleeves, ducts, conduits, and other surface penetrations.

E. Where patching occurs, refinish entire surface to provide even finish to match adjacent work as follows:

1. Continuous surfaces: refinish to nearest intersection.
2. Assemblies: refinish entire unit.

3.5 CUTTING STRUCTURAL FRAMING

A. Cutting of exposed members, including any columns and posts, are not permitted unless shown on Drawings or otherwise approved.

3.6 CLEANING AND REPAIRING

A. Including work of other Sections, clean, repair, and touchup, or replace when directed, products which have been soiled, discolored, or damaged by work of this Section.
B. Remove debris from Project Site upon work completion or sooner, if required by Owner.

END OF SECTION 01 73 29

SECTION 01 74 00

CLEANING & WASTE MANAGEMENT

PART 1 - GENERAL

1.1 REQUIREMENTS

A. Summary

B. Quality Assurance

C. Cleaning Materials and Equipment

D. Progress Cleaning

E. Dust Control

F. Closeout Cleaning

1.2 RELATED REQUIREMENTS SPECIFIED ELSEWHERE

A. Make particular reference to the following sections: Related work described elsewhere: In addition to standards described in this Section, comply with all requirements for cleaning as described in other various Sections of these Specifications.

1.3 SUMMARY

A. Work included: Throughout the construction period, maintain the project site where work is carried out in a standard of cleanliness as described in this section.

1.4 QUALITY ASSURANCE

A. Inspection: Conduct daily inspection, and more often if necessary, to verify that requirements of cleanliness are being met.

B. Codes and Standards: In addition to the standard described in this section, comply with all pertinent requirements of governmental agencies having jurisdiction.

PART 2 - PRODUCTS

2.1 CLEANING MATERIALS AND EQUIPMENT

A. Provide all required personnel, equipment, and materials needed to maintain specified standard of cleanliness.

PART 3 - EXECUTION

3.1 PROGRESS CLEANING

A. General:

1. Retain all stored items in an orderly arrangement allowing maximum access, not impeding drainage or traffic, and providing the required protection of materials.
2. Do not allow the accumulation of scrap, debris, waste material, and other items not required for construction of this Work.
3. Provide adequate storage for all items, awaiting removal from the job site, observing all requirements for fire prevention and protection of the ecology.

B. Site:

1. Weekly, and more often if necessary, inspect all arrangements of materials stored on the site; restack, tidy, or otherwise service. All arrangements to meet the requirements of paragraph 3.01 A.1 above.
2. Maintain the site in a neat and orderly condition at all times to the satisfaction of the Construction Program Manager.

3.2 DUST CONTROL

A. Maintain continuous cleaning and wetting procedures to control dust pollution at project site and haul routes as required by governing authorities and the Contract Documents. Use power sweepers for street cleaning, if necessary.

B. Schedule cleaning so that resultant dust and contaminants will not fall on wet or newly coated surfaces.

3.3 CLOSEOUT CLEANING

A. Cleaning: Provide final cleaning of Work prior to Substantial Completion Inspection at time indicated. Employ experienced workers or professional cleaners for final cleaning. Clean each surface or unit of work to condition expected from normal commercial building cleaning and maintenance program. Comply with manufacturer's recommendations. Complete following cleaning operations before requesting Architect's review for Certification of Substantial Completion:

1. Clean equipment and fixtures to sanitary condition.
2. Clean or replace filters of operation equipment.
3. Clean debris from roofs, gutters, downspouts, and drainage systems.
4. Remove grease, mastic, adhesives, dust dirt, stains, fingerprints, labels, and other foreign matter from sight exposed interior and exterior surfaces.
5. Hose-clean exterior paved surfaces; rake clean other surfaces of grounds.
6. Clean mechanical and electrical equipment and spaces, including tops of pipes, ducts, equipment, etc.

7. Re-clean areas or equipment, after final inspection, if dirtied as result of Contractor's work in preparing for final inspection or completion of punchlist.

B. Removal of protection: Except as otherwise indicated or requested by Architect, remove temporary protection devices and facilities which were installed during course of Work to protect previously completed Work during remainder of construction period or to protect public.

C. Compliance:

1. Comply with safety standards and governing regulations for cleaning operations.
2. Do not burn waste materials at Site.
3. Do no bury debris or excess materials on Owner's property.
4. Do not discharge volatile or other harmful or dangerous materials into
5. drainage systems.
6. Remove waste materials from Site and dispose of in lawful manner.

END OF SECTION 01 74 00

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SECTION 01 77 00

CLOSEOUT PROCEDURES

PART 1 - GENERAL

1.1 REQUIREMENTS INCLUDED

A. Prerequisites to Substantial Completion

B. Substantial Completion

C. Final Inspection

D. Final Documentation and Accounts

1.2 RELATED WORK SPECIFIED ELSEWHERE

A. Administrative procedures established by the Owner's Project Manager

B. A201 – 2007 revised – General Conditions

C. Section 01 50 00 - Temporary Facilities and Controls

D. Section 01 91 00 - Commissioning

E. Section 01 81 19 - Indoor Air Quality Requirements

F. Section 01 78 23 - Operations and Maintenance Data

G. Section 01 78 36 - Warranties and Bonds

H. Section 01 81 13 – Sustainable Design Requirements

1.3 DESCRIPTION OF REQUIREMENTS

A. Definitions: Closeout Procedures is a term used to describe certain collective project requirements, indicating completion of Work, that shall be fulfilled near end of Contract time in preparation for Final Acceptance and occupancy of Work by Owner as well as final payment to Contractor.

B. Time of Project Closeout may be either single time period for entire Work or series of time periods for individual elements of Work that are scheduled to be substantially complete at different dates. This time variation, if any, shall be applicable to other provisions of this Section.

1.4 PREREQUISITES TO SUBSTANTIAL COMPLETION

A. General: Complete following before requesting Architect's review for certification of Substantial Completion, either for entire Work or for portions of Work. List known exceptions in request.

1. In progress payment request that coincides with, or is first request following date Substantial Completion is claimed, show either 100% completion for portion of Work claimed as “substantially complete”, or list incomplete items, value of incomplete Work, and reason for Work being incomplete.
2. Include supporting documentation for completing as indicated in these Contract Documents.
3. Submit statement showing accounting of changes to Contract Sum.
4. Submit specific warranties, workmanship/maintenance bonds, maintenance agreements, final certifications and similar documents.
5. Deliver tools, spare parts, extra stock of material and similar physical items to Owner.
6. Complete pre-functional and functional testing documentation submitted by Test Engineer and accepted by Commissioning Agent for all building systems upon completion of Performance Period as outlined in section 01 91 00 Commissioning. Discontinue or change over and remove temporary facilities and services from Project Site, along with construction tools and facilities mock-ups and similar elements.
7. Make final change-over of locks, transmit new keys to Owner, return loaned construction keys, and advise Owner of readiness for change- over in security provisions.
8. Complete final cleanup requirements, including touch-up painting of blemished surfaces.
9. Test fire and life safety systems in presence of Owner, Architect and City officials.
10. Complete major punchlist items.
11. Contractor shall submit copy of Contractor’s Punchlist to Architect, clearly stating that building is ready for review with exception of items noted in Contractor’s Punchlist.

1.5 SUBSTANTIAL COMPLETION

A. When Contractor considers Work substantially complete as defined in Contract Conditions, it shall submit to the Architect and the Owner:

1. Written notice that Work, or designated portion thereof, is substantially complete.
2. Written notice that the Project, adjoining Properties and streets are cleaned for the Owner's full use, as defined in section 01740.
3. List of Items to be completed or corrected.

B. Architect and Owner’s Project Manager will, as soon as possible thereafter, make inspection to determine completion status.

C. Should Architect and Owner’s Project Manager determine that Work is not substantially complete:

1. Architect will promptly notify Contractor in writing, giving reasons therefore.
2. Contractor will remedy Work deficiencies, and send second notice of substantial completion to Architect and Owner’s Project Manager.

3. Architect and Owner's Project Manager will re-inspect Work (at Contractor's expense).

D. When Architect and Owner concur that Work is substantially complete, they will jointly:

1. Prepare Certificate of Substantial Completion accompanied with Contractor's list of items to be complete or corrected, as verified and amended by Architect and/or Owner.
2. Submit certificate to Owner and Contractor for their written acceptance of the responsibilities assigned to them in the certificate.

1.6 FINAL INSPECTION

A. When Contractor considers Work complete, it shall submit written certification that:

1. Contract Documents have been reviewed.
2. Contractor has inspected Work for compliance with Contract Documents.
3. Work has been completed in accordance with Contract Documents.
4. The Project, Properties and streets are finally cleaned of debris and dirt caused by Contractor operations.
5. Work is complete and ready for final inspection.

B. Architect and Owner's Project Manager will inspect Work to verify completion status as soon as possible after receipt of Contractor's certification.

C. Should Architect and Owner's Project Manager consider Work incomplete or defective:

1. Architect will promptly notify Contractor in writing, through Owner, listing incomplete or defective work.
2. Contractor shall immediately remedy deficiencies, and send second written certification to Architect that Work is complete.
3. Architect and Owner's Project Manager will reinspect Work (at Contractor's expense).

D. When Architect and Owner find Work acceptable under Contract Documents, they will jointly request Contractor to make closeout submittals.

1.7 REINSPECTION FEES

A. Should Architect and Owner's Project Manager be required to make more than one Substantial inspection or one Final inspection due to Contractor's failure to correct specified deficiencies, the Contractor shall bear all costs (including compensation for the Architect's and Owner's Project Manager's additional services) made necessary thereby.

1.8 EVIDENCE OF PAYMENTS AND RELEASE OF LIENS

A. Contractor shall submit to the Owner's Project Manager the following:

1. Contractor's Affidavit of Payment of Debt and Claims (AIA Documents G706, or similar form approved by the Owner).
2. Contractor's Affidavit of Release of Liens (AIA Documents G706A or similar form approved by the Owner including the following:

    a. Contractor's Release or Waiver of Liens.
    b. Separate releases or Waivers of Lien for each Subcontractor, supplier, and others with lien rights against Owner's property, together with list of those parties.

3. Certified Affidavit of Wages Paid from Contractor and all Subcontractors.
4. Certificates from State Department of Labor and Department of Labor and Industries that taxes and fees are discharged.

B. Duly sign and execute all submittals, before delivery to Owner's Project Manager.

1.9 FINAL ADJUSTMENT OF ACCOUNTS

A. Submit final statement of accounting to the Owner's Project Manager, including the following:

1. Original Contract Sum.
2. Additions and deductions resulting from:

    a. Previous Change Orders.
    b. Deductions for uncompleted Work. (if any)
    c. Deductions for Liquidated Damages. (if any)
    d. Deductions for Reinspection Payments. (if any)

3. Total Contract Sum, as adjusted.
4. Previous Payments
5. Sum remaining due.
6. Final Audit of Costs.

B. The Owner's Project Manager will prepare and issue final Change Order, reflecting approved adjustments to Contract Sum not previously made by Change Orders.

1.10 FINAL APPLICATION FOR PAYMENT

A. Follow procedures specified in General Conditions.

PART 2 - PRODUCTS

Not Used

PART 3 - EXECUTION

Not Used

END OF SECTION 01 77 00

SECTION 01 78 23

OPERATION AND MAINTENANCE DATA

PART 1 - GENERAL

1.1 REQUIREMENTS INCLUDED

A. General Requirements

B. Operating Instructions and Maintenance Manuals

C. Operation and Maintenance Instructions

D. Spare Parts and Maintenance Materials

1.2 RELATED REQUIREMENTS SPECIFIED ELSEWHERE

A. Make particular reference to the following sections:

1. Section 01 25 13 – Product Substitution Procedures
2. Section 01 33 00 – Submittal Procedures
3. Section 01 60 00 – Product Requirements
4. Section 01 71 23.13 – Examination and Preparation
5. Section 01 77 00 – Closeout Procedures
6. Section 01 78 39 - Project Record Documents
7. Section 01 80 00 – General Commissioning Requirements
8. Section 01 91 00 - Commissioning

1.3 GENERAL REQUIREMENTS

A. Description

1. Coordinate related requirements specified in other parts of the Project Manual.
2. Compile product data and related information appropriate for Owner's maintenance and operation.
3. Prepare operating and maintenance data specified in this Section and referenced in other Sections.
4. Prior to Owner's acceptance, instruct Owner's personnel in maintenance, equipment, and systems operation.
5. For additional data requirements see respective Specifications Sections.
6. Operation and maintenance manuals as specified herein, for all equipment for the total Project, shall be submitted per the submittal schedule at the end of this section.

B. Forms of Submittals

1. Prepare data in instructional form for use by Owner's personnel.
2. Format:

a. Size: 8-1/2" x 11".
b. Paper: 20 pound minimum, white for typed pages.
c. Text: Manufacturer's printed data, or neatly typewritten.
d. Drawings:

1) Provide reinforced punched binder tab, bound in with text.
2) Fold larger drawings to text page size.

e. Provide fly-leaf for each separate product, or each piece of operating equipment.

1) Provide typed description of product, and major component parts of equipment.
2) Provide indexed tabs.

f. Cover:

Identify each volume with typed or printed title "OPERATING AND MAINTENANCE INSTRUCTIONS". List:

1) Title of Project.
2) Identity of general subject matter covered in the Manual.
3) Binders:

a) Commercial quality stiff cover, metal-hinged three-ring binders with durable and cleanable plastic covers; binders shall be Wilson Jones #344 Series or equivalent, as approved by the Architect.
b) Minimum ring size: 1".
c) When multiple binders are used, correlate data into related consistent groupings.

C. Schedule

1. Submit two (2) copies/preliminary drafts of proposed formats and outlines of contents 90 days prior to date of Substantial Completion. Architect will review and return with comments.
2. Submit two (2) copies of completed draft in final form forty-five (45) days prior to substantial completion. After review, copy will be returned with accompanying comments. Submit final corrected copies no later than ten (10) days after Substantial Completion.

D. Quantity

1. Furnish four (4) copies of each complete Operation and Maintenance Manual and/or data to Owner for review. Furnish four (4) copies of final reviewed Operation and Maintenance Manuals and/or data to Owner. Furnish one(1) electronic copy.

1.4 OPERATING INSTRUCTIONS & MAINTENANCE MANUALS

A. Contents of Operating Instruction & Maintenance Manuals

1. General:

   For all operational equipment installed, including general, mechanical and electrical operational equipment, Contractor shall submit operation and maintenance manuals as specified herein. Manuals shall have a neatly typewritten table of contents for each volume, arranged in a systematic order.

   a. Contractor, name of responsible principal, address and telephone number.
   b. A list of each product required to be included, indexed to content of volume.
   c. List, with each project, the name, address and telephone number of:

      1) Subcontractor or Installer.
      2) Maintenance or Service Contractor, as appropriate.
      3) Identify the area of responsibility for each.
      4) Local source of supply for parts and replacement.

   d. Identify each product by name and other identifying symbols as set forth in Contract Documents.

2. Product Data:

   a. Product data shall contain detailed information, where applicable, relative to the following:

      1) Equipment functions, operating characteristics, and limiting conditions.
      2) Assembly, installation, alignment, adjustment and checking instructions.
      3) Operating instructions for start-up, routine and normal operation, regulation and control, shutdown, and emergency conditions.
      4) Detailed lubrication and routine and preventative maintenance instruction, including a schedule of recommended checks.
      5) List of all parts and components of equipment stating catalog number and size of part used in or on equipment.
      6) Safety precautions and safety features.
      7) Outline, cross-section and assembly drawings, engineering data, and wiring diagrams.
      8) Test data and performance curves.

   b. Include only sheet pertinent to specific product.
   c. Annotate each sheet to:

      1) Clearly identify specific product or part installed.
      2) Clearly identify data applicable to installation.

   d. Delete references to inapplicable information.

3. Drawings:

a. Supplement product data with drawings as necessary to clearly illustrate relations of component parts of equipment and system.
b. Coordinate drawings with information in Project Record Documents to assure correct illustration of completed installation.

4. Supplement product/installation data with written text:

a. Organize in consistent format under separate headings for different procedures.
b. Provide logical sequence of installations for each procedure.

5. Warranties, Bonds and Service Contracts:

Copy of each warranty, bond and service contract issued, signed over to the Owner and exercisable by Owner. Provide information sheet for Owner's personnel indicating:

a. Proper procedures in event of failure.
b. Instances which might affect validity of warranties and bonds.

B. Contents of Maintenance Manuals for Non-Operational Items

1. For all architectural non-operational products, applied materials and finish items installed, including but not limited to writing boards and tack boards, toilet partitions, and floor and wall coverings such as carpet, sheet vinyl, vinyl composition tile, epoxy flooring, ceramic tile, vinyl wall covering, acoustical ceiling panels, etc., Contractor shall submit maintenance manuals as specified herein. Each manual shall contain detailed information, where applicable, relative to the following:

a. Manufacturer's data, given full information on products.

1) Catalog number, size, composition.
2) Color and texture designations.
3) Information required for re-ordering special manufactured products.

b. Instructions for care and maintenance:

1) Manufacturer's recommendation for types of cleaning agents and methods.
2) Cautions against cleaning agents and methods which are detrimental to the product.
3) Recommended schedule for cleaning and maintenance.
4) Instructions and recommendations for repair of finish.

2. For additional requirements, see respective Specification Sections.

1.5 OPERATION & MAINTENANCE INSTRUCTIONS

A. Instruction of Owner's Personnel

1. After substantial completion and prior to final inspection or full acceptance of the Project, Contractor shall provide qualified personnel for conducting full operation and maintenance training and instructions in the operation, adjustment and maintenance of all operating equipment and systems to Owner's designated personnel; include all general, mechanical and electrical operating systems and equipment.
2. Except as otherwise specified, arrange for each installer of work requiring continuing maintenance or operation, to meet with Owner's personnel, at project site, to provide basic instructions needed for proper operation and maintenance of entire work. Include instructions by manufacturer's representatives where installers are not expert in the required procedures.
3. Use operating and maintenance manuals as the basis for instruction. Review contents of Manual with personnel in full detail to explain all aspect of operations and maintenance; include as a minimum record documentation, tools, spare parts and materials, lubricants, fuels, identification system, control sequences, hazards, cleaning and renewal of finishes, and similar procedures and facilities.
4. For operational equipment, demonstrate start-up, shut-down, emergency operations, noise and vibration adjustments, safety, economy/efficiency adjustments, and similar operations. Review maintenance and operations in relation with applicable warranties, agreements to maintain, bonds and similar continuing commitments.
5. All equipment operation and maintenance instructions and training shall be video taped by the Contractor and the edited film delivered to the Owner.
6. For additional requirements for operations instruction, see respective Specification Sections.

1.6 SPARE PARTS AND MAINTENANCE MATERIALS

A. Provide products, spare parts, maintenance and extra materials in quantities specified in individual Specifications Sections.

B. Deliver, as specific work is completed, to Project Site and place in location as directed by Owner, obtain receipt prior to Substantial Completion.

C. Provide spare construction materials in similar fashion as indicated in appropriate Sections of Specifications.

PART 2 – PRODUCTS (Not used)

PART 3 – EXECUTION (Not used)

END OF SECTION 01 78 23

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SECTION 01 78 36

WARRANTIES

PART 1 - GENERAL

1.1 REQUIREMENTS INCLUDED

A. Compile specified Warranties.

B. Compile specified Service and Maintenance Contracts.

C. Review submittals to verify compliance with Contract Documents.

1.2 RELATED REQUIREMENTS

A. Make particular reference to the following:

1. Bid Bond: See General and Supplemental Conditions.
2. Performance Bond and Labor and Material Payment Bond: See General and Supplemental Conditions.
3. Warranty of Work after Final Payment: See General and Supplemental Conditions.
4. Section 01 77 00 – Closeout Procedures
5. Section 01 78 23 - Operation & Maintenance Data

1.3 SUMMARY

A. Definitions

1. “Standard product warranties” are preprinted written warranties published by individual manufacturer’s for particular products and are specifically endorsed by the manufacturer to the Owner.
2. “Special warranties” are written warranties required by or incorporated in the contract documents, either to extend time limits provided by standard warranties or to provide greater rights for the Owner.

B. Types

Categories of warranties require for the Work include:

1. Special project warranty issued by Contractor and, where required, countersigned by installer or other recognized entity involved in performance of the work.
2. Specified product warranty issued by a manufacturer or fabricator for compliance with requirements in contract documents.
3. Coincidental product warranty, available on a product incorporated into the work, by virtue of manufacturer’s publication of warranty without regard for application requirements (nonspecified warranty).
4. Refer to sections of Division 2 through 16 for requirements of specified warranties.

C. Disclaimers and Limitations

1. Manufacturer's disclaimers and limitations on product warranties do not relieve the Contractor of the warranty on the work that incorporates the products nor does it relieve suppliers, manufacturers, and subcontractors required to countersign special warranties with the Contractor.

D. Warranty Duration

1. The specified warranty period durations shall commence upon Substantial Completion of each phase and shall apply only to the items installed during the phase, unless otherwise noted in the technical specifications and in this section. Equipment warranties will not start until systems commissioning has been completed and approved and Substantial Completion is given for the entire Work. Contractor is to provide extended warranties from manufacturer and installer to cover the required warranty period.

1.4 SUBMITTAL REQUIREMENTS

A. Assemble Warranties, Bonds, and Service and Maintenance Contracts, executed by each of the respective Manufacturer, Suppliers and Subcontractors.

B. Contractor and each Subcontractor shall submit a completed Warranty Contact List as attached to this section or in a similar format.

C. Format

1. Bind each manual in a three-ring, heavy-duty, vinyl, hardboard cover binder.
2. On cover, imprint tile "Warranty Manual"; name of project, Owner, Architect; and date of substantial completion.
3. On bound edge, imprint name of project and owner and date of substantial completion. Note that warranty periods shall not start prior to the date of substantial completion for any project phase.
4. Pages to be neat, clean sheets, 8-1/2 by 11-inch maximum size or accordion foldouts to same size.
5. Items to be identified with tabbed dividers showing name and number of appropriate specification sections.
6. Arrange dividers and items in order they occur in specifications.

D. Information Required

1. Table of contents identifying separate warranties by specification section number and name.
2. Contractor's warranty of the work per contract documents.
3. Warranties, certificates, and bonds for all portions of the work per specifications, Divisions 1 through 33.
4. Certificate of occupancy obtained from appropriate building officials.

E. Provide complete information for each item:

1. Product or Work Item.
2. Firm, with name of principal, address, and telephone number.
3. Beginning date of Warranty, Bond, or Service and Maintenance Contract.
4. Duration of Warranty, Bond, or Service and Maintenance Contract.
5. Provide the following information for Owner's Personnel:

a. Procedure in case of failure or malfunction.

b. Instances which affect Warranty or Bond validity.

6. Contractor, name of responsible principal, address, and telephone number.

F. Distribution

1. Submit one preliminary copy to Architect for approval prior to final submittal.
2. After approval of preliminary copy and within ten (10) days following Substantial Completion, prepare and submit four final copies to Architect - one for Architect and three for Owner.

1.5 WARRANTY OBLIGATIONS

A. Following completion of field testing and before building and/or phase commissioning, the Contractor will be responsible for required interim maintenance. A record of the interim maintenance will be kept and made available to the Owner upon final completion of the project.

B. Conducting of tests and inspections, review of specifications or plans, payment for goods and services, or acceptance by the Owner does not constitute a waiver, modification, or exclusion of any express or implied warranty or any right under the contract or in law.

C. If the Contractor elects to store equipment or any subcomponent thereof on the project site or in an offsite storage facility, such storage shall be in accordance with the vendor's recommendations. All precautions to protect the original vendor's warranty, including interim maintenance, shall be exercised by the Contractor at the Contractor's expense.

PART 2 - PRODUCTS

Not Used

PART 3 - EXECUTION

Not Used

END OF SECTION 01 78 36

WARRANTY CONTACT LIST

Date: _____ General Contract Date: _____

Owner: _____

Address: _____

_____

Project: _____

The following subcontractors performed the work or furnished materials subject to warranty:

Warranted Work	Subcontractor and Address	Phone	Contact Person

Warranted Work	Subcontractor and Address	Phone	Contact Person

Contractor: _____

Address: _____

Phone: _____

Contact Person: _____

Signature: _____
(authorized representative)

SUBCONTRACTOR'S WARRANTY CONTACT LIST

Date: _____

General Contract Date: _____

Owner: _____

Address: _____

_____

Project: _____

Trade: _____

Subcontractor: _____

Address: _____

_____

Phone: _____

Contact Person: _____

Signature: _____
(authorized representative)

Contractor: _____

Address: _____

Signature: _____
(authorized representative)

SECTION 01 78 39

PROJECT RECORD DOCUMENTS

PART 1 - GENERAL

1.1 REQUIREMENTS INCLUDED

A. Maintenance of Documents

B. Recording

C. Record Documents

D. Submittal

1.2 RELATED REQUIREMENTS SPECIFIED ELSEWHERE

A. Make particular reference to the following sections:

1. Section 01 33 00 – Submittal Procedures
2. Section 01 78 23 – Operation and Maintenance Data
3. Section 01 78 36 - Warranties
4. Section 01 91 00 - Commissioning

1.3 MAINTENANCE OF DOCUMENTS

A. Maintain at job site, one copy of:

1. Contract Drawings
2. Specifications
3. Addenda
4. Shop Drawings and Submittals
5. Change Orders
6. Change Order Proposals
7. Other Modifications to Contract
8. Field Test Records
9. Truck tickets for all imported material
10. Current Progress Schedule

B. Store Documents in approved location, apart from documents used for construction. Protect from deterioration and loss in a secure fire-resistive location.

C. Maintain documents in clean, dry, legible condition.

D. Do not use record documents for construction purposes.

E. Make documents available at all times for inspection by Owner's Project Manager, Architect and Owner.

F. Record documents must be updated with all required information prior to approval of application for payment each month.

1.4 RECORDING

A. In addition to copies of Contract Documents to be furnished by Owner's Project Manager, the Owner's Project Manager will furnish the Contractor one (1) complete set of new prints of Contract Drawings. The Contractor and/or Subcontractors under his direction shall record on set of clean, new prints each and every change that is made from general drawings at time it is made. This includes any changes that are made in partitions, doors, or otherwise in arrangement of construction of buildings as well as a complete record of exact manner in which electrical and mechanical work, piping, etc., are installed. Dimensions shall be included where necessary to accurately locate piping and other items that will be concealed underground or in finished building that may later be necessary to service.

B. The Contractor shall update the Record Documents regularly, and in no event less than once per week. As part of the weekly project meeting, the Contractor shall inform the Owner's Project Manager of the status of the updating of Record Documents and, if requested by the Owner's Project Manager or Architect, demonstrate that the Record Documents have been recently updated to show current conditions. Failure on the part of the Contractor to update the Record Documents as provided herein shall be cause for withholding a portion of monthly payment until such failure is corrected.

C. Owner will monitor Record Documents and compare to Contractor's payment application on monthly basis.

D. Up-to-date Record Documents are prerequisite to Final Acceptance and approval of Final Payment Request.

E. Label each document "PROJECT RECORD" in 1/2 in. high printed letters.

F. Keep record documents current.

G. Do not permanently conceal any work until required information has been recorded.

1.5 RECORD DOCUMENTS

A. Record Drawings:

1. Maintain record set of blue or black line prints of Contract Drawings and Shop Drawings in clean, undamaged condition. Accurately indicate depth of all concealed mechanical items, buried piping, locations of cleanouts, etc., from walls and centerlines utilizing standard industry practice. Provide to the Architect prior to acceptance of the completed project the complete set of drawings revised to show "As-Installed" conditions.
2. Mark-up set of Record Drawings to show actual installations where installed work varies substantially from work as originally shown.

3. Mark whichever Drawing (Contract Drawings or Shop Drawings), most appropriate and most capable of showing actual “field” condition fully and accurately. Consolidate information on complete systems or units of work on minimum number of Drawing Sheets required to properly document changes.
4. Give particular attention to concealed work that would be difficult to measure and record at later date.
5. Mark record set with red erasable pencil and where feasible, use other color to distinguish between variations in separate categories of Work.
6. Show all backing material and other embedded or concealed items required for installation of future work by Owner.
7. Organize Record Drawing sheets into manageable sets, separated by construction discipline, and bind with durable cover sheet. Print suitable titles, dates and other identification on cover of each set.
8. Legibly mark Drawings to record actual construction.

    a. Horizontal and vertical location of underground utilities and appurtenances referenced to permanent surface improvements.
    b. Field changes of dimensions and detail.
    c. Changes made by Change Order and Shop Drawing variations.
    d. Details not on original Contract Drawings.

B. Record Specifications:

1. Maintain one complete copy of Project Manual, including Specifications and Addenda, and one copy if other written Construction Documents such as change orders, supplemental instructions and similar modifications issued in printed form during construction.
2. Mark these documents to show substantial variations in actual Work performed in comparison with text of specifications and modifications issued.
3. Note related Record Drawing information and Product Data, where applicable.
4. Upon completion of Work, submit Record Specifications to Architect for Owner’s records.

C. Record Product Data:

1. Maintain one copy of each Product Data submittal approved for Project.
2. Mark documents to show significant variations in actual work performed in comparison with submitted information.
3. Include both variations in products as delivered to Site and variations from manufacturer’s instructions and recommendations for installation.
4. Give particular attention to concealed products and portions of Work which cannot otherwise be readily discerned at later date by direct observation.
5. Note related change orders and markup of Record Drawings and Record Specifications.

6. Upon completion of mark-up, and no later than Final Acceptance of the Project, provide written verification that all Record Product Data has been transmitted to Architect for Owner's records.

D. Record Sample Submittal:

1. Immediately prior to date or dates of Substantial Completion, Contractor shall meet at Site with Architect and Owner's representative to determine which, if any, of submitted Samples that have been maintained by Contractor during progress of Work, shall be submitted to Owner for record purposes.
2. Comply with delivery to Owner's designated location.

E. Miscellaneous Record Submittals:

1. Refer to other Sections of these Specifications for requirements of miscellaneous record-keeping and submittals in connection with actual performance of work.
2. Provide signed-off permits including plumbing, electrical, and building.
3. Immediately prior to date or dates of Substantial Completion complete miscellaneous records and place in good order, properly identified and bound and filed, ready for continued use and reference.
4. Submit to Architect for Owner's records.

1.6 SUBMITTAL

A. Within ten (10) days following Substantial Completion of the Project, and prior to final payment, the Contractor shall submit Project Record Documents to Architect for review through the Owner's Project Manager.

B If not accepted by Architect, records of changes shall be revised and resubmitted by the Contractor.

C. Accompany submittal with transmittal letter to Owner's Project Manager containing:

1. Date
2. Project title and number
3. Contractor's name and address
4. Title and number of each record document
5. Certification that each document as submitted is complete accurate.
6. Signature of Contractor, or his authorized representative.

PART 2 – PRODUCTS (Not used)

PART 3 – EXECUTION (Not used)

END OF SECTION 01 78 39

SECTION 01 80 00

GENERAL COMMISSIONING REQUIREMENTS

PART 1 - GENERAL

1.1 DESCRIPTION

A. Commissioning is the systematic process of verifying and documenting that all building systems perform according to the design intent, the Owner's operational needs, to maximize efficiency/stability, and to ensure that the Owner is provided with useful and clear training and documentation necessary to operate and maintain the building systems.

B. Commissioning is the Quality Assurance (QA) portion of a QA/QC (Quality Assurance/Quality Control) program as it is applied to the construction process. The Contractor shall be responsible for providing Quality Control through ensuring that the installed systems comply with the project design document/code requirements, and through performing specified quality control requirements (i.e. – duct leakage testing, manufacturer's startup requirements, DDC point to point testing, electrical 3rd-party testing, etc.). The Contractor shall also be responsible for providing Quality Assurance in the form of the Commissioning process for the project, as led by the Commissioning Authority.

1.2 RELATED SECTIONS (to be developed by the design team)

A. Section 07 08 00 – Commissioning of Building Envelope (to be developed during the pre-construction phase)

B. Section 22 08 00 – Commissioning of Plumbing (to be developed during the pre- construction phase)

C. Section 23 08 00 – Commissioning of HVAC (to be developed during the pre- construction phase)

D. Section 26 08 00 – Commissioning of Electrical (to be developed during the pre- construction phase)

E. Section 27 08 00 – Commissioning of Communications (to be developed during the pre-construction phase)

F. Section 28 08 00 – Commissioning of Electronic Safety and Security (to be developed during the pre-construction phase)

1.3 COMMISSIONING GOALS

A. The Contractor shall execute the commissioning process to meet the following goals:

1. Clarify the operational design intent where there are different interpretations between the Commissioning Team members,
2. Integrate commissioning activities into the general construction schedule (project master schedule) such that commissioning is substantially completed at the time of Substantial Completion for the project,

3. Ensure that equipment is installed correctly per the contract documents and in a manner that maximizes efficiency/performance and provides sufficient access for maintenance/ operation utilizing manufacturer's guidelines as minimum criteria,
4. Provide oversight of the Contractor's equipment/system startup and testing requirements as defined in the contract documents,
5. Provide and execute a set of repeatable, step-by-step set of testing procedures (Functional Performance Tests) in order to demonstrate system compliance with the design intent and to provide a format for future re- commissioning,
6. Ensure that systems are optimized to operate with minimal energy usage,
7. Identify system installation and operational deficiencies and ensure that resolution to those deficiencies occur in a timely manner,
8. Ensure that the O&M documentation submitted to the Owner is complete, clearly organized, and useful,
9. Ensure that the As-Built information has been completed and submitted to the Owner,
10. Ensure that Owner's operating personnel are sufficiently trained in order to achieve necessary technical, safety, operational, and maintenance knowledge before the time of building systems turnover to the Owner.

1.4 SCOPE OF WORK

A. The following equipment/systems shall be commissioned. Refer to related specification sections for further details. The five columns at the right side of the matrix below represent the five major commissioning activities and how they apply to each of the commissioned equipment/systems. Refer to Part 3, "Commissioning Process", of this specification section for further description of each of the five major commissioning activities.

Equipment and Systems to be Commissioned:	Installation Audit	Startup Oversight	Functional Performance	O&M/As-Built Oversight	Owner Training Oversight
Section 01 80 10: General Commissioning Requirements:					
Efficiency Rating of HVAC Equipment	□				
Lighting Power Density	□				
Metering Devices Tie-in to BAS	□				
Sensor Location and Orientation	□				

Piping Distribution Systems – Heating Hot Water	□	□		□	□
Piping Distribution Systems – Chilled Water	□	□		□	□
Ductwork Distribution Systems	□	□		□	□
Air Handling Units and VFDs	□	□	□	□	□
VAV Air Terminal Units	□		□	□	□
Hydronic Duct Reheat and Cooling Coils	□	□	□	□	□
Exhaust Fan Equipment and Systems	□	□	□	□	□
Heat Recovery Ventilators with Heating and Cooling Coils	□	□	□	□	□
Hot Water Radiators	□	□	□	□	□
Split System AC Units	□	□	□	□	□
Electric Unit Heaters	□	□	□	□	□
BAS Actuated Windows (Natural Ventilation)	□	□	□	□	□
Building Automation System		□	□	□	□
Efficiency Rating of HVAC Equipment	□				
Interfaces to Fire Alarm Systems			□		
Interfaces to Emergency Power Systems			□		
Section 26 08 00: Electrical Power Systems to be Commissioned:					
EC (Electrical Contractor) – Standby Generator	□	□	□	□	□
EC – Photovoltaics	□	□	□	□	□
Low Voltage Relay Panels – Interior Lighting Controls	□	□	□	□	□
Occupancy Sensors – Interior Lighting Controls	□	□	□	□	□
Photocell Sensors – Interior Lighting Controls	□	□	□	□	□
Lighting Power Density	□				
Building Loss of Power and Recovery			□		
EC – Electrical Control Devices		□		□	□
EC – Receptacles		□		□	□
EC – < 600V Wiring		□		□	□
EC – Dimmable Fluorescent Lamp Burn-In		□		□	□
EC – Power Systems Tests (Post Occupancy Testing)		□	□(1)	□	□
3rd Party Testing Agency – Service Grounding		□	□(2)	□	□
3rd Party Testing Agency – Service Ground Fault Protection System		□	□(2)	□	□
3rd Party Testing Agency – Coordination Study Settings		□	□(2)	□	□

3rd Party Testing Agency – Automatic Transfer Switches		□	□(2)	□	□
3rd Party Testing Agency – Motor Control Centers		□	□(2)	□	□
3rd Party Testing Agency – Molded Case Circuit Breakers		□	□(2)	□	□
3rd Party Testing Agency – Insulated Case Circuit Breakers		□	□(2)	□	□
3rd Party Testing Agency – Metering Interfaces to BAS		□	□(2)	□	□
Section 27 08 00: Communications Systems to be Commissioned:					
Clock System		□	□	□	□
Intercom System		□	□	□	□
Telecom Systems		□		□	□
Section 28 08 00: Electronic Safety and Security Systems to be Commissioned:					
Fire Alarm Systems	□	□	□(3)	□	□
Fire Alarm Interfaces – Emergency Power Operation			□		
Fire Alarm Interfaces – BAS			□		

Notes:

(1) Functional performance testing demonstrated to Commissioning Authority
(2) Functional performance testing performed by 3rd Party Electrical Testing Agency
(3) Functional performance testing and installation conformance demonstrated to Authority Having Jurisdiction per the Acceptance Testing Procedures

1.5 COMMISSIONING COORDINATOR

A. The Owner shall provide a Commissioning Authority for the project. The Contractor shall provide a Commissioning Coordinator whose services shall begin with subcontractor buyout of the prime mechanical and electrical subcontractors and shall continue until commissioning is complete.

B. The Commissioning Coordinator may be comprised of more than one person in to provide the required scope and experience but one person shall be designated as the main point of contact and provide management of the entire Commissioning Coordinator scope of work.

C. The Commissioning Coordinator shall have the following qualifications:

1. Have experience and knowledge in the startup and troubleshooting of plumbing, HVAC, electrical power, and electrical low voltage systems similar to the equipment and systems identified to be commissioned for this project,
2. Be competent in or have excellent understanding of system design and intent,
3. Have excellent understanding and knowledge of HVAC test and balancing procedures,
4. Have excellent communications in writing skills,
5. Be highly organized,
6. Be able to work well with management, designers, and trades contractors,
7. Have a Bachelor of Science degree in Mechanical Engineering and Professional Engineering license. At the Owner's discretion, this requirement may be substituted with a sufficient combination of technical training and extensive practical field experience,
8. Have experience providing commissioning services as a Commissioning Authority, Test Engineer, or Commissioning Coordinator for at least three pro- jects of similar size and scope.

D. The Commissioning Coordinator shall submit a resume indicating that the above minimum qualifications are met. The Owner will review the Commissioning Coordinator's resume and reject or approve the proposed Commissioning Coordinator for an interview. Upon a satisfactory review of the proposed Commissioning Coordinator's resume, the Architect and Owner reserve the right to personally inter- view the Commissioning Coordinator candidate prior to accepting placement in this position. Where more than one person is proposed to fulfill the duties of the Commissioning Coordinator role, the Contractor shall submit resumes for each person and present an organizational chart to indicate who the contact person will be and which portions of the Commissioning Coordinator responsibilities each person will be performing for the project.

E. Final approval of the Commissioning Coordinator will be by the Architect and the Owner.

F. Commissioning Coordinator Roles and Responsibilities

1. Provide the General Contractor with an entity to lead the implementation of the commissioning plan from the Contractor's side,
2. Provide a single point of contact for general communication and overall management of the commissioning process from the Contractor,
3. Review the equipment submittals with an emphasis on equipment performance and integration of controls,
4. Develop and compile the Installation Audit forms with assistance from the Subcontractors and Manufacturer's Representatives,
5. Gather the completed Installation Audit forms from the Subcontractors and back-check in order to ensure that the signed-off work has been completed as a prerequisite to startup activities for that equipment/system,
6. Develop and continuously update the Startup Plan including the Startup/Commissioning Schedule and the Startup Documentation Binders,
7. Gather and review blank startup forms, as developed by the Subcontractors and Manufacturer's Representatives.
8. Witness all major equipment startup activities and all system startup and testing activities. Gather all completed startup documentation from Subcon- tractors and Manufacturer's Representatives and compile them into the Startup Documentation Binders,

9. Give notice to the Owner when any commissioning activity is to take place at least 72 hours in advance including the name of the activity, the start date, start time, and meeting location. Notifications shall be through the normal Owner notification and communications process for the project. The Startup and Commissioning Schedule and the Two Week Look Ahead Calendar shall not be sufficient for Owner notification of upcoming startup activities,
10. Coordinate and provide participation of the Subcontractors and Manufacturer's Representatives for each commissioning activity. Ensure that participants are present when and where they are required,
11. Ensure that all equipment and testing instrumentation required for functional testing is provided when and where they are required,
12. Direct corrections of deficiencies found during the Installation Audits, Startup Oversight, Functional Performance Testing, and meetings in a manner to ensure adherence to the Startup and Commissioning schedule. Where responsibility of a deficiency is divided in scope between different trades, ensure that the contractual requirements are ultimately satisfied and in a timely manner to adhere to the Startup and Commissioning Schedule,
13. Provide enforcement for the contractual requirements when those requirements are not being met by the Subcontractors or Manufacturer's Representatives,
14. Review the General Contractor-developed Owner Training Plan and attend training sessions,

G. Commissioning Authority Roles and Responsibilities

1. Develop the outline for the Installation Audit and Startup Binders,
2. Review the blank Installation Audit and Startup forms for completeness,
3. Review the completed Installation Audit and Startup forms to ensure that all activities have taken place,
4. Develop a Systems Manual document for each system for use in the commissioning process,
5. Develop the commissioning Functional Performance Test Procedures (FPTs) and lead testing. Employ the Subcontractors and Manufacturer's Representatives as necessary to execute the functional performance testing,
6. Produce and distribute "Commissioning Activity Reports" to keep the commissioning team informed of progress for the different commissioning activities,
7. Track deficiencies found during the installation verification, startup witnessing, and functional performance testing commissioning activities on the Commissioning Matrix,
8. Lead the development of the preliminary O&M documentation review draft with the assistance of the Subcontractors and Manufacturer's Representatives and review to ensure that the documentation meets at least the mini- mum criteria outlined in these specifications,
9. Lead and attend all commissioning meetings and electronically distribute commissioning meeting minutes,
10. Produce Final Commissioning Report in compliance with International Energy Conservation Code.

PART 2 - PRODUCTS

2.1 TESTING EQUIPMENT AND INSTRUMENTATION

A. The Contractor shall provide all testing equipment and instrumentation as necessary to perform startup and functional performance testing of the systems identified to be commissioned.

1. The General Contractor shall employ the TAB Contractor to provide and operate testing instrumentation relating to flow, velocity, pressure, and rotational speed measurements.
2. The General Contractor shall employ the Controls Contractor to provide and operate testing instrumentation relating to temperature and controls electrical low voltage resistance/current/voltage measurements.
3. The General Contractor shall employ the Electrical Subcontractor and 3rd Party Electrical Subcontractor to provide and operate testing instrumentation relating to the Electrical Acceptance Testing.
4. The General Contractor shall employ the Low Voltage Electrical Contractors to provide and operate testing instrumentation relating to the Low Voltage electrical systems including Fire Alarm System, Communications Cable Plant, A/V Systems, Lighting Controls, and Clock Systems.

B. All proprietary testing equipment and instrumentation required by equipment manufacturer representatives as necessary for startup and functional performance testing, whether specified or not, shall be provided by the equipment manufacturer's representative.

C. The testing and measuring instrumentation provided for testing purposes shall meet the following minimum requirements:

1. Air Temperature – Point Type
   a. Type: RTD or Thermistor w/Digital Readout (nothermocouples)
   b. Accuracy: ±0.5°F
   c. Resolution: 0.1°F
   d. Range: 32°F to 230°F
2. Air Relative Humidity
   a. Type: Thin Film Capacitance w/Digital Readout
   b. Accuracy: ±2% RH
   c. Resolution: 0.1% RH
   d. Range: 0-90% RH
3. Air Differential Pressure
   a. Type: Digital Manometer
   b. Accuracy: ±2% of Reading ± 0.001" wc
   c. Resolution: 0.0001" wc
   d. Range: 0.0001 to 50 "wc
4. Air Static Pressure – Pressure Switch Low Range
   a. Type: Diaphragm Gauge (Magnehelic) with minimum 4" diameter face
   b. Accuracy: ±2% of Scale
   c. Resolution: 0.05" wc
   d. Range: 0 to 2" "wc
5. Air Static Pressure – Pressure Switch High Range
   a. Type: Diaphragm Gauge (Magnehelic) with minimum 4" diameter face
   b. Accuracy: ±2% of Scale
   c. Resolution: 0.2" wc

d. Range: 0 to 6" "wc

6. Air Pressure – Pneumatic Controls
   a. Type: Mirrored Back Bourden Tube Gauge, with minimum 4"face
   b. Accuracy: ±0.25% of Scale
   c. Resolution: 0.1 psig
   d. Range: 0 to 30 psig
7. Air Velocity and Flow Rate – Duct Traverse
   a. Type: Digital Manometer w/PitotTube
   b. Accuracy: ±3% of Reading
   c. Resolution: 1 fpm
   d. Range: 50 to 8000 fpm
8. Air Velocity and Flow Rate – Low Velocity
   a. Type: Hot WireAnemometer
   b. Accuracy: ±3% of Reading
   c. Resolution: 1 fpm
   d. Range: 1 to 6000 fpm
9. Air Flow Rate – Grilles, Diffusers, and Registers
   a. Type: Digital Manometer w/FlowHood
   b. Accuracy: ±3% of Reading
   c. Resolution: 1 cfm
   d. Range: 100 to 2500 cfm
10. Water Temperature – Point Type
    a. Type: Sheathed RTD or Thermistor w/Digital Readout (No thermocouples)
    b. Accuracy: ±0.5°F
    c. Resolution: 0.1°F
    d. Range: 32°F to 230°F
11. Water Pressure – Point Type
    a. Type: Digital HydronicManometer
    b. Accuracy: ±1% of Reading
    c. Resolution: 0.001psig to 0.01psig depending on measuring range
    d. Range: 0 to 300 psig
12. Water Flow Rate – Differential Measurement Across Pumps or Balancing Valve
    a. Type: Digital HydronicManometer
    b. Accuracy: ±1% of Reading
    c. Resolution: 0.001psig to 0.01psig depending on measuring range
    d. Range: 0 to 300 psig
13. Water Flow Rate – Non-Contact
    a. Type: Transient TimeUltrasonic
    b. Accuracy: ±1% of Reading
    c. Resolution: 0.1 fps
    d. Range: 0 to 40 fps
14. Surface Temperature – Non-Contact
    a. Type: Infrared, minimum 20:1 distanceratio
    b. Accuracy: ±1°F
    c. Resolution: 0.1°F
    d. Range: -20°F to 900°F
15. Surface Temperature Imaging
    a. Type: Flir Thermacam B400 – Infrared Camera
    b. Accuracy: ±3.6°F
    c. Resolution: 320x240 pixels
    d. Range: -48 to 248°F
16. Electrical Voltage – Non-VFD Motors

a. Type: True RMS Electrical Volt-Ohm Meter
b. Accuracy: ±1½ % of Reading
c. Resolution: 0.1V
d. Range: 4-1000V

17. Electrical Voltage – VFD Motors
    a. Type: Fluke 87V True RMS Compensating Electrical Volt-Ohm Meter
    b. Accuracy: ±1% of Reading
    c. Resolution: 0.1V
    d. Range: 4-1000V
18. Electrical Current
    a. Type: True RMS Inductive Amperage Meter
    b. Accuracy: ±1% of Reading
    c. Resolution: 1mA @ 3A range, 10mA @ 30A range, 100mA @300A range
    d. Range: 3A, 30A, 300A or autoranging from 0 to 200 amps
19. Rotational Speed – Noncontact
    a. Type: Laser RPM Meter w/Reflective Tape
    b. Accuracy: ±1 rpm
    c. Resolution: 1 rpm
    d. Range: 6-8000 rpm
20. Handheld Radios
    a. Type: UHF, minimum 2 Watts
    b. Quantity: Provide a minimum of 3 radios during startup and functional testing
21. Ladders
    a. Type: 6 Foot, 8 Foot, and 10 Foot Step Ladder
    b. Quantity: Provide as needed for startup and functional testing activities

2.2 COMMISSIONING DOCUMENTATION AND DELIVERABLES

A. The commissioning process shall be planned, managed, and documented using the following documentation and deliverables:

Document or Deliverable	Responsible Party		
	CA *	CC **	Both ***
Commissioning Plan	□		
Commissioning Systems Manuals	□		
Installation Audit Forms		□	
Startup Plan		□	
Startup Schedule (“Commissioning Schedule”)		□	
Startup Forms		□	
Functional Performance Tests (FPT)	□		
Commissioning Activity Reports	□		
Commissioning Issues Matrix	□		
Commissioning Meeting Minutes	□		
Commissioning O&M Preliminary Review Draft			□
Commissioning Owner Training Plan		□	
Commissioning Final Reports ****	□		

Definitions for Responsible Party:

* - Documentation is produced and continuously maintained and updated by the Commissioning Authority.

** -Documentation shall be produced and continuously maintained and updated by the Commissioning Coordinator with assistance from Subcontractors and Manufacturer's Representatives, except for the Startup Forms which shall be developed by the Subcontractors and Manufacturer's Representatives and then turned over to the Commissioning Coordinator.

*** - Documentation will be initially drafted by the Commissioning Authority and then turned over to be maintained and continuously updated by the Commissioning Coordinator with assistance from the Subcontractors and Manufacturer's Representatives to reflect the specific features of the equipment actually provided for the project as well as reflect any changes made through the course of construction.

**** - A Preliminary Final Commissioning Report will be submitted to the Owner's Representative for review.

2.3 INSTALLATION AUDIT AND STARTUP FORMS

A. Installation Audit Forms

1. The Commissioning Coordinator shall employ the subcontractors and vendors to develop the Installation Audit forms. Each individual Installation Audit Form shall be developed by the installing subcontractor and shall include a checklist of all the requirements listed in the design documents and the manufacturer's installation instructions for that specific equipment or distribution system.
2. The Commissioning Coordinator shall gather all of the blank individual installation audit forms from the subcontractors and vendors and compile them into an Installation Audit Binder, to be kept at the General Contractor's office on- site. The subcontractors shall make all corrections per the review and re- submit until approved.
3. The Subcontractors shall conduct the initial Installation Audits as a quality control back-check of their work and turn in the completed forms to the Commissioning Coordinator so that they can replace the blank forms as they are completed.
4. For distribution systems, such as piping, ductwork, etc., the documentation for the installation audit forms shall be in two parts. First, a form shall be developed that includes a list of the items to be verified for that system. Second, 11"x17" partial or reduced copies of the As-Built floor plan drawings shall be provided to highlight the piping, ductwork, etc. that was verified for the items on the first form. Installation Audits for distribution systems shall be conducted prior to wall and ceiling cover and shall be conducted and documented prior to wall and ceiling cover taking place. This activity will also serve as a back-check for the As-Built drawings. Each form shall be noted with the system being verified.
5. As the Subcontractors turn in the completed Installation Audit forms, the Commissioning Coordinator shall replace the blank forms in the Installation Audits binder with the completed forms.
6. The Commissioning Coordinator shall keep the Installation Audit binder on site, available for review at any time.
7. The Commissioning Coordinator shall notify the Architect and Owner when a specific installation audit has been completed and documentation turned in so that they may have the opportunity to back-check the forms.

B. Minimum Installation Audit Form Criteria

At minimum, the Installation Audit forms shall include the following items:

1. Title: “Installation Audit Form”,
2. Name of Project,
3. Name of Equipment or System,
4. Indication of whether the Installation Audit is being conducted for wall cover, ceiling cover, in a Mechanical/Electrical Room, or relating to a specific equipment,
5. A list of equipment/system aspects to verify (based on manufacturer’s installation instructions and design document requirements for installation),
6. A check-off box and initial field for each aspect to verify
7. A date field, signature field, name field, and company field at the bottom of the form to indicate when the Installation Audit form was completed and the name and company of the person who conducted the installation audit.

C. Startup Documentation Forms

1. The Commissioning Authority shall provide Startup Binders to compile the startup documentation.
2. A separate Startup Binder shall be provided for Mechanical and Electrical systems.
3. The binders shall be indexed and tabbed according to the commissioned systems.
4. The Commissioning Coordinator shall gather blank startup forms as developed by the Subcontractors and Manufacturer’s Representatives and shall compile them in the Startup Binders.
5. The Subcontractors and Manufacturer’s Representatives shall develop the startup documentation and provided blank sample documentation forms to the Commissioning Coordinator for development of the Startup Plan. The startup documentation shall be the Manufacturers’ or Manufacturer Representatives’ standard startup forms, specific to the actual installed equipment (typically referred to by the manufacturers as “Prestartup Installation Check- list”, “Startup Checklist”, “Commissioning Form”, or similar title). Where Manufacturers’ or Manufacturer’s Representatives’ startup forms are not available, the Subcontractors shall provide startup forms to document the equipment/system startup activity.
6. Refer to the specific commissioning sections for minimum criteria of activities required to be included in the Startup Forms.
7. The Commissioning Authority will review and approve the blank startup forms to ensure that they are specific to the project and that they are sufficient to adequately document the startup activities. The Subcontractors shall make corrections and supplement the Manufacturer’s startup forms to comply with the review.
8. As startup activities are completed by the Subcontractors and Manufacturer’s Representatives, the Commissioning Coordinator shall gather the completed startup documentation and replace the blank forms within the Startup Binder.
9. The following documentation shall not be included in the Startup Binder and shall be submitted under separate cover:

    a. BAS Point to Point Testing
    b. Test and Balancing Reports
    c. Fire Alarm Acceptance Testing Procedures Report

d. 3rd Party Electrical Testing Contractor Report

10. The Commissioning Coordinator shall submit the completed Startup Forms Binder and the startup documentation to be provided under separate cover to the Commissioning Authority prior to Substantial Completion.

2.4 COMMISSIONING SCHEDULE

A. Commissioning Schedule

1. The Commissioning Coordinator shall develop the Commissioning schedule with input from the Subcontractors and Manufacturer's Representatives.
2. The Commissioning Schedule shall be presented in a Gantt-style chart format using a software program specifically made to produce these types of sched- ules.
3. The Commissioning Schedule shall indicate major equipment/system startup dates and functional performance testing dates with prerequisite tasks also shown on the schedule.
4. The Commissioning Schedule shall be separate from the General Construction Schedule but shall include prerequisite General Construction milestones. Al- ternately, the schedule can be developed within the General Construction Schedule as long as the startup and commissioning activities can be pulled out separately and printed in a clear manner.
5. The Commissioning Schedule shall indicate an orderly process of activities that shall result in substantial completion of all commissioning functional performance testing prior to the Partial Final Completion date.
6. Special consideration shall be given to the schedule to prevent unrealistic overlap of activities (i.e. – Air balancing, flooring installation, and fire alarm testing occurring on the same day within the same area of the building).
7. For each of the equipment/systems, the following activities shall be indicated on the Commissioning Schedule as a minimum (note that not all of these activities apply to all equipment/systems and that some equipment/systems will require additional activities and prerequisites to be indicated):

   a. Equipment Installation Completion Date(s) with referenced prerequisites from the General Schedule,
   b. Permanent Power Completion Date(s),
   c. Controls Wiring Completion Date(s),
   d. Manufacturer's Representatives' Equipment/System Startup Date(s),
   e. Subcontractors' Equipment/System Startup Date(s),
   f. BAS Point to Point Testing Date(s),
   g. Test and Balancing Date(s),
   h. 3rd-Party Electrical Testing Agency Testing Date(s),
   i. Fire Alarm System Pre-Testing Date(s),
   j. Owner-Witnessed Fire Alarm System Testing Date(s),
   k. Fire Department Fire Alarm and Fire Suppression Systems Testing Date(s),
   l. Functional Performance Testing Date(s)

2.5 FUNCTIONAL PRFORMANCE TESTS

A. The Commissioning Authority shall develop the preliminary Functional Performance Test forms. These forms will be a step-by-step procedure for testing the equipment and systems including expected results.

B. The functional performance tests will be developed after the equipment and major submittals have been approved such that they can incorporate the specific aspects of the actual equipment being provided for the project.

C. The Subcontractors and Manufacturer's Representatives shall carefully study the procedures for the purpose of compliance with safe practices including applicable safety laws, statues, codes, rules, regulations, procedures, and processes to ensure the safety of persons and protection of property involved in or relating or pertaining to the testing of the Work. Subcontractor and Manufacturer's Representatives shall promptly report in writing to the Commissioning Authority any safety concerns discovered by or made known. All Subcontractor's and Manufacturer's Representative's Work shall remain responsible for all risk of loss until acceptance of the Work by Owner (Exhibit E Protection of Work).

2.6 OWNER TRAINING PLAN

A. The Commissioning Authority shall review the General Contractor- developed Owner Training Plan.

1. As a minimum, each equipment or system specified to be provided with training shall have a separate training agenda.
2. Administration and Contact Information:
   Each training agenda shall include the following administration information:

   a. Project Name
   b. Name of Equipment or System
   c. Contact Information on presenters including name(s), company(s), title(s), address(es), phone number(s), fax number(s), and e-mail ad- dress(es).
   d. Contact Information for equipment vendor including vendor contact name, company, address, phone number, fax number, and e-mail ad- dress.

3. Training Scope:

   a. Each training agenda shall include the specification reference requiring training for the equipment or system and a brief description of the training requirements including how much training is specified (hours, days, etc.), whether the training is to be conducted on-site or off-site.

4. System Description:

   a. Each training agenda shall include a brief description of the system including the name of the equipment or system, a very brief description of its purpose, where it is located in the building, and what it serves.

5. Training Session Agenda:

Each training agenda shall include an agenda for the training session including at minimum all of the following:

a. Introduction of presenters,
b. What is the equipment,
c. How does it work,
d. What does it do or serve,
e. Any special features,
f. Basic operating procedures (including startup/shutdown using O&M documentation as the basis for the training materials),
g. Safety precautions,
h. Preventative maintenance procedures (using O&M documentation as the basis for the training materials),
i. Troubleshooting procedures (using O&M documentation as the basis for the training materials),
j. Maintaining warranties, guarantees, and warranty periods,
k. Instruction on how to use proprietary instrumentation or operating equipment,
l. Recommended spares,
m. Review of startup reports,
n. Review of functional performance testing results,
o. Intermissions,
p. Jobsite walk-through,
q. Attendance Sign-In Sheet.

B. The Owner Training Plan shall include a calendar with equipment/system, dates, times, and locations for each training session. The Commissioning Coordinator shall attend all training sessions.

PART 3 - EXECUTION

3.1 COMMISSIONING PROCESS

A. The Contractor shall provide commissioning of specific building systems and equipment through five major commissioning activities as follows:

1. Installation Audits
The Contractor shall install the building systems to meet the design document requirements, meet applicable code requirements, meet the manufacturer's installation instructions, provide installations that maximize equipment/system performance, and provide adequate space for maintenance of the equipment. Commissioning Installation Audits shall be performed by the Subcontractors and back-checked by the Commissioning Authority to verify that the equipment/systems have been completed and are ready for equipment/system startup and functional performance testing.

a. The following Installation Audits shall be performed by the Commissioning Authority per Puget Sound Energy requirements for the New Construction Program. Representative sampling is allowed for identical pieces of equipment or sequences (except for major pieces of equipment such as boilers, chillers, or any motor > 10Hp), as long as each major element is sampled. The initial sampling rate must be at least 15% and all systems must pass the initial

Installation Audit or additional per- centages must be verified, up to 100%, as needed.

1) Efficiency Rating of HVAC Equipment
   The Commissioning Authority shall perform a back-check of efficiency ratings (EER, SEER, IPLV, HSPF, COP, etc.) listed on equipment nameplates to ensure they meet design criteria.
2) Lighting Power Density
   The Commissioning Authority shall verify appropriate LPD by calculating the total wattage of installed fixtures divided by the floor area for each type of zone. Fixture wattages shall be taken from the approved submittals for each zone.
3) Sensor Location and Orientation
   The Commissioning Authority shall verify that any controlling sensors (photocells, CO2, temperature, etc.) are properly mounted in a fashion, location and orientation to provide accurate measurements.

2. Equipment/System Startup Oversight
   The Contractor shall perform the startup activities required through the design documents and as per the manufacturer's directions. The Commissioning Authority shall provide oversight of the Subcontractor's and Manufacturer Representatives' startup activities to ensure that they have been completed and have been performed in a manner to ensure proper operation, meet the manufacturer's startup requirements, maximize equipment service life, and ensure interoperability with interfaces to other equipment and building systems where applicable. The Commissioning Coordinator shall continuously update the Commissioning Schedule and maintain the Startup binder.
3. Functional Performance Testing
   The Contractor shall demonstrate proper operation of each commissioned equipment/system for all equipment/system features and operating modes as well as demonstrate specified equipment/system capacities. The Commissioning Coordinator shall employ the services of the Subcontractors and Manufacturer's Representatives to demonstrate the functional performance tests. The Contractors shall make all corrections in a timely manner until the system(s) fully comply with the test procedures.
4. O&M (Operation and Maintenance) Documentation and As-Built Submittals Oversight
   The Contractor shall provide one complete draft of the O&M documentation for review by the Owner and Commissioning Authority. The draft O&M documentation shall be reviewed by the Commissioning Team in a meeting format to ensure that the preliminary draft version is complete, includes all information necessary to conduct maintenance, provides all information necessary to describe operation, and is organized such that it is clear which components and options are provided with each equipment/system and is clearly divided between equipment/systems in a logical manner. This draft O&M document shall be a separate requirement from the O&M documentation submittals required in other sections of these specifications and shall be used for the purpose of providing information necessary for development of the commissioning Functional Performance Test procedures as well as a preliminary review of the O&M documentation.
5. Owner Training Oversight

The Commissioning Authority shall review the General Contractor-developed Owner's Training Plan. The training plan and its execution shall be used to ensure that all required Owner training has been provided, knowledgeable personnel are used to perform the training, the training includes all information necessary for the Owner to take over operation of the building systems, the Owner has been provided with contact information for all Manufacturer's and Manufacturer's Representatives, the proper Owner personnel have received training, the Owner has been provided with all required equipment and instrumentation required for operation/ maintenance, the Owner has been instructed in the use and organization of the O&M/As- Built documentation, the Owner has been provided with clear documentation for all warranty start and end dates, and documentation of Owner training has been provided through video-taped training sessions and submission of Owner Training attendance sign-in forms.

B. The commissioning activities for the specific equipment/systems shall generally proceed in the following order:

1. Installation Audits
2. Startup Oversight
3. Functional Performance Testing
4. O&M/As-Built Submittal Oversight (can alternately be provided as early as possible)
5. Owner Training Oversight

3.2 COMMISSIONING ISSUES TRACKING

A. Issues discovered during the commissioning activities or during commissioning meetings will be tracked on the "Commissioning Issues Matrix" as developed, up- dated, and distributed by the Commissioning Authority.

B. The Commissioning Coordinator shall be responsible for ensuring that the Sub- contractors and Manufacturer's Representatives correct the items on the Com- missioning Matrix in a timely manner to adhere to the Commissioning Schedule.

C. The Commissioning Matrix will be kept separate from the Architect's Punchlist.

3.3 COMMISSIONING REPORTS

A. Commissioning Activity Reports
The Commissioning Authority will produce and distribute Commissioning Activity Reports to keep the Commissioning Team informed of the results of the commissioning activities and the commissioning progress.

B. Commissioning Final Reports
The Commissioning Authority will provide two Final Commissioning Report submissions. One copy of the Final Commissioning Report will be turned over to the Owner at the time of Temporary Certificate of Occupancy for the project. This report will include all commissioning installation audits, startup forms/reports, and commissioning testing documentation completed to that date and will identify any outstanding tests, deficiencies, and seasonal testing that still need to be completed. After all deficiencies, outstanding tests, and seasonal testing have been completed, the Commissioning Authority will submit the Final Commissioning Report to the Owner.

3.4 COMMISSIONING MEETINGS

A. Commissioning Kickoff Meeting:
Commissioning kick-off meeting will be held after the equipment submittals are substantially completed. The members of the Contractor's commissioning team will identified and all team members (including the Commissioning Authority and A/E team) participate in an initial commissioning kick-off meeting to discuss roles and responsibilities. The Commissioning Plan is distributed to the Contractor's commissioning team at this time.

B. Commissioning Design Intent Clarification Meeting:
In order to clarify any misinterpretations, and to facilitate implementation of the design intent by the sub-Contractors, a design intent clarification meeting will be held. This meeting will be conducted after the kick-off meeting but before the controls submittals are completed. All commissioning team members will be welcome to attend but at a minimum, the Commissioning Authority, Commissioning Coordinator, the Mechanical Design Engineer, the Electrical Design Engineer, the Mechanical Contractor, the DDC Controls Contractor, the Test and Balancing (TAB) Contractor, the Electrical Contractor, the Fire Alarm Contractor, the Audio Visual Contractor, and other low voltage electrical subcontractors/vendors shall be required to attend. There shall be at least two separate sessions held, one for mechanical and one for electrical. Each session can be expected to last for approximately one day. Any recommendations for changes to the design documentation, as a result of these meetings, will not be considered as part of the contract documents until confirmed by the RFI process or change order process.

C. O&M Documentation Review Meeting:
After the preliminary draft O&M Manual documentation is prepared, the entire Commissioning Team will review the Mechanical and Electrical portions to ensure that the preliminary draft version is complete, includes all information necessary to conduct maintenance, provides all information necessary to describe operation, and is organized such that it is clear which components and options are provided with each equipment/system and is clearly divided between equipment/systems in a logical manner. This draft O&M document shall be a separate requirement from the O&M documentation submittals required in other sections of these specifications and shall be used for the purpose of providing information necessary for development of the commissioning Functional Performance Test procedures as well as a preliminary review of the O&M documentation.

D. Weekly Commissioning Meetings:
Just after the MEP (Mechanical Electrical Plumbing) coordination meetings are completed, weekly commissioning meetings shall start. Weekly commissioning meetings shall be held to track progress and discuss system issues. At a minimum, the Commissioning Authority, Commissioning Coordinator, General Contractor, Mechanical Prime Contractor, Electrical Prime Contractor, and DDC Controls Contractor shall be required to participate. The Mechanical and Electrical Design Engineers may be asked to participate as required to help resolve issues. Other subcontractors, such as Fire Alarm, Fire Protection, TAB, and Low Voltage Contractors, will be required to attend when their involvement is required to resolve issues or deficiencies. During the weekly commissioning meetings, the Commissioning Authority shall identify which Subcontractors will be required to participate in the upcoming FPTs and also give notice to the Owner's Representatives to upcoming activities that they may witness. The Commissioning Authority will prepare and distribute, electronically,

commissioning meeting minutes. The weekly commissioning meetings shall continue until the commissioning process is completed and all issues resolved (with the exception of deferred seasonal and occupancy testing).

3.5 SEASONAL AND OCCUPIED FUNCTIONAL TESTING

A. Some commissioning functional testing will require certain ambient or occupied conditions be present in order to complete. The Contractor shall provide qualified personnel to participate in this testing which may occur up to 6 months after the time of Partial Final Completion for the building.

B. The following systems and equipment shall be assumed to require Seasonal and Occupied Testing:

1. HVAC equipment capacity testing (coils typically),
2. Electrical power systems testing (testing post-occupancy).

END OF SECTION 01 80 00

SECTION 03 30 00

CAST-IN-PLACE CONCRETE

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

A. Section includes cast-in-place concrete for building slabs, footings, foundations and structural components and includes formwork, vapor retarder, steel & fiber reinforcement, concrete materials, mixture design, placement procedures, and finishes.

B. Related Requirements:

1. Section 03 35 36 “Polished Concrete Floor Finish”.
2. Section 07 92 00 “Joint Sealants” for sealant joints in concrete.
3. Section 31 20 00 "Earth Moving" for drainage fill under slabs-on-grade.
4. Section 32 13 13 "Concrete Paving" for concrete pavement and walks.

1.3 DEFINITIONS

A. Architectural Concrete: Formed concrete that is exposed to view on surfaces of completed structure or building and that requires special concrete materials, formwork, placement or finishes to obtain specified architectural appearance.

B. Cast-in-Place Concrete: Formed concrete that is concealed or locations where appearance is not critical.

C. Cementitious Materials: Portland cement alone or in combination with one or more of the following: blended hydraulic cement, fly ash, slag cement, other pozzolans, and silica fume; materials subject to compliance with requirements.

D. W/C Ratio: The ratio by weight of water to cementitious materials.

E. Slump: The measurement of the vertical difference in the height of the resulting concrete pile and the original 12-inch-tall cone after the slump cone is filled then lifted.

F. Slump Flow: The measurement of the resulting horizontal diameter of the concrete pile after the slump cone is filled then lifted. This method measures the unconfined flow of the mixture.

1.4 ACTION SUBMITTALS

A. Product Data: Submit manufacturer’s printed data and instructions for products and equipment, including the following:

1. Admixtures and additives

2. Bonding agents
3. Curing materials and methods
4. Joint systems

C. Design Mixtures: submit the following for each concrete mixture. Submit alternate design mixtures when characteristics of materials, Project conditions, weather, test results, or other circumstances warrant adjustments.

1. Indicate amounts of mixing water to be withheld for later addition at Project site.
2. Method and test data used to establish mix proportions
3. Concrete compressive strengths
4. Water/cement ratios, corresponding cement content, and water content.
5. Admixtures and additives
6. Slump or slump flow
7. Hot and cold weather designs
8. Air entrainment for each design
9. Ingredients, proportions, and source of materials.
10. Location and intended use
11. Aggregate sieve analysis with graph

D. Steel Reinforcement Shop Drawings: Placing Drawings that detail fabrication, bending, and placement. Include bar sizes, lengths, material, grade, bar schedules, stirrup spacing, bent bar diagrams, bar arrangement, splices and laps, mechanical connections, tie spacing, hoop spacing, and supports for concrete reinforcement.

E. Construction Joint Layout: Indicate proposed construction joints required to construct the structure.

1. Location of construction joints is subject to approval of the Architect and structural engineer.

F. Samples: For vapor retarder.

1.5 INFORMATIONAL SUBMITTALS

A. Qualification Data: For Installer manufacturer.

B. Material Certificates: For each of the following, signed by manufacturers:

1. Cementitious materials.
2. Admixtures.
3. Steel reinforcement and accessories.
4. Curing compounds.
5. Floor and slab treatments.
6. Bonding agents.
7. Adhesives.
8. Vapor retarders.
9. Repair materials.

C. Material Test Reports: For the following, from a qualified testing agency:

1. Aggregates: Include service record data indicating absence of deleterious expansion of concrete due to alkali aggregate reactivity. Include aggregate sieve analysis with graph.

D. Mix Design Certification: Written and signed by batch plant quality control engineer or responsible agent. Certify that mix design conforms to provisions of this Section and that ingredients for each mix design are compatible.

E. Floor surface flatness and levelness measurements indicating compliance with specified tolerances.

F. Field quality-control reports.

1.6 QUALITY ASSURANCE

A. Installer Qualifications: A qualified installer who employs on Project personnel qualified as ACI-certified Flatwork Technician and Finisher and a supervisor who is an ACI-certified Concrete Flatwork Technician.

B. Manufacturer Qualifications: A firm experienced in manufacturing ready-mixed concrete products and that complies with ASTM C 94/C 94M requirements for production facilities and equipment.

1. Manufacturer certified according to NRMCA's "Certification of Ready Mixed Concrete Production Facilities."

C. Architecturally Exposed Concrete: Conform to ACI 301, Section 6 and ACI 303R for Architectural Concrete at exterior and interior exposed to view formed concrete surfaces, except at non-public utility spaces such as mechanical and electrical spaces.

1.7 PRECONSTRUCTION TESTING

A. Preconstruction Testing Service: Engage a qualified testing agency to perform preconstruction testing on concrete mixtures.

1.8 DELIVERY, STORAGE, AND HANDLING

A. Steel Reinforcement: Deliver, store, and handle steel reinforcement to prevent bending and damage.

B. Batch Tickets: Conform to ASTM C94 option A or C. Accompany with each load, fully executed, and signed. Log in with inspector at time of entry. Conform to Source Quality Control requirements specified in this Section.

1. Include water content and water withheld at batch plant.
2. Indicate time to nearest minute that batch was dispatched from plant, when it arrived at site, when unlading began and when it finished.
3. Indicate ambient air temperature and concrete internal temperature at time of arrival.
4. Make written record of water and other additives added to design mix following the time the mix truck left the batch plant.

C. Reject concrete that has reached internal temperatures of 89 degree F or above and when temperature has risen 5 degrees F in 10 minutes, indicating concrete is setting up prior to discharge.

D. Store products in accordance with ACI 301. Do not use admixtures that have been in storage at project site for more than 6 months or which have been subject to freezing, except as accepted by the Architect and Structural Engineer based on test results.

1.9 FIELD CONDITIONS

A. Cold-Weather Placement: Comply with ACI 306.1 and as follows. Protect concrete work from physical damage or reduced strength that could be caused by frost, freezing actions, or low temperatures.

1. When average high and low temperature is expected to fall below 40 deg F for three successive days, maintain delivered concrete mixture temperature within the temperature range required by ACI 301.
2. Do not use frozen materials or materials containing ice or snow. Do not place concrete on frozen subgrade or on subgrade containing frozen materials.
3. Do not use calcium chloride, salt, or other materials containing antifreeze agents or chemical accelerators unless otherwise specified and approved in mixture designs.

B. Hot-Weather Placement: Comply with ACI 301 and as follows:

1. Maintain concrete temperature below 90 deg F at time of placement. Chilled mixing water or chopped ice may be used to control temperature, provided water equivalent of ice is calculated to total amount of mixing water. Using liquid nitrogen to cool concrete is Contractor's option.
2. Fog-spray forms, steel reinforcement, and subgrade just before placing concrete. Keep subgrade uniformly moist without standing water, soft spots, or dry areas.

1.10 COORDINATION

A. Conform to Section 01 31 00 for coordination with work of other Sections.

B. Finish Flooring: Coordinate with carpeting, resilient tile flooring, sheet flooring, and other finish flooring systems to prevent moisture conditions, alkaline levels, and bond breaking & curing agents at interior concrete slabs are compatible with manufacturer’s warranty provisions.

C. Curing Compounds: where permitted, verify compatibility with flooring adhesives for finish flooring specified under work of other Sections or remove completely prior to installation of finish flooring systems.

PART 2 - PRODUCTS

2.1 CONCRETE, GENERAL

A. ACI Publications: Comply with the following unless modified by requirements in the Contract Documents:

1. ACI 301.
2. ACI 117.

2.2 FORM-FACING MATERIALS

A. Smooth-Formed Finished Concrete: Form-facing panels that provide continuous, true, and smooth concrete surfaces. Furnish in largest practicable sizes to minimize number of joints.

1. Plywood, metal, or other approved panel materials.

2. Exterior-grade plywood panels, suitable for concrete forms, complying with DOC PS 1, and as follows:

    a. High-density overlay, Class 1 or better.

B. Void Forms: Biodegradable paper surface, treated for moisture resistance, structurally sufficient to support weight of plastic concrete and other superimposed loads.

C. Chamfer Strips: Wood, metal, PVC, or rubber strips, 3/4 by 3/4 inch, minimum.

D. Rustication Strips: Wood, metal, PVC, or rubber strips, kerfed for ease of form removal.

E. Form-Release Agent: Commercially formulated form-release agent that does not bond with, stain, or adversely affect concrete surfaces and does not impair subsequent treatments of concrete surfaces.

F. Form Ties: Factory-fabricated, removable or snap-off glass-fiber-reinforced plastic or metal form ties designed to resist lateral pressure of fresh concrete on forms and to prevent spalling of concrete on removal.

1. Furnish units that leave no corrodible metal closer than 1 inch to the plane of exposed concrete surface.
2. Furnish ties that, when removed, leave holes no larger than 1 inch in diameter in concrete surface.

2.3 STEEL REINFORCEMENT

A. Reinforcing Bars: ASTM A 615, Grade 60, deformed.

B. Steel Bar Mats: ASTM A 184/A 184M, fabricated from ASTM A 615/A 615M, Grade 60, deformed bars, assembled with clips.

C. Plain-Steel Welded-Wire Reinforcement: ASTM A 1064/A 1064M, plain, fabricated from as-drawn steel wire into flat sheets.

2.4 REINFORCEMENT ACCESSORIES

A. Joint Dowel Bars: ASTM A 615/A 615M, Grade 60, plain-steel bars, cut true to length with ends square and free of burrs.

B. Bar Supports are required: Bolsters, chairs, spacers, and other devices for spacing, supporting, and fastening reinforcing bars and welded-wire reinforcement in place. Manufacture bar supports from steel wire, plastic, or precast concrete according to CRSI's "Manual of Standard Practice," of greater compressive strength than concrete and as follows:

1. For concrete surfaces exposed to view, where legs of wire bar supports contact forms, use CRSI Class 1 plastic-protected steel wire or CRSI Class 2 stainless-steel bar supports.

2.5 CONCRETE MATERIALS

A. Source Limitations: Obtain each type or class of cementitious material of the same brand from the same manufacturer's plant, obtain aggregate from single source, and obtain admixtures from single source from single manufacturer.

B. Cementitious Materials:

1. Portland Cement (Interior): ASTM C 150/C 150M, Type I/II, gray.
2. Portland Cement (Exterior): ASTM C 150/C 150M, Type IA/IIA with specified air entrainment admixture; Type IIIA for cold weather construction, gray
3. Fly Ash: ASTM C 618, Class F.

C. Normal-Weight Aggregates: ASTM C 33/C 33M, Class 3S coarse aggregate or better, graded. Provide aggregates from a single source. Provide well graded mixes, gap graded mixes are not acceptable. Mixes containing ¾" aggregate and sand will not be allowed.

1. Maximum Coarse-Aggregate Size: 3/4 inch nominal unless otherwise noted on the structural drawings.
2. Fine Aggregate: Free of deleterious substances or materials that may cause expansion of concrete or react with alkalis in concrete.

D. Chemical Admixtures: Certified by manufacturer to be compatible with other admixtures and that do not contribute water-soluble chloride ions exceeding those permitted in hardened concrete. Do not use calcium chloride or admixtures containing calcium chloride.

1. Water-Reducing Admixture: ASTM C 494/C 494M, Type A.
2. Retarding Admixture: ASTM C 494/C 494M, Type B.
3. Water-Reducing and Retarding Admixture: ASTM C 494/C 494M, Type D.
4. High-Range, Water-Reducing Admixture: ASTM C 494/C 494M, Type F.
5. High-Range, Water-Reducing and Retarding Admixture: ASTM C 494/C 494M, Type G.
6. Plasticizing and Retarding Admixture: ASTM C 1017/C 1017M, Type II.

E. Water: ASTM C 94/C 94M and potable.

2.6 FIBER REINFORCEMENT

A. Synthetic Macro-Fiber: Polyolefin macro-fibers engineered and designed for use in concrete, complying with ASTM C 1116/C 1116M, Type III. Dosage rate at 6 lbs/CY at polished concrete slabs and as indicated in structural drawings for other slabs on grade and slabs on deck.

2.7 VAPOR RETARDERS

A. Sheet Vapor Retarder for all slab-on-grate applications. Include manufacturer's recommended adhesive or pressure-sensitive tape.

1. Manufacturers: Subject to compliance with requirements, provide products by one of the following:

a. Barrier-Bac; Inteplast Group, Ltd.
b. Fortifiber Building Systems Group.
c. Grace Construction Products; W.R. Grace & Co. -- Conn.
d. Insulation Solutions, Inc.
e. Poly-America, L.P.
f. Raven Industries, Inc.
g. Reef Industries, Inc.
h. Stego Industries, LLC.
i. Tex-Trude, Inc.
j. W. R. Meadows, Inc.

2. Water-Vapor Permeance: 0.04 Perms; ASTM E 96.
3. Water Vapor Retarder: Meets or exceeds Class C (ASTM 1745).
4. Retarder Thickness: Not less than 10 mils (ACI 302.1R-96).

2.8 CURING MATERIALS

A. Accepted Curing Methods:

1. Conform to ACI 302.1R Section 9.2 using wet curing, wet covering, moisture retaining coverings, polyethylene film curing methods, using materials specified.
2. ACI 308, Section 2.2 – Water Curing or 2.3 – Sealing Materials using wet film curing methods.
3. Liquid-applied curing and sealing compounds.

B. Evaporation Retarder: Waterborne, monomolecular film forming, manufactured for application to fresh concrete.

1. Manufacturers: Subject to compliance with requirements, provide products by one of the following:

a. BASF Corporation; Construction Systems, Confilm.
b. Dayton Superior, SureFilm J-74.
c. Euclid Chemical Company (The); an RPM company.
d. L&M Construction Chemicals, Inc, E-Con.
e. U.S. Mix, US SPEC MonoFilm ER.
f. W. R. Meadows, Inc, EVAPRE.

C. Absorptive Cover: AASHTO M 182, Class 2, burlap cloth made from jute or kenaf, weighing approximately 9 oz./sq. yd. (305 g/sq. m) when dry.

D. Moisture-Retaining Cover: ASTM C 171, polyethylene film or white burlap-polyethylene sheet.

E. Water: Potable.

F. Clear, Waterborne, Membrane-Forming Curing Compound: ASTM C 309, Type 1, Class B, non-dissipating, certified by curing compound manufacturer to not interfere with bonding of floor covering.

1. Manufacturers: Subject to compliance with requirements, provide products by one of the following:

a. BASF Corporation; Construction Systems.
b. Dayton Superior.
c. Euclid Chemical Company (The); an RPM company.
d. L&M Construction Chemicals, Inc.
e. W. R. Meadows, Inc.

2.9 RELATED MATERIALS

A. Expansion- and Isolation-Joint-Filler Strips: ASTM D 1751, asphalt-saturated cellulosic fiber or ASTM D 1752, cork or self-expanding cork.

B. Bonding Agent: ASTM C 1059/C 1059M, Type II, non-redispersible, acrylic emulsion or styrene butadiene.

C. Reglets: Fabricate reglets of not less than 0.022-inch thick, galvanized-steel sheet. Temporarily fill or cover face opening of reglet to prevent intrusion of concrete or debris.

D. Joint Fillers and Sealers:

1. Exterior Recessed Joint Fillers: ASTM D1751, preformed asphalt impregnated joint filler
2. Joint Sealant and Backer Rod: As specified in 07 92 00.

E. Penetrating Sealers at Concrete Elements Exposed to Freeze-Thaw:

1. Water based, internal membrane forming penetrating sealant
2. Freeze/Thaw Resistance: ASTM C666/C 666 M-03
3. Products: Subject to compliance with requirements and properties of the products listed, products by one of the following may be considered:

a. “Deep Penetrating Sealer” – CretoSeal.
b. “Barracade WB 244” – Euclid Chemical.
c. “Siloxa-Tek 8500” – GhostShield.
d. “IntraGuard” – W.R. Meadows.

F. Grouts:

1. As indicated in the structural drawings.

2.10 REPAIR MATERIALS

A. Repair Underlayment: Cement-based, polymer-modified, self-leveling product that can be applied in thicknesses from 1/8 inch and that can be feathered at edges to match adjacent floor elevations.

1. Cement Binder: ASTM C 150/C 150M, portland cement or hydraulic or blended hydraulic cement as defined in ASTM C 219.
2. Primer: Product of underlayment manufacturer recommended for substrate, conditions, and application.
3. Aggregate: Well-graded, washed gravel, 1/8 to 1/4 inch or coarse sand as recommended by underlayment manufacturer.
4. Compressive Strength: Not less than 3500 PSI at 28 days when tested according to ASTM C 109/C 109M.

2.11 CONCRETE MIXTURES, GENERAL

A. Prepare design mixtures for each type and strength of concrete, proportioned on the basis of laboratory trial mixture or field test data, or both, according to ACI 301.

1. Use a qualified independent testing agency for preparing and reporting proposed mixture designs based on laboratory trial mixtures.

B. Cementitious Materials: Use fly ash, pozzolan, slag cement, and silica fume as needed to reduce the total amount of portland cement, which would otherwise be used, by not less than 25 percent.

C. Limit water-soluble, chloride-ion content per ACI 318.

D. Admixtures: Use admixtures according to manufacturer's written instructions.

1. Use water-reducing, high-range water-reducing or plasticizing admixture in concrete, as required, for placement and workability.
2. Use water-reducing and -retarding admixture when required by high temperatures, low humidity, or other adverse placement conditions.
3. Use water-reducing admixture in pumped concrete, concrete for heavy-use industrial slabs and parking structure slabs, concrete required to be watertight, and concrete with a w/c ratio below 0.50.
4. Use corrosion-inhibiting admixture in concrete mixtures where indicated.

E. Color Pigment: Add color pigment to concrete mixture according to manufacturer's written instructions and to result in hardened concrete color consistent with approved mockup.

2.12 CONCRETE MIXTURES FOR BUILDING ELEMENTS

A. As indicated in Structural General Notes

2.13 FABRICATING REINFORCEMENT

A. Fabricate steel reinforcement according to CRSI's "Manual of Standard Practice."

2.14 CONCRETE MIXING

A. Ready-Mixed Concrete: Measure, batch, mix, and deliver concrete according to ASTM C 94, and furnish batch ticket information.

1. When air temperature is between 85 and 90 deg F, reduce mixing and delivery time from 1-1/2 hours to 75 minutes; when air temperature is above 90 deg F, reduce mixing and delivery time to 60 minutes.

B. Project-Site Mixing: Measure, batch, and mix concrete materials and concrete according to ASTM C 94/C 94M. Mix concrete materials in appropriate drum-type batch machine mixer.

1. For mixer capacity of 1 cu. yd. or smaller, continue mixing at least 1-1/2 minutes, but not more than 5 minutes after ingredients are in mixer, before any part of batch is released.
2. For mixer capacity larger than 1 cu. yd., increase mixing time by 15 seconds for each additional 1 cu. yd.
3. Provide batch ticket for each batch discharged and used in the Work, indicating Project identification name and number, date, mixture type, mixture time, quantity, and amount of water added. Record approximate location of final deposit in structure.

PART 3 - EXECUTION

3.1 FORMWORK

A. Design, erect, shore, brace, and maintain formwork, according to ACI 301, to support vertical, lateral, static, and dynamic loads, and construction loads that might be applied, until structure can support such loads.

B. Construct formwork so concrete members and structures are of size, shape, alignment, elevation, and position indicated, within tolerance limits of ACI 117.

C. Limit concrete surface irregularities, designated by ACI 347 as abrupt or gradual, as follows:

1. Class A, 1/8 inch for smooth-formed finished surfaces.
2. Class B, 1/4 inch for rough-formed finished surfaces.

D. Construct forms tight enough to prevent loss of concrete mortar.

E. Construct forms for easy removal without hammering or prying against concrete surfaces. Provide crush or wrecking plates where stripping may damage cast-concrete surfaces. Provide top forms for inclined surfaces steeper than 1.5 horizontal to 1 vertical.

1. Install keyways, reglets, recesses, and the like, for easy removal.
2. Do not use rust-stained steel form-facing material.

F. Set edge forms, bulkheads, and intermediate screed strips for slabs to achieve required elevations and slopes in finished concrete surfaces. Provide and secure units to support screed strips; use strike-off templates or compacting-type screeds.

G. Provide temporary openings for cleanouts and inspection ports where interior area of formwork is inaccessible. Close openings with panels tightly fitted to forms and securely braced to prevent loss of concrete mortar. Locate temporary openings in forms at inconspicuous locations.

H. Chamfer exterior corners and edges of permanently exposed concrete.

I. Form openings, chases, offsets, sinkages, keyways, reglets, blocking, screeds, and bulkheads required in the Work. Determine sizes and locations from trades providing such items.

J. Clean forms and adjacent surfaces to receive concrete. Remove chips, wood, sawdust, dirt, and other debris just before placing concrete.

K. Retighten forms and bracing before placing concrete, as required, to prevent mortar leaks and maintain proper alignment.

L. Coat contact surfaces of forms with form-release agent, according to manufacturer's written instructions, before placing reinforcement.

3.2 EMBEDDED ITEMS

A. Place and secure anchorage devices and other embedded items required for adjoining work that is attached to or supported by cast-in-place concrete. Use setting drawings, templates, diagrams, instructions, and directions furnished with items to be embedded.

1. Install anchor rods, accurately located, to elevations required and complying with tolerances in Section 7.5 of AISC 303.
2. Install reglets to receive waterproofing and to receive through-wall flashings in outer face of concrete frame at exterior walls, where flashing is shown at lintels, shelf angles, and other conditions.

3.3 REMOVING AND REUSING FORMS

A. General: Conform to ACI 301 Section 2 “Formwork and Form Accessories.” Removal of forms shall conform to section 2.3.2 except strength indicated in Sections 2.3.2.5 shall be 0.75 f’c.

B. Clean and repair surfaces of forms to be reused in the Work. Split, frayed, delaminated, or otherwise damaged form-facing material are not acceptable for exposed surfaces. Apply new form-release agent.

C. When forms are reused, clean surfaces, remove fins and laitance, and tighten to close joints. Align and secure joints to avoid offsets. Do not use patched forms for exposed concrete surfaces unless approved by Architect.

3.4 VAPOR-RETARDERS

A. Sheet Vapor Retarders: Place, protect, and repair sheet vapor retarder according to ASTM E 1643 and manufacturer's written instructions.

1. Lap joints 12 inches and seal with manufacturer's recommended tape.

3.5 STEEL REINFORCEMENT INSTALLATION

A. General: Comply with CRSI's "Manual of Standard Practice" for fabricating, placing, and supporting reinforcement.

1. Do not cut or puncture vapor retarder. Repair damage and reseal vapor retarder before placing concrete.

B. Clean reinforcement of loose rust and mill scale, earth, ice, and other foreign materials that reduce bond to concrete.

C. Accurately position, support, and secure reinforcement against displacement. Locate and support reinforcement with bar supports to maintain minimum concrete cover. Do not tack weld crossing reinforcing bars.

1. Weld reinforcing bars according to AWS D1.4/D 1.4M, where indicated.

D. Set wire ties with ends directed into concrete, not toward exposed concrete surfaces.

E. Install welded-wire reinforcement in longest practicable lengths on bar supports spaced to minimize sagging. Lap edges and ends of adjoining sheets at least one mesh spacing. Offset laps of adjoining sheet widths to prevent continuous laps in either direction. Lace overlaps with wire.

3.6 JOINTS

A. General: Construct joints true to line with faces perpendicular to surface plane of concrete.

B. Construction Joints: Install so strength and appearance of concrete are not impaired, at locations indicated or as approved by Architect.

1. Place joints perpendicular to main reinforcement. Continue reinforcement across construction joints unless otherwise indicated. Do not continue reinforcement through sides of strip placements of floors and slabs.
2. Form keyed joints as indicated on the drawings. Embed keys at least 1-1/2 inches into concrete.
3. Locate joints for beams, slabs, joists, and girders in the middle third of spans. Offset joints in girders a minimum distance of twice the beam width from a beam-girder intersection.

4. Locate horizontal joints in walls and columns at underside of floors, slabs, beams, and girders and at the top of footings or floor slabs.
5. Space vertical joints in walls **as indicated**. Locate joints beside piers integral with walls, near corners, and in concealed locations where possible.
6. Use a bonding agent at locations where fresh concrete is placed against hardened or partially hardened concrete surfaces.
7. Use epoxy-bonding adhesive at locations where fresh concrete is placed against hardened or partially hardened concrete surfaces.

C. Contraction Joints in Slabs-on-Grade: Form weakened-plane contraction joints, sectioning concrete into areas as indicated. Construct contraction joints for a depth equal to at least one-fourth of concrete thickness as follows:

1. Grooved Joints: Form contraction joints after initial floating by grooving and finishing each edge of joint to a radius of 1/8 inch. Repeat grooving of contraction joints after applying surface finishes. Eliminate groover tool marks on concrete surfaces.
2. Sawed Joints: Form contraction joints with power saws equipped with shatterproof abrasive or diamond-rimmed blades. Cut 1/8-inch- wide joints into concrete when cutting action does not tear, abrade, or otherwise damage surface and before concrete develops random contraction cracks.

D. Isolation Joints in Slabs-on-Grade: After removing formwork, install joint-filler strips at slab junctions with vertical surfaces, such as column pedestals, foundation walls, grade beams, and other locations, as indicated.

1. Extend joint-filler strips full width and depth of joint, terminating flush with finished concrete surface unless otherwise indicated.
2. Terminate full-width joint-filler strips not less than 1/2 inch or more than 1 inch below finished concrete surface where joint sealants, specified in Section 07 92 00 "Joint Sealants," are indicated.
3. Install joint-filler strips in lengths as long as practicable. Where more than one length is required, lace or clip sections together.

E. Doweled Joints: Install dowel bars and support assemblies at joints where indicated. Lubricate or asphalt coat one-half of dowel length to prevent concrete bonding to one side of joint.

3.7 CONCRETE PLACEMENT

A. Before placing concrete, verify that installation of formwork, reinforcement, and embedded items is complete and that required inspections are completed.

B. Do not add water to concrete during delivery, at Project site, or during placement unless approved by Architect.

C. Before test sampling and placing concrete, water may be added at Project site, subject to limitations of ACI 301.

1. Do not add water to concrete after adding high-range water-reducing admixtures to mixture.

D. Deposit concrete continuously in one layer or in horizontal layers of such thickness that no new concrete is placed on concrete that has hardened enough to cause seams or planes of weakness. If a section cannot be placed continuously, provide construction joints as indicated. Deposit concrete to avoid segregation.

1. Deposit concrete in horizontal layers of depth not to exceed formwork design pressures and in a manner to avoid inclined construction joints.
2. Consolidate placed concrete with mechanical vibrating equipment according to ACI 301.
3. Do not use vibrators to transport concrete inside forms. Insert and withdraw vibrators vertically at uniformly spaced locations to rapidly penetrate placed layer and at least 6 inches into preceding layer. Do not insert vibrators into lower layers of concrete that have begun to lose plasticity. At each insertion, limit duration of vibration to time necessary to consolidate concrete and complete embedment of reinforcement and other embedded items without causing mixture constituents to segregate.

E. Deposit and consolidate concrete for floors and slabs in a continuous operation, within limits of construction joints, until placement of a panel or section is complete.

1. Consolidate concrete during placement operations, so concrete is thoroughly worked around reinforcement and other embedded items and into corners.
2. Maintain reinforcement in position on chairs during concrete placement.
3. Screed slab surfaces with a straightedge and strike off to correct elevations.
4. Slope surfaces uniformly to drains where required.
5. Begin initial floating using bull floats or darbies to form a uniform and open-textured surface plane, before excess bleedwater appears on the surface. Do not further disturb slab surfaces before starting finishing operations.

3.8 FINISHING FORMED SURFACES

A. Rough-Formed Finish: As-cast concrete texture imparted by form-facing material with tie holes and defects repaired and patched. Remove fins and other projections that exceed specified limits on formed-surface irregularities.

1. Apply to concrete surfaces not exposed to public view.

B. Smooth-Formed Finish: As-cast concrete texture imparted by form-facing material, arranged in an orderly and symmetrical manner with a minimum of seams. Repair and patch tie holes and defects. Remove fins and other projections that exceed specified limits on formed-surface irregularities.

1. Apply to concrete surfaces [exposed to public view or to be covered with a coating or covering material applied directly to concrete.

C. Related Unformed Surfaces: At tops of walls, horizontal offsets, and similar unformed surfaces adjacent to formed surfaces, strike off smooth and finish with a texture matching adjacent formed surfaces. Continue final surface treatment of formed surfaces uniformly across adjacent unformed surfaces unless otherwise indicated.

3.9 FINISHING FLOORS AND SLABS

A. General: Comply with ACI 302.1R recommendations for screeding, restraightening, and finishing operations for concrete surfaces. Do not wet concrete surfaces.

B. Float Finish: Consolidate surface with power-driven floats or by hand floating if area is small or inaccessible to power-driven floats. Restraighten, cut down high spots, and fill low spots. Repeat float passes and restraightening until surface is left with a uniform, smooth, granular texture.

1. Apply float finish to surfaces to receive trowel finish.

C. Trowel Finish: After applying float finish, apply first troweling and consolidate concrete by hand or power-driven trowel. Continue troweling passes and restraighten until surface is free of trowel marks and uniform in texture and appearance. Grind smooth any surface defects that would telegraph through applied coatings or floor coverings.

1. Apply a trowel finish to surfaces [indicated] [exposed to view] [or] [to be covered with resilient flooring, carpet, ceramic or quarry tile set over a cleavage membrane, paint, or another thin-film-finish coating system] <Insert locations>.
2. Finish surfaces to the following tolerances, according to ASTM E 1155 (ASTM E 1155M), for a randomly trafficked floor surface:

    a. Specified overall values of flatness, F(F) 35; and of levelness, F(L) 25; with minimum local values of flatness, F(F) 24; and of levelness, F(L) 17; for slabs-on-grade.

3. Finish and measure surface, so gap at any point between concrete surface and an unleveled, freestanding, 10-ft.- (3.05-m-) long straightedge resting on two high spots and placed anywhere on the surface does not exceed 1/8 inch (3.2 mm).

D. Trowel and Fine-Broom Finish: Apply a first trowel finish to surfaces where ceramic or quarry tile is to be installed by either thickset or thinset method. While concrete is still plastic, slightly scarify surface with a fine broom.

1. Comply with flatness and levelness tolerances for trowel-finished floor surfaces.

3.10 MISCELLANEOUS CONCRETE ITEM INSTALLATION

A. Filling In: Fill in holes and openings left in concrete structures after work of other trades is in place unless otherwise indicated. Mix, place, and cure concrete, as specified, to blend with in-place construction. Provide other miscellaneous concrete filling indicated or required to complete the Work.

B. Curbs: Provide monolithic finish to interior curbs by stripping forms while concrete is still green and by steel-troweling surfaces to a hard, dense finish with corners, intersections, and terminations slightly rounded.

C. Equipment Bases and Foundations:

1. Coordinate sizes and locations of rooftop housekeeping pads with structural and mechanical drawings.
2. Construct concrete bases 4 inches high unless otherwise indicated, and extend base not less than 6 inches in each direction beyond the maximum dimensions of supported equipment unless otherwise indicated or unless required for seismic anchor support.
3. Minimum Compressive Strength: 3000 psi at 28 days.
4. Install dowel rods to connect concrete base to concrete floor. Unless otherwise indicated, install dowel rods on 18-inch (450-mm) centers around the full perimeter of concrete base.
5. For supported equipment, install anchor bolts that extend through concrete base and anchor into structural concrete substrate.
6. Prior to pouring concrete, place and secure anchorage devices. Use setting drawings, templates, diagrams, instructions, and directions furnished with items to be embedded.
7. Cast anchor-bolt insert into bases. Install anchor bolts to elevations required for proper attachment to supported equipment.

3.11 CONCRETE PROTECTING AND CURING

A. General: Protect freshly placed concrete from premature drying and excessive cold or hot temperatures. Comply with ACI 306.1 for cold-weather protection and ACI 301 for hot-weather protection during curing.

B. Evaporation Retarder: Apply evaporation retarder to unformed concrete surfaces if hot, dry, or windy conditions cause moisture loss approaching 0.2 lb/sq. ft. x h before and during finishing operations. Apply according to manufacturer's written instructions after placing, screeding, and bull floating or darbying concrete, but before float finishing.

C. Formed Surfaces: Cure formed concrete surfaces, including underside of beams, supported slabs, and other similar surfaces. If forms remain during curing period, moist cure after loosening forms. If removing forms before end of curing period, continue curing for remainder of curing period.

D. Unformed Surfaces: Begin curing immediately after finishing concrete. Cure unformed surfaces, including floors and slabs, concrete floor toppings, and other surfaces.

E. Cure concrete according to ACI 308.1, by one or a combination of the following methods:

1. Moisture Curing: Keep surfaces continuously moist for not less than seven days with the following materials:

    a. Water.
    b. Continuous water-fog spray.
    c. Absorptive cover, water saturated, and kept continuously wet. Cover concrete surfaces and edges with 12-inch lap over adjacent absorptive covers.

2. Moisture-Retaining-Cover Curing: Cover concrete surfaces with moisture-retaining cover for curing concrete, placed in widest practicable width, with sides and ends lapped at least 12 inches , and sealed by waterproof tape or adhesive. Cure for not less than seven days. Immediately repair any holes or tears during curing period, using cover material and waterproof tape.

    a. Moisture cure or use moisture-retaining covers to cure concrete surfaces to receive floor coverings.
    b. Moisture cure or use moisture-retaining covers to cure concrete surfaces to receive penetrating liquid floor treatments.
    c. Cure concrete surfaces to receive floor coverings with either a moisture-retaining cover or a curing compound that the manufacturer certifies does not interfere with bonding of floor covering used on Project.

3. Curing Compound: Apply uniformly in continuous operation by power spray or roller according to manufacturer's written instructions. Recoat areas subjected to heavy rainfall within three hours after initial application. Maintain continuity of coating and repair damage during curing period.

    a. Removal: After curing period has elapsed, remove curing compound without damaging concrete surfaces by method recommended by curing compound manufacturer.

4. Curing and Sealing Compound: Apply uniformly to floors and slabs indicated in a continuous operation by power spray or roller according to manufacturer's written instructions. Recoat areas subjected to heavy rainfall within three hours after initial application. Repeat process 24 hours later and apply a second coat. Maintain continuity of coating and repair damage during curing period.

3.12 JOINT FILLING

A. Prepare, clean, and install joint filler according to manufacturer's written instructions.

1. Defer joint filling until concrete has aged at least [**one**] [**six**] month(s). Do not fill joints until construction traffic has permanently ceased.

B. Remove dirt, debris, saw cuttings, curing compounds, and sealers from joints; leave contact faces of joints clean and dry.

C. Install semirigid joint filler full depth in saw-cut joints and at least 2 inches deep in formed joints. Overfill joint and trim joint filler flush with top of joint after hardening.

3.13 CONCRETE SURFACE REPAIRS

A. Defective Concrete: Repair and patch defective areas when approved by Architect. Remove and replace concrete that cannot be repaired and patched to Architect's approval.

B. Patching Mortar: Mix dry-pack patching mortar, consisting of 1 part portland cement to 2-1/2 parts fine aggregate passing a No. 16 (1.18-mm) sieve, using only enough water for handling and placing.

C. Repairing Formed Surfaces: Surface defects include color and texture irregularities, cracks, spalls, air bubbles, honeycombs, rock pockets, fins and other projections on the surface, and stains and other discolorations that cannot be removed by cleaning.

1. Immediately after form removal, cut out honeycombs, rock pockets, and voids more than 1/2 inch (13 mm) in any dimension to solid concrete. Limit cut depth to 3/4 inch (19 mm). Make edges of cuts perpendicular to concrete surface. Clean, dampen with water, and brush-coat holes and voids with bonding agent. Fill and compact with patching mortar before bonding agent has dried. Fill form-tie voids with patching mortar or cone plugs secured in place with bonding agent.
2. Repair defects on surfaces exposed to view by blending white portland cement and standard portland cement so that, when dry, patching mortar matches surrounding color. Patch a test area at inconspicuous locations to verify mixture and color match before proceeding with patching. Compact mortar in place and strike off slightly higher than surrounding surface.
3. Repair defects on concealed formed surfaces that affect concrete's durability and structural performance as determined by Architect.

D. Repairing Unformed Surfaces: Test unformed surfaces, such as floors and slabs, for finish and verify surface tolerances specified for each surface. Correct low and high areas. Test surfaces sloped to drain for trueness of slope and smoothness; use a sloped template.

1. Repair finished surfaces containing defects. Surface defects include spalls, popouts, honeycombs, rock pockets, crazing and cracks in excess of 0.01 inch (0.25 mm) wide or that penetrate to reinforcement or completely through unreinforced sections regardless of width, and other objectionable conditions.

2. After concrete has cured at least 14 days, correct high areas by grinding.
3. Correct localized low areas during or immediately after completing surface finishing operations by cutting out low areas and replacing with patching mortar. Finish repaired areas to blend into adjacent concrete.
4. Correct other low areas scheduled to receive floor coverings with a repair underlayment. Prepare, mix, and apply repair underlayment and primer according to manufacturer's written instructions to produce a smooth, uniform, plane, and level surface. Feather edges to match adjacent floor elevations.
5. Correct other low areas scheduled to remain exposed with a repair topping. Cut out low areas to ensure a minimum repair topping depth of 1/4 inch (6 mm) to match adjacent floor elevations. Prepare, mix, and apply repair topping and primer according to manufacturer's written instructions to produce a smooth, uniform, plane, and level surface.
6. Repair defective areas, except random cracks and single holes 1 inch (25 mm) or less in diameter, by cutting out and replacing with fresh concrete. Remove defective areas with clean, square cuts and expose steel reinforcement with at least a 3/4-inch (19-mm) clearance all around. Dampen concrete surfaces in contact with patching concrete and apply bonding agent. Mix patching concrete of same materials and mixture as original concrete, except without coarse aggregate. Place, compact, and finish to blend with adjacent finished concrete. Cure in same manner as adjacent concrete.
7. Repair random cracks and single holes 1 inch (25 mm) or less in diameter with patching mortar. Groove top of cracks and cut out holes to sound concrete and clean off dust, dirt, and loose particles. Dampen cleaned concrete surfaces and apply bonding agent. Place patching mortar before bonding agent has dried. Compact patching mortar and finish to match adjacent concrete. Keep patched area continuously moist for at least 72 hours.

E. Perform structural repairs of concrete, subject to Architect's approval, using epoxy adhesive and patching mortar.

F. Repair materials and installation not specified above may be used, subject to Architect’s approval.

3.14 FIELD QUALITY CONTROL

A. Special Inspections: Owner will engage a special inspector and qualified testing and inspecting agency to perform field tests and inspections and prepare test reports.

B. Testing Agency: Engage a qualified testing and inspecting agency to perform tests and inspections and to submit reports.

C. Inspections:

1. Steel reinforcement placement.
2. Steel reinforcement welding.
3. Headed bolts and studs.
4. Verification of use of required design mixture.
5. Concrete placement, including conveying and depositing.
6. Curing procedures and maintenance of curing temperature.
7. Verification of concrete strength before removal of shores and forms from beams and slabs.

D. Concrete Tests: As indicated the Structural General Notes

END OF SECTION 03 30 00

SECTION 11 68 13

PLAYGROUND EQUIPMENT

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

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

B. Section 32 18 16.13 “Playground Protective Surfacing” alternates and installation requirements.

C. Existing Playground Equipment Information and Drawings, See end of this section.

1.2 SUMMARY

A. Base Bid:

1. Relocate existing playground equipment as indicated on drawings.
2. Salvage existing equipment that is not relocated to Owner.

B. This Section includes playground equipment consisting of the following type of play structures:

1. Exterior mounted play equipment.

1.3 DEFINITIONS

A. Composite Play Structures: According to ASTM F 1487, this means "two or more play structures, attached or functionally linked," creating one integral unit with more than one play activity.

B. Critical Height: Standard measure of shock attenuation. According to CPSC No. 325, this means "the fall height below which a life-threatening head injury would not be expected to occur."

C. Fall Height: According to ASTM F 1487, this means "the vertical distance between a designated play surface and the protective surfacing beneath it." The fall height of playground equipment should not exceed the Critical Height of the protective surfacing beneath it.

D. HDPE: High-density polyethylene.

E. IPEMA: International Play Equipment Manufacturers Association.

F. LLDPE: Linear low-density polyethylene.

G. MDPE: Medium-density polyethylene.

H. Play Structure: According to ASTM F 1487, this is "a free-standing structure with one or more components and their supporting members."

I. Protective Surfacing: According to ASTM F 1487, this means impact-attenuating "materials to be used within the use zone of any playground equipment" for playground surface systems.

J. PVC: Polyvinyl chloride.

K. Transfer Point: According to ASTM F 1487, this is "a platform or deck along an accessible route of travel or an accessible platform provided to allow a child in a wheelchair to transfer from the chair onto the equipment."

L. Use Zone: According to ASTM F 1487, this is "the area beneath and immediately adjacent to a play structure that is designated for unrestricted circulation around the equipment and on whose surface, it is predicted that a user would land when falling from or exiting the equipment."

1.4 SUBMITTALS

A. Product Data: For each type of product indicated. Include construction details, material descriptions, dimensions of individual components and profiles, and finishes.

B. Shop Drawings: For each type of playground equipment, include use zones, materials, plans, elevations, sections, details, method of field assembly, connections, and installation details. Indicate capacity and number of play activities.

C. Coordination Drawings: Layout plans and elevations drawn to scale and coordinating playground equipment with playground surface systems. Show playground equipment locations, use zones, fall heights, extent of protective surfacing, and Critical Heights.

1. Mounting coordination drawings for connections to mountings associated with the selected playground safety surfacing. Provide details for cable connections through poured in place and synthetic turf safety surfacing for approval.

D. Colors of Equipment and Components, to be selected by Owner: Submit manufacturer's color charts or 6-inch lengths of actual units showing the full range of colors and textures available for components with factory-applied color finishes for selection by Owner.

E. Samples for Verification: For the following replacement products, for each type of exposed finish required, prepared on Samples of size indicated below and of same thickness and material indicated for the Work. If finishes involve normal color and texture variations, include sample sets showing the full range of variations expected. Architect reserves the right to require additional Samples that show fabrication techniques, workmanship, and design of playground equipment.

1. Posts and Rails: Not less than 6 inches long.
2. Platforms: Not less than 6 inches square.
3. Molded Plastic: Not less than 3 inches square.
4. Post mounting to concrete assembly.

F. Product Certificates: Signed by manufacturers of playground equipment certifying that products furnished comply with requirements.

G. Installer Certificates: Signed by manufacturer certifying that installers comply with requirements.

H. Manufacturer Certificates: Signed by manufacturers certifying that they comply with requirements.

I. Material Certificates: Signed by manufacturers certifying that each of the following items complies with requirements:

1. Paints and similar finishes.
2. Recycled plastic.

J. Product Test Reports: From a qualified testing agency indicating playground equipment complies with requirements, based on comprehensive testing of current products.

K. Field Quality-Control Report: Indicate compliance of playground and installed playground equipment and components with requirements.

L. Maintenance Data: For playground equipment and finishes to include in maintenance manuals specified in Division 1.

1.5 QUALITY ASSURANCE

A. Installer Qualifications: Certified Playground Equipment Installer, experienced installer with a minimum 5 installs, who has specialized in installing work similar in material, design, and extent to that indicated for this Project and who is acceptable to manufacturer of playground equipment.

1. Playground equipment installer have previous experience relocating/installing similar equipment. Manufacturer to provide representative on site during installation.

B. Manufacturer Qualifications: A firm whose playground equipment components have been certified by IPEMA's "3rd Party Certification" service.

1. Provide only playground equipment and play structure components bearing the IPEMA Certification Seal.
2. Provide the following playground equipment and play structure components bearing the IPEMA Certification Seal:

a. See plans for equipment type, manufacturer and location.

C. Testing Agency Qualifications: An independent testing agency with the experience and capability to conduct the testing indicated, as documented according to ASTM E 548.

D. Standards and Guidelines: Provide playground equipment complying with or exceeding requirements in the following:

1. ASTM F 1487.
2. CPSC No. 325, "Handbook for Public Playground Safety."
3. Label play structures with warning label and manufacturer's identification per ASTM F 1487.

1.6 PROJECT CONDITIONS

A. Existing Utilities: Do not interrupt utilities serving facilities occupied by Owner or others unless permitted under the following conditions and then only after arranging to provide temporary utility services according to requirements indicated:

1. Notify Architect at least two days in advance of proposed utility interruptions.
2. Do not proceed with utility interruptions without Architect's written permission.
3. Before excavating, contact utility-locator service for area where Project is located.

B. Existing hardscape: Do not damage or deface existing hardscape (walks, curbs, etc.) during installation of equipment.

C. Existing playground equipment to be relocated and / or salvaged to Owner as indicted on the drawings and details.

D. Drainage Structures: Do not damage or move drainage structures installed as part of this project.

1.7 COORDINATION

A. Conduct Pre-Construction meeting for relocation of playground equipment prior to any demolition of existing play equipment to ensure coordination of the following:

1. Preservation of existing equipment to be relocated, including sequencing of disassembly and evaluation of existing components for replacement.
2. Existing equipment to be salvaged to Owner.
3. Construction schedule and sequencing of installation of relocated equipment.
4. Layout of new playground area and coordination of relocated playground equipment fall zones.

B. Coordinate construction of equipment use zones and fall heights during installation of playground equipment with installation of protective surfacing specified in Division 2 Section "Playground Protective Surfacing". Sequence work so protective surfacing can be installed immediately after concrete footings have set.

C. Ensure temporary construction fence remains in place to prevent use of equipment prior to Final Acceptance.

PART 2 - PRODUCTS

2.1 PLAYGROUND EQUIPMENT, GENERAL

A. Existing equipment to relocated as indicated on the drawings.

B. Manufacturers:

1. Gametime
150 PlayCore Drive SE
Fort Payne, Alabama 35967
Phone: (800) 235-2440
Supplier:
Great Western Recreation
975 S. Hwy 89-91, Logan, Utah 84321
Taggart Castleton
Great Western Recreation
Sales Associate
714-331-8895 c
435-245-5055 o
taggart@gwpark.com

2.2 MATERIALS

A. Subject to performance requirements of equipment specified.

B. Provide replacement poles and fittings as required to reassemble relocated playground equipment per manufacturers drawings and specifications.

2.3 CAST-IN-PLACE CONCRETE

A. General: Cast-in-place concrete for installation of miscellaneous site playground equipment. Install equipment per manufacturer's specifications and per contract documents.

B. Concrete Materials and Properties: Comply with requirements in Section 033000 "Cast-in-Place Concrete" ACI 301/ for normal-weight, air-entrained concrete with minimum 28-day compressive strength of 3000 psi, 3-inch slump, and 1-inch- maximum-size aggregate.

C. Concrete Materials and Properties: Dry-packaged concrete mix complying with ASTM C 387/C 387M and mixed at site with potable water, according to manufacturer's written instructions, for normal-weight concrete with minimum 28-day compressive strength of 3000 psi, 3-inch slump, and 1-inch- maximum-size aggregate.

PART 3 - EXECUTION

3.1 EXAMINATION

A. Examine areas and conditions, with Installer present, for compliance with requirements for site clearing, earthwork, site surface and subgrade drainage, and other conditions affecting performance.

1. Do not begin installation before final grading required for placing protective surfacing is completed, unless otherwise permitted by Architect.
2. Ensure fall zones for all equipment meet manufacturer's requirements prior to commencing installation. Layout equipment and fall zones for review by Architect prior to installation of concrete walks, concrete curbs or pouring of footings.

B. Contractor to layout equipment and use zones prior to installation of hardscape and curb to ensure that required use zones are available within safety surfacing.

C. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 PREPARATION

A. Call for locates of site utilities and coordinate with contractors installing utilities and irrigation system.

B. Disassemble existing playground equipment and separate equipment to be relocated from equipment to be salvaged to Owner.

1. Carefully package all equipment to be salvaged to Owner and deliver as directed by Owner to city facility.

C. Verify locations of play equipment locations and playground perimeter and pathways. Verify that playground layout and equipment locations comply with fall zone requirements for each type and component of equipment. Adjust perimeter of playground safety surfacing to accommodate equipment. Final perimeter to be approved by Owner's representative prior to installation of playground equipment.

D. Install construction fencing around playground equipment and maintain it in place until playground protective surfacing is installed and playground equipment is accepted in writing by Owner.

3.3 INSTALLATION, GENERAL

A. General: Comply with manufacturer's written installation instructions, unless more stringent requirements are indicated. Anchor playground equipment securely, positioned at locations and elevations indicated on Shop Drawings.

1. Maximum Equipment Height: Coordinate installed heights of equipment and components with installation of protective surfacing. Set equipment so fall heights and elevation requirements for age group use and accessibility are within required limits. Verify that playground equipment elevations comply with requirements for each type and component of equipment.

B. Coordinate installation of playground equipment with selection of playground protective surfacing alternate. Post and Footing Excavation, Exterior: Hand-excavate holes for posts and footings to dimensions, profile, spacings, and in locations indicated on Drawings, in firm, undisturbed or compacted subgrade soil. Level bearing surfaces with drainage fill to required elevation.

1. Add synthetic fiber reinforcement to concrete mixture in accordance with manufacturer's instructions.
2. Add synthetic fiber reinforcement into concrete mixer before, during, or after batching other concrete materials.
3. Application Rate: Add synthetic fiber reinforcement at minimum application rate of 1.5 pounds per cubic yard (0.9 kg/m^3) of concrete.

D. Footings for equipment requiring footing/pads for installation.

1. Size and thickness of footings per manufacturer's details and specifications.
2. Install per manufacturers written specifications.
3. Footing elevations to be established related to thickness of safety surfacing and adjacent grades, see Civil for grades.
4. Verify locations and elevations of footings in the field prior to installation. Contractor is responsible for proper location of footings to ensure manufacturer's specified safety zones.
5. Concrete footings shall not extend beyond the edge of the equipment unless footing is flush with subgrade. Footings installed within areas of engineered wood fiber shall not have any exposed edges that are not fully covered by the required safety surfacing depth to meet fall zone requirements.

E. Hand-excavate holes for posts and footings to dimensions, profile, spacings, and in locations indicated on Drawings, in firm, undisturbed or compacted subgrade soil. Level bearing surfaces with drainage fill to required elevation.

3.4 FIELD QUALITY CONTROL

A. Arrange for a certified Playground Inspector to inspect playground and playground equipment and components at final completion and to certify compliance with the following:

1. ASTM F 1487.
2. CPSC No. 325.

B. Notify Architect 48 hours in advance of date and time of final inspection.

C. Provide final inspection report certifying that the installation meets all safety requirements per the manufacturer's specifications, including safety zones

D. Construction fencing to remain in place around playground until satisfactory final inspection is completed and Owner has accepted playground equipment.

3.5 ADJUSTING

A. Adjust movable playground equipment components to operate smoothly, easily, and quietly, free from binding, warp, distortion, nonalignment, misplacement, disruption, or malfunction, throughout entire operational range.

3.6 CLEANING

A. After completing playground equipment installation, inspect components. Remove spots, dirt, and debris. Repair damaged finishes to match original finish or replace component.

END OF SECTION 11 68 13

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SECTION 12 93 00

SITE FURNISHINGS

PART 1 - GENERAL

1.1 SUMMARY

A. Section Includes:

1. Bicycle racks.
2. Trash receptacles.
3. Drinking fountains.
4. Landscape Logs
5. Landscape Boulders, Existing and New

B. Related Requirements:

1. Section 03 30 00 "Cast-in-Place Concrete" for installing anchor bolts cast in concrete footings.
2. Section 31 20 00 "Earth Moving" for excavation for installing concrete footings.

1.2 REFERENCES

A. American Society for Testing and Materials (ASTM)

1. ASTM C-150
2. ASTM C-128
3. ASTM C-260
4. ASTM C-31
5. ASTM C-494
6. ASTM C-39

B. Precast Concrete Institute (PCI)

1.3 RELATED DOCUMENTS

A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

B. Section 05 50 00 Metal Fabrications for fabrication of drinking fountain.

1.4 SUBSTITUTIONS

A. All substitutions must be submitted a minimum of two weeks prior to bid opening to be reviewed for approval as a substitute.

B. Submittal for substitutions must include a side-by-side comparison between the specified product and the proposed substitution. The comparison must include as a minimum:

1. Material, type size and quality.
2. Finish, type size and physical sample
3. Painted surfaces: color, comparison of paint including powder coat thickness.
4. Manufacturer: contact, experience with similar products
5. Warranty.

C. Substitution requests will not be considered without the comparison.

1.5 ACTION SUBMITTALS

A. Product Data: For each type of product.

B. Samples: For each exposed product and for each color and texture specified.

C. Samples for Initial Selection: For units with factory-applied finishes.

D. Field Locating Pins, Survey: Certification that field dimensions and installation of field locating pins, prepared by a professional land surveyor, in conformance with drawings and details.

E. Samples for Verification: For each type of exposed finish, not less than 6-inch-long linear components and 4-inch-square sheet components.

F. Product Schedule: For site furnishings. Use same designations indicated on Drawings.

G. Shop Drawings:

1. Provide shop drawings for exterior drinking fountain. See below and details.
2. Precast Concrete

a. Submit fabrication drawings of all precast concrete items showing detailed sections and profile for all precast items. Details shall show all reinforcing and cast in hardware.
b. Samples

1) Submit 1 sample for color and texture approval.
2) Color and finish as specified.

c. Submit a copy of manufacturer's Quality Assurance and Procedure Manual
d. Performance Requirements

1) Compressive Strength 5,000 p.s.i. minimum
2) Air Content 6-8%
3) Water-Cement Ration .45
4) Deflection Max: L/720
5) Test Results

a) Manufacturer shall furnish test results attesting that materials meet specification requirements.

1.6 INFORMATIONAL SUBMITTALS

A. Material Certificates: For site furnishings manufactured with preservative-treated wood.

1. Indicate type of preservative used and net amount of preservative retained. For products receiving a waterborne treatment, include statement that moisture content of treated materials was reduced to levels specified before shipment to Project site.

1.7 QUALITY ASSURANCE

A. Precast Concrete:

1. Qualifications: Precast Concrete Manufacturer and Trade Contractor must have a minimum of 5 years of successful experience on projects of similar magnitude and complexity to the indicated project.
2. Manufacturer and contractor to be prequalified by Architect prior to bidding and failure to do so will void bid.

B. Manufacturers of site furnishings to have a minimum of 5 years of manufacturing experience of similar products and magnitude.

1.8 CLOSEOUT SUBMITTALS

A. Maintenance Data: For site furnishings to include in maintenance manuals.

PART 2 - PRODUCTS

2.1 DRINKING FOUNTAIN

A. Barrier-Free, Bi-Level, Outdoor, Round Pedestal Stainless Steel Drinking Fountain with Bottle Filler

1. Manufacturer: Murdock
2. Model: GYQ85
3. Color: To be selected by Ower from manufacturer's standard color selection: Green, Stainless Steel, Blue, Red.
4. ADA
5. Drain piping to be Class 200
6. Drain: see drawings and details.
7. See plans and details for quantity and locations.

2.2 TRASH RECEPTACLE

A. Manufacturer: Ultrasite

1. https://www.ultra-site.com/products/receptacles/metal-trash-receptacle-55-gallon
2. (800) 45-Ultra
3. Distributor: Great Western Recreation

B. Model: RBR-55-14, Surface Mount Trash Receptacle with SM Kit.

C. Description: Surface mounted, 55 gallon, surface mounted, metal trash receptacle. 14" opening with rain bonnet kit.

D. PL-55 Heavy Duty Plastic Garbage Can

E. Color: To be selected by Owner.

F. Lid Color: to be selected by Owner

G. Pattern: Slat

H. Surface Mount

1. Frame: 2-38” OC x 12 gauge pre-galvanized structural steel tubing. Receptacle mounting plates are 7 gauge x 8”x8” steel plate with 4 holes. Surface mounting plates are ¼” x 6” x6” steel plate with 4 holes.
2. Frame Coating: Electrostatic powder coated application over cured.
3. Hardware: All stainless steel hardware fasteners
4. Dimensions: 3-3/4” x 8”x8”
5. Contractor to provide Surface Mount Hardware: 3/8” x 3 ½” Concrete Expansion Anchor Bolts.

2.3 BICYCLE RACKS

A. Manufacturer: SportWorks
https://www.sportworks.com/products/bike-parking

B. Distributor: NW Playground Equipment

C. Model: Tofino No Scratch Bike Rack

D. Description: Surface mounted, steel tube two bike rack with No Scratch Bumper.

E. Material:

1. Coating: TGIC Powder Coat. Color to be selected by Owner from Manufacturer’s full color selection.

2.4 LANDSCAPE LOGS

A. Description: Rustic hand peeled Ponderosa pine, spruce or Douglas fir logs, 36”+/- 4” diameter, Lengths as indicated on drawings. Logs to be peeled and treated as required for log homes.

B. Suppler/Manufacturer:

1. North Idaho Post and Pole

a. Hayden Lake, Idaho
b. (208) 772-3942
c. https://northidahopostandpole.com/house-logs-round-stock/

2. Or Approved Equal

C. Quantity: see drawings and details for amount.

2.5 LANDSCAPE BOULDERS, EXISTING AND NEW

A. Landscape boulders to be existing on-site granite boulders, salvaged for reinstallation, see civil plans.

1. Boulders for playground to be approved by Landscape Architect prior to installation.

B. New landscape boulders to be granite.

1. Boulders around playground to be rounded and smooth,

a. Boulders for playground installation to be approved by Landscape Architect prior to installation

C. Boulders for planting areas to be:

1. Existing on site salvaged for installation
2. Granite boulders, predominately white granite, angular, blocky for installation primarily at the front entry of the building.

2.6 MATERIALS

A. Aluminum: Alloy and temper recommended by aluminum producer and finisher for type of use and finish indicated; free of surface blemishes and complying with the following:

1. Rolled or Cold-Finished Bars, Rods, and Wire: ASTM B211.
2. Extruded Bars, Rods, Wire, Profiles, and Tubes: ASTM B221.
3. Structural Pipe and Tube: ASTM B429/B429M.
4. Sheet and Plate: ASTM B209.
5. Castings: ASTM B26/B26M.

B. Steel and Iron: Free of surface blemishes and complying with the following:

1. Plates, Shapes, and Bars: ASTM A36/A36M.
2. Steel Pipe: Standard-weight steel pipe complying with ASTM A53/A53M, or electric-resistance-welded pipe complying with ASTM A135/A135M.
3. Tubing: Cold-formed steel tubing complying with ASTM A500/A500M.
4. Mechanical Tubing: Cold-rolled, electric-resistance-welded carbon or alloy steel tubing complying with ASTM A513/A513M, or steel tubing fabricated from steel complying with ASTM A1011/A1011M and complying with dimensional tolerances in ASTM A500/A500M; zinc coated internally and externally.
5. Sheet: Commercial steel sheet complying with ASTM A1011/A1011M.

C. Plastic: Color impregnated, color and UV-light stabilized, and mold resistant.

1. Polyethylene: Fabricated from virgin plastic HDPE resin.

D. Anchors, Fasteners, Fittings, and Hardware: Stainless steel; commercial quality, tamperproof, vandal and theft resistant.

1. Antitheft Hold-Down Brackets: For securing site furnishings to substrate; two per unit.

E. Nonshrink, Nonmetallic Grout: Premixed, factory-packaged, nonstaining, noncorrosive, nongaseous grout complying with ASTM C1107/C1107M; recommended in writing by manufacturer, for exterior applications.

F. Erosion-Resistant Anchoring Cement: Factory-packaged, nonshrink, nonstaining, hydraulic-controlled expansion cement formulation for mixing with potable water at Project site to create pourable anchoring, patching, and grouting compound; resistant to erosion from water exposure without needing protection by a sealer or waterproof coating; recommended in writing by manufacturer, for exterior applications.

G. Galvanizing: Where indicated for steel and iron components, provide the following protective zinc coating applied to components after fabrication:

1. Zinc-Coated Tubing: External, zinc with organic overcoat, consisting of a minimum of 0.9 oz./sq. ft. of zinc after welding, a chromate conversion coating, and a clear, polymer film. Internal, same as external or consisting of 81 percent zinc pigmented coating, not less than 0.3 mil thick.
2. Hot-Dip Galvanizing: According to ASTM A123/A123M, ASTM A153/A153M, or ASTM A924/A924M.

2.7 FABRICATION

A. Metal Components: Form to required shapes and sizes with true, consistent curves, lines, and angles. Separate metals from dissimilar materials to prevent electrolytic action.

B. Welded Connections: Weld connections continuously. Weld solid members with full-length, full-penetration welds and hollow members with full-circumference welds. At exposed connections, finish surfaces smooth and blended, so no roughness or unevenness shows after finishing and welded surface matches contours of adjoining surfaces.

C. Pipes and Tubes: Form simple and compound curves by bending members in jigs to produce uniform curvature for each repetitive configuration required; maintain cylindrical cross section of member throughout entire bend without buckling, twisting, cracking, or otherwise deforming exposed surfaces of handrail and railing components.

D. Preservative-Treated Wood Components: Complete fabrication of treated items before treatment if possible. If cut after treatment, apply field treatment complying with AWPA M4 to cut surfaces.

E. Exposed Surfaces: Polished, sanded, or otherwise finished; all surfaces smooth, free of burrs, barbs, splinters, and sharpness; all edges and ends rolled, rounded, or capped.

F. Factory Assembly: Factory assemble components to greatest extent possible to minimize field assembly. Clearly mark units for assembly in the field.

2.8 GENERAL FINISH REQUIREMENTS

A. Appearance of Finished Work: Noticeable variations in same piece are unacceptable. Variations in appearance of adjoining components are acceptable if they are within the range of approved Samples and are assembled or installed to minimize contrast.

2.9 STEEL AND GALVANIZED-STEEL FINISHES

A. Powder-Coat Finish: Manufacturer's standard polyester, powder-coat finish complying with finish manufacturer's written instructions for surface preparation, including pretreatment, application, baking, and minimum dry film thickness.

2.10 IRON FINISHES

A. Powder-Coat Finish: Manufacturer's standard polyester powder-coat finish complying with finish manufacturer's written instructions for surface preparation, including pretreatment, application, baking, and minimum dry film thickness.

PART 3 - EXECUTION

3.1 EXAMINATION

A. Examine areas and conditions, with Installer present, for compliance with requirements for correct and level finished grade, mounting surfaces, installation tolerances, and other conditions affecting performance of the Work.

B. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 INSTALLATION

A. Comply with manufacturer's written installation instructions unless more stringent requirements are indicated. Complete field assembly of site furnishings where required.

B. Unless otherwise indicated, install site furnishings after landscaping and paving have been completed.

C. Install site furnishings level, plumb, true, and securely anchored positioned at locations indicated on Drawings with final approval by Owner’s representative.

D. Bicycle Racks: Install per manufacturer’s requirements and as detailed on Drawings.

1. Locations to be approved by Owner’s representative prior to installation.
2. Concrete thickness and finish: 6” broom finish concrete unless adjacent to decorative concrete.

E. Drinking Fountains: Install exterior drinking fountain in coordination with hardscape installation. See plans for locations. Shall be installed per Drawings, with concrete footing; drain grate and drain as shown on details; and concrete slab elevation flush with adjacent grade and sloped to drain to integral drain grate.

1. Coordination water service with mechanical plans.
2. Perforated drain pipe to extend to turf or synthetic turf area. Minimum 10’ . See drawings and details for additional information.

F. Landscape Logs:

1. Logs to be installed on 6” of compacted crushed surfacing base course, typical.

2. Pin logs to ground with 4’ long #5 rebar installed in holes through logs at 4’ OC, typical. Rebar to be set 1” below face of log. Fill hole with ‘Log Builder Caulking’ or approved equal.
3. Log sealant: Coat logs with two coats of X-100 Natural Seal Wood Preservative or approved equal. Color Cedar Tone Gold.
4. Logs to be stable with no movement.
5. Coordinate installation of boulders and logs at playground with playground equipment installation to ensure required fall zone is provided.

G. Landscape Boulders, Existing and New:

1. Granite boulders and installation locations at playground to be approved by Landscape Architect prior to installation.

    a. If existing boulders are not available, new landscape boulders to be granite.
    b. Granite boulders around playground to be rounded and smooth.

        1) Boulders for playground installation to be approved by Landscape Architect prior to installation
        2) Boulders to be set on compacted subgrade and shall be stable with no movement.

    c. Coordinate installation of boulders and logs at playground with playground equipment installation to ensure required fall zone is provided.

2. Boulders for planting areas to be set on compacted subgrade and shall be stable with no movement.

    a. Existing on site salvaged for installation if available.
    b. Granite boulders, predominately white granite, angular, blocky for installation primarily at the front entry of the building.

        1) Set boulders with flat surface approximately level.
        2) Install 10 lf of boulders at front entry as mock up for approval. Do not continue installation without approval from Owner’s representative.

H. Post Setting: Set cast-in support posts in concrete footing with smooth top, shaped to shed water. Protect portion of posts above footing from concrete splatter. Verify that posts are set plumb or at correct angle and are aligned and at correct height and spacing. Hold posts in position during placement and finishing operations until concrete is sufficiently cured.

I. Posts Set into Voids in Concrete: Form or core-drill holes for installing posts in concrete to depth recommended in writing by manufacturer of site furnishings and 3/4 inch larger than OD of post. Clean holes of loose material, insert posts, and fill annular space between post and concrete with nonshrink, nonmetallic grout or anchoring cement, mixed and placed to comply with anchoring material manufacturer's written instructions, with top smoothed and shaped to shed water.

J. Pipe Sleeves: Use steel pipe sleeves preset and anchored into concrete for installing posts. After posts have been inserted into sleeves, fill annular space between post and sleeve with nonshrink, nonmetallic grout or anchoring cement, mixed and placed to comply with anchoring material manufacturer's written instructions, with top smoothed and shaped to shed water.

END OF SECTION 12 93 00

SECTION 13 31 23

TENSION FABRIC BUILDING SYSTEMS

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

A. The fabric building superstructure is comprised of solid flange and solid web rigid frames. The primary frames have welded plate tapered columns with side-wall girts, and tapered rafters with simple span purlins inset into the lower flange line. Fabric membrane panels are attached to the exterior of the frames and are tensioned to clad the exterior of the building's roof, side walls and end walls. Fabric membrane panels are attached to the interior side of the frames and are tensioned to line the building's interior. Blanket insulation is provided in the cavity between the two membranes. Roof ventilation is provided from the eaves to the ridge.

B. Section Includes:

1. Structural-steel framing.
2. Fabric cladding.
3. Fabric tensioning system.
4. Thermal insulation.
5. Accessories.

C. Related Requirements:

1. Section 03 30 00 "Cast-in-Place Concrete".
2. Section 08 11 13 "Hollow Metal Doors & Frames" for exterior doors and frames in metal buildings.
3. Section 08 36 13 "Sectional Doors" for sectional doors in metal building systems.

1.3 REFERENCES

A. American Institute of Steel Construction (AISC):

1. AISC 360 - Specification for Structural Steel Buildings, June 22, 2010.
2. AISC 341 - AISC Seismic Provisions for Structural Steel Buildings, June 22, 2010.
3. AISC 303 - Code of Standard Practice for Steel Buildings and Bridges, April 14th, 2010.

B. American Iron and Steel Institute (AISI) :

1. AISI S100 - North American Specification for the Design of Cold-Formed Steel Structural Members, 2012 Edition.

C. American Welding Society (AWS)

1. AWS D1.1/D1.1M - Structural Welding Code - Steel.
2. AWS D1.3/D1.3M - Structural Welding Code - Sheet Steel.

D. American Society of Heating, Refrigeration and Air Conditioning Engineers (ASHRAE):

1. ASHRAE 90.1-2010 - Energy Standard for Buildings Except Low-Rise Residential Buildings (I-P Edition).

E. ASTM International (ASTM): Latest versions of:

1. ASTM A 6/A 6M - Standard Specification for General Requirements for Rolled Structural Steel Bars, Plates, Shapes, and Sheet Piling.
2. ASTM A 36/A 36M - Standard Specification for Carbon Structural Steel.
3. ASTM A 325 - Standard Specification for Structural Bolts, Steel, Heat-Treated, 120/105 ksi Minimum Tensile Strength.
4. ASTM A 475 - Standard Specification for Zinc-Coated Steel Wire Strand.
5. ASTM A 490 Standard Specification for Structural Bolts, Alloy Steel, Heat Treated, 150 ksi Minimum Tensile Strength
6. ASTM A 500/A 500M - Standard Specification for Cold-Formed Welded and Seamless Carbon Steel Structural Tubing in Rounds and Shapes.
7. ASTM A 529/A 529M - Standard Specification for High-Strength Carbon-Manganese Steel of Structural Quality.
8. ASTM A 563 - Standard Specification for Carbon and Alloy Steel Nuts.
9. ASTM A 572/A 572M - Standard Specification for High-Strength Low-Alloy Columbium-Vanadium Structural Steel.
10. ASTM A 653/A 653M - Standard Specification for Steel Sheet, Zinc-Coated (Galvanized) or Zinc-Iron Alloy-Coated (Galvannealed) by the Hot-Dip Process.
11. ASTM A 792/A 792M - Standard Specification for Steel Sheet, 55 Percent Aluminum- Zinc Alloy-Coated by Hot-Dip Process.
12. ASTM A 992/A 992M - Standard Specification for Structural Steel Shapes.
13. ASTM A 1011/A 1011M - Standard Specification for Steel, Sheet and Strip, Hot- Rolled, Carbon, Structural, High-Strength, Low-Alloy and High-Strength Low-Alloy with Improved Formability and Ultra-High Strength
14. ASTM A 1018/A 1018A - Standard Specification for Steel, Sheet and Strip, Heavy-Thickness Coils, Hot-Rolled, Carbon, Commercial, Drawing, Structural, High-Strength Low-Alloy, High-Strength Low-Alloy with Improved Formability, and Ultra-High Strength
15. ASTM C 518 - Standard Test Method for Steady-State Thermal Transmission Properties by Means of the Heat Flow Meter Apparatus.
16. ASTM C 1363 - Standard Test Method for Thermal Performance of Building Materials and Envelope Assemblies by Means of a Hot Box Apparatus.
17. ASTM D 635 - Standard Test Method for Rate of Burning and/or Extent and Time of Burning of Plastics in a Horizontal Position.
18. ASTM D 1003 - Standard Test Method for Haze and Luminous Transmittance of Transparent Plastics.
19. ASTM D 1494 - Standard Test Method for Diffuse Light Transmission Factor of Reinforced Plastics Panels.
20. ASTM D 1929 - Standard Test Method for Determining Ignition Temperature of Plastics.
21. ASTM D 2240 - Standard Test Method for Rubber Property—Durometer Hardness.
22. ASTM D 2244 - Standard Practice for Calculation of Color Tolerances and Color Differences from Instrumentally Measured Color Coordinates.
23. ASTM D 4214 - Standard Test Methods for Evaluating the Degree of Chalking of Exterior Paint Films.
24. ASTM E 84 - Standard Test Method for Surface Burning Characteristics of Building Materials.

25. ASTM E 72 - Standard Test Methods of Conducting Strength Tests of Panels for Building Construction.
26. ASTM E 283 - Standard Test Method for Determining Rate of Air Leakage through Exterior Windows, Curtain Walls, and Doors under Specified Pressure Differences Across Specimen.
27. ASTM E 331 - Standard Test Method for Water Penetration of Exterior Windows, Skylights, Doors, and Curtain Walls by Uniform Static Air Pressure Difference.
28. ASTM E 1592 - Standard Test Method for Structural Performance of Sheet Metal Roof and Siding Systems by Uniform Static Air Pressure Difference.
29. ASTM E 1646 - Standard Test Method for Water Penetration of Exterior Metal Roof Panel Systems by Uniform Static Air Pressure Difference.
30. ASTM E 1680 - Standard Test Method for Rate of Air Leakage Through Exterior Metal Roof Panel Systems.
31. ASTM E 1980 - Standard Practice for Calculating Solar Reflectance Index of Horizontal and Low-Sloped Opaque Surfaces.
32. ASTM F 436 - Standard Specification for Hardened Steel Washers
33. ASTM F 1941 - Standard Specification for Electrodeposited Coatings on Threaded Fasteners (Unified Inch Screw Threads (UN/UNR))

F. Cool Roof Rating Council (CRRC):

1. CRRC-1 Standard, 2008.
2. Product Rating Program Manual for CRRC-1, November 19th, 2013.

G. Factory Mutual Approvals (FM Approvals):

1. FM 4471 - Approval Standard for Class 1 Panel Roofs.
2. FM 4880 - Approval Standard for Class 1 Fire Rating of Insulated Wall or Wall and Roof/Ceiling Panels, Interior Finish Materials or Coatings and Exterior Wall Systems.
3. FM 4881 - Approval Standard for Class 1 Exterior Wall Systems.

H. International Accreditation Service (IAS):

1. Accreditation Criteria 472 (AC472) - Accreditation Criteria for Inspection Programs for Manufacturers of Metal Building Systems, latest edition.

I. Metal Building Manufacturers Association (MBMA):

1. Metal Building Systems Manual, 2012 Edition. J. National Fenestration Rating Council (NFRC):
2. NFRC 100 - Procedure for Determining Fenestration Product U-factors, 2014
3. NFRC 200 - Procedure for Determining Fenestration Product Solar Heat Gain Coefficient and Visible Transmittance at Normal Incidence, 2010.

J. National Fire Protection Association (NFPA):

1. NFPA 285 - Standard Fire Test Method for Evaluation of Fire Propagation Characteristics of Exterior Non-Load-Bearing Wall Assemblies Containing Combustible Components, 2012 Edition.

K. Research Council on Structural Connections (RCSC):

1. RCSC Specification for Structural Joints Using ASTM A 325 or A 490 Bolts, December 31, 2009.

L. Underwriters Laboratories (UL):

1. UL-580 - Tests for Uplift Resistance of Roof Assemblies.
2. UL-790 - Standard Test Methods for Fire Tests of Roof Coverings.
3. UL-2218 - Impact Resistance of Prepared Roof Covering Materials.

1.4 COORDINATION

A. Coordinate sizes and locations of concrete foundations and casting of anchor-rod inserts into foundation walls and footings. Anchor rod installation, concrete, reinforcement, and formwork requirements are specified in Section 03 30 00 "Cast-in-Place Concrete."

B. Coordinate fabric cladding, tensioning system and structural framing with rain drainage work, flashing, trim, and construction of supports and other adjoining work to provide a leakproof, secure, and noncorrosive installation.

C. Coordinate work of Hollow Metal Door Frames, Aluminum Framed Entrances and Storefronts, HVAC Equipment openings and penetrations and manufacturer’s accessories with installation of fabric cladding.

1.5 PREINSTALLATION MEETINGS

A. Preinstallation Conference: Conduct conference at Project site.

1. Review methods and procedures related to tension fabric building systems including, but not limited to, the following:

   a. Condition of foundations and other preparatory work performed by other trades.
   b. Structural load limitations.
   c. Construction schedule. Verify availability of materials and erector's personnel, equipment, and facilities needed to make progress and avoid delays.
   d. Required tests, inspections, and certifications.
   e. Unfavorable weather and forecasted weather conditions and impact on construction schedule.

2. Review methods and procedures related to tension fabric cladding including, but not limited to, the following:

   a. Compliance with requirements for purlin, rafter and support conditions, including flatness, alignment between and attachment to structural members.
   b. Structural limitations of purlins, rafters, girts and columns during and after cladding.
   c. Flashings, special roof and siding details, wall penetrations, roof drainage, roof penetrations, wall openings, equipment curbs, and condition of other construction that will affect fabric cladding.
   d. Temporary protection requirements for fabric cladding during and after installation.
   e. Observation and repair after fabric cladding installation.

3. Review methods and procedures related to sequencing of the interior asphalt flooring to optimize quality of both the asphalt surface and tension fabric building system and so that the installation of each scope of work does not compromise the finished quality of the other.

1.6 ACTION SUBMITTALS

A. Product Data: For each type of tension fabric building system component.

1. Include construction details, material descriptions, dimensions of individual components and profiles, and finishes for the following:

    a. Fabric cladding.
    b. Fabric tensioning system.
    c. Thermal insulation.

B. Shop Drawings: Indicate components by others. Include full building plan, elevations, sections, details and the following:

1. Anchor-Bolt Plans: Submit anchor-bolt plans and templates before foundation work begins. Include location, diameter, and minimum required projection of anchor bolts required to attach metal building to foundation. Indicate column reactions at each location.
2. Rigid Frame Drawings: Show complete fabrication of primary and secondary framing; include provisions for openings. Indicate welds and bolted connections, distinguishing between shop and field applications. Include transverse cross-sections.
3. Fabric Cladding Layout Drawings: Show layouts of panels including methods of support. Include details of edge conditions, joints, corners, anchorages, tensioning, attachment, trim, flashings, closures, and special details. Distinguish between factory- and field-assembled work.

    a. Show roof-mounted items including pipe penetrations.
    b. Show wall-mounted items including personnel doors, sectional doors, louvers, and lighting fixtures.

4. Accessory Drawings: Include details of the following items, at a scale of not less than 1-1/2 inches per 12 inches (1:8):

    a. Flashing and trim.
    b. Gutters.
    c. Downspouts.
    d. Ice Breakers

5. Structural Design Calculations: 2 sets sealed and signed by a professional engineer licensed in accordance with applicable state law.
6. Documentation including test reports supporting Thermal Transmission Coefficients (U-factors) of building envelope components specified in this section.

C. Quality Control Submittals:

1. IAS AC472 Certificate for each facility involved in the design and fabrication of the Metal Building System.
2. Certified Erector Certificate issued to the erector by the manufacturer.
3. Material Test Reports (MTR) for all steel material used in the manufacture of primary and secondary framing members, panels and bolts specified in this section and when required by ASTM A 6/A 6MA.

D. Samples for Initial Selection: For units with factory-applied finishes.

E. Samples for Verification: For the following products:

1. Fabric Cladding: 12 inches long by 12 inches wide. Include fasteners, closures, and other exposed panel accessories.
2. Flashing and Trim: Nominal 12 inches (300 mm) long. Include fasteners and other exposed accessories.
3. Accessories: Nominal 12-inch- (300-mm-) long Samples for each type of accessory.

F. Delegated-Design Submittal: For tension fabric building system.

1. Include analysis data indicating compliance with performance requirements and design data signed and sealed by the qualified professional engineer responsible for their preparation.

1.7 INFORMATIONAL SUBMITTALS

A. Qualification Data: For manufacturer.

B. Welding certificates.

C. Letter of Design Certification: Signed and sealed by a qualified professional engineer. Include the following:

1. Name and location of Project.
2. Order number.
3. Name of manufacturer.
4. Name of Contractor.
5. Building dimensions including width, length, height, and roof slope.
6. Indicate compliance with AISC standards for hot-rolled steel and AISI standards for cold-rolled steel, including edition dates of each standard.
7. Governing building code and year of edition.
8. Design Loads: Include dead load, roof live load, collateral loads, roof snow load, deflection, wind loads/speeds and exposure, seismic design category or effective peak velocity-related acceleration/peak acceleration, and auxiliary loads (cranes).
9. Load Combinations: Indicate that loads were applied acting simultaneously with concentrated loads, according to governing building code.
10. Building-Use Category: Indicate category of building use and its effect on load importance factors.

D. Material Test Reports: For each of the following products:

1. Structural steel including chemical and physical properties.
2. Bolts, nuts, and washers including mechanical properties and chemical analysis.
3. Tension-control, high-strength, bolt-nut-washer assemblies.
4. Shop primers.
5. Nonshrink grout.

E. Source quality-control reports.

F. Field quality-control reports.

G. Sample Warranties: For special warranties.

1.8 CLOSEOUT SUBMITTALS

A. Maintenance Data: For metal panel finishes and door hardware to include in maintenance manuals.

1.9 QUALITY ASSURANCE

A. Manufacturer Qualifications: A qualified manufacturer.

1. Accreditation: Building supplier must have a quality program in place that includes the following fabric seam testing procedures per ASTM D4851: sheer test, peel test, and creep test.
2. Accreditation: Building supplier must be CSA-A660 certified for quality of manufacturing of steel buildings.
3. Accreditation: Building supplier must be ISO 9001 certified.
4. Engineering Responsibility: Preparation of comprehensive engineering analysis and Shop Drawings by a professional engineer who is legally qualified to practice in jurisdiction where Project is located.

B. Welding Qualifications: Qualify procedures and personnel according to the following:

1. AWS D1.1/D1.1M, "Structural Welding Code - Steel."
2. AWS D1.3, "Structural Welding Code - Sheet Steel."

1.10 DELIVERY, STORAGE, AND HANDLING

A. Deliver components, sheets, panels, and other manufactured items so as not to be damaged or deformed. Package components for protection during transportation and handling.

B. Unload, store, and erect components in a manner to prevent damage.

C. Store components to ensure dryness, with positive slope for drainage of water. Do not store components in contact with other materials that might cause staining, denting, or other surface damage.

1.11 FIELD CONDITIONS

A. Weather Limitations: Proceed with fabric cladding installation only when weather conditions permit cladding to be installed according to manufacturers' written instructions and warranty requirements.

1.12 WARRANTY

A. Special Warranty on Cladding Fabric: Manufacturer agrees to repair or replace fabric cladding and liner panels that show evidence of deterioration or damage within specified warranty period.

1. Warranty Period: 25 years from date of Substantial Completion.

B. Special Weathertightness Warranty: Manufacturer agrees to repair or replace fabric cladding assemblies that leak or otherwise fail to remain weathertight within specified warranty period.

1. Warranty Period: 20 years from date of Substantial Completion.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

A. Source Limitations: Obtain tension fabric building system components, including primary and secondary framing, fabric cladding assembly and tensioning systems, from a single source.

B. Basis of Design Manufacturer: Legacy Building Solutions – Tension Fabric Building.

2.2 SYSTEM DESCRIPTION

A. Provide a complete, integrated set of mutually dependent components and assemblies that form a tension fabric building system capable of withstanding structural and other loads, thermally induced movement, and exposure to weather without failure or infiltration of water into building interior.

B. Primary-Frame Type:

1. Rigid Clear Span: Solid-member, structural-framing system without interior columns.

C. End-Wall Framing: Manufacturer's standard, for buildings not required to be expandable, consisting of load-bearing end-wall and corner columns and rafters.

D. Secondary-Frame Type: Manufacturer's standard purlins , joists and girts.

E. Eave Height: As indicated by height on Drawings.

F. Bay Spacing: As indicated on Drawings.

G. Roof Slope: As indicated on Drawings.

H. Roof System: Manufacturer's standard PVC coated polyester fabric cladding.

I. Exterior Wall System: Manufacturer's standard PVC coated polyester fabric cladding.

2.3 PERFORMANCE REQUIREMENTS

A. Delegated Design: Engage a qualified professional engineer, as defined in Section 01 40 00 “Quality Requirements”, to tension fabric building system.

B. Structural Performance: Tension fabric building systems shall withstand the effects of gravity loads and the following loads and stresses within limits and under conditions indicated.

1. Design Loads: As indicated on Drawings.
2. Deflection and Drift Limits: As indicated on Structural Drawings.

C. Seismic Performance: Tension fabric building system shall withstand the effects of earthquake motions determined according to ASCE/SEI 7, reference structural drawings for additional Seismic Force Resisting System Requirements.

D. Thermal Movements: Allow for thermal movements from ambient and surface temperature changes by preventing buckling, opening of joints, overstressing of components, failure of joint sealants, failure of connections, and other detrimental effects. Base calculations on surface temperatures of materials due to both solar heat gain and nighttime-sky heat loss.

1. Temperature Change: 120 deg. F (67 deg C), ambient; 180 deg F (100 deg C), material surfaces.

E. Fire Propagation Characteristics: PVC coated polyester fabric cladding shall meet the requirements for fire propagation performance as specified in NFPA 701. PVC coated polyester fabric liner shall have a Class A flame spread rating as specified by ASTM E84.

F. Structural Performance for Metal Roof Panels: Provide metal panel systems capable of withstanding the effects of the following loads, based on testing according to ASTM E1592:

1. Wind Loads: As indicated on Drawings.

G. Air Infiltration for Fabric Roof Cladding: Air leakage of not more than 0.06 cfm/sq. ft. (0.3 L/s per sq. m) when tested according to ASTM E1680.

H. Air Infiltration for Fabric Wall Cladding: Air leakage of not more than 0.06 cfm/sq. ft. (0.3 L/s per sq. m) when tested according to ASTM E283.

I. Water Penetration for Fabric Roof Cladding: No water penetration when tested according to ASTM E1646.

J. Water Penetration for Fabric Wall Cladding: No water penetration when tested according to ASTM E331.

K. Wind-Uplift Resistance: Provide Fabric Roof Cladding assemblies that comply with UL 580 for wind-uplift-resistance class indicated.

1. Uplift Rating: UL 90.

L. Thermal Performance for Opaque Elements: Provide the following maximum U-factors and minimum R-values when tested according to ASTM C1363 or ASTM C518:

1. Roof:

a. U-Factor: See drawings.
b. R-Value: See drawings.

2. Walls:

a. U-Factor: See drawings.
b. R-Value: See drawings.

2.4 STRUCTURAL-STEEL FRAMING

A. Structural Steel: Comply with AISC 360, "Specification for Structural Steel Buildings."

B. Bolted Connections: Comply with RCSC's "Specification for Structural Joints Using High-Strength Bolts."

C. Welded Connections: All shop connections shall be in accordance with the American Welding Society (AWS) Code for Building Construction.

D. Cold-Formed Steel: Comply with AISI's "North American Specification for the Design of Cold-Formed Steel Structural Members" for design requirements and allowable stresses.

E. Primary Framing: Manufacturer's standard primary-framing system, designed to withstand required loads and specified requirements. Primary framing includes transverse frames; rafters, rake, and canopy beams; sidewall, intermediate, end-wall, and corner columns; and wind bracing.

1. General: Provide frames with attachment plates, bearing plates, and splice members. Factory drill for field-bolted assembly. Provide frame span and spacing indicated.

a. Slight variations in span and spacing may be acceptable if necessary to comply with manufacturer's standard, as approved by Architect.

2. Rigid Clear-Span Frames: All rigid frames shall be welded, built-up “I” sections or mill-rolled structural sections. Tubular cords and webs are not permitted. Interior columns are not permitted.
3. Plates, Stiffeners, etc.: All base plates, splice plates, cap plates, and stiffeners shall be factory welded into place on the structural members.
4. Bolt Holes, etc.: All base plates and flanges shall be shop fabricated to include bolt connection holes. Webs shall be shop fabricated to include cable brace or rod brace holes and flange brace holes.
5. Frame Configuration: Single gable.
6. Exterior Column: Tapered.
7. Rafter: Tapered.

F. End-Wall Framing: Manufacturer's standard primary end-wall framing fabricated for field-bolted assembly to comply with the following:

1. End-Wall Columns: Cold-formed HSS, mill-rolled structural sections, or built-up “I” sections as required by design.
2. Plates, Stiffeners, etc.: All base plates, splice plates, cap plates, and stiffeners shall be factory welded into place on the structural members.
3. Bolt Holes, etc.: All base plates and flanges shall be shop fabricated to include bolt connection holes. Webs shall be shop fabricated to include cable brace or rod brace holes and flange brace holes.

G. Secondary Framing: Manufacturer's standard secondary framing, including purlins, girts, eave struts, flange bracing, base members, gable angles, clips, headers, jambs, and other miscellaneous structural members. Unless otherwise indicated, fabricate framing from metallic-coated steel sheet, to comply with the following:

1. Purlins: Purlins shall be HSS tubes that are precision drilled or cut at the factory to provide for field bolting to the primary framing. They shall be simple span as required by design. To provide a stronger connection all purlins must bolt directly to the frame, not by using secondary clips or angles. Retain depths in "Depth" Subparagraph below if manufacturer does not determine depths. Insert manufacturer's proprietary size if required.
2. Peak Purlins: Peak purlins shall be round to prevent fabric wear and shall be sized for adequate performance.
3. Base or Sill Angles: Manufacturer's standard base angle, minimum 3-by-2-inch (76-by-51-mm), fabricated from zinc-coated (galvanized) steel sheet.
4. Framing for Openings: Channel shapes. Frame head and jamb of door openings and head, jamb, and sill of other openings.
5. Miscellaneous Structural Members: Manufacturer's standard sections fabricated from zinc-coated (galvanized) steel sheet; designed to withstand required loads.

H. Bracing: Provide adjustable wind bracing using any method as follows:

1. Solid Steel Cross Rods (or cables): ASTM A36; ASTM A572, Grade 50; or ASTM A529, Grade 50; of size and connection type required to withstand design loads.
2. Flange Braces: Provide lateral bracing for the compression flange of all primary framing members as needed so that the flange compressive stress is within the allowable limits for any combination of loadings.
3. Rigid Portal Frames: Fabricated from shop-welded, built-up steel plates or structural-steel shapes to match primary framing; of size required to withstand design loads.

I. Anchor Rods: Headed anchor rods as indicated in Anchor Rod Plan for attachment of metal building to foundation.

J. Materials:

1. Primary Framing Steel for all built-up sections shall meet as applicable the physical and chemical properties of the following:

   a. ASTM A1011, Grade 55
   b. ASTM A572, Grade 55
   c. ASTM A529, Grade 55.

2. Primary Framing Steel for end-wall HSS sections and purlins shall meet the physical and chemical properties of the following:

   a. ASTM A500 Grade B, Fy = 46 KSI.

3. Secondary Framing Steel used to form “C” sections shall meet the physical and chemical properties of the following:

   a. ASTM A1003
   b. ASTM A654
   c. ASTM A924, Fy = 50 KSI

4. Channels, Angles, M-Shapes, and S-Shapes: ASTM A36/A36M; ASTM A572/A572M, Grade 50 or 55 (345 or 380); or ASTM A529/A529M, Grade 50 or 55 (345 or 380).
5. Plate and Bar: ASTM A36/A36M; ASTM A572/A572M, Grade 50 or 55 (345 or 380); or ASTM A529/A529M, Grade 50 or 55 (345 or 380).
6. Steel Pipe: ASTM A53/A53M, Type E or S, Grade B.
7. Cold-Formed Hollow Structural Sections: ASTM A500, Grade B or C, structural tubing.
8. Structural-Steel Sheet: Hot-rolled, ASTM A1011/A1011M, Structural Steel (SS), Grades 30 through 55 (205 through 380), or High-Strength Low-Alloy Steel (HSLAS) or High-Strength Low-Alloy Steel with Improved Formability (HSLAS-F), Grades 45 through 70 (310 through 480); or cold-rolled, ASTM A1008/A1008M, Structural Steel (SS), Grades 25 through 80 (170 through 550), or HSLAS, Grades 45 through 70 (310 through 480).
9. Metallic-Coated Steel Sheet: ASTM A653/A653M, SS, Grades 33 through 80 (230 through 550), or HSLAS or HSLAS-F, Grades 50 through 80 (340 through 550); with G60 (Z180) coating designation; mill phosphatized.

   a. Zinc-Coated (Galvanized) Steel Sheet: ASTM A653/A653M, SS, Grades 33 through 80 (230 through 550), or HSLAS or HSLAS-F, Grades 50 through 80 (340 through 550); with G90 (Z275) coating designation.
   b. Aluminum-Zinc Alloy-Coated Steel Sheet: ASTM A792/A792M, SS, Grade 50 or 80 (340 or 550); with Class AZ50 (AZM150) coating.

10. Non-High-Strength Bolts, Nuts, and Washers: ASTM A307, Grade A, carbon-steel, hex-head bolts; ASTM A563 (ASTM A563M) carbon-steel hex nuts; and ASTM F844 plain (flat) steel washers.

    a. Finish: Hot-dip zinc coating, ASTM F2329, Class C or Mechanically deposited zinc coating, ASTM B695, Class 50.

11. High-Strength Bolts, Nuts, and Washers: ASTM F3125/F3125M,Grade A325 (Grade A325M), Type 1, heavy-hex steel structural bolts; ASTM A563, Grade DH, (ASTM A563M, Class 10S) heavy-hex carbon-steel nuts; and ASTM F436/F436M, Type 1, hardened carbon-steel washers.

a. Finish: Hot-dip zinc coating, ASTM F2329, Class C or Mechanically deposited zinc coating, ASTM B695, Class 50.

12. Tension-Control, High-Strength Bolt-Nut-Washer Assemblies: ASTM F3125/F3125M, Grade F1852, Type 1, heavy-hex head assemblies consisting of steel structural bolts with splined ends; ASTM A563, Grade DH, (ASTM A563M, Class 10S) heavy-hex carbon-steel nuts; and ASTM F436/F436M, Type 1 hardened carbon-steel washers.

    a. Finish: Mechanically deposited zinc coating, ASTM B695, Class 50.

13. Unheaded Anchor Rods: ASTM F1554, Grade 36.

    a. Configuration: Straight.
    b. Nuts: ASTM A563 (ASTM A563M) heavy-hex carbon steel.
    c. Plate Washers: ASTM A36/A36M carbon steel.
    d. Washers: ASTM F436 (ASTM F436M) hardened carbon steel.
    e. Finish: Hot-dip zinc coating, ASTM F2329, Class C.

14. Headed Anchor Rods: ASTM F1554, Grade 36.

    a. Configuration: Straight.
    b. Nuts: ASTM A563 (ASTM A563M) heavy-hex carbon steel.
    c. Plate Washers: ASTM A36/A36M carbon steel.
    d. Washers: ASTM F436 (ASTM F436M) hardened carbon steel.
    e. Finish: Hot-dip zinc coating, ASTM F2329, Class C.

15. Threaded Rods: ASTM A307, Grade A.

    a. Nuts: ASTM A563 (ASTM A563M) [heavy-]hex carbon steel.
    b. Washers: ASTM F436 (ASTM F436M) hardened or ASTM A36/A36M carbon steel.
    c. Finish: Hot-dip zinc coating, ASTM F2329, Class C or Mechanically deposited zinc coating, ASTM B695, Class 50.

K. Finish: All uncoated structural steel members shall be factory primed. Apply specified primer immediately after cleaning and pretreating.

1. Clean and prepare in accordance with SSPC-SP7.
2. Coat with manufacturer's standard primer. Apply primer to primary and secondary framing to a minimum dry film thickness of 1 mil (0.025 mm).

2.5 ROOF AND WALL FABRIC CLADDING SYSTEM

A. General:

1. Provide fabric clad roof, side wall and end wall assemblies that function as exterior walls that meet the following requirements:

    a. Air infiltration: Maximum air infiltration of 0.04 cubic feet per minute per square foot of specimen area when tested to ASTM E 283 at a pressure differential of +/- 1.57 psf (75 Pa).
    b. Water infiltration: No uncontrollable water leakage when tested to ASTM E 331 at a 6.24 psf pressure differential when sprayed with 5 gallons of water per hour per square foot of specimen area.

2. Pre-fabricated fabric cladding panels shall cover one structural bay width each. At walls, fabric cladding panels shall be continuous from sill to eave line. At roof, fabric cladding panels shall be continuous from eave to eave.
3. Roof to Gable Wall Connection: The structure membrane shall form a continuous, weather tight shell over the framework. Manufacture gable wall fabric so that it is connected to the adjacent side wall and roof cladding without the use of cantenary cables, winches, belting or PVC pipes.
4. Sidewall and Roof Panels: Sidewall fabric panels must be completely independent of the roof fabric panels.
5. The fabric membrane shall be designed to allow a factor of safety at design loads of at least three (3) times the theoretical design strength of the fabric material.
6. The structure must be capable of accepting and integrating a straight vertical metal panel wall system finish to the exterior if necessary in the future. Manufacturer shall demonstrate such capability with their design submittal.

B. Outer Weather Fabric Membrane Material:

1. Type: PVC coated polyester fabric with a minimum coated weight of 28 +1/-1 oz/sy (ASTM D3776).
2. Panel Strength: Determine and certify panel strength with minimum values as follows:

    a. Grab Tensile Strength (lbs.): 695/745 (ASM D 5034)
    b. Strip Tensile Strength (lbs.): 527/507 (ASTM D 751)
    c. Tear Strength (lbs.): 74/126 (ASTM D 751)
    d. Flame Resistance: Meets NFPA 701
    e. Flame Spread: Meets ASTM E84

C. Fabric Tensioning:

1. Eave/Overhang Tensioning System: The eave of the roof shall project 18” from the side wall. Provide a rectangular tension tube with a minimum size of of 3”x6”, 11 ga steel. The configuration must allow for the fabric roof panels to achieve proper tension with a mechanical tensioning system that can then be removed so that no winches or straps are visible. The configuration must allow for future tensioning to occur.
2. Exterior Base Tensioning System: The fabric cladding will be provided with a mechanical tensioning system that allows the fabric to be fully tensioned around the structure’s perimeter. The system shall be designed such that the membrane can be tightly and neatly secured over the structural frame and foundation and such that the system has remaining range of adjustment. The base tensioning must be done by mechanical means and have no winches or straps visible after installation is complete. The final termination for the fabric cladding will be secured by a 1” square aluminum tube secured into an aluminum J member to accommodate.
3. Membrane Seal at Openings and Base: Provide all materials and methods necessary to fully tension and seal the membrane material around all door, ventilation and other openings as well as around the structure perimeter below the main tensioning system. This seal shall provide a neat finished appearance and eliminate any loose fabric cladding that could otherwise be damaged by flapping or abrasion. Fabric cladding shall be attached to every frame using a continuous aluminum keder rail attachment system. Both sides of the keder rail shall be secured directly to the top flange of the rigid frame with bolts as Metal thickness options in “Material” Subparagraph below correspond to obsolete 26, 24, and 22 gage, respectively.

D. Fabric Attachment:

1. Fabric cladding shall be attached to every frame using a continuous aluminum keder rail attachment system. Both sides of the keder rail shall be secured directly to the top flange of the rigid frame with bolts as required properly secure the keder rail from uplift forces applied by the fabric cladding.
2. Each fabric panel shall be designed to achieve 100% seal over each frame and aluminum extrusion.
3. Where roof fabric cladding is in contact with steel supports, the fabric cladding is to be double layered.
4. Gable fabric cladding is to be attached to all vertical and horizontal steel supporting members.
5. The aluminum extrusion / fabric cladding attachment system shall be designed so that the fabric cladding is a minimum of 1.5" above the outer flange of the frame to prevent wear and damage to the fabric cladding.

2.6 INTERIOR FABRIC LINER SYSTEM

A. General:

1. Design interior fabric liner system to achieve a weather-tight seal from the inside out to prevent corrosion of steel frames and secondary bracing and provide an attractive interior finish.
2. Design and install factory welded monolithic panels spanning from peak to grade of the structure. Monolithic panels will be no less than 80' in length.
3. Minimize liner seams and field connections in the interior fabric liner system. All liner seams must be hand welded during installation to achieve proper seal.

B. Interior Fabric Liner System Material:

1. Type: PVC coated polyester fabric with a minimum coated weight of 19 +2/-1 oz/sy (ASTM D3776).
2. Panel Strength: Determine and certify panel strength, with minimum values as follows:

    a. Grab Tensile Strength (lbs.): 463/494 (ASM D 5034)
    b. Strip Tensile Strength (lbs.): 341/335 (ASTM D 751)
    c. Tear Strength (lbs.): 39/42 (ASTM D 751)
    d. Flame Resistance: Meets NFPA 701
    e. Flame Spread: Meets ASTM E84

C. Liner Fabric Tensioning:

1. Provide mechanical tensioning system that allows the fabric to be fully tensioned around the structure perimeter.
2. Tensioning system shall function such that the membrane can be ttightly and neatly secured over the structural frame and foundation and such that the system has remaining range of adjustment.
3. Base tensioning must be completed by mechanical means and there shall be no winches or straps visible after installation is complete.

D. Liner Cavity Ventilation System:

1. Provide adequate ventilation in the cavity between the exterior fabric panels and the interior liner panels with intakes in the soffit panels and roof vents near the ridge.

2.8 ACCESSORIES

A. General: Provide accessories as standard with tension fabric building system manufacturer and as specified. Fabricate and finish accessories at the factory to greatest extent possible, by manufacturer's standard procedures and processes. Comply with indicated profiles and with dimensional and structural requirements.

1. Form exposed sheet metal accessories that are without excessive oil-canning, buckling, and tool marks and that are true to line and levels indicated, with exposed edges folded back to form hems.

B. Framing for Doors and Openings

1. Provide jamb and header framing for door and glazing openings shown on drawings.
2. Framing shall be designed to resist applicable horizontal wind loads and shall consist of HSS and/or light-gauge framing members and jamb and header locations.

C. Thermal Insulation:

1. Glass Fiber Blanket Insulation: ASTM C 991, Type II; 0.5-lb/cu. Ft. density; 2-inch-wide, continuous, vapor-tight edge tabs; with a flame-spread index of 25 or less.
2. The entire cavity between fabric cladding and liner – sidewalls, endwalls and roof – must be fully insulated.

    a. R-Value: R-30

3. Thermal Breaks:

    a. At all roof areas where steel members span from exterior fabric to interior fabric liner, a thermal break of at least R-10 must be provided under the inner flange of the frame.
    b. Thermal breaks of at least R-0.75 must be provided on the inside flange of sidewall frames and the inside face of the endwall vertical columns.

4. Provide accessories required for supporting insulation within the cavity.
5. Insulation in the rafter sections must be supported by purlins, cables or belting no greater than 6 feet on center to prevent sagging.
6. Building manufacturer shall provide the U-Value calculations for the roof, sidewall and endwall systems to ensure that the building complies with energy code requirements.

C. Gutters & Downspouts: Provide manufacturer’s recommended gutter and downspout system. Configuration, supports sufficient to withstand friction from sliding snow, material and thickness shall be designed by manufacturer, who shall demonstrate with their submission their experience with and methodology of providing said system.

1. Size system to handle a 1-in-5 year rainfall intensity for local area.
2. Color for material to be selected by Architect from manufacturer’s standard color options.
3. Strainers: Bronze, copper, or aluminum wire ball type at outlets. Service walkways are not available from all manufacturers.

D. Snow and Ice Breaker System: Provide manufacturer-designed and recommended snow and ice breaker system at locations shown on drawings.

E. Soffit and Ridge Vents: Provide manufacturer’s standard intake and exhaust vents of size and quantity to provide sufficient cavity ventilation.

F. Pipe Flashing: Manufacturer's standard premolded pipe collar with flexible aluminum ring bonded to base.

G. Materials:

1. Fasteners: Self-tapping screws, bolts, nuts, self-locking rivets and bolts, end-welded studs, and other suitable fasteners designed to withstand design loads. Provide fasteners with heads matching color of materials being fastened by means of plastic caps or factory-applied coating.

    a. Fasteners for Metal Wall Panels: Self-drilling or self-tapping, zinc-plated, hex-head carbon-steel screws, with EPDM sealing washers bearing on weather side of metal panels.
    b. Fasteners for Metal Wall Panels: Self-drilling, Type 410 stainless steel or self-tapping, Type 304 stainless-steel or zinc-alloy-steel hex washer head, with EPDM sealing washers bearing on weather side of metal panels.
    c. Fasteners for Flashing and Trim: Blind fasteners or self-drilling screws with hex washer head.
    d. Blind Fasteners: High-strength aluminum or stainless-steel rivets.

2. Corrosion-Resistant Coating: Cold-applied asphalt mastic, compounded for 15-mil (0.4-mm) dry film thickness per coat. Provide inert-type noncorrosive compound free of asbestos fibers, sulfur components, and other deleterious impurities.
3. Nonmetallic, Shrinkage-Resistant Grout: ASTM C1107/C1107M, factory-packaged, nonmetallic aggregate grout, noncorrosive, nonstaining, mixed with water to consistency suitable for application and a 30-minute working time.
4. Metal Panel Sealants:

    a. Sealant Tape: Pressure-sensitive, 100 percent solids, gray polyisobutylene-compound sealant tape with release-paper backing. Provide permanently elastic, nonsag, nontoxic, nonstaining tape of manufacturer's standard size.
    b. Joint Sealant: ASTM C920; one part elastomeric polyurethane or polysulfide; of type, grade, class, and use classifications required to seal joints in metal panels and remain weathertight; and as recommended by metal building system manufacturer.

2.9 FABRICATION

A. General: Design components and field connections required for erection to permit easy assembly.

1. Mark each piece and part of the assembly to correspond with previously prepared erection drawings, diagrams, and instruction manuals.
2. Fabricate structural framing to produce clean, smooth cuts and bends. Punch holes of proper size, shape, and location. Members shall be free of cracks, tears, and ruptures.

B. Tolerances: Comply with MBMA's "Metal Building Systems Manual" for fabrication and erection tolerances.

C. Primary Framing: Shop fabricate framing components to indicated size and section, with baseplates, bearing plates, stiffeners, and other items required for erection welded into place. Cut, form, punch, drill, and weld framing for bolted field assembly.

1. Make shop connections by welding or by using high-strength bolts.
2. Join flanges to webs of built-up members by a continuous, submerged arc-welding process.

3. Brace compression flange of primary framing with steel angles or cold-formed structural tubing between frame web and purlin web or girt web, so flange compressive strength is within allowable limits for any combination of loadings.
4. Weld clips to frames for attaching secondary framing if applicable, or punch for bolts.
5. Shop Priming: Prepare surfaces for shop priming according to SSPC-SP 7. Shop prime primary framing with specified primer after fabrication.

D. Secondary Framing: Shop fabricate framing components to indicated size and section by roll forming or break forming, with baseplates, bearing plates, stiffeners, and other plates required for erection welded into place. Cut, form, punch, drill, and weld secondary framing for bolted field connections to primary framing.

1. Make shop connections by welding or by using non-high-strength bolts.

E. Fabric Panels: Fabricate and finish fabric panels at the factory to greatest extent possible, by manufacturer's standard procedures and processes, as necessary to fulfill indicated performance requirements. Comply with indicated dimensional and structural requirements.

2.10 SOURCE QUALITY CONTROL

A. Special Inspection: Owner will engage a qualified special inspector to perform source quality control inspections and to submit reports.

1. Accredited Manufacturers: Special inspections will not be required if fabrication is performed by an IAS AC472-accredited manufacturer approved by authorities having jurisdiction to perform such Work without special inspection.

a. After fabrication, submit copy of certificate of compliance to authorities having jurisdiction, certifying that Work was performed according to Contract requirements.

PART 3 - EXECUTION

3.1 EXAMINATION

A. Examine substrates, areas, and conditions, with erector present, for compliance with requirements for installation tolerances and other conditions affecting performance of the Work.

B. Before erection proceeds, survey elevations and locations of concrete- and masonry-bearing surfaces and locations of anchor rods, bearing plates, and other embedments to receive structural framing, with erector present, for compliance with requirements and tension fabric building system manufacturer's tolerances.

1. Engage land surveyor to perform surveying.

C. Proceed with erection only after unsatisfactory conditions have been corrected.

3.2 PREPARATION

A. Clean and prepare surfaces to be painted according to manufacturer's written instructions for each particular substrate condition.

B. Provide temporary shores, guys, braces, and other supports during erection to keep structural framing secure, plumb, and in alignment against temporary construction loads and loads equal in intensity to design loads. Remove temporary supports when permanent structural framing, connections, and bracing are in place unless otherwise indicated.

3.3 ERECTION OF STRUCTURAL FRAMING

A. Erect metal building system according to manufacturer's written instructions and drawings.

B. Do not field cut, drill, or alter structural members without written approval from metal building system manufacturer's professional engineer.

C. Set structural framing accurately in locations and to elevations indicated, according to AISC specifications referenced in this Section. Maintain structural stability of frame during erection.

D. Base and Bearing Plates: Clean concrete- and masonry-bearing surfaces of bond-reducing materials, and roughen surfaces prior to setting plates. Clean bottom surface of plates.

1. Set plates for structural members on wedges, shims, or setting nuts as required.
2. Tighten anchor rods after supported members have been positioned and plumbed. Do not remove wedges or shims but, if protruding, cut off flush with edge of plate before packing with grout.
3. Promptly pack grout solidly between bearing surfaces and plates so no voids remain. Neatly finish exposed surfaces; protect grout and allow to cure. Comply with manufacturer's written installation instructions for shrinkage-resistant grouts.

E. Align and adjust structural framing before permanently fastening. Before assembly, clean bearing surfaces and other surfaces that will be in permanent contact with framing. Perform necessary adjustments to compensate for discrepancies in elevations and alignment.

1. Level and plumb individual members of structure.
2. Make allowances for difference between temperature at time of erection and mean temperature when structure will be completed and in service.

F. Primary Framing and End Walls: Erect framing level, plumb, rigid, secure, and true to line. Level baseplates to a true even plane with full bearing to supporting structures, set with double-nutted anchor bolts. Use grout to obtain uniform bearing and to maintain a level base-line elevation. Moist-cure grout for not less than seven days after placement.

1. Make field connections using high-strength bolts installed according to RCSC's "Specification for Structural Joints Using High-Strength Bolts" for bolt type and joint type specified.

    a. Joint Type: Snug tightened or pretensioned as required by manufacturer.

G. Secondary Framing: Erect framing level, plumb, rigid, secure, and true to line. Field bolt secondary framing to clips attached to primary framing.

1. Provide rake or gable purlins with tight-fitting closure channels and fasciae.
2. Locate and space wall girts to suit openings such as doors and windows.
3. Provide supplemental framing at entire perimeter of openings, including doors, windows, louvers, ventilators, and other penetrations of roof and walls.

H. Bracing: Install bracing in roof and sidewalls where indicated on erection drawings.

1. Tighten rod and cable bracing to avoid sag.
2. Locate interior end-bay bracing only where indicated.

I. Framing for Openings: Provide shapes of proper design and size to reinforce openings and to carry loads and vibrations imposed, including equipment furnished under mechanical and electrical work. Securely attach to structural framing.

J. Erection Tolerances: Maintain erection tolerances of structural framing within AISC 303.

3.4 METAL PANEL INSTALLATION, GENERAL

A. Fabricate and finish metal panels and accessories at the factory, by manufacturer's standard procedures and processes, as necessary to fulfill indicated performance requirements demonstrated by laboratory testing. Comply with indicated profiles and with dimensional and structural requirements.

B. On-Site Fabrication: Subject to compliance with requirements of this Section, metal panels may be fabricated on-site using UL-certified, portable roll-forming equipment if panels are of same profile and warranted by manufacturer to be equal to factory-formed panels. Fabricate according to equipment manufacturer's written instructions and to comply with details shown.

C. Examination: Examine primary and secondary framing to verify that structural-panel support members and anchorages have been installed within alignment tolerances required by manufacturer.

1. Examine roughing-in for components and systems penetrating metal panels, to verify actual locations of penetrations relative to seams before metal panel installation.

D. General: Anchor metal panels and other components of the Work securely in place, with provisions for thermal and structural movement.

1. Field cut metal panels as required for doors, windows, and other openings. Cut openings as small as possible, neatly to size required, and without damage to adjacent metal panel finishes.

a. Field cutting of metal panels by torch is not permitted unless approved in writing by manufacturer.

2. Install metal panels perpendicular to structural supports unless otherwise indicated.
3. Flash and seal metal panels with weather closures at perimeter of openings and similar elements. Fasten with self-tapping screws.
4. Locate and space fastenings in uniform vertical and horizontal alignment.
5. Locate metal panel splices over structural supports with end laps in alignment.
6. Lap metal flashing over metal panels to allow moisture to run over and off the material.

E. Lap-Seam Metal Panels: Install screw fasteners using power tools with controlled torque adjusted to compress EPDM washers tightly without damage to washers, screw threads, or metal panels. Install screws in predrilled holes.

1. Arrange and nest side-lap joints so prevailing winds blow over, not into, lapped joints. Lap ribbed or fluted sheets one full rib corrugation. Apply metal panels and associated items for neat and weathertight enclosure. Avoid "panel creep" or application not true to line.

F. Metal Protection: Where dissimilar metals contact each other or corrosive substrates, protect against galvanic action by painting contact surfaces with corrosion-resistant coating, by applying rubberized-asphalt underlayment to each contact surface, or by other permanent separation as recommended by metal roof panel manufacturer.

G. Joint Sealers: Install gaskets, joint fillers, and sealants where indicated and where required for weatherproof performance of metal panel assemblies. Provide types of gaskets, fillers, and sealants indicated; or, if not indicated, provide types recommended by metal panel manufacturer.

1. Seal metal panel end laps with double beads of tape or sealant the full width of panel. Seal side joints where recommended by metal panel manufacturer.
2. Prepare joints and apply sealants to comply with requirements in Section 079200 "Joint Sealants."

3.5 METAL ROOF PANEL INSTALLATION

A. General: Provide metal roof panels of full length from eave to ridge unless otherwise indicated or restricted by shipping limitations.

1. Install ridge caps as metal roof panel work proceeds.
2. Flash and seal metal roof panels with weather closures at eaves and rakes. Fasten with self-tapping screws.

B. Metal Roof Panel Installation Tolerances: Shim and align metal roof panels within installed tolerance of 1/4 inch in 20 feet (6 mm in 6 m) on slope and location lines and within 1/8-inch (3-mm) offset of adjoining faces and of alignment of matching profiles.

3.6 METAL WALL PANEL INSTALLATION

A. General: Install metal wall panels in orientation, sizes, and locations indicated on Drawings. Install panels perpendicular to girts, extending full height of building, unless otherwise indicated. Anchor metal wall panels and other components of the Work securely in place, with provisions for thermal and structural movement.

1. Unless otherwise indicated, begin metal panel installation at corners with center of rib lined up with line of framing.
2. Shim or otherwise plumb substrates receiving metal wall panels.
3. When two rows of metal panels are required, lap panels 4 inches (102 mm) minimum.
4. When building height requires two rows of metal panels at gable ends, align lap of gable panels over metal wall panels at eave height.
5. Rigidly fasten base end of metal wall panels and allow eave end free movement for thermal expansion and contraction. Predrill panels.
6. Flash and seal metal wall panels with weather closures at eaves and rakes, and at perimeter of all openings. Fasten with self-tapping screws.
7. Install screw fasteners in predrilled holes.
8. Install flashing and trim as metal wall panel work proceeds.
9. Apply elastomeric sealant continuously between metal base channel (sill angle) and concrete, and elsewhere as indicated on Drawings; if not indicated, as necessary for waterproofing.
10. Align bottom of metal wall panels and fasten with blind rivets, bolts, or self-drilling or self-tapping screws.
11. Provide weatherproof escutcheons for pipe and conduit penetrating exterior walls.

B. Metal Wall Panels: Install metal wall panels on exterior side of girts. Attach metal wall panels to supports with fasteners as recommended by manufacturer.

C. Insulated Metal Wall Panels: Install insulated metal wall panels on exterior side of girts. Attach panels to supports at each panel joint using concealed clip and fasteners at maximum 42 inches (1067 mm) o.c., spaced not more than manufacturer's recommendation. Fully engage tongue and groove of adjacent insulated metal wall panels.

1. Install clips to supports with self-tapping fasteners.
2. Apply continuous ribbon of sealant to panel joint on concealed side of insulated metal wall panels as vapor seal; apply sealant to panel joint on exposed side of panels as weather seal.

D. Installation Tolerances: Shim and align metal wall panels within installed tolerance of 1/4 inch in 20 feet (6 mm in 6 m), noncumulative; level, plumb, and on location lines; and within 1/8-inch (3-mm) offset of adjoining faces and of alignment of matching profiles.

3.7 THERMAL INSULATION INSTALLATION

A. General: Install insulation concurrently with metal panel installation, in thickness indicated to cover entire surface, according to manufacturer's written instructions.

1. Set vapor-retarder-faced units with vapor retarder toward warm side of construction unless otherwise indicated. Do not obstruct ventilation spaces except for firestopping.
2. Tape joints and ruptures in vapor retarder, and seal each continuous area of insulation to the surrounding construction to ensure airtight installation.
3. Install factory-laminated, vapor-retarder-faced units straight and true in one-piece lengths, with both sets of facing tabs sealed, to provide a complete vapor retarder.

3.8 ACCESSORY INSTALLATION

A. General: Install accessories with positive anchorage to building and weathertight mounting, and provide for thermal expansion. Coordinate installation with flashings and other components.

1. Install components required for a complete metal roof panel assembly, including trim, copings, ridge closures, seam covers, flashings, sealants, gaskets, fillers, closure strips, and similar items.
2. Install components for a complete metal wall panel assembly, including trim, copings, corners, seam covers, flashings, sealants, gaskets, fillers, closure strips, and similar items.
3. Where dissimilar metals contact each other or corrosive substrates, protect against galvanic action by painting contact surfaces with corrosion-resistant coating, by applying rubberized-asphalt underlayment to each contact surface, or by other permanent separation as recommended by manufacturer.

B. Flashing and Trim: Comply with performance requirements, manufacturer's written installation instructions, and SMACNA's "Architectural Sheet Metal Manual." Provide concealed fasteners where possible, and set units true to line and level. Install work with laps, joints, and seams that will be permanently watertight and weather resistant.

1. Install exposed flashing and trim that is without excessive oil-canning, buckling, and tool marks and that is true to line and levels indicated, with exposed edges folded back to form hems. Install sheet metal flashing and trim to fit substrates and to result in waterproof and weather-resistant performance.

2. Expansion Provisions: Provide for thermal expansion of exposed flashing and trim. Space movement joints at a maximum of 10 feet (3 m) with no joints allowed within 24 inches (600 mm) of corner or intersection. Where lapped or bayonet-type expansion provisions cannot be used or would not be sufficiently weather resistant and waterproof, form expansion joints of intermeshing hooked flanges, not less than 1 inch (25 mm) deep, filled with mastic sealant (concealed within joints).

C. Gutters: Join sections with riveted-and-soldered or lapped-and-sealed joints. Attach gutters to eave with gutter hangers spaced as required for gutter size, but not more than 36 inches (914 mm) o.c. using manufacturer's standard fasteners. Provide end closures and seal watertight with sealant. Provide for thermal expansion.

D. Downspouts: Join sections with 1-1/2-inch (38-mm) telescoping joints. Provide fasteners designed to hold downspouts securely 1 inch (25 mm) away from walls; locate fasteners at top and bottom and at approximately 60 inches (1524 mm) o.c. in between.

1. Provide elbows at base of downspouts to direct water away from building.
2. Tie downspouts to underground drainage system indicated.

E. Pipe Flashing: Form flashing around pipe penetration and metal roof panels. Fasten and seal to panel as recommended by manufacturer.

3.9 FIELD QUALITY CONTROL

A. Special Inspections: Owner will engage a qualified special inspector to perform field quality control special inspections and to submit reports.

B. Product will be considered defective if it does not pass tests and inspections.

C. Prepare test and inspection reports.

3.10 CLEANING AND PROTECTION

A. Repair damaged galvanized coatings on galvanized items with galvanized repair paint according to ASTM A780/A780M and manufacturer's written instructions.

B. Touchup Painting: After erection, promptly clean, prepare, and prime or reprime field connections, rust spots, and abraded surfaces of prime-painted structural framing, bearing plates, and accessories.

1. Clean and prepare surfaces by SSPC-SP 2, "Hand Tool Cleaning," or by SSPC-SP 3, "Power Tool Cleaning."
2. Apply a compatible primer of same type as shop primer used on adjacent surfaces.

C. Touchup Painting: Cleaning and touchup painting are specified in Section 09 91 13 "Exterior Painting" and Section 09 91 23 "Interior Painting."

D. Metal Panels: Remove temporary protective coverings and strippable films, if any, as metal panels are installed. On completion of metal panel installation, clean finished surfaces as recommended by metal panel manufacturer. Maintain in a clean condition during construction.

1. Replace metal panels that have been damaged or have deteriorated beyond successful repair by finish touchup or similar minor repair procedures.

END OF SECTION 13 31 23

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SECTION 26 01 01

BASIC ELECTRICAL REQUIREMENTS

PART 1 - GENERAL

1.1 CONDITIONS AND REQUIREMENTS

A. Refer to instructions to bidders, general conditions, supplementary general conditions, and Division 1 of these specifications that govern work under Division 26. Refer to other sections of these specifications for additional related requirements.

1.2 SCOPE OF WORK

A. The work covered by the Electrical Section (Division 26) of the specifications shall include:

1. Furnishing all materials and supplying all labor, equipment, and services to install the electrical systems as shown on the accompanying drawings and specified herein.
2. Testing and adjusting of the completed electrical systems in the manner described herein.

1.3 CODES, PERMITS AND FEES

A. Electrical work shall be in complete accordance with the latest revised edition of the following:

1. National Electrical Code as Amended by the State of Idaho
2. International Building Code
3. International Energy Conservation Code
4. International Mechanical Code
5. International Fire Code
6. Americans with Disabilities Act
7. Regulations of the State Fire Marshal
8. Regulations of the State Board of Fire Underwriters
9. Requirements of Occupational Safety and Health Administration (OSHA)
10. Rules of the State Idaho Division of Building Safety
11. Applicable sections of other State and local codes

B. In case of differences between building codes, state laws, local ordinances, utility company regulations, and Contract Documents, the most stringent shall govern. Promptly notify Owner's Representative in writing of such differences.

C. The Contractor, at their expense, shall obtain permits and inspections required for the electrical work on this project. Inspection certificates shall be included in the Operation and Maintenance Manuals. Deliver copies thereof to the Architect prior to final acceptance of the work.

D. The Contractor shall pay all costs levied by utility companies and/or governing agencies associated with electrical service, telephone service, and cable TV service connections and include these costs within their bid. This shall include but not limited to tap fees, service mains, meter, and vault charges, etc.

E. Comply with serving utility regulations.

1.4 INTENT AND INTERPRETATIONS

A. It is the intent of these specifications and the accompanying drawings to result in a complete electrical installation in complete accordance with all applicable codes and ordinances.

B. The drawings and specifications are intended to supplement each other, and any details contained in one and not the other shall be included as if contained in both. Items not specifically mentioned in the specifications or noted on the drawings, but which are necessary to properly complete the installation of the indicated systems or to render the systems operational, shall be provided, unless specifically excluded.

C. If any discrepancies of any kind exist, or that required items or details have been omitted, the Contractor shall notify the Architect in writing of such discrepancy or omission at least five (5) days prior to bid date. Failure to do so shall be construed as the willingness of the Contractor to supply all necessary materials and labor required for the proper completion of this work.

1.5 DEFINITIONS

A. The term “The Contractor”, when used in Division 26 of the specifications, shall be construed to mean the Contractor for the electrical work.

B. The term “Electrical Systems Installer”, where used in Division 26 of the specifications, refers to the firm, licensed by the State to perform electrical installation, that is responsible for immediate supervision of electrical work on the project.

C. The word “provide”, where used in this specification and on the accompanying drawings, shall mean furnish and install.

1.6 DRAWINGS

A. The Electrical Drawings shall serve as the working drawings for the electrical work, but the Architectural Drawings shall take precedence over the Electrical Drawings if any dimensional discrepancies exist. The Electrical Systems Installer shall review the plans for the work of the other trades and shall adjust their work to conform to all conditions indicated thereon.

B. Work covered under Division 26 has been indicated on the drawings in locations that should allow installation without interfering with the work of other trades; however, exact finish locations have not been indicated. Therefore, locations of all work and equipment shall be verified to avoid interferences, preserve headroom, provide access for maintenance, and keep openings and passageways clear. Changes shall be made in the location of equipment and materials as required to accomplish these purposes without additional claims or charges by the Contractor.

C. The locations of existing concealed lines and connection points have been indicated as closely as possible from available information. The Contractor shall assume that such connection points are within a 10 foot radius of the indicated location. Where connection points are not within this radius, the Contractor shall contact the Architect for a decision before proceeding or may proceed at their own expense.

D. At the beginning of the work, the Contractor shall set aside one complete set of the drawings which shall be maintained as a complete Record Drawings set. The Record Drawings set shall include one set of drawings for the facility conduit plan prepared by this Contractor as described in this specification. Notations shall be done in a neat and legible manner using RED ink as specified in Division 1 and in accordance with the Architect’s instructions.

1. The record drawings shall be updated daily by the foreman to show every change from the original drawings and the exact locations, sizes, and kinds of equipment. This set of drawings shall not be used for any other purpose and shall be maintained at the job site and available for review at any time.
2. Record drawings shall indicate actual size of electrical equipment routing of major raceway systems and location of control devices.
3. The actual location and elevation of all buried lines, boxes, monuments, stub-outs, and other provisions for future connection shall be shown on the record drawings and shall be referenced to the building lines or approved benchmarks.
4. Upon completion of the job, the Contractor shall deliver the Record Drawings marked-up to the Architect.
5. It shall be acceptable to maintain record drawings described herein in an electronic format (PDF) subject to the provisions noted above. Where Record Drawings are maintained in electronic format, they shall be available for review at any time.

E. By the act of submitting a bid, the Contractor shall be deemed to have:

1. Examined the site and familiarized themselves with the conditions affecting the work. No additional allowance shall be granted because of lack of knowledge of such conditions.
2. Verify all measurements at the building and acquaint themselves with the existing conditions before submitting their bid proposal.
3. Examined all architectural, structural, mechanical, and other applicable drawings.
4. Become familiar with the electrical drawings and specifications.
5. Developed an understanding of the electrical system requirements.
6. Discussed the project with the Electrical System Installer and determined that he can successfully execute the electrical work.
7. Accepted such conditions and included allowances for them in their bid.

1.7 ELECTRICAL COST BREAKDOWN

A. Refer to Section 01 29 00.

B. The Contractor shall furnish to the Owner’s Representative a breakdown of the electrical construction cost within thirty (30) days of notice to proceed. The breakdown shall be in general conformance with the following:

1. Bonds, Permits, Fees
2. Cartage, Rentals, Shack
3. Supervision
4. Demolition
5. Utility Service Provisions
6. Utility Service Labor

1.8 TEMPORARY ELECTRICAL SERVICES

A. Refer to Section 01 50 00

B. Furnish and install a complete electrical system to provide temporary power, lighting and exit lighting to the project during construction.

C. Temporary electrical power and telephone services for facilities during construction phase shall not be supplied by the permanent system installed under Division 26.

D. Exception

1. Product warranties shall be extended to account for construction use. Contractor shall furnish certified document stating such extended warranties.
2. Contractor shall obtain letter of approval from the Owner stating that they understand equipment expected life might be shortened due to severe usage.

1.9 PAYMENT REQUESTS

A. Refer to Section 01 29 00.

B. Payment requests for materials and equipment will not be reviewed or approved until shop drawings have been received and approved.

1.10 GUARANTEE

A. The electrical equipment and installation shall be guaranteed for a period of one (1) year from date of acceptance unless an individual item or specification is otherwise noted as longer. The Contractor shall make good at their own expense all defects in their work, and/or equipment furnished by them, which shall develop at any time during the one-year guarantee period and shall stand any expense of cutting, patching, and repairing made necessary by their corrections of unsatisfactory work or equipment operation.

1.11 ALTERNATES

A. See Section 01 03 00 for a list of alternates to bid for this project. The Contractor shall include cost of their bid for complete working electrical system as described in the alternates and shown on the drawings.

PART 2 - PRODUCTS

2.1 MATERIALS AND EQUIPMENT

A. Materials used under this Contract, unless specifically noted otherwise shall be delivered to the site new, in their original unbroken packages and shall be of the best quality of their respective kind and shall conform to the latest Standard Specifications of the American Society for Testing Materials, National Electrical Manufacturers' Association, National Board of Fire Underwriters or another appropriate agency. Standard items shall bear the stamp indicating listing by Underwriter's Laboratories, Inc. when such listing is available. Custom-designed items shall be fabricated of UL approved materials.

B. Throughout these specifications various materials, equipment, apparatus, and the like, are specified by manufacturer, brand name, type, or catalog number. Such designations are to establish standards of desired quality and construction and shall be the basis of the bid.

C. Substitutions will be allowed only as herein provided. No substitutions will be permitted without the Architect's written acceptance. Refer to Division 01 of these specifications for additional requirements.

1. All prior acceptance submittals shall be accompanied by a transmittal letter indicating date, project name, product description/type, and deviations from contract documents if any.
2. Present complete photometric data as listed by an independent testing laboratory for all proposed luminaire substitutions. See additional requirements in Section 26 50 00.

3. Subject to the Architect's discretions certain items may be considered for substitution only after samples have been submitted for review.

D. Contractors wishing to bid on equipment other than that listed shall obtain prior acceptance of same. Unless prior acceptance (By Addendum) is issued to all bidders, the Contractor will be held to furnish all items exactly as scheduled and/or specified.

E. Unauthorized product substitution will be removed from the job site and replaced with the specified item at the Contractor's expense.

2.2 EQUIPMENT/MATERIAL SUBSTITUTIONS

A. Throughout these specifications and drawings, various materials, equipment, apparatus, etc., are specified or scheduled by manufacturer, brand name, type, or catalog number. Such designation is to establish standards of desired quality and construction and shall be the basis of design and the bid.

B. Substitutions will not be permitted without written approval.

C. Where two or more manufacturer designations are listed in these specifications, choice will be optional with the Contractor except that where more than one manufacturer is listed, and only one manufacturer's catalog number is specified or only one manufacturer scheduled on the drawings (basis of design) that standard of quality, dimensional characteristics, capacities, and construction shall be maintained by materials or equipment supplied by the other manufacturer(s).

D. If the Division 26 Contractor uses manufacturers other than the basis of design, the Contractor shall be responsible for:

1. Insuring the substituted item will fit the available space while allowing proper maintenance access.
2. Any changes required by other Contractors caused by the substituted equipment.

E. In the event other than specified equipment is used and will not fit job site conditions, this Contractor assumes responsibility for replacement with items indicated as the basis of design.

F. See specifications Section(s) 01 60 00 and 01 63 00 for product prior approval requirements.

2.3 OWNER FURNISHED EQUIPMENT AND MATERIALS

A. The Contractor shall accept and become responsible for all Owner furnished equipment and materials. Inspect all equipment and materials to determine suitability for installation. Immediately notify the Owner of any defects or deficiencies. Failure to notify the Owner shall mean that the Contractor warrants that all equipment and materials are of the proper quantity, design and are free from all defects. Store all equipment and materials properly.

2.4 SUBMITTALS FOR REVIEW

A. Shop Drawings

1. Refer to Section 01 30 00.
2. Shop drawings, catalog information and material schedules shall be submitted for approval on all materials and equipment prior to ordering. This applies to all specified material and equipment in Division 26.

3. Provide specific wiring diagrams for all equipment requiring electrical or control wiring. Upon approval, copies of these diagrams shall be forwarded to pertinent contractors.
4. Prior to construction, a facility conduit plan shall be submitted for review showing the routing of all conduits and the mounting of the conduits, (e.g., below grade, concealed, surface mounted, etc.), the locations of all junction boxes, and the devices or equipment the conduits serve and where the conduits are terminated. Depict the location of all proposed access hatches on conduit plan. Shop drawing submittal shall be the same size as the contract documents and shall show the floorplan scaled at 1/8 inch = 1 foot.
5. Shop drawing shall be generated using a computer aided drafting program; as-built drawings and .DWG or .DXF files of the facility conduit plan shall be delivered to the Architect. CAD floorplans of the contract documents will be provided by the Owner's representative on a thumb-drive or transmitted electronically to the Electrical Contractor in .DWG format only after completion of an "Consent for the Release of Electronic Files" (forwarded by the Owner's representative on request).

B. All submittals shall be electronic unless specifically noted otherwise and are subject to all the following conditions. Submittals which do not comply with all these conditions will be rejected.

1. Electronic submittals shall be submitted in the current version of Adobe Portable Document Format (PDF)
2. Submittals shall be original PDFs of the document and shall not be created using scanned copies of paper documents.
3. PDF documents shall be searchable.
4. Optical character recognition (OCR) shall be run prior to transmission to ensure all text appears as text and not an image.
5. Electronic submittals shall be separated by specification section and identified as such. Submittals which combine multiple sections into a single document will be rejected.
6. Electronic submittals shall include a table of contents and each applicable section shall be bookmarked for easy access.
7. Electronic submittals shall be clearly marked in RED using boxes and arrows and other appropriate markings to indicate specific product information, option selections, accessories, etc.
8. Include only information relevant to this project in the submittals. Irrelevant or extraneous product information shall be identified and removed from documents prior to submitting.

C. The Contractor shall incorporate sufficient time for the submittal process in their project schedule. Allow a minimum of (10) business days for submittal review. Time shall begin on the first full business day following receipt of submittals by the engineer and end on date of return of submittals by the engineer. No additional consideration or compensation shall be granted the Contractor due to failure to allow sufficient time in their schedule for the submittal and review process.

D. Furnish complete shop drawing/catalog data for equipment and materials to be used in the work for review. Allow sufficient time for developing shop drawings, processing, and review time so that the installation will not be delayed.

E. Shop drawings shall be reviewed, approved, and stamped by the Contractor prior to submitting to Owner's Representative for approval. Submittals without such approval will be returned without review.

F. Submit data in accordance with Section 01 30 00 and in accordance with this section. Data shall be black and white, on 8½×11 inch or 11×17-inch, single, one-sided sheets. Diagrams and drawings larger than 8½×11inch shall be accordion folded to fit in a three-ring binder.

G. Where choices of options and accessories are available or specified, provide a written description of what is to be furnished. If necessary, list page numbers where submitted items are described.

H. If material or equipment is not as specified or submittal is not complete, it will be rejected. Only complete submittals including all applicable specification sections will be reviewed.

I. Catalog data or shop drawings for equipment that are noted as being reviewed shall not supersede Contract Documents.

J. Review comments shall not relieve Contractor from responsibility for deviations from Contract Documents unless attention has been called to such deviations in writing at time of submission, nor shall they relieve this Contractor from responsibility for errors in items submitted.

K. Check work described by catalog data with Contract Documents for deviations and errors.

PART 3 - EXECUTION

3.1 GENERAL

A. Workmanship shall be of first quality throughout and shall be in complete accordance with the applicable codes.

3.2 SCHEDULING

A. This Contractor is advised that the work on this project is phased to suit the requirements of the Owner. During construction, it may be necessary to make temporary connections or installations to accommodate the phased nature of the work. Some work may need to be installed and then reinstalled to satisfy the operational requirements of the Owner. Power changeover for existing loads shall be made in the smallest possible increments with branch circuit by branch circuit re-connection required wherever possible.

B. The controlling issue governing the work described under Division 26 shall be: DE-ENERGIZING OF ANY FEEDER, SWITCHBOARD, PANEL, BRANCH CIRCUIT OR OTHER EXISTING ELECTRICAL DEVICE OR ITEM SHALL BE AFFECTED ONLY AFTER NOTIFICATION AND SCHEDULING WITH THE OWNER'S PROJECT COORDINATOR.

C. The Contractor shall prepare written proposed schedules for all systems, feeders, panels, and branch circuits to be de-energized and submit same to the Owner's Project Coordinator fourteen (14) days in advance of the first schedule item for acceptance. Schedules shall include at least the following:

1. Specific load to be de-energized.
2. Proposed date and time to be de-energized and re-energized.
3. Backup plan should an emergency occur during the outage period (for critical loads)

D. Schedules proposed by the Contractor are subject to adjustment by the Owner.

E. The Contractor is advised that the above notification and scheduling requirement may necessitate rescheduling, partial completion and re-connection, overtime work at night or on weekends or delay of the work. Contractor costs incurred due to the above shall be included in the original bid price and shall not be the cause for additional claims or charges to the Owner.

3.3 COORDINATION, INSERTS AND OPENINGS

A. This installation requires extensive interfacing. It is the responsibility of the Contractor to clarify any questions or discrepancies with the Architect and to ascertain and verify installation conditions about which he is unsure prior to commencing work. Further, during the entire construction period, coordinate, verify and confirm that related work by other trades is done in a manner that will not complicate or compound the electrical system's work.

B. Locations of devices, outlets, fixtures, equipment, and the like. as shown on the drawings are approximate unless dimensioned. Exact locations of such items shall be determined by the Architect's representative or secured from special details and drawings. The Contractor shall insure that no switches or other electric control devices are mounted such that they are trapped behind open door swings or otherwise rendered inaccessible.

C. Obtain rough-in and connection dimensions as required for power, control and grounding connections to equipment items that require electrical connection.

D. Verify the physical dimensions of each item of electrical equipment to fit the available space and promptly notify the Architect/Engineer prior to roughing-in if conflicts appear. Coordination of equipment in the available space and to the access routes through the construction shall be the Contractor's responsibility.

E. Provide inserts for hangers, brackets, clamps, and the like. as required to support boxes, raceways, cables, fixtures, equipment, etc. Coordinate location and routing to avoid interference with the work of other trades. Method of insert placement shall suit the type of construction into which the inserts are to be installed.

F. Furnish and install sleeves and block-outs required for openings in the structure needed to install the electrical work. The responsibility for proper placement of sleeves and block-outs shall be with the Contractor.

G. Openings for electrical work shall be carefully caulked or grouted as required. Spare conduits shall be tightly capped.

H. All roof and exterior wall penetrations shall be flashed and counter-flashed watertight. Caulking shall be equal to General Electric silicone construction sealants.

I. Provide access hatches where required for access to junction boxes, electrical equipment, electrical connections, and the like. which require maintenance or access. Coordinate access hatch locations and finishes with architect prior to installation. Route and locate all concealed electrical assemblies to minimize the required access hatches.

3.4 CUTTING AND PATCHING

A. Cutting concrete or other building materials shall be avoided where possible. The Contractor shall have a workman present at the pouring of concrete and at the building of any masonry that contains electrical work.

B. All cutting and patching of new and existing construction required for the installation of systems and equipment specified in Division 26 shall be the responsibility of the Division 26 Contractor. All cutting shall be accomplished with masonry saws, drills, or similar equipment to provide neat uniform openings.

C. Patch and repair walls, floors, ceilings, and roof with materials of same quality and appearance as adjacent surfaces unless otherwise shown. Surface finishes shall exactly match existing finishes of same materials. All patching shall meet the approval of the Owner's Representative.

D. All cutting and patching made necessary to repair defective equipment, defective workmanship or by neglect of this Contractor to properly anticipate their requirements shall be included in Division 26.

E. Cut carefully to minimize necessity for repairs to existing work. Do not cut beams, columns, or trusses or other structural members without the Owner Representative's written approval.

F. Cutting, patching, repairing, and replacing pavement, sidewalks, roads, and curbs to permit installation of work specified or indicated under this Division is responsibility of Division 26.

3.5 PRODUCT DELIVERY, STORAGE AND HANDLING

A. See Section 01 60 00 for additional requirements.

B. Follow manufacturer's directions in delivery, storage, protection, and installation of equipment and materials.

C. Promptly notify Owner's Representative in writing of conflicts between requirements of Contract Documents and manufacturer's directions and obtain written instructions from Owner's Representative before proceeding with work. The Contractor shall bear expenses arising from correcting deficiencies in work that do not comply with manufacturer's directions or such written instructions from Owner's Representative.

D. Deliver equipment and material to site and tightly cover and protect against dirt, water, and chemical or mechanical injury but have readily accessible for inspection. Store items subject to moisture damage (such as controls) in a dry, heated space.

E. Notify Owner of equipment delivery dates, twenty-four (24) hours in advance of delivery.

F. The Contractor shall be responsible for the protection of equipment furnished in this Division from vandalism and weather during all phases of construction. Damaged equipment shall be restored to like new condition or replaced at the Contractor's expense.

G. Any factory painted equipment scratched or marred during shipment or construction shall be restored to original "new" condition. This includes complete repainting if necessary to provide an exact paint match.

3.6 EXCAVATION AND BACKFILL

A. The Contractor shall include in their bid the complete excavation and backfill cost required to install the electrical work as specified under Division 26 of this specification and that of the utilities affecting the electrical work. The Contractor shall provide all necessary excavation, shoring and backfilling required for the proper installation of their work, whether inside the building and premises, or outside as may be necessary.

B. Locate existing underground utilities in excavation areas. If utilities are indicated to remain, support, and protect services during excavation operations.

C. Where rock is encountered, carry excavation below required elevation and backfill with a layer of crushed stone or gravel prior to installation of raceways and equipment. Provide a minimum of 6 inches of stone or gravel cushion between rock bearing surface and electrical installations.

D. Dewater: Prevent surface water and subsurface or ground water from flowing into excavations and from flooding project site and surrounding area.

1. Do not allow water to accumulate in excavations. Remove water to prevent softening of bearing materials. Provide and maintain dewatering system components necessary to convey water away from excavations.
2. Establish and maintain temporary drainage ditches and other diversions outside excavation limits to convey surface water to collecting or run-off areas. Do not use trench excavations as temporary drainage ditches.

E. No underground lines shall be covered until the installation has been viewed by inspectors having jurisdiction and the Engineer. Trenches near or under footings or utility tunnels shall be cut only after approval of the Architect/ Engineer. The backfilling of such trenches shall be in accordance with Architect/Engineer's directions.

F. Grading which will in any manner affect the bearing capacity of the soil foundation upon which will be placed floor slabs, walls, columns, footings, pipe beds, and external backfill under paved areas shall be performed in accordance with the requirements in Division 02 and the following specifications:

1. Compaction testing shall conform to ASTM 1557 modified proctor.
2. Compact to:

a. 95 % density for fills under all interior and exterior concrete slabs, in all streets, and where lines are buried 10 feet or more.
b. 90 % density elsewhere.

G. Approved site material not containing rocks more than 4 inches in diameter may be used for compacted backfill in amounts available. Additional approved backfill materials shall be furnished by the Contractor. No cinders shall be used for backfilling material.

H. Do not place backfill or fill material on surfaces that are muddy, frozen, or contain frost or ice.

I. Compact carefully against foundation, basement and retaining walls so as not to create excessive pressure on walls. Backfilling shall be compacted in lifts not to exceed 8 inches.

J. Excess earth shall be removed from the site and disposed of by the Contractor at their expense.

K. Prevent spillage during hauling operations. In case of spills, clean streets by means of proper sweepers or other approved methods.

L. Protect adjoining properties, existing sidewalks and other improvements that remain. If damaged, repair or replace as directed by the Architect.

M. Proper approvals shall be obtained in accordance with applicable City, County and/or State regulations.

N. All safety regulations must be observed.

O. Where subsidence occurs at electrical installation excavations during the period twelve (12) months after project completion, remove surface treatment (i.e., pavement, lawn, or other finish), add backfill material, compact to specified conditions, and replace surface treatment. Restore appearance, quality, and condition of surface or finish to match adjacent areas.

P. Surface Restoration: Once trenching, excavation and backfill activities are complete, fully restore the surface in accordance with architectural and civil drawings and specification requirements. Submit to the architect on proposed surface treatment for approval prior to commencing work.

3.7 PROTECTION AND CLEANING

A. The Contractor shall provide adequate means for protection and shall fully protect all material and equipment against damage from any causes during the progress of the work and until approval by the Architect.

B. All material and equipment, both when in storage and during construction, shall be covered in such a manner that no finished surfaces will be damaged, marred or splattered with plaster or paint, and all electrical conductors, buses and connections, electronic components and moving parts shall be kept clean and dry.

C. All damaged material or equipment, including face plates of panels and switchboard sections, shall be replaced, or refinished by the manufacturer at no additional expense to the Owner.

D. During the progress of the work, the Contractor shall clean up after their workers and shall leave the premises and all portions of the building in which he is working free from their debris.

E. Provide and maintain suitable barriers, protective devices, lights, and warning signs where required for protection of the public and employees about the building and site.

3.8 VISITING THE PROJECT SITE

A. Examine premises and understand the conditions that may affect the performance of work of this Division before submitting proposals for this work.

B. No subsequent allowance for time or money will be considered for any consequence related to failure to examine existing site conditions.

3.9 TESTS

A. See individual specification sections for Testing Requirements.

END OF SECTION 26 01 01

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SECTION 26 01 02

PROJECT FINALIZATION

PART 1 - GENERAL

1.1 SECTION INCLUDES

A. Operation and Maintenance Manual

B. Operation and Maintenance Training/Startup

C. Spare Parts/Maintenance Materials

D. Warranties

E. Final Cleaning

F. Record Drawings

G. Punch List Procedures

H. Maintenance Services

1.2 RELATED SECTIONS

A. Refer to Section 01 70 00 - Contract Closeout

B. Section 26 01 01 - Basic Electrical Requirements

1.3 OPERATION AND MAINTENANCE MANUAL

A. Bind final copies of the Operation and Maintenance Manual for Electrical Systems in a black three-post, hard-backed binder imprinted in gold lettering with the job title, date, Engineer, Architect and Contractor names. The work shall be done in a print shop or bindery.

1. Provide a master index at the beginning of the Manual showing items included. Use plastic index tabs for the end section of the Manual.
2. First section shall consist of name, address, and phone number of Architect, Mechanical and Electrical Engineers, General Contractor, and Electrical Contractors.
3. Provide a separate section for each section of the specifications. Provide an index for each section listing equipment included.

B. Product literature, catalog cuts, etc. shall be clean copies. FAX or other poor-quality prints will not be acceptable.

C. Submit one (1) electronic copy of Operation and Maintenance Manual to Owner's Representative for review. After this review and final approval of the manuals, prepare two (2) hard copies of approved manuals for use during the instruction period. Following the instruction period, turn over both copies to the Owner.

D. In general, the following shall be included in the Operation and Maintenance Manual for each electrical equipment item:

1. List of electrical equipment used to indicate name, model, serial number, and name plate data of each item together with number and name associated with each system item as indicated on the drawings.
2. Manufacturer's maintenance instructions: Instructions shall include name of vendor, installation instructions, parts numbers and lists, operation instructions of equipment, and maintenance and lubrication instructions.
3. Step-by-step procedure to follow in putting each piece of electrical equipment into operation
4. Wiring diagram for each specific equipment item
5. Refer to individual specification sections for additional information required to be incorporated into the Operation and Maintenance Manual.

E. Include the following additional items in the O&M Manual:

1. Summary list of spare equipment parts furnished under this contract.
2. Signed checklist of Instruction Period
3. Copies of specific product Warranties
4. Electrical identification schedules

1.4 OPERATION AND MAINTENANCE TRAINING/STARTUP

A. Upon completion of the work, the Contractor shall assemble the Electrical Systems Installer and any subcontractors together with factory representatives for system start-up and demonstration. These people shall assist in start-up and check out each system and remain at the site until the total electrical system operation is acceptable and understood by the Owner's designated maintenance and/or operation personnel. The Electrical System Installer or a subcontractor or factory representative designated by them shall also give personal instructions on operation and maintenance of the electrical equipment to the Owner's maintenance and/or operation personnel.

B. Provide a video record of the training sessions conducted and furnish copies to the Owner and Engineer. A professional shall record the training sessions to provide a HD 1080 quality video that the Owner can use to train future employees or refresh their operating personnel in the system operation and maintenance. Use a current and widely used video format such as AVI, FLV, WMV, MOV, MP4, etc. as acceptable to owner. Deliver video files on DVD, thumb-drive, or other portable storage media as acceptable to owner.

C. To prove acceptance of operation and instruction by the Owner's representative, the Contractor shall prepare a written statement of approval detailing it for their signature. The statement shall read as follows:

> "I, the Contractor, together with the Electrical Systems Installer and the associated factory representatives, have started each system and the total electrical system, and have demonstrated their normal operation to the Owner's representative and have instructed them in the operation and maintenance thereof."

Owner's Representative _____ Contractor _____

Electrical System	Demonstrated By/Witnessed By	Instruction Time Allotment	Date
Demonstrate Operation and Instruct Owner in Maintenance of General Electrical System	/	2.0 hrs	
Written Guarantee Received	/		
O&M Manuals Received	/		
As-Built Drawings Received	/		

1.5 SPARE PARTS/MAINTENANCE MATERIALS

A. Provide a summarized list of spare parts that are to be furnished. Incorporate into O&M Manual.

B. Refer to individual specification sections for spare parts to be furnished under this contract.

C. Turn spare parts and materials over to Owner.

1.6 WARRANTIES/GUARANTEES

A. The Contractor shall guarantee all work to be free from defects in material and workmanship for a period of one (1) year. See General Conditions for beginning of guarantee period. The Contractor shall make good at their own expense all defects in their work and/or equipment furnished by them, which shall develop at any time during the one (1) year guarantee period and shall stand any expense of cutting and patching and repairing made necessary to correct unsatisfactory work or equipment operation.

B. Exceptions - incandescent lamps shall be guaranteed for a period of one month.

C. The manufacturer’s warrantee certificates shall be included in the Operation & Maintenance Manuals for equipment that is warranted by the manufacturer for a period greater than one year.

1.7 CLEAN-UP

A. Clean up all equipment, materials, cartons, and other debris that is a direct result of the installation of equipment under this contract.

B. Clean exposed conduits, equipment, and fixtures. Repair damaged finishes and leave everything in working order.

C. Remove stickers and residue from fixtures and electrical equipment.

D. Remove debris and vacuum dust out of all panels, switchboards and other equipment and enclosures installed or modified under this project.

1.8 RECORD DRAWINGS

A. Record differences between electrical work as installed and as shown in Contract Documents, on a set of prints of electrical drawings to be furnished by Owner's Representative. Return these prints to Owner's Representative at completion of Project. Notations made on drawings shall be neat and legible and made using **RED** ink. These drawings shall not be used for any other purposes.

B. Refer to individual specification sections for additional requirements.

1.9 PUNCH LIST PROCEDURES

A. The Contractor shall notify the Owner's Representative in writing when the project is ready for punch lists. After punch lists are complete, written notice must be forwarded to the Owner's Representative requesting final checkout. Any additional trips by the Engineer to the site for punch list verification that become necessary due to items on previous punch lists that have not been completed at the time of the final checkout will be billed to the Contractor at normal rate plus travel expenses.

B. At the time of punch list and final project checkout, the project foreman shall accompany the Engineer and remove cover plates, panel covers and other access panels to allow complete review of the entire electrical systems.

1.10 MAINTENANCE SERVICES

A. Provide separate manual describing specific maintenance services to be provided as required under specific specification sections.

END OF SECTION 26 01 02

SECTION 26 01 60

ELECTRICAL DEMOLITION FOR REMODELING

PART 1 - GENERAL

1.1 SECTION INCLUDES

A. Phased remodel construction

B. Demolition and salvage

1.2 RELATED SECTIONS

A. Section 01 12 00 - Alteration Project Procedures

B. Section 02 41 19 - Minor Demolition for Remodeling

C. Reference Section 26 01 01

PART 2 - PRODUCTS

2.1 MATERIALS AND EQUIPMENT

A. Materials and equipment for patching and extending work: As specified in individual Sections.

PART 3 - EXECUTION

3.1 EXAMINATION

A. Verify field measurements and circuiting arrangements are as shown on drawings.

B. Verify that abandoned wiring and equipment serve only abandoned facilities.

C. Demolition drawings are based on casual field observation and existing record documents. Report discrepancies to the Architect/Engineer before disturbing existing installation.

D. Beginning of demolition means installer accepts existing conditions.

3.2 PREPARATION

A. Coordinate utility service outages with Utility Company.

B. Provide temporary wiring and connections to maintain existing systems in service during construction. When the work must be performed on energized equipment or circuits, use personnel experienced in such operations.

C. Existing Electrical Service: Maintain existing system in service until new system is complete and ready for service. Disable the system only to make switchovers and connections. Reference Section 26 01 01 - Scheduling. Make temporary connections to maintain service in areas adjacent to work area.

D. Existing Fire Alarm System: Maintain existing system in service until new system is complete and ready for service. Disable the system only to make switchovers and connections. Reference Section 26 01 01 - Scheduling. Make temporary connections to maintain service in areas adjacent to work area.

E. Existing Telephone System: Maintain existing system in service until new system is complete and ready for service. Disable the system only to make switchovers and connections. Reference Section 26 01 01 - Scheduling. Make temporary connections to maintain service in areas adjacent to work area.

3.3 DEMOLITION OF EXISTING ELECTRICAL WORK

A. Remove existing electrical equipment including switchgear, panels, and disconnect devices, conduit, and wiring, unless specifically indicated to remain. Completely remove such equipment from the site and properly dispose of it, unless specifically instructed otherwise.

B. Remove conduit as required to accommodate work of other trades. The Contractor may reuse the remaining existing branch circuit conduits to the extent possible. Provide proper support and bonding.

C. Remove inactive and abandoned raceways except raceways embedded in floors and walls, and raceways completely concealed above ceilings, may remain if such materials do not interfere with new installations.

D. Remove inactive and abandoned wire including disconnected circuits and circuits from all terminal devices or loads removed under this project.

E. Patch and repair finishes to match existing finishes for all openings left in existing construction by removal of existing equipment.

F. If during demolition, existing active services are encountered they shall be relocated as required to accommodate the remodeling. The continuity of said services shall always be maintained, except as provided under Section 26 01 01 - Scheduling.

3.4 RELOCATION OF EXISTING EQUIPMENT

A. Relocate existing electrical equipment as indicated on the drawings. Equipment to be relocated shall be serviced and repaired as necessary to place in good working order and to the satisfaction of the Architect/Engineer. Relocated equipment shall be disconnected and completely reconnected to required services at the new location.

B. Cap off and abandon or remove existing services as required where existing equipment is disconnected or removed.

3.5 EXISTING UTILITIES AND PIPING

A. The locations of existing concealed lines and connection points have been indicated as closely as possible from available information. The Contractor shall assume that such connection points are within a 10 foot radius of the indicated location. Where connection points are not within this radius, the Contractor shall contact the Owner’s Representative for a decision before proceeding or may proceed at their own expense.

B. Connection points to existing work shall be located and verified prior to starting new work.

1. Prior to commencing any excavation or ditching activity, the Contractor shall verify the exact location and inverts of all existing utilities and connection points around their proposed excavation. Notify Owner's representative for further direction if actual inverts will not allow the proper installation of new work.
2. The Contractor shall be responsible for damage that might be caused by their failure to exactly locate and preserve underground utilities.

3.6 CUTTING AND PATCHING

A. Reference paragraph 26 01 01, 3.4 Cutting and Patching.

END OF SECTION 26 01 60

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SECTION 26 05 26

GROUNDING AND BONDING

PART 1 - GENERAL

1.1 SECTION INCLUDES

A. Grounding electrodes and conductors

1.2 REFERENCES

A. NETA ATS - Acceptance Testing Specifications for Electrical Power Distribution Equipment and Systems (International Electrical Testing Association)

B. NFPA 70 - National Electrical Code

C. UL 467 - Grounding and Bonding Equipment

D. IEEE 142 - Recommended Practice for Grounding of Industrial and Commercial Power Systems

1.3 PERFORMANCE REQUIREMENTS

A. Maximum Grounding System Resistance: **10 ohms**

1.4 SUBMITTALS FOR REVIEW

A. Submit under provisions of Section 26 01 01.

B. Product Data: Provide data for grounding electrodes and connections, installation details, dimensioned plan view drawings of the buildings showing the grounding system, and criteria for system test and acceptance. At a minimum, said drawings shall show the type and location of all conductors, fasteners, splices and connectors, and all ground terminals. Submittal shall include design criteria and calculations for any deviations from these specifications.

C. Submit documentation of grounding system installation as described in this specification. Engineer approval of grounding system installation through the submittal process is required for substantial completion.

1.5 PROJECT FINALIZATION

A. Submit under provisions of Section 26 01 02.

B. Operation and Maintenance Data: Include manufacturer’s descriptive literature, operating instructions, installation instructions, maintenance and repair data, and parts listing.

C. Warranty: Submit manufacturer’s warranty and ensure forms have been completed including the Owner’s name and registered with the manufacturer.

1.6 OPERATION AND MAINTENANCE DATA

A. Section 01 70 00 - Contract Closeout: 01 73 00 - Operation and Maintenance Data: 01 74 00 - Warranties: Procedures for submittals

B. Project Record Documents: Record actual locations of components and grounding electrodes.

C. Certificate of Compliance: Indicate approval of installation by authority having jurisdiction.

1.7 QUALITY ASSURANCE

A. Conform to requirements of NFPA 70.

B. Product: Listed and classified by Underwriters Laboratories, Inc. as suitable for the purpose specified and indicated.

PART 2 - PRODUCTS

2.1 ROD ELECTRODES

A. Manufacturers:

B. Thomas & Betts

1. Erico/Caddy/Pentair
2. Harger
3. Galvan Industries, Inc.
4. Approved equal

C. Material: Copper-clad steel

D. Diameter: 5/8 inch diameter

E. Length: 8 feet long for pad-mount transformers and light poles, 10 feet long unless otherwise indicated.

2.2 CONNECTORS

A. Materials: Fasteners:

B. Splices and connectors shall be of the irreversible crimp type.

C. Splices and connectors shall be specifically designed for the application and the materials to be spliced.

D. Manufacturers:

E. Cable Connectors: Burndy Hyground, T&B Blackburn and Harger or equal.

F. Pipe Clamp Connectors: Thompson Lightning Protection, Inc. Models #803, #804, and #805, or equal.

G. Rebar Clamps: As manufactured by Burndy Hyground, T&B Blackburn and Harger or equal.

H. Grounding Rod Clamps: As manufactured by Burndy Hyground, T&B Blackburn and Harger or equal.

2.3 EXOTHERMIC CONNECTIONS

A. Exothermic fusion welds are not permissible unless indicated otherwise.

2.4 WIRE

A. Material: Stranded copper

B. System grounding electrode conductors and bonding conductors shall be stranded-type single conductors, with 600-volt insulation, sized to meet NFPA 70 requirements, as manufactured by General Cable, Rome, Southwire, or Triangle.

C. Bonding conductors, except rebar bonding conductors at ground terminals, shall be cable assemblies of 14 strands of 17 AWG copper wire assembled in a braided smooth twist resulting in ¼ inch diameter cable of 28,500 circular mil cross-sections with a net weight of 92 pounds per 1000 linear feet.

PART 3 - EXECUTION

3.1 EXAMINATION

A. Verify that final back fill and compaction has been performed before driving rod electrodes.

3.2 GENERAL

A. Grounding conductors shall be **COPPER** in all cases - no exceptions.

B. Exothermic fusion welding is not permissible, except where specifically accepted by the Engineer. Where used, exothermic welds shall comply with the following requirements:

1. Prepare welding contact surfaces by cleaning the surface with a file and/or carbide burr.
2. Use only molds of the proper size and type (e.g., wire-to-wire, wire-to-rebar, wire-to-rod, and the like.) for each weld.
3. Molds used shall be in good condition and shall be used no more than fifty (50) total welds before disposing. Molds with chips, voids, or other defects are unacceptable and are not permissible.
4. Heat mold before making the first weld to remove moisture.
5. Completed welds shall be subject to inspection and hammer blows to determine mechanical integrity. Welds that cannot withstand blows from a 3 to 4-pound hammer shall be removed and replaced at the Contractor’s expense.
6. If galvanizing or paint removal occurred to prepare contact surfaces, restore finish after completion and inspection of welds.

    a. Restore galvanized surfaces by spray application of zinc coating, equal to Osborn #76-245.
    b. Restore painted surfaces by one prime coat followed by two (2) coats of fresh paint.

c. Secure grounding bars, lugs, and the like, to the enclosure with a machine screw having not less than 32 threads per inch and specifically designed and listed for grounding applications.
d. Utilize bonding bushings on the connector threads where raceways enters enclosures through concentric knockouts. Bond all bonding bushings in the enclosure with a wire sized per NEC.

3.3 SERVICE GROUNDING

A. Utility transformer grounding shall be accomplished by installation of a #4/0 bare copper grounding grid as follows:

1. Drive one (1) 5/8 inch × 8 foot copper-clad steel ground rod such that when the installation is complete this ground rod extends 3 inches above the vault floor under the high voltage compartment.
2. Drive one (1) 5/8 inch × 8 foot copper-clad steel ground rod like the above except under the low voltage compartment.
3. Drive one (1) 5/8 inch copper-clad steel ground rod at each of the four corners of the transformer pad, 6 inches outside the concrete pad edge to a depth such that the top of each ground rod is approximately 6 inches below finished grade.
4. Provide a #4/0 bare, stranded copper conductor connecting the corner ground rods together in a girdle of rectangular pattern, approximately 6 inches outside the concrete pad edge. Provide another #4/0 bare stranded ground conductor connecting this girdle to the ground rods under the high and low voltage terminating compartments of the transformer. Connect the conductors to the ground rods at the elevation between natural earth and gravel sub-base.
5. Maximum ground resistance of as specified in section 1.4 of this specification shall be provided by supplementing the grounding methods specified herein as required. Ground resistance shall be measured in normally dry conditions at least forty-eight (48) hours after rainfall.

B. Ground the neutral of the secondary electrical system at the service equipment. A grounding electrode system shall be formed by bonding to metallic water lines and foundation reinforcing bars. In addition, the metal frame of the building, where applicable, shall be bonded to the grounding electrode system. Grounding connections made to the water systems shall be coordinated with the Mechanical Contractor and bonding jumpers shall be installed wherever deemed necessary.

C. Where the metallic water lines or the foundation reinforcing bars are not suitable for use as grounding electrodes as controlled by local requirements, provide multiple copper-clad ground rods. A minimum of four (4) ground rods shall be provided and shall be connected in a loop in such instances. Do not abandon the ground connection to the cold-water system even if it is not to be used as the primary grounding electrode.

D. The secondary electrical system ground shall consist of copper grounding electrode conductors, sized per the drawings, and installed in a rigid steel conduit which shall be routed to the system grounding electrodes in the most direct manner. Connect the conduit and the conductor to the grounding electrode with a malleable iron conduit hub and a two-bolt ground clamp approved for the purpose.

3.4 DOCUMENTATION

A. The contractor shall perform the following inspections and documentation of the grounding system prior to covering up connections:

1. After installation and prior to covering connections, photograph the entire grounding system installation. Include close-up photos to document critical system connection points.
2. Mark-up a set of drawings in PDF to indicate the photograph number and location of the photo for reference. Photographs shall be numbered and neatly assembled in a PDF or similar document having not more than (2) photographs per page. Submit this document to the engineer for review and approval. Approval of this submittal is required for substantial completion. Include this documentation along with the photographic record in the project O&M manuals.

3.5 TESTING

A. After installation, fully evaluate the grounding electrode systems for system conductivity and ground terminal resistance-to-earth.

B. Tests shall be performed using the three-point fall of potential test method and suitable test equipment in accordance with IEEE Standard 81 and other applicable standards.

C. Include the test report in the Operation and Maintenance Manual.

END OF SECTION 26 05 26

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SECTION 26 05 30

CONDUIT

PART 1 - GENERAL

1.1 SECTION INCLUDES

A. Metal conduit

B. PVC coated metal conduit

C. Rigid plastic conduit

D. Fittings and conduit bodies

1.2 RELATED SECTIONS

A. Section 26 05 26 - Grounding and Bonding

B. Section 26 05 43 - Duct Bank

C. Section 26 05 53 - Electrical Identification

1.3 REFERENCES

A. ANSI C80.1 - Rigid Steel Conduit, Zinc Coated

B. ANSI C80.3 - Electrical Metallic Tubing, Zinc Coated

C. ANSI/NEMA FB 1 - Fittings, Cast Metal Boxes, and Conduit Bodies for Conduit and Cable Assemblies

D. ANSI/NFPA 70 - National Electrical Code

E. NECA “Standard of Installation”

F. NEMA RN 1 - Polyvinyl Chloride (PVC) Externally Coated Galvanized Rigid Steel Conduit and Intermediate Metal Conduit

G. NEMA TC 2 - Electrical Plastic Tubing (EPT) and Conduit (EPC-40 and EPC-80)

H. NEMA TC 3 - PVC Fittings for Use with Rigid PVC Conduit and Tubing

1.4 DESIGN REQUIREMENTS

A. Conduit Size: ANSI/NFPA 70

1.5 SUBMITTALS

A. Product Data: Provide data for metallic conduit, flexible metal conduit, liquidtight flexible metal conduit, metallic tubing, nonmetallic conduit, flexible nonmetallic conduit, nonmetallic tubing, fittings, conduit bodies, and fire sealants.

B. Prior to construction, a facility conduit plan shall be submitted for review showing the routing of all conduits and the mounting of the conduits (e.g., below grade, concealed, surface mounted, etc.), the locations of all junction boxes, and the devices or equipment the conduits where the conduits are terminated. Shop drawing submittal shall be the same size as the contract documents and shall show the floorplan scaled at 1/8 inch = 1 foot. Shop drawing shall be generated using a computer aided drafting program; as-built drawings and .DWG or .DXF files of the facility conduit plan shall be delivered to the Architect. CAD floorplans of the contract documents will be provided by the Owner's representative on CD-ROM to the electrical Contractor in .DWG or format only after completion of a "Consent for the Release of Electronic Files" (forwarded by the Owner's representative on request).

1.6 PROJECT RECORD DOCUMENTS

A. Submit under provisions of Section 01 70 00.

B. Accurately record actual routing of conduits larger than 1 inch.

1.7 DELIVERY, STORAGE, AND HANDLING

A. Deliver, store, protect, and handle Products to site under provisions of Section 26 01 01.

B. Accept conduit on site. Inspect for damage.

C. Protect conduit from corrosion and entrance of debris by storing above grade. Provide appropriate covering.

D. Protect PVC conduit from sunlight.

1.8 PROJECT CONDITIONS

A. Verify that field measurements are as shown on drawings.

B. Verify routing and termination locations of conduit prior to rough-in.

C. Conduit routing is shown on drawings in approximate locations unless dimensioned. Route as required to complete the wiring system.

PART 2 - PRODUCTS

2.1 METAL CONDUIT

A. Manufacturers:

1. Allied Tube and Conduit
2. Republic Conduit
3. Western Tube and Conduit

4. Wheatland Tube
5. Approved Equal

B. Rigid Steel Conduit: ANSI C80.1

C. Rigid Aluminum Conduit: ANSI C80.5

D. Intermediate Metal Conduit (IMC): Rigid steel

E. Fittings and Conduit Bodies: ANSI/NEMA FB 1; Threaded galvanized or cadmium plated steel fittings. Bushings shall have nylon insulated throats.

2.2 PVC COATED METAL CONDUIT

A. Manufacturers:

1. RobRoy Industries
2. Thomas & Betts Ocal
3. Approved Equal

B. Description: NEMA RN 1; rigid steel conduit with external PVC coating, 20 mil thick

C. Fittings and Conduit Bodies: ANSI/NEMA FB 1; Threaded galvanized or cadmium plated steel fittings. Bushings shall have nylon-insulated throats. All steel fittings shall have an external PVC coating to match conduit.

2.3 ELECTRICAL METALLIC TUBING (EMT)

A. Manufacturers:

1. Allied Tube and Conduit
2. Republic Conduit
3. Western Tube and Conduit
4. Wheatland Tube
5. Approved Equal

B. Description: ANSI C80.3; galvanized tubing

C. Fittings and Conduit Bodies: ANSI/NEMA FB 1; steel, set screw for indoor locations and rain tight compression type with nylon insulated throats on connectors for outdoor locations.

2.4 RIGID PLASTIC CONDUIT

A. Manufacturers:

1. Carlon
2. Cantex
3. Allied
4. Approved Equal

B. Description: NEMA TC 2; Schedule 40 PVC

C. Fittings and Conduit Bodies: NEMA TC 3

2.5 CONDUIT WITH INNERDUCTS

A. Manufacturers:

1. Carlon, Optic-Gard/PE, No 13109
2. Approved Equal

B. Description: NEMA TC 2

C. Fittings and Conduit Bodies: NEMA TC 3

PART 3 - EXECUTION

3.1 INSTALLATION

A. Primary service and secondary service entrance conduit types shall be any combination of the following:

1. Rigid metal conduit for exposed, concealed, underground or under slab runs.
2. Rigid nonmetallic conduit with a separate ground wire for underground, or under slab on grade, runs.

B. Feeder conduit types shall be as follows:

1. Rigid metal conduit for exposed, underground or under slab runs.
2. Intermediate metal conduit in walls, above ceilings, in poured concrete or in masonry, except for runs in hazardous locations.
3. Electrical metallic tubing with separate ground wire in non-masonry/concrete walls or above ceilings, except for runs in hazardous locations.
4. Rigid nonmetallic conduit with a separate ground wire for underground or under slab on grade runs, except runs in hazardous locations.

C. Conduits shall be sized in accordance with the applicable codes except where larger conduits are called for on drawings. Sizes shown on the drawings are based on the use of rigid metal conduit and copper conductors with THW insulation unless noted otherwise.

D. Do not install conduit in poured concrete or masonry walls or slabs without the Architect’s approval.

E. All conduit penetrations of structural elements or conduits run within masonry walls or slabs shall be approved by the Architect in advance of installation.

F. Conduits run in masonry shall be placed at least 1 inch from the surface. Care shall be taken to avoid placing conduits where they will be subjected to excessive heat.

G. Conduit ends shall be capped using standard capped bushings or steel “pennies” and bushings to prevent entrance of foreign materials during construction.

H. Rigid conduit and IMC shall be reamed after threads are cut. Joints shall be cut square and shall butt solidly into couplings. Running threads will not be permitted. The cut ends of EMT shall also be reamed.

I. Bends in rigid conduit, IMC and EMT runs larger than 1¼ inch shall be of factory-made elbows unless otherwise specifically approved. Bends in 1¼ inch and 1 inch runs shall be made in an approved bending machine (or factory made). Hickey bends will not be permitted in conduits larger than ¾ inch. Bends shall not show flattening.

J. The radius of the inner edge curve of any field bend shall not be less than indicated in the following table:

Conduit Size (inches)	Inside Radius (inches)
½	4
¾	5
1	6
1¼	8
1½	10
2	12
2½	15
3	18
3½	21
4	24

K. Where conduit runs are 100 feet or longer or contain the equivalent of four (4) 90-degree bends, pull/junction boxes shall be provided. Pull box locations shall be indicated on the as-built drawings.

L. Provide a #12 AWG copper pull wire or a polyethylene pull rope rated at 250 pounds (minimum) tensile strength in each conduit left empty for future use.

M. Conduits containing innerducts shall consist of a four-inch PVC Schedule 40 outer conduit (underground) or RGS (above ground or indoors), with three 1¼ inch ribbed polyethylene innerducts. Install all innerducts at once without crushing or kinking.

N. Ground and bond conduit under provisions of Section 26 05 26.

O. Identify conduit under provisions of Section 26 05 53.

P. Branch circuit runs are shown schematically. Except where exact routing is indicated, branch circuit home runs may be grouped, and the actual routing of branch circuit conduits may be determined at the site and properly entered on the As-built drawings.

3.2 RACEWAY INSTALLATION - SPECIAL UNDERGROUND REQUIREMENTS

A. Underground conduits installed outside the building perimeter shall be minimum ¾ inch trade size and shall have a minimum cover of 24 inches. Underground service conduits shall be encased in a minimum 3 inch concrete envelope (all around).

B. Primary and service entrance conduits shall be buried deeper than 24 inches if required by the power company.

C. Where PVC conduit is installed beneath concrete slabs on grade, it shall be buried a minimum of 6 inches below top of sub-surface beneath floor slab. Minimum size of PVC used shall be ¾ inch.

D. Transitions from under slab/below grade rigid nonmetallic conduit to above slab/grade conduits shall be made with rigid metallic sweeps. Rigid nonmetallic conduit shall not be installed above slab/grade.

E. Rigid steel conduit shall be used at penetrations through basement exterior walls encase conduits in a minimum 3 inch concrete envelope (all around) for the first 2 feet on the exterior side of the wall.

F. Make joints liquid and gastight. Ends of all underground conduits shall be sealed after conductors have been installed to prevent breathing and condensation.

G. All conduits stubbed out for future use underground shall be extended 5 feet clear beyond buildings, foundations, concrete walks, paving, other utilities, and the like. Keep such stub-outs at least 10 feet clear of future buildings or other permanent installations. Install a 4×4×12 inch (deep) concrete monument with an embedded brass plate at the end of all conduits for future location. The brass plate shall indicate the origin of the conduit whose end it marks.

H. All metallic conduits installed underground shall be painted with two coats of asphaltic compound or wrapped with one half-lapped layer of Hunt's Wrap Process No. 3. Alternate installation: provide PVC coated metallic conduits.

I. Slope underground conduits to handholes or vaults at three inches per 100 feet. Where impractical, provide a duct drain in the low point of the conduit. The finished grade elevation at the top of underground pull boxes shall be lower than the elevation of the finished floor at the point of stub-up within the building.

J. Do not cut, notch, or drill foundations, footings, retaining walls or other structural elements without the Architect's advance approval in each case.

END OF SECTION 26 05 30

SECTION 26 05 43

DUCT BANK

PART 1 - GENERAL

1.1 SECTION INCLUDES

A. Metal conduit

B. Rigid nonmetallic Duct

C. Flexible nonmetallic Duct

D. Duct Accessories

1.2 RELATED SECTIONS

A. Section 03 20 00 - Concrete Reinforcement

B. Section 03 30 00 - Cast-In-Place Concrete

C. Section 07 11 00 - Bituminous Dampproofing

D. Section 26 05 30 – Conduit

E. Section 26 05 26 Grounding and Bonding

F. Section 31 00 00 - Earthwork

1.3 REFERENCES

A. Section 01 40 00 - Quality Control:

B. ANSI C80.1 - Rigid Steel Conduit, Zinc-Coated

C. IEEE C2 - National Electrical Safety Code

D. NEMA FB 1 - Fittings, Cast Metal Boxes, and Conduit Bodies for Conduit and Cable Assemblies

E. NEMA TC 2 - Electrical Plastic Tubing (EPT) and Conduit (EPC-40 and EPC-80)

F. NEMA TC 3 - PVC Fittings for Use with Rigid PVC Conduit and Tubing

G. NEMA TC 6 - PVC and ABS Plastic Utilities Duct for Underground Installation

H. NEMA TC 9 - Fittings for ABS and PVC Plastic Utilities Duct for Underground Installation

I. NEMA TC 10 - PVC and ABS Plastic Communications Duct and Fittings for Underground Installation

J. NEMA TC 14 - Filament-Wound Reinforced Thermosetting Resin Conduit and Fittings

K. NFPA 70 - National Electrical Code

1.4 SCOPE

A. Provide concrete encased duct bank where called for on the drawings and where required by the NEC.

B. Provide direct buried ducts at all other underground conduit locations.

C. For manholes, handholes and vaults refer to Section 26 05 42 – Manholes and Handholes

1.5 DEFINITIONS

A. DIRECT BURIED – Conduits which are installed below grade and are surrounded fully with the native ground material without any concrete reinforcement.

B. DUCT BANK – A grouping of conduit(s) which are routed together between specific points in the system.

C. GRC – Galvanized rigid conduit.

D. SCHEDULE 40 – Refers to the wall thickness of the conduit. Schedule 40 has a thinner wall than Schedule 80 and is therefore less robust.

E. SCHEDULE 80 – Refers to the wall thickness of the conduit. Schedule 80 has a thicker wall than Schedule 40 and is therefore more robust.

1.6 SUBMITTALS FOR REVIEW

A. Section 01 33 00 - Submittals: Procedures for submittals

B. Provide product data for:

1. Metallic conduit
2. Nonmetallic conduit
3. Fiberglass Reinforced Thermosetting Resin Conduit
4. Solvent cement
5. Duct spacers
6. Conduit fittings including elbows, end bells, bends, etc.
7. Rebar
8. Warning tape
9. Ground wire
10. Grounding connections
11. Pull tape
12. Concrete mix

C. Shop Drawings: Indicate dimensions, reinforcement, size and locations of openings, and accessory locations for pre-cast manholes.

1. Provide a shop drawing showing the location of all duct banks on the project, the proposed routing, the specific conduit configuration of each ductbank, identify any roadways and traffic areas where they cross the proposed ductbank routing.

a. Include overall site plans, enlarged plans as required, sections, details, elevations, etc.

1.7 SUBMITTALS FOR INFORMATION

A. Section 01 33 00 - Submittals: Submittals for information

B. Manufacturer's Instructions: Indicate application conditions and limitations of use stipulated by Product testing agency specified under Regulatory Requirements. Include instructions for storage, handling, protection, examination, preparation, and installation of Product.

1.8 SUBMITTALS FOR CLOSEOUT

A. Section 01 77 00 - Contract Closeout

B. Project Record Documents: Record actual routing and elevations of underground conduit and duct.

1.9 QUALIFICATIONS

A. Manufacturer: Company specializing in manufacturing the Products specified in this Section with minimum five years documented experience, and with service facilities within 100 miles of Project.

1.10 REGULATORY REQUIREMENTS

A. Conform to requirements of NFPA 70 and IEEE C2.

B. Products: Listed and classified by Underwriters Laboratories, Inc. testing firm acceptable to the authority having jurisdiction as suitable for the purpose specified and indicated.

1.11 FIELD MEASUREMENTS

A. Verify that field measurements are as indicated.

B. Verify routing and termination locations of duct bank prior to excavation for rough-in.

C. Duct bank routing is shown in approximate locations unless dimensions are indicated. Route as required to complete duct system.

PART 2 - PRODUCTS

2.1 TYPE EB AND DB DUCTS ARE SPECIFICALLY NOT ALLOWED.

2.2 RIGID STEEL CONDUIT

A. Shall be as described in Section 26 05 30

B. Rigid Steel Conduit: ANSI C80.1

C. Rigid Aluminum Conduit: ANSI C80.5

D. Intermediate Metal Conduit (IMC): Rigid steel

E. Fittings and Conduit Bodies: ANSI/NEMA FB 1; Threaded galvanized or cadmium plated steel fittings. Bushings shall have nylon insulated throats.

2.3 RIGID PLASTIC CONDUIT

A. Shall be as described in Section 26 05 30

B. Description: NEMA TC 2; Schedule 40 PVC

C. Fittings and Conduit Bodies: NEMA TC 3

2.4 FIBERGLASS REINFORCED THERMOSETTING RESIN CONDUIT

A. Shall be as described in Section 26 05 30

B. Description: NEMA TC 14, UL 2420; Fiberglass reinforced thermosetting epoxy resin conduit suitable for below grade installation.

C. Fittings and Conduit Bodies: NEMA TC 14, UL 2420 BG (Below Ground)

2.5 ACCESSORIES

A. Underground Warning Tape: 4 inch wide plastic tape, detectable type, colored red with suitable warning legend describing buried electrical lines. Install warning tape approximately halfway between the top of duct and grade but not less than 6” below grade.

2.6 DUCT SPACERS

A. Provide PVC duct spacers specifically designed for the intended purpose.

B. Spacers shall interlock together to allow for different ductbank configurations.

C. Spacers shall be sized for the size and type of conduit utilized on this project.

D. Spacers shall provide adequate support for the ducts to maintain required spacing during concrete installation.

PART 3 - EXECUTION

3.1 DUCT BANK CONFIGURATION

A. Use suitable separators and duct spacers installed at intervals not greater than 4 feet on centers along the length of the conduit.

B. Provide a minimum of 3 inch concrete cover at bottom, top, and sides of ductbank.

C. Where ductbanks are installed under roadways and other traffic areas provide two No. 4 steel reinforcing bars every 24" on the top, bottom, and sides but not less than (1) in each corner. In addition, provide #4 rebar hoops which wrap around the ductbank perpendicular to the longitudinal direction of the ductbank at intervals not less than (1) every 10 feet.

D. Install (1) #3/0 bare copper ground wire above the ductbank. Connect to building and manhole ground systems.

E. Encase ductbanks in 3,500 psi concrete.

3.2 DUCT BANK INSTALLATION

A. Section 01 40 00 - Quality Control: Manufacturer's instructions

B. Coordinate the final layout and routing of ductbanks with other utilities, site grading and other site conditions as determined in the field. Notify the architect in writing of any conflicts between ductbanks and other existing or new underground structures.

C. Install duct to locate top of ductbank at depths as indicated on drawings.

D. Install duct with minimum slope of 4 inches per 100 feet (0.33 percent). Slope duct away from building entrances.

E. Cut duct square using saw or pipe cutter; de-burr cut ends.

F. Insert duct to shoulder of fittings; fasten securely.

G. Join nonmetallic duct using adhesive as recommended by manufacturer.

H. Wipe nonmetallic ducts dry and clean before joining. Apply a full even coat of adhesive to entire area inserted in fitting. Allow joint to cure for twenty (20) minutes, minimum. Follow all manufacturer's instructions for adhesive application.

I. Install no more than equivalent of three 90 degree bends between pull points.

J. Provide suitable fittings to accommodate expansion and deflection where required.

K. Terminate duct at manhole entries using end bell.

L. Stagger duct joints vertically in concrete encasement 6 inches minimum.

M. Band ducts together before backfilling placing concrete.

N. Securely anchor duct to prevent movement during concrete placement.

O. Place concrete under provisions of Section 03 30 00.

P. Provide a minimum of 3 inch concrete cover at bottom, top, and sides of ductbank.

Q. Connect to existing concrete encasement using dowels.

R. Connect to manhole wall using dowels.

S. Swab Ducts:

1. Use wire brush mandrel and rubber duct swab to clean conduits and ducts before pulling cables. Wire brush mandrel and rubber duct swab shall be separated by not less than 48” on the pull rope or mule tape.

T. Use suitable caps to protect installed duct against entrance of dirt and moisture.

U. Coordinate installation of underground warning tape with backfilling specified in Section 02 22 50. Install tape 6 inches below finished surface.

V. Pull tape

1. Install woven polyester pull tape in all unpopulated conduits.
2. Pull tape shall be ¾” wide, 2500-lbs tensile strength, marked with accurate sequential footage markings on the entire length of the tape.
3. Label pull tape at each end and at every appearance in a manhole or other structure or enclosure.

3.3 EXCAVATION AND BACKFILLING

A. Refer to Section 26 01 01 for Surface Restoration requirements.

3.4 SURFACE RESTORATION

A. Refer to Section 26 01 01 for Surface Restoration requirements. Once trenching, excavation and backfill activities are complete, fully restore the surface in accordance with architectural and civil drawings and specification requirements. Submit to the architect on proposed surface treatment for approval prior to commencing work.

END OF SECTION 26 05 43

SECTION 26 05 53

ELECTRICAL IDENTIFICATION

PART 1 - GENERAL

1.1 SECTION INCLUDES

A. Underground Conduit Markers

B. Pull and Junction Box Identification

1.2 SUBMITTALS

A. Furnish for Engineer review a schedule including equipment name, room name and number, nameplate size, font size, colors, and containing required nameplate information for those phenolic nameplates which identify electrical equipment as identified under Part 3 of this specification.

PART 2 - PRODUCTS

2.1 DUCTBANK WARNING TAPE

A. Manufacturers:

1. Seton
2. Tyton
3. W. H. Brady Co
4. Approved equal

B. Provide 5 mil red plastic tape at least 4 inches wide with black letters at least 2 inches high every 5 feet along its length indicating “CAUTION HIGH VOLTAGE” for power cables and “CAUTION COMMUNICATION CABLES” for fiber optic, low voltage, and communications cables and with a 1 mil minimum metallic foil core or backing to permit easy locating.

PART 3 - EXECUTION

3.1 PREPARATION

A. Degrease and clean surfaces to receive identification materials.

3.2 DUCTBANK WARNING TAPE

A. Identify underground conduits using one underground warning tape per trench. Place tape 18 inches below finished grade centered above the concrete encased duct liner.

3.3 PULL BOX AND JUNCTION BOX IDENTIFICATION

A. Each pull and junction box shall be neatly identified with permanent black markers or stick-on labels on the outside of the box (where the box is concealed) and on the inside of the box (in exposed locations). Identify each pull and junction box with a system description as follows:

1. Lighting – LTG
2. Receptacles – REC
3. Equipment – Specific equipment identification
4. Telecommunications – COMM
5. Audio/Visual - AV
6. Security – SEC
7. Fire Alarm – FA

END OF SECTION 26 05 53

SECTION 26 27 12

UTILITY SERVICE ENTRANCE

PART 1 - GENERAL

1.1 SECTION INCLUDES

A. Transformer pad

B. Metering provisions

C. Arrangement with Electric Power Utility Company for permanent electric service

D. Payment of Electric Power Utility Company charges for service

1.2 RELATED SECTIONS

A. Section 03 30 00 - Cast-in-Place Concrete: Transformer pads

B. Section 26 05 26 - Grounding and Bonding

C. Section 26 05 30 - Conduit

D. Section 26 05 43 – Ductbank

E. Section 31 20 00 - Earthwork

1.3 REFERENCES

A. EUSERC - Electrical Utility Service Equipment Requirements Committee

B. UL 50 - Electrical Cabinets and Boxes

C. UL 414 - Meter Sockets

D. UL 869 - Electrical Service Equipment

1.4 SCOPE

A. The Electric Power Utility Company will provide the primary conductors, pad mounted transformers, current transformers, meter, and meter wiring.

B. The Contractor shall provide trenching, backfilling and conduit for the primary conductors, a transformer pad, secondary conductors and conduit, a metering transformer cabinet, meter base, meter conduit and all secondary work in addition to any other materials, equipment or labor required to completely install an operable system for service of electrical energy to the project.

C. The Contractor shall adjust and test the electrical service equipment and shall place it as required to deliver electrical energy to the project.

D. Utility Company Charges: The Contractor shall be responsible for paying all Electric Power Utility Company fees and charges associated with relocation of existing services and provision of temporary services to the facility during construction. Include in the bid amount the following allowance to cover Utility Company charges for service relocation and reconnection:

1. New existing service: $20,000

1.5 SUBMITTALS FOR REVIEW

A. Product Data: Submit information covering every type of transformer cabinet and meter base to be provided on the project, as follows: Component list, descriptive bulletins, voltage, equipment ratings, including bus ampacities and withstand capacities, and conductor terminal sizes.

B. Shop Drawings: For each item of service equipment, show the following: Outline and support points, with dimensions, location of neutral bus, wiring gutter dimensions, field connection locations, and anchorage details.

1.6 INFORMATION FOR O&M MANUAL

A. Submittals: Information submitted for review.

B. Manufacturer's Instructions: Indicate application conditions and limitations of use stipulated by product testing agency. Include instructions for storage, handling, protection, examination, preparation, installation, and start-up of product.

C. Maintenance Data: Furnish the following information: Replacement parts listing, including source, recommended maintenance procedures and intervals, and wiring diagrams.

D. Test Reports: Indicate field test and inspection procedures and results.

1.7 RECORD DOCUMENTS

A. Record final location of service equipment.

B. Record actual route and elevation of service conduits.

1.8 QUALITY ASSURANCE

A. Utility Service: Perform work in accordance with Electric Power Utility Company written requirements. Maintain one (1) copy of each document on site.

1.9 REGULATORY REQUIREMENTS

A. Products: Service equipment shall be UL listed and classified as suitable for the indicated purpose.

B. Where required by the Electrical Power Utility Company, service equipment shall comply with applicable EUSERC Standards.

1.10 PRE-INSTALLATION MEETING

A. Convene one (1) week prior to commencing service work. Review service entrance requirements and details with Electric Power Utility Company representative.

PART 2 - PRODUCTS

2.1 TRANSFORMER PAD

A. Description: Transformer pad shall be reinforced concrete pad with cable pit, conforming to Electric Power Utility Company requirements.

B. Size: As required by Utility Company.

2.2 METERING TRANSFORMER CABINETS

A. Description: Cabinet shall be sheet metal enclosure with cover, conforming to Electric Power Utility Company requirements, with provisions for locking and sealing. Enclosures located outdoors shall be NEMA 3R rated.

B. Size: As required by Utility Company. Enclosure shall have adequate space for current transformers and wiring. Allow for proper bend radius and compression-type spade connectors on conductor terminations.

2.3 METER BASES

A. Description: Meter base shall conform to Utility Company requirements, with ampere rating and number of sockets to match Utility Company meters. Enclosures located outdoors shall be NEMA 3R rated.

B. Size: As required by Utility Company.

PART 3 - EXECUTION

3.1 PREPARATION

A. Field Measurement: Verify that field measurements are as indicated, and that equipment will fit in the available space while maintaining required working space clearances.

B. Examination: Verify that service equipment is ready to be connected and energized.

C. Electric Service: Arrange with Electric Power Utility Company to obtain prompt delivery of permanent electric service to the Project as required. Only the signing of the request for service will not be the responsibility of the Contractor.

D. Coordination: It shall be the responsibility of the Contractor to coordinate with the Electric Power Utility Company as required to provide service to the building in a timely manner. Service shall be of the type, voltage and phase characteristics indicated.

3.2 INSTALLATION

A. Coordinate the service equipment installation with the Utility Company.

B. Provide transformer pad, constructed as directed by the Electric Power Utility Company. Provide 1 foot of fine gravel sub-base below transformer pad, except as otherwise directed by Utility Company.

C. Provide metering transformer cabinet and meter base as required by Electric Power Utility Company

D. Provide service conduits and conductors per Electric Power Utility Company requirements.

E. Where service conduits terminate at a riser pole, extend rigid steel conduit to height required by the Electric Power Utility Company. Mount conduit on the side of the pole where directed by the Utility Company. Provide mounting hardware per Utility Company requirements. Provide excess conductor length as required by Utility Company to leave drip loop in service conductors.

F. Where service conduits terminate in a service mast for an overhead service drop, service conduit shall be rigid steel conduit, sized as indicated on the drawings, but not be smaller than 2-inch (DN51) trade size. Extend service mast above roof and provide weatherhead service fittings in accordance with Electric Power Utility Company requirements. Provide excess conductor length as required by Utility Company to leave drip loop in service conductors. Service masts shall comply with the following requirements:

1. Masts shall be braced, secured, and supported in such a manner that no pressure from the attached conductors will be exerted on a roof flashing, meter base, or other enclosures.
2. Couplings are permitted in the service mast only below the point the mast is braced, secured, or supported.
3. Except as otherwise required by the Utility Company, service mast support guys shall attach to the service mast just below the point where the service drop attaches to the mast. Mast support guys are required if the service mast exceeds more than 24 inches above the roof line or if the service drop is greater than 100 feet in length measured from the pole or nearest support to the service mast.

3.3 ADJUSTMENT AND TESTING

A. Tighten connectors and terminals, including screws and bolts, in accordance with equipment manufacturer’s published torque tightening values for equipment connectors. Check tightness of bolted connections using calibrated torque wrench or torque screwdriver per manufacturer’s instructions.

B. Arrange for the Electric Power Utility Company to adjust voltage taps on transformer for optimum operating level. After adjusting, the Contractor shall record secondary voltage phase-to-phase and phase-to-neutral for transformers. Include record of secondary voltage measurements in the “Operation and Maintenance Manuals.”

C. The Contractor shall notify the Owner’s representative at least one week in advance of the dates when the above testing will be undertaken.

D. Any deficiencies discovered because of the above tests shall be rectified, and the work affected by such deficiencies shall be completely retested at the Contractor’s expense.

E. Instruments, gauges, testing equipment, protective devices and safety equipment for all testing shall be provided by the Contractor.

3.4 TRAINING

A. The Contractor shall provide one (1) hour minimum of training for maintenance personnel in the maintenance and operation of the equipment.

B. A training plan shall be submitted in advance for approval, outlining the topics to be covered, the publications to be used, and the training schedule.

C. The training shall be conducted by personnel thoroughly familiar with the equipment and its features. The training shall include instruction and over-the-shoulder hands-on training. As a minimum, the training shall cover:

1. Recommended maintenance procedures and intervals.

END OF SECTION 26 27 12

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SECTION 31 10 00

SITE CLEARING

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

B. Idaho Standards for Public Works Construction (latest edition).

C. City of Sandpoint Standard Drawings and Specifications.

D. Geotechnical Engineering Evaluation by ALLWEST dated September 8, 2022.

1.2 SUMMARY

A. This Section includes the following:

1. Protecting existing trees, shrubs, groundcovers, plants, and grass to remain.
2. Removing existing trees, shrubs, groundcovers, plants, and grass.
3. Clearing and grubbing.
4. Stripping and stockpiling topsoil.
5. Removing above- and below-grade site improvements.
6. Disconnecting, capping or sealing, and abandoning or removing site utilities.
7. Temporary erosion and sedimentation control measures.

B. Related Sections include the following:

1. Division 31 Section 31 15 00 "Erosion and Sedimentation Control" for temporary erosion and sedimentation control procedures.
2. Division 31 Section 31 20 00 "Earth Moving" for soil materials, excavating, backfilling, and site grading.

1.3 DEFINITIONS

A. Topsoil: Natural or cultivated surface-soil layer containing organic matter and sand, silt, and clay particles; friable, pervious, and black or a darker shade of brown, gray, or red than underlying subsoil; reasonably free of subsoil, clay lumps, gravel, and other objects more than 2 inches in diameter; and free of subsoil and weeds, roots, toxic materials, or other non-soil materials.

B. Tree Protection Zone: Area surrounding individual trees or groups of trees to be protected during construction, and defined by the drip line of individual trees or the perimeter drip line of groups of trees, unless otherwise indicated.

1.4 MATERIAL OWNERSHIP

A. Except for stripped topsoil or other materials indicated to remain Owner's property, cleared materials shall become Contractor's property and shall be removed from Project site.

1.5 SUBMITTALS

A. Photographs or videotape, sufficiently detailed, of existing conditions of trees and plantings, adjoining construction, and site improvements that might be misconstrued as damage caused by site clearing.

B. Record drawings, according to Division 01 Section 01 78 39 "Project Record Documents," identifying and accurately locating capped utilities and other subsurface structural, electrical, and mechanical conditions.

1.6 QUALITY ASSURANCE

A. Pre-installation Conference: Conduct conference at Project site to comply with requirements in Division 01 Section 01 31 00 "Project Management and Coordination."

1.7 PROJECT CONDITIONS

A. Traffic: Minimize interference with adjoining roads, streets, walks, and other adjacent occupied or used facilities during site-clearing operations.

1. Do not close or obstruct streets, walks, or other adjacent occupied or used facilities without permission from the City of Sandpoint.
2. Provide alternate routes around closed or obstructed traffic ways if required by the City of Sandpoint.

B. Utility Locator Service: Notify utility locator service for area where Project is located before site clearing.

C. Do not commence site clearing operations until temporary erosion and sedimentation control measures are in place.

PART 2 - PRODUCTS

1.8 SOIL MATERIALS

A. Satisfactory Soil Materials: Requirements for satisfactory soil materials are specified in Division 31 Section 31 20 00 "Earth Moving."

1. Obtain approved borrow soil materials off-site when satisfactory soil materials are not available on-site.

PART 3 - EXECUTION

3.1 PREPARATION

A. Protect and maintain benchmarks and survey control points from disturbance during construction.

B. Locate and clearly flag trees and vegetation to remain or to be relocated.

C. Protect existing site improvements to remain from damage during construction.

1. Restore damaged improvements to their original condition, as acceptable to Owner.

3.2 TEMPORARY EROSION AND SEDIMENTATION CONTROL

A. Provide temporary erosion and sedimentation control measures to prevent soil erosion and discharge of soil-bearing water runoff or airborne dust to adjacent properties and walkways, according to City of Sandpoint and the Storm Water Pollution Prevention Plan.

B. Inspect, repair, and maintain erosion and sedimentation control measures during construction until permanent vegetation has been established.

C. Remove erosion and sedimentation controls and restore and stabilize areas disturbed during removal.

3.3 TREE PROTECTION

A. Erect and maintain temporary fencing around tree protection zones before starting site clearing. Remove fence when construction is complete.

1. Do not store construction materials, debris, or excavated material within fenced area.
2. Do not permit vehicles, equipment, or foot traffic within fenced area.
3. Maintain fenced area free of weeds and trash.

B. Do not excavate within tree protection zones, unless otherwise indicated.

C. Where excavation for new construction is required within tree protection zones, hand clear and excavate to minimize damage to root systems. Use narrow-tine spading forks, comb soil to expose roots, and cleanly cut roots as close to excavation as possible.

1. Cover exposed roots with burlap and water regularly.
2. Temporarily support and protect roots from damage until they are permanently redirected and covered with soil.
3. Coat cut faces of roots more than 1-1/2 inches in diameter with emulsified asphalt or other approved coating formulated for use on damaged plant tissues.
4. Backfill with soil as soon as possible.

D. Repair or replace trees and vegetation indicated to remain that are damaged by construction operations, in a manner approved by the Architect and Owner.

1. Employ an arborist, licensed in jurisdiction where Project is located, to submit details of proposed repairs and to repair damage to trees and shrubs.

2. Replace trees that cannot be repaired and restored to full-growth status, as determined by Architect and Owner.

3.4 UTILITIES

A. Owner will arrange for disconnecting and sealing indicated utilities that serve existing structures before site clearing, when requested by Contractor.

1. Verify that utilities have been disconnected and capped before proceeding with site clearing.

B. Locate, identify, disconnect, and seal or cap off utilities indicated to be removed.

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

C. Existing Utilities: Do not interrupt utilities serving facilities occupied by Owner or others unless permitted under the following conditions and then only after arranging to provide temporary utility services according to requirements indicated:

1. Notify Owner not less than two days in advance of proposed utility interruptions.
2. Do not proceed with utility interruptions without Owner's written permission.

D. Excavate for and remove underground utilities indicated to be removed.

3.5 CLEARING AND GRUBBING

A. Remove obstructions, trees, shrubs, grass, and other vegetation to permit installation of new construction.

1. Do not remove trees, shrubs, and other vegetation indicated to remain or to be relocated.
2. Cut minor roots and branches of trees indicated to remain in a clean and careful manner where such roots and branches obstruct installation of new construction.
3. Grind stumps and remove roots, obstructions, and debris extending to a depth of 18 inches below exposed subgrade.
4. Use only hand methods for grubbing within tree protection zone.
5. Chip removed tree branches and dispose of off-site.

B. Fill depressions caused by clearing and grubbing operations with satisfactory soil material unless further excavation or earthwork is indicated.

1. Place fill material in horizontal layers not exceeding a loose depth of 8 inches and compact each layer to a density equal to adjacent original ground.

3.6 TOPSOIL STRIPPING

A. Remove sod and grass before stripping topsoil.

B. Strip topsoil to whatever depths are encountered in a manner to prevent intermingling with underlying subsoil or other waste materials.

1. Remove subsoil and non-soil materials from topsoil, including trash, debris, weeds, roots, and other waste materials.

C. Stockpile topsoil materials away from edge of excavations without intermixing with subsoil. Grade and shape stockpiles to drain surface water. Cover to prevent windblown dust.

1. Limit height of topsoil stockpiles to 72 inches.
2. Do not stockpile topsoil within tree protection zones.
3. Dispose of excess topsoil as specified for waste material disposal.
4. Stockpile surplus topsoil to allow for respreading deeper topsoil.

3.7 SITE IMPROVEMENTS

A. Remove existing above- and below-grade improvements as indicated and as necessary to facilitate new construction.

B. Remove slabs, paving, curbs, gutters, and aggregate base as indicated.

1. Unless existing full-depth joints coincide with line of demolition, neatly saw-cut length of existing pavement to remain before removing existing pavement. Saw-cut faces vertically.
2. Paint cut ends of steel reinforcement in concrete to remain to prevent corrosion.

3.8 DISPOSAL

A. Disposal: Remove surplus soil material, unsuitable topsoil, obstructions, demolished materials, and waste materials including trash and debris, and legally dispose of them off Owner's property.

1. Separate recyclable materials produced during site clearing from other non-recyclable materials. Store or stockpile without intermixing with other materials and transport them to recycling facilities.

END OF SECTION 31 10 00

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SECTION 31 15 00

EROSION AND SEDIMENTATION CONTROL

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

B. Idaho Standards for Public Works Construction (latest edition).

C. City of Sandpoint Standard Drawings and Specifications.

D. Geotechnical Engineering Evaluation by ALLWEST dated September 8, 2022.

E. Stormwater Pollution Prevention Plan (SWPPP).

1.2 SUMMARY

A. Section Includes:

1. Erosion-control material(s).

B. Related Sections:

2. Division 31 Section "Site Clearing" for topsoil stripping and stockpiling.
3. Division 31 Section "Earth Moving" for excavation, filling and backfilling, and rough grading.

1.3 DEFINITIONS

A. Duff Layer: The surface layer of native topsoil that is composed of mostly decayed leaves, twigs, and detritus.

B. Finish Grade: Elevation of finished surface.

C. Subgrade: Surface or elevation of subsoil remaining after excavation is complete, or top surface of a fill or backfill.

D. Subsoil: All soil beneath the topsoil layer of the soil profile, and typified by the lack of organic matter and soil organisms.

E. Surface Soil: Soil that is present at the top layer of the existing soil profile at the Project site. In undisturbed areas, the surface soil is typically topsoil, but in disturbed areas such as urban environments, the surface soil can be subsoil.

1.4 SUBMITTALS

A. Product Data: For each type of product indicated.

B. Qualification Data: For qualified installer of ESC measures.

C. Product Certificates: From manufacturer.

D. Maintenance Instructions: Recommended procedures to be established by Contractor for maintenance of ESC measures.

1.5 DELIVERY, STORAGE, AND HANDLING

A. Packaged Materials: Deliver packaged materials in original, unopened containers showing weight, certified analysis, name and address of manufacturer, and indication of conformance with state and federal laws, as applicable.

B. Bulk Materials:

1. Provide erosion-control measures to prevent erosion or displacement of bulk materials, discharge of soil-bearing water runoff, and airborne dust reaching adjacent properties, water conveyance systems, or walkways.

1.6 SCOPE OF WORK

A. Work under this section includes the construction and maintenance throughout construction of the project, until all soils are stabilized. This section also includes the removal of erosion control structures at the completion of the project after permanent erosion control measures have become established.

B. The erosion control measures shown on the drawings are a minimum only. The Contractor shall be responsible for providing all necessary means to protect existing facilities, adjacent buildings, roadways and parking lots throughout construction.

C. Contractor shall coordinate removal of temporary erosion control BMP's (Best Management Practices) after final site stabilization has occurred.

1.7 REFERENCE SPECIFICATIONS

A. Erosion control measures shall be in conformance with Idaho Standards for Public Works Construction (latest edition).

PART 2 - PRODUCTS

2.1 EROSION-CONTROL MATERIALS

A. Erosion-Control Blankets: Biodegradable wood excelsior, straw, or coconut-fiber mat enclosed in a photodegradable plastic mesh. Include manufacturer's recommended steel wire staples, 6 inches long.

B. Erosion-Control Fiber Mesh: Biodegradable burlap or spun-coir mesh, a minimum of 0.92 lb/sq. yd., with 50 to 65 percent open area. Include manufacturer's recommended steel wire staples, 6 inches long.

C. Erosion-Control Mats: Cellular, non-biodegradable slope-stabilization mats designed to isolate and contain small areas of soil over steeply sloped surface, of 3-inch nominal mat thickness. Include manufacturer's recommended anchorage system for slope conditions.

1. See Editing Instruction No. 1 in the Evaluations for cautions about naming manufacturers and products. See Division 01 Section "Product Requirements."
2. Products: Subject to compliance with requirements, available products that may be incorporated into the Work include, but are not limited to, the following:

a. Invisible Structures, Inc.; Slopetame 2.
b. Presto Products Company, a business of Alcoa; Geoweb.
c. Tenax Corporation - USA; Tenweb.

D. Silt Fence

1. Contractor shall install as needed to prevent sediments from leaving the limits of construction.

E. Temporary Gravel Construction Entrance/Exit

1. Contractor shall install as needed to prevent sediments from leaving the limits of construction.

PART 3 - EXECUTION

3.1 EXAMINATION

A. Examine areas for compliance with requirements and other conditions affecting performance.

B. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 PREPARATION

A. Protect structures, utilities, sidewalks, pavements, and other facilities, trees, shrubs, and plantings from damage.

1. Protect adjacent and adjoining areas.
2. Protect grade stakes set by others until directed to remove them.

B. Install erosion-control measures to prevent erosion or displacement of soils and discharge of soil-bearing water runoff or airborne dust to adjacent properties and walkways.

3.3 PREPARATION FOR EROSION-CONTROL MATERIALS

A. Prepare area as specified.

B. For erosion-control mats, install planting soil in two lifts, with second lift equal to thickness of erosion-control mats. Install erosion-control mat and fasten as recommended by material manufacturer.

C. Fill cells of erosion-control mat with planting soil and compact before planting.

D. For erosion-control blanket or mesh, install from top of slope, working downward, and as recommended by material manufacturer for site conditions. Fasten as recommended by material manufacturer.

E. Moisten prepared area before planting if surface is dry. Water thoroughly and allow surface to dry before planting. Do not create muddy soil.

3.4 SILT FENCE

A. Trench shall be excavated approximately 8 inches wide and 12 inches deep along the line of posts and up-slope from the fence line. A minimum of 12 inches of filter fabric must extend into the trench. After placing the fabric, the trench must be backfilled, and the soil tamped. When wire or plastic mesh support is used, the mesh shall be buried in the trench a minimum of 6 inches.

B. The fabric shall be attached on the up-slope side of the posts and support system with staples, wire or in accordance with the manufacturer's recommendations. The grid material shall be fastened securely to the up-slope of the posts with the fabric being up-slope of the grid backup support.

C. Inspect immediately after heavy rainfall, and regularly during prolonged rainfall. Repair as necessary. Sediment must be removed when it reaches approximately 1/3 the height of the fence, especially if heavy rains are expected. Any sediment deposits remaining in place after the filter fence is no longer required shall be dressed to conform to the existing grade, prepared and seeded.

3.5 MAINTENANCE AND REMOVAL

A. All erosion control measures shall be inspected after each runoff-producing rainfall and regularly during prolonged rainfall.

B. All temporary erosion and sediment control measures shall be removed or stabilized onsite. Disturbed soils areas resulting from removal shall be permanently stabilized.

END OF SECTION 31 15 00

SECTION 31 20 00

EARTH MOVING

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

B. Idaho Standards for Public Works Construction (latest edition).

C. City of Sandpoint Standard Drawings and Specifications.

D. Geotechnical Engineering Evaluation by ALLWEST dated September 8, 2022.

1.2 SUMMARY

A. This Section includes the following:

1. Preparing subgrades for slabs-on-grade, walks, pavements, lawns, and grasses.
2. Excavating and backfilling for buildings and structures.
3. Drainage course for slabs-on-grade.
4. Subbase course for concrete walks and pavements.
5. Subbase and base course for asphalt paving.
6. Subsurface drainage backfill for walls and trenches.
7. Excavating and backfilling for utility trenches.
8. Excavating and backfilling trenches for buried mechanical and electrical utilities and pits for buried utility structures.

B. Related Sections include the following:

1. Division 01 Section "Allowances" for quantity allowance provisions related to unit-price rock excavation and authorized additional excavation.
2. Division 01 Section "Unit Prices" for unit-price rock excavation and authorized additional excavation provisions.
3. Division 01 Section "Construction Progress Documentation" for recording pre-excavation and earthwork progress.
4. Division 01 Section "Temporary Facilities and Controls" for temporary erosion and sedimentation control measures, temporary controls, utilities, and support facilities.
5. Division 03 Section "Cast-in-Place Concrete" for granular course if placed over vapor retarder and beneath the slab-on-grade.
6. Divisions 21, 22, 23, 26, 27, and 28 Sections for installing underground mechanical and electrical utilities and buried mechanical and electrical structures.
7. Division 31 Section "Site Clearing" for site stripping, grubbing, stripping and stockpiling topsoil, and removal of above- and below-grade improvements and utilities.
8. Division 33 Section "Subdrainage" for drainage of foundations, slabs-on-grade, and walls.

1.3 DEFINITIONS

A. Backfill: Soil material or controlled low-strength material used to fill an excavation.

1. Initial Backfill: Backfill placed beside and over pipe in a trench, including haunches to support sides of pipe.
2. Final Backfill: Backfill placed over initial backfill to fill a trench.

B. Base Course: Course placed between the subbase course and hot-mix asphalt paving.

C. Bedding Course: Course placed over the excavated subgrade in a trench before laying pipe.

D. Borrow Soil: Satisfactory soil imported from off-site for use as fill or backfill.

a. Drainage Course: Course supporting the slab-on-grade that also minimizes upward capillary flow of pore water.

E. Excavation: Removal of material encountered above subgrade elevations and to lines and dimensions indicated.

1. Authorized Additional Excavation: Excavation below subgrade elevations or beyond indicated lines and dimensions as directed by Architect. Authorized additional excavation and replacement material will be paid for according to Contract provisions for unit prices.
2. Bulk Excavation: Excavation more than 10 feet in width and more than 30 feet in length.
3. Unauthorized Excavation: Excavation below subgrade elevations or beyond indicated lines and dimensions without direction by Architect. Unauthorized excavation, as well as remedial work directed by Architect, shall be without additional compensation.

F. Fill: Soil materials used to raise existing grades.

G. Rock: Rock material in beds, ledges, unstratified masses, conglomerate deposits, and boulders of rock material 3/4 cu. yd. or more in volume that exceed a standard penetration resistance of 100 blows/2 inches when tested by an independent geotechnical testing agency, according to ASTM D 1586.

H. Structures: Buildings, footings, foundations, retaining walls, slabs, tanks, curbs, mechanical and electrical appurtenances, or other man-made stationary features constructed above or below the ground surface.

I. Subbase Course: Course placed between the subgrade and base course for hot-mix asphalt pavement, or course placed between the subgrade and a cement concrete pavement or a cement concrete or hot-mix asphalt walk.

J. Subgrade: Surface or elevation remaining after completing excavation, or top surface of a fill or backfill immediately below subbase, drainage fill, or topsoil materials.

K. Utilities: On-site underground pipes, conduits, ducts, and cables, as well as underground services within buildings.

1.4 SUBMITTALS

A. Product Data: For the following:

1. Each type of plastic warning tape.

2. Geotextile.
3. Controlled low-strength material, including design mixture.

B. Samples: 12-by-12-inch Sample of subdrainage geotextile.

C. Material Test Reports: From a qualified testing agency indicating and interpreting test results for compliance of the following with requirements indicated:

1. Classification according to ASTM D 2487 of each on-site and borrow soil material proposed for fill and backfill.
2. Laboratory compaction curve according to ASTM D 1557 for each on-site and borrow soil material proposed for fill and backfill.

D. Blasting Plan: For record purposes; approved by authorities having jurisdiction.

1.5 QUALITY ASSURANCE

A. Blasting: Comply with applicable requirements in NFPA 495, "Explosive Materials Code," and prepare a blasting plan reporting the following:

1. Types of explosive and sizes of charge to be used in each area of rock removal, types of blasting mats, sequence of blasting operations, and procedures that will prevent damage to site improvements and structures on Project site and adjacent properties.

B. Geotechnical Testing Agency Qualifications: An independent testing agency qualified according to ASTM E 329 to conduct soil materials and rock-definition testing, as documented according to ASTM D 3740 and ASTM E 548.

C. Pre-excavation Conference: Conduct conference at Project site to comply with requirements in Division 01 Section "Project Management and Coordination."

1.6 PROJECT CONDITIONS

A. Existing Utilities: Do not interrupt utilities serving facilities occupied by Owner or others unless permitted in writing by Architect and then only after arranging to provide temporary utility services according to requirements indicated.

1. Notify Architect not less than two days in advance of proposed utility interruptions.
2. Do not proceed with utility interruptions without Architect's written permission.
3. Contact utility-locator service for area where Project is located before excavating.

B. Demolish and completely remove from site existing underground utilities indicated to be removed. Coordinate with utility companies to shut off services if lines are active.

PART 2 - PRODUCTS

2.1 SOIL MATERIALS

A. General: Provide borrow soil materials when sufficient satisfactory soil materials are not available from excavations.

B. Satisfactory Soils: ASTM D 2487 Soil Classification Groups GW, GP, GM, SW, SP, and SM, or a combination of these groups; free of rock or gravel larger than 3 inches in any dimension, debris, waste, frozen materials, vegetation, and other deleterious matter.

C. Unsatisfactory Soils: Soil Classification Groups GC, SC, CL, ML, OL, CH, MH, OH, and PT according to ASTM D 2487, or a combination of these groups.

1. Unsatisfactory soils also include satisfactory soils not maintained within 2 percent of optimum moisture content at time of compaction.

D. Subbase Material: Naturally or artificially graded mixture of natural or crushed gravel, crushed stone, and natural or crushed sand; ASTM D 2940; with at least 90 percent passing a 1-1/2-inch sieve and not more than 12 percent passing a No. 200 sieve.

E. Base Course: Naturally or artificially graded mixture of natural or crushed gravel, crushed stone, and natural or crushed sand; ASTM D 2940; with at least 95 percent passing a 1-1/2-inch sieve and not more than 8 percent passing a No. 200 sieve.

F. Engineered Fill: Naturally or artificially graded mixture of natural or crushed gravel, crushed stone, and natural or crushed sand; ASTM D 2940; with at least 90 percent passing a 1-1/2-inch sieve and not more than 12 percent passing a No. 200 sieve.

G. Bedding Course: Naturally or artificially graded mixture of natural or crushed gravel, crushed stone, and natural or crushed sand; ASTM D 2940; except with 100 percent passing a 1-inch sieve and not more than 8 percent passing a No. 200 sieve.

H. Drainage Course: Narrowly graded mixture of washed crushed stone, or crushed or uncrushed gravel; ASTM D 448; coarse-aggregate grading Size 57; with 100 percent passing a 1-1/2-inch sieve and 0 to 5 percent passing a No. 8 sieve.

I. Filter Material: Narrowly graded mixture of natural or crushed gravel, or crushed stone and natural sand; ASTM D 448; coarse-aggregate grading Size 67; with 100 percent passing a 1-inch sieve and 0 to 5 percent passing a No. 4 sieve.

J. Sand: ASTM C 33; fine aggregate, natural, or manufactured sand.

K. Impervious Fill: Clayey gravel and sand mixture capable of compacting to a dense state.

L. Structural Fill: Well-graded sand or sand and gravel mixture with less than about 5 percent fines. The fines content may be increased to 10 percent if construction takes place during extended periods of dry weather.

M. Capillary Break Material: Structural fill placed as capillary break material below floor slabs should consist of 1.5-inch minus clean crushed gravel with less than 10 percent passing the U.S. No. 4 sieve and negligible fines content.

2.2 GEOTEXTILES

A. Subsurface Drainage Geotextile: Nonwoven needle-punched geotextile, manufactured for subsurface drainage applications, made from polyolefin or polyester; with elongation greater than 50 percent; complying with AASHTO M 288 and the following, measured per test methods referenced:

1. Grab Tensile Strength: 157 lbf; ASTM D 4632.

2. Sewn Seam Strength: 142 lbf; ASTM D 4632.
3. Tear Strength: 56 lbf; ASTM D 4533.
4. Puncture Strength: 56 lbf; ASTM D 4833.
5. Apparent Opening Size: No. 40 sieve, maximum; ASTM D 4751.
6. Permittivity: 0.5 per second, minimum; ASTM D 4491.
7. UV Stability: 50 percent after 500 hours' exposure; ASTM D 4355.

B. Separation Geotextile: Woven geotextile fabric, manufactured for separation applications, made from polyolefin or polyester; with elongation less than 50 percent; complying with AASHTO M 288 and the following, measured per test methods referenced:

1. Grab Tensile Strength: 247 lbf; ASTM D 4632.
2. Sewn Seam Strength: 222 lbf; ASTM D 4632.
3. Tear Strength: 90 lbf; ASTM D 4533.
4. Puncture Strength: 90 lbf; ASTM D 4833.
5. Apparent Opening Size: No. 60 sieve, maximum; ASTM D 4751.
6. Permittivity: 0.02 per second, minimum; ASTM D 4491.
7. UV Stability: 50 percent after 500 hours' exposure; ASTM D 4355.

2.3 CONTROLLED LOW-STRENGTH MATERIAL

A. Controlled Low-Strength Material: Low-density, self-compacting, flowable concrete material as follows:

1. Portland Cement: ASTM C 150, Type I.
2. Fly Ash: ASTM C 618, Class C or F.
3. Normal-Weight Aggregate: ASTM C 33, 3/4-inch nominal maximum aggregate size.
4. Foaming Agent: ASTM C 869.
5. Water: ASTM C 94/C 94M.
6. Air-Entraining Admixture: ASTM C 260.

B. Produce low-density, controlled low-strength material with the following physical properties:

1. As-Cast Unit Weight: 30 to 36 lb/cu. ft. at point of placement, when tested according to ASTM C 138/C 138M.
2. Compressive Strength: 80 psi, when tested according to ASTM C 495.

C. Produce conventional-weight, controlled low-strength material with 80-psi compressive strength when tested according to ASTM C 495.

2.4 ACCESSORIES

A. Warning Tape: Acid- and alkali-resistant polyethylene film warning tape manufactured for marking and identifying underground utilities, 6 inches wide and 4 mils thick, continuously inscribed with a description of the utility; colored as follows:

B. Detectable Warning Tape: Acid- and alkali-resistant polyethylene film warning tape manufactured for marking and identifying underground utilities, a minimum of 6 inches wide and 4 mils thick, continuously inscribed with a description of the utility, with metallic core encased in a protective jacket for corrosion protection, detectable by metal detector when tape is buried up to 30 inches deep; colored as follows:

1. Red: Electric.

2. Yellow: Gas, oil, steam, and dangerous materials.
3. Orange: Telephone and other communications.
4. Blue: Water systems.
5. Green: Sewer systems.

PART 3 - EXECUTION

3.1 PREPARATION

A. Protect structures, utilities, sidewalks, pavements, and other facilities from damage caused by settlement, lateral movement, undermining, washout, and other hazards created by earthwork operations.

B. Preparation of subgrade for earthwork operations including removal of vegetation, topsoil, debris, obstructions, and deleterious materials from ground surface is specified in Division 31 Section "Site Clearing."

C. Protect and maintain erosion and sedimentation controls, which are specified in Division 31 Section "Site Clearing," during earthwork operations.

D. Provide protective insulating materials to protect subgrades and foundation soils against freezing temperatures or frost.

3.2 DEWATERING

A. Prevent surface water and ground water from entering excavations, from ponding on prepared subgrades, and from flooding Project site and surrounding area.

B. Protect subgrades from softening, undermining, washout, and damage by rain or water accumulation.

1. Reroute surface water runoff away from excavated areas. Do not allow water to accumulate in excavations. Do not use excavated trenches as temporary drainage ditches.

3.3 EXPLOSIVES

A. Explosives: Obtain written permission from authorities having jurisdiction before bringing explosives to Project site or using explosives on Project site.

1. Perform blasting without damaging adjacent structures, property, or site improvements.
2. Perform blasting without weakening the bearing capacity of rock subgrade and with the least-practicable disturbance to rock to remain.

3.4 EXCAVATION

A. Classified Excavation: Excavate to subgrade elevations. Material to be excavated will be classified as earth and rock. Do not excavate rock until it has been classified and cross sectioned by Architect. The Contract Sum will be adjusted for rock excavation according to unit prices included in the Contract Documents. Changes in the Contract time may be authorized for rock excavation.

1. Earth excavation includes excavating pavements and obstructions visible on surface; underground structures, utilities, and other items indicated to be removed; together with soil, boulders, and other materials not classified as rock or unauthorized excavation.

    a. Intermittent drilling; blasting, if permitted; ram hammering; or ripping of material not classified as rock excavation is earth excavation.

2. Rock excavation includes removal and disposal of rock. Remove rock to lines and subgrade elevations indicated to permit installation of permanent construction without exceeding the following dimensions:

    a. 24 inches outside of concrete forms other than at footings.

    b. 12 inches outside of concrete forms at footings.
    c. 6 inches outside of minimum required dimensions of concrete cast against grade.
    d. Outside dimensions of concrete walls indicated to be cast against rock without forms or exterior waterproofing treatments.
    e. 6 inches beneath bottom of concrete slabs on grade.
    f. 6 inches beneath pipe in trenches, and the greater of 24 inches wider than pipe or 42 inches wide.

3.5 EXCAVATION FOR STRUCTURES

A. Excavate to indicated elevations and dimensions within a tolerance of plus or minus 1 inch. If applicable, extend excavations a sufficient distance from structures for placing and removing concrete formwork, for installing services and other construction, and for inspections.

1. Excavations for Footings and Foundations: Do not disturb bottom of excavation. Excavate by hand to final grade just before placing concrete reinforcement. Trim bottoms to required lines and grades to leave solid base to receive other work.
2. Excavation for Underground Tanks, Basins, and Mechanical or Electrical Utility Structures: Excavate to elevations and dimensions indicated within a tolerance of plus or minus 1 inch. Do not disturb bottom of excavations intended as bearing surfaces.

3.6 EXCAVATION FOR WALKS AND PAVEMENTS

A. Excavate surfaces under walks and pavements to indicated lines, cross sections, elevations, and subgrades.

3.7 EXCAVATION FOR UTILITY TRENCHES

A. Excavate trenches to indicated gradients, lines, depths, and elevations.

1. Beyond building perimeter, excavate trenches to allow installation of top of pipe below frost line.

B. Excavate trenches to uniform widths to provide the following clearance on each side of pipe or conduit. Excavate trench walls vertically from trench bottom to 12 inches higher than top of pipe or conduit, unless otherwise indicated.

1. Clearance: 12 inches each side of pipe or conduit.

C. Trench Bottoms: Excavate trenches 4 inches deeper than bottom of pipe elevation to allow for bedding course. Hand excavate for bell of pipe.

1. Excavate trenches 6 inches deeper than elevation required in rock or other unyielding bearing material to allow for bedding course.

3.8 SUBGRADE INSPECTION

A. Notify Architect when excavations have reached required subgrade.

B. If Architect determines that unsatisfactory soil is present, continue excavation and replace with compacted backfill or fill material as directed.

C. Proof-roll subgrade below the building slabs and pavements with heavy pneumatic-tired equipment to identify soft pockets and areas of excess yielding. Do not proof-roll wet or saturated subgrades.

1. Completely proof-roll subgrade in one direction, repeating proof-rolling in direction perpendicular to first direction. Limit vehicle speed to 3 mph.
2. Revise minimum weight or type of vehicle in first subparagraph below if required.
3. Proof-roll with a loaded 10-wheel, tandem-axle dump truck weighing not less than 15 tons.
4. Excavate soft spots, unsatisfactory soils, and areas of excessive pumping or rutting, as determined by Architect, and replace with compacted backfill or fill as directed.

D. Authorized additional excavation and replacement material will be paid for according to Contract provisions for unit prices.

E. Reconstruct subgrades damaged by freezing temperatures, frost, rain, accumulated water, or construction activities, as directed by Architect, without additional compensation.

3.9 UNAUTHORIZED EXCAVATION

A. Fill unauthorized excavation under foundations or wall footings by extending bottom elevation of concrete foundation or footing to excavation bottom, without altering top elevation. Lean concrete fill, with 28-day compressive strength of 2500 psi, may be used when approved by Architect.

1. Fill unauthorized excavations under other construction or utility pipe as directed by Architect.

3.10 STORAGE OF SOIL MATERIALS

A. Stockpile borrow soil materials and excavated satisfactory soil materials without intermixing. Place, grade, and shape stockpiles to drain surface water. Cover to prevent windblown dust.

1. Stockpile soil materials away from edge of excavations. Do not store within drip line of remaining trees.

3.11 BACKFILL

A. Place and compact backfill in excavations promptly, but not before completing the following:

1. Delete or revise subparagraphs below to suit Project.
2. Construction below finish grade including, where applicable, subdrainage, dampproofing, waterproofing, and perimeter insulation.
3. Surveying locations of underground utilities for Record Documents.
4. Testing and inspecting underground utilities.
5. Removing concrete formwork.
6. Removing trash and debris.
7. Removing temporary shoring and bracing, and sheeting.
8. Installing permanent or temporary horizontal bracing on horizontally supported walls.

B. Place backfill on subgrades free of mud, frost, snow, or ice.

3.12 UTILITY TRENCH BACKFILL

A. Place backfill on subgrades free of mud, frost, snow, or ice.

B. Place and compact bedding course on trench bottoms and where indicated. Shape bedding course to provide continuous support for bells, joints, and barrels of pipes and for joints, fittings, and bodies of conduits.

C. Backfill trenches excavated under footings and within 18 inches of bottom of footings with satisfactory soil; fill with concrete to elevation of bottom of footings. Concrete is specified in Division 03 Section "Cast-in-Place Concrete."

D. Provide 4-inch- thick, concrete-base slab support for piping or conduit less than 30 inches below surface of roadways. After installing and testing, completely encase piping or conduit in a minimum of 4 inches of concrete before backfilling or placing roadway subbase.

E. Place and compact initial backfill of satisfactory soil, free of particles larger than 1 inch in any dimension, to a height of 12 inches over the utility pipe or conduit.

1. Carefully compact initial backfill under pipe haunches and compact evenly up on both sides and along the full length of utility piping or conduit to avoid damage or displacement of piping or conduit. Coordinate backfilling with utilities testing.

F. Controlled Low-Strength Material: Place initial backfill of controlled low-strength material to a height of 12 inches over the utility pipe or conduit.

G. Backfill voids with satisfactory soil while installing and removing shoring and bracing.

H. Place and compact final backfill of satisfactory soil to final subgrade elevation.

I. Controlled Low-Strength Material: Place final backfill of controlled low-strength material to final subgrade elevation.

J. Install warning tape directly above utilities, 12 inches below finished grade, except 6 inches below subgrade under pavements and slabs.

3.13 SOIL FILL

A. Plow, scarify, bench, or break up sloped surfaces steeper than 1 vertical to 4 horizontal so fill material will bond with existing material.

B. Place and compact fill material in layers to required elevations as follows:

1. Under grass and planted areas, use satisfactory soil material.
2. Under walks and pavements, use engineered fill.
3. Under steps and ramps, use engineered fill.
4. Under building slabs, use engineered fill.
5. Under footings and foundations, use engineered fill.

C. Place soil fill on subgrades free of mud, frost, snow, or ice.

3.14 SOIL MOISTURE CONTROL

A. Uniformly moisten or aerate subgrade and each subsequent fill or backfill soil layer before compaction to within 2 percent of optimum moisture content.

1. Do not place backfill or fill soil material on surfaces that are muddy, frozen, or contain frost or ice.
2. Remove and replace, or scarify and air dry otherwise satisfactory soil material that exceeds optimum moisture content by 2 percent and is too wet to compact to specified dry unit weight.

3.15 COMPACTION OF SOIL BACKFILLS AND FILLS

A. Place backfill and fill soil materials in layers not more than 8 inches in loose depth for material compacted by heavy compaction equipment, and not more than 4 inches in loose depth for material compacted by hand-operated tampers.

B. Place backfill and fill soil materials evenly on all sides of structures to required elevations, and uniformly along the full length of each structure.

C. Compact soil materials to not less than the following percentages of maximum dry unit weight according to ASTM D 1557:

1. Under structures, building slabs, steps, and pavements, scarify and recompact top 12 inches of existing subgrade and each layer of backfill or fill soil material at 95 percent.
2. Under walkways, scarify and recompact top 6 inches below subgrade and compact each layer of backfill or fill soil material at 95 percent.
3. Under lawn or unpaved areas, scarify and recompact top 6 inches below subgrade and compact each layer of backfill or fill soil material at 85 percent.
4. For utility trenches, compact each layer of initial and final backfill soil material at 90 percent.

3.16 GRADING

A. General: Uniformly grade areas to a smooth surface, free of irregular surface changes. Comply with compaction requirements and grade to cross sections, lines, and elevations indicated.

1. Provide a smooth transition between adjacent existing grades and new grades.
2. Cut out soft spots, fill low spots, and trim high spots to comply with required surface tolerances.

B. Site Grading: Slope grades to direct water away from buildings and to prevent ponding. Finish subgrades to required elevations within the following tolerances:

1. Lawn or Unpaved Areas: Plus or minus 1 inch.
2. Walks: Plus or minus 1 inch.
3. Pavements: Plus or minus 1/2 inch.

C. Grading inside Building Lines: Finish subgrade to a tolerance of 1/2 inch when tested with a 10-foot straightedge.

3.17 SUBBASE AND BASE COURSES

A. Place subbase and base course on subgrades free of mud, frost, snow, or ice.

B. On prepared subgrade, place subbase and base course under pavements and walks as follows:

1. Shape subbase and base course to required crown elevations and cross-slope grades.
2. Place subbase and base course 6 inches or less in compacted thickness in a single layer.
3. Place subbase and base course that exceeds 6 inches in compacted thickness in layers of equal thickness, with no compacted layer more than 6 inches thick or less than 3 inches thick.
4. Compact subbase and base course at optimum moisture content to required grades, lines, cross sections, and thickness to not less than 95 percent of maximum dry unit weight according to ASTM D 1557.

C. Pavement Shoulders: Place shoulders along edges of subbase and base course to prevent lateral movement. Construct shoulders, at least 12 inches wide, of satisfactory soil materials and compact simultaneously with each subbase and base layer to not less than 95 percent of maximum dry unit weight according to ASTM D 1557.

3.18 FIELD QUALITY CONTROL

A. Testing Agency: Owner will engage a qualified independent geotechnical engineering testing agency to perform field quality-control testing.

B. Allow testing agency to inspect and test subgrades and each fill or backfill layer. Proceed with subsequent earthwork only after test results for previously completed work comply with requirements.

C. Footing Subgrade: At footing subgrades, at least one test of each soil stratum will be performed to verify design bearing capacities. Subsequent verification and approval of other footing subgrades may be based on a visual comparison of subgrade with tested subgrade when approved by Architect.

D. Testing agency will test compaction of soils in place according to ASTM D 1556, ASTM D 2167, ASTM D 2922, and ASTM D 2937, as applicable. Tests will be performed at the following locations and frequencies:

1. Frequencies of testing in subparagraphs below are examples only; revise to suit Project.
2. Paved and Building Slab Areas: At subgrade and at each compacted fill and backfill layer, at least 1 test for every 2000 sq. ft. or less of paved area or building slab, but in no case fewer than 3 tests.
3. Foundation Wall Backfill: At each compacted backfill layer, at least 1 test for each 100 feet or less of wall length, but no fewer than 2 tests.
4. Trench Backfill: At each compacted initial and final backfill layer (under proposed pavement area), at least 1 test for each 150 feet or less of trench length, but no fewer than 2 tests.

E. When testing agency reports that subgrades, fills, or backfills have not achieved degree of compaction specified, scarify and moisten or aerate, or remove and replace soil to depth required; recompact and retest until specified compaction is obtained.

3.19 PROTECTION

A. Protecting Graded Areas: Protect newly graded areas from traffic, freezing, and erosion. Keep free of trash and debris.

B. Repair and reestablish grades to specified tolerances where completed or partially completed surfaces become eroded, rutted, settled, or where they lose compaction due to subsequent construction operations or weather conditions.

1. Scarify or remove and replace soil material to depth as directed by Architect; reshape and recompact.

C. Where settling occurs before Project correction period elapses, remove finished surfacing, backfill with additional soil material, compact, and reconstruct surfacing.

1. Restore appearance, quality, and condition of finished surfacing to match adjacent work, and eliminate evidence of restoration to greatest extent possible.

3.20 DISPOSAL OF SURPLUS AND WASTE MATERIALS

A. Disposal: Remove surplus satisfactory soil and waste material, including unsatisfactory soil, trash, and debris, and legally dispose of it off Owner's property.

1. Retain paragraph above or paragraph and subparagraph below.
2. Remove waste material, including unsatisfactory soil, trash, and debris, and legally dispose of it off Owner's property.

END OF SECTION 31 20 00

SECTION 32 11 23

PERMEABLE AGGREGATE BASE COURSES

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

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

1.2 SUMMARY

A. Section Includes permeable fractured rock base and top courses for placement under playground safety surfacing.

1. Permeable base stone.
2. Permeable top stone.

B. Filter fabric isolation materials between the base stone and native sub base.

C. Field top stone finish grade string line procedures and tolerances.

1.3 SUBMITTALS

A. Current (less than 30 days old) Sieve analysis for each product. Submittal must show the exact same sieves as the specification.

B. Two-gallon sample of each product.

C. Permeability lab test results for each product. ASTM D-2434 Constant Head Permeability Test. Testing must be performed on a current representative sample of each proposed material and must be less than 30 days old. Tests shall be performed by a certified third-party testing laboratory.

1.4 DELIVERY, STORAGE AND HANDLING

A. General: Minimize handling and transfer of permeable crushed rock to avoid segregation of the material.

B. Maintain optimum moisture content when placing and compacting.

1.5 REFERENCES

A. This section incorporates by reference the latest revisions of the following documents. They are part of this section insofar as specified and modified herein. The contractor shall have one copy of each of the following documents on the job site. The bidder, in submitting a bid, acknowledges that he is familiar with the documents named in References and that they are incorporated into this document by reference. The Standard Plans and Policies apply only to

performance and materials and how they are to be incorporated into the work. The legal/contractual relationship sections and the measurement and payment sections do not apply to this document.

1. Idaho State Department of Transportation (IDOT), 2023 Standards for Highway Construction.
2. American Public Works Association Standard Specifications.
3. Geotechnical report.

B. ASTM C136 – Method for Sieve Analysis of Fine and Coarse Aggregates.

C. ASTM D1557 – Test Methods for Moisture density Relationships of Soils and Soil-Aggregate mixtures Using 10 lb. Rammer and 18" Drop.

D. ASTM D2922 – Test Methods for Density of Soil and Soil-Aggregate in Place by Nuclear Methods (Shallow Depth).

E. ASTM D3017 – Test Methods for Moisture Content of Soil and Soil-Aggregate Mixtures.

PART 2 - PRODUCTS

2.1 PERMEABLE CRUSHED ROCK BASE COURSE

A. Aggregate material shall be uniformly mixed and processed. Stone material shall be 100% mechanically fractured with elongated characteristics on each individual particle larger than ¼". Material shall be devoid of natural mineral fines. Rounded sands or aggregates of any sort are prohibited. Material must strictly conform to the following gradation:

Sieve Size	Percent Passing By Weight
1-1/4 inch	100
1 inch	90-100
¾ inch	80-100
½ inch	50-80
3/8 inch	40-60
# 4	20-40
# 8	15-30
# 30	5-20
No. 100 (wet sieve)	2-10
No. 200 (wet sieve)	2-6

2.2 PERMEABLE CRUSHED ROCK TOP COURSE

A. Aggregate material shall be uniformly mixed and processed. Stone material shall be 100% mechanically fractured with elongated characteristics on each individual particle larger than ¼". Material shall be devoid of natural mineral fines. Rounded sands or aggregates of any sort are prohibited. Material must strictly conform to the following gradation:

Sieve Size	Percent Passing By Weight
½ inch	100
3/8 inch	90-100
# 4	55-75
# 8	30-50
# 30	5-25
No. 100 (wet sieve)	2-10
No. 200 (wet sieve)	2-6

PART 3 - EXECUTION

3.1 GENERAL

A. After completion of sub drainage installation, repair any damage to the sub base and obtain approval from the Landscape Architect.

B. Back blade crowned drainage backfill at sub drainage lines.

C. Filter fabric to be installed below permeable base rock.

D. Deliver and stockpile permeable base and top stone so as to minimize handling.

3.2 BASE COURSE

A. Place and compact base course using laser guided equipment. Minimize the use of vibratory rollers during compaction so as to avoid segregation of the material. Maintain optimum moisture content at all times during handling. Final compacted depth of base course is 6”. Compact to 95% modified proctor.

B. Landscape Architect will review intermediate grades and perform a field permeability test on the compacted base course in a minimum of 2 locations. Grade tolerance for base course is +/- 0.1” Do not proceed with top course installation until base course has been approved.

3.3 TOP COURSE

A. Subsequent to approval of the base course, proceed with placement and compaction of the top course in the same manner as described above. Compact to 95% modified proctor. Compacted depth of top course is 2”. The Landscape Architect will perform field permeability tests on the finished sub grade in a minimum of 2 locations. Finished surface must exhibit an infiltration rate of at least 20” per hour.

3.4 FINISH GRADE TOLERANCE AND TESTING

A. The final grade of the top stone shall not vary from the specified grade by more than 1/4” in any direction when measured with a 10’ straightedge.

B. The playground safety surfacing installer must inspect and approve the final tolerance-to-grade of the permeable stone base.

END OF SECTION 32 11 23

SECTION 32 12 16

ASPHALT PAVING

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

B. Idaho Standards for Public Works Construction (latest edition).

C. City of Sandpoint Standard Drawings and Specifications.

D. Geotechnical Engineering Evaluation by ALLWEST dated September 8, 2022.

1.2 SUMMARY

A. Section Includes:

1. Cold milling of existing hot-mix asphalt pavement.
2. Hot-mix asphalt patching.
3. Hot-mix asphalt paving.
4. Hot-mix asphalt paving overlay.
5. Asphalt surface treatments.
6. Pavement-marking paint.
7. Traffic-calming devices.
8. Imprinted asphalt.

B. Related Sections:

1. Division 02 Section "Structure Demolition" for demolition, removal, and recycling of existing asphalt pavements, and for geotextiles that are not embedded within courses of asphalt paving.
2. Division 31 Section "Earth Moving" for aggregate subbase and base courses and for aggregate pavement shoulders.
3. Division 32 Section “Concrete Paving” for concrete pavements, sidewalks, and curbs.

1.3 DEFINITION

A. Hot-Mix Asphalt Paving Terminology: Refer to ASTM D 8 for definitions of terms.

1.4 SUBMITTALS

A. Product Data: For each type of product indicated. Include technical data and tested physical and performance properties.

1. Job-Mix Designs: For each job mix proposed for the Work.

B. Samples: For each paving fabric, 12 by 12 inches minimum, if applicable.

1.5 QUALITY ASSURANCE

A. Manufacturer Qualifications: A paving-mix manufacturer registered with and approved by authorities having jurisdiction or the DOT of state in which Project is located.

B. Installer Qualifications: Imprinted-asphalt manufacturer's authorized installer who is trained and approved for installation of imprinted asphalt required for this Project.

C. Testing Agency Qualifications: Qualified according to ASTM D 3666 for testing indicated.

D. Regulatory Requirements: Comply with materials, workmanship, and other applicable requirements of the Idaho Standards for Public Works Construction for asphalt paving work.

1. Measurement and payment provisions and safety program submittals included in standard specifications do not apply to this Section.

E. Pre-installation Conference: Conduct conference at the Project site.

1. Review methods and procedures related to hot-mix asphalt paving including, but not limited to, the following:

a. Review proposed sources of paving materials, including capabilities and location of plant that will manufacture hot-mix asphalt.
b. Review condition of subgrade and preparatory work.
c. Review requirements for protecting paving work, including restriction of traffic during installation period and for remainder of construction period.
d. Review and finalize construction schedule and verify availability of materials, Installer's personnel, equipment, and facilities needed to make progress and avoid delays.

1.6 DELIVERY, STORAGE, AND HANDLING

A. Deliver pavement-marking materials to Project site in original packages with seals unbroken and bearing manufacturer's labels containing brand name and type of material, date of manufacture, and directions for storage.

B. Store pavement-marking materials in a clean, dry, protected location within temperature range required by manufacturer. Protect stored materials from direct sunlight.

1.7 PROJECT CONDITIONS

A. Environmental Limitations: Do not apply asphalt materials if subgrade is wet or excessively damp, if rain is imminent or expected before time required for adequate cure, or if the following conditions are not met:

1. Prime Coat: Minimum surface temperature of 60 deg F.
2. Tack Coat: Minimum surface temperature of 60 deg F.
3. Slurry Coat: Comply with weather limitations in ASTM D 3910.

4. Revise temperature in first subparagraph below to suit Project. Thicker asphalt base courses may be placed if surface temperature exceeds freezing.
5. Asphalt Base Course: Minimum surface temperature of 40 deg F and rising at time of placement.
6. Asphalt Surface Course: Minimum surface temperature of 60 deg F at time of placement.

B. Pavement-Marking Paint: Proceed with pavement marking only on clean, dry surfaces and at a minimum ambient or surface temperature of 40 deg F for oil-based materials, 55 deg F for water-based materials, and not exceeding 95 deg F.

PART 2 - PRODUCTS

2.1 AGGREGATES

A. Follow recommendations of the Geotechnical Report.

B. Coarse Aggregate: ASTM D 692, sound; angular crushed stone, crushed gravel, or properly cured, crushed blast-furnace slag.

C. Fine Aggregate: ASTM D 1073, sharp-edged natural sand or sand prepared from stone, gravel, properly cured blast-furnace slag, or combinations thereof.

D. Mineral Filler: ASTM D 242, rock or slag dust, hydraulic cement, or other inert material.

2.2 ASPHALT MATERIALS

A. Asphalt Binder: AASHTO MP 1, PG 64-28.

B. Tack Coat: ASTM D 2397, cationic emulsified asphalt, slow setting, diluted in water, of suitable grade and consistency for application.

2.3 AUXILIARY MATERIALS

A. Herbicide: Commercial chemical for weed control, registered by the EPA. Provide in granular, liquid, or wettable powder form.

B. Pavement-Marking Paint: Latex, waterborne emulsion, lead and chromate free, ready mixed, complying with FS TT-P-1952, with drying time of less than 45 minutes.

1. Select from colors below; distinguish locations if more than one color is required.
2. Color: White and blue, as indicated.

C. Wheel Stops: Precast, air-entrained concrete, 2500-psi minimum compressive strength, 4-1/2 inches high by 9 inches wide by 72 inches long. Provide chamfered corners and drainage slots on underside and holes for anchoring to substrate.

1. Dowels: Rebar, Grade 60, minimum 10” length.

2.4 MIXES

A. Hot-Mix Asphalt: Dense, hot-laid, hot-mix asphalt plant mixes approved by authorities having jurisdiction; designed according to procedures in AI MS-2, "Mix Design Methods for Asphalt Concrete and Other Hot-Mix Types"; and complying with the following requirements:

1. Provide mixes with a history of satisfactory performance in geographical area where Project is located.

2. Base Course: 6” Crushed Surfacing Top Course.
3. Surface Course:

a. 2.5” Class ½” Hot Mix Asphalt.

B. Emulsified-Asphalt Slurry: ASTM D 3910, Type 1.

PART 3 - EXECUTION

3.1 EXAMINATION

A. Follow recommendations of the Geotechnical Report.

B. Verify that subgrade is dry and in suitable condition to begin paving.

C. Proof-roll subgrade below pavements with heavy pneumatic-tired equipment to identify soft pockets and areas of excess yielding. Do not proof-roll wet or saturated subgrades.

1. Completely proof-roll subgrade in one direction, repeating proof-rolling in direction perpendicular to first direction. Limit vehicle speed to 3 mph.
2. Revise minimum weight or type of vehicle in first subparagraph below if required.
3. Proof roll with a loaded 10-wheel, tandem-axle dump truck weighing not less than 15 tons.
4. Excavate soft spots, unsatisfactory soils, and areas of excessive pumping or rutting, as determined by Architect, and replace with compacted backfill or fill as directed.

D. Proceed with paving only after unsatisfactory conditions have been corrected.

E. Verify that utilities and other items requiring a cut and installation beneath the asphalt surface have been completed and that asphalt surface has been repaired flush with adjacent asphalt prior to beginning installation of imprinted asphalt.

3.2 PATCHING

A. Hot-Mix Asphalt Pavement: Saw cut perimeter of patch and excavate existing pavement section to sound base. Excavate rectangular or trapezoidal patches, extending 12 inches into adjacent sound pavement, unless otherwise indicated. Cut excavation faces vertically. Remove excavated material. Recompact existing unbound-aggregate base course to form new subgrade.

B. Portland Cement Concrete Pavement: Break cracked slabs and roll as required to reseat concrete pieces firmly.

1. Pump hot undersealing asphalt under rocking slab until slab is stabilized or, if necessary, crack slab into pieces and roll to reseat pieces firmly.
2. Remove disintegrated or badly cracked pavement. Excavate rectangular or trapezoidal patches, extending into adjacent sound pavement, unless otherwise indicated. Cut excavation faces vertically. Recompact existing unbound-aggregate base course to form new subgrade.

C. Tack Coat: Apply uniformly to vertical surfaces abutting or projecting into new, hot-mix asphalt paving at a rate of 0.05 to 0.15 gal./sq. yd.

1. Allow tack coat to cure undisturbed before applying hot-mix asphalt paving.
2. Avoid smearing or staining adjoining surfaces, appurtenances, and surroundings. Remove spillages and clean affected surfaces.

D. Patching: Fill excavated pavements with hot-mix asphalt base mix for full thickness of patch and, while still hot, compact flush with adjacent surface.

E. Patching: Partially fill excavated pavements with hot-mix asphalt base mix and, while still hot, compact. Cover asphalt base course with compacted, hot-mix surface layer finished flush with adjacent surfaces.

3.3 REPAIRS

A. Leveling Course: Install and compact leveling course consisting of hot-mix asphalt surface course to level sags and fill depressions deeper than 1 inch in existing pavements.

1. Install leveling wedges in compacted lifts not exceeding 3 inches thick.

B. Crack and Joint Filling: Remove existing joint filler material from cracks or joints to a depth of 1/4 inch.

1. Clean cracks and joints in existing hot-mix asphalt pavement.
2. Use emulsified-asphalt slurry to seal cracks and joints less than 1/4 inch wide. Fill flush with surface of existing pavement and remove excess.
3. Use hot-applied joint sealant to seal cracks and joints more than 1/4 inch wide. Fill flush with surface of existing pavement and remove excess.

3.4 SURFACE PREPARATION

A. General: Immediately before placing asphalt materials, remove loose and deleterious material from substrate surfaces. Ensure that prepared subgrade is ready to receive paving.

B. Herbicide Treatment: Apply herbicide according to manufacturer's recommended rates and written application instructions. Apply to dry, prepared subgrade or surface of compacted-aggregate base before applying paving materials.

1. Mix herbicide with prime coat if formulated by manufacturer for that purpose.

C. Retain first paragraph below if priming unbound-aggregate base courses.

D. Prime Coat: Apply uniformly over surface of compacted unbound-aggregate base course at a rate of 0.15 to 0.50 gal./sq. yd. Apply enough material to penetrate and seal but not flood surface. Allow prime coat to cure.

1. If prime coat is not entirely absorbed within 24 hours after application, spread sand over surface to blot excess asphalt. Use enough sand to prevent pickup under traffic. Remove loose sand by sweeping before pavement is placed and after volatiles have evaporated.
2. Protect primed substrate from damage until ready to receive paving.

E. Tack Coat: Apply uniformly to surfaces of existing pavement at a rate of 0.05 to 0.15 gal./sq. yd.

1. Allow tack coat to cure undisturbed before applying hot-mix asphalt paving.
2. Avoid smearing or staining adjoining surfaces, appurtenances, and surroundings. Remove spillages and clean affected surfaces.

3.5 HOT-MIX ASPHALT PLACING

A. Machine place hot-mix asphalt on prepared surface, spread uniformly, and strike off. Place asphalt mix by hand to areas inaccessible to equipment in a manner that prevents segregation of mix. Place each course to required grade, cross section, and thickness when compacted.

1. Place hot-mix asphalt base course in number of lifts and thicknesses indicated.
2. Place hot-mix asphalt surface course in single lift.
3. Spread mix at minimum temperature of 250 deg F.
4. Begin applying mix along centerline of crown for crowned sections and on high side of one-way slopes unless otherwise indicated.
5. Regulate paver machine speed to obtain smooth, continuous surface free of pulls and tears in asphalt-paving mat.

B. Place paving in consecutive strips not less than 10 feet wide unless infill edge strips of a lesser width are required.

1. After first strip has been placed and rolled, place succeeding strips and extend rolling to overlap previous strips. Complete a section of asphalt base course before placing asphalt surface course.

C. Promptly correct surface irregularities in paving course behind paver. Use suitable hand tools to remove excess material forming high spots. Fill depressions with hot-mix asphalt to prevent segregation of mix; use suitable hand tools to smooth surface.

3.6 JOINTS

A. Construct joints to ensure a continuous bond between adjoining paving sections. Construct joints free of depressions, with same texture and smoothness as other sections of hot-mix asphalt course.

1. Clean contact surfaces and apply tack coat to joints.
2. Offset longitudinal joints, in successive courses, a minimum of 6 inches.
3. Offset transverse joints, in successive courses, a minimum of 24 inches.
4. Construct transverse joints at each point where paver ends a day's work and resumes work at a subsequent time. Construct these joints using either "bulkhead" or "papered" method according to AI MS-22, for both "Ending a Lane" and "Resumption of Paving Operations."
5. Compact joints as soon as hot-mix asphalt will bear roller weight without excessive displacement.

6. Compact asphalt at joints to a density within 2 percent of specified course density.

3.7 COMPACTION

A. General: Begin compaction as soon as placed hot-mix paving will bear roller weight without excessive displacement. Compact hot-mix paving with hot, hand tampers or with vibratory-plate compactors in areas inaccessible to rollers.

1. Complete compaction before mix temperature cools to 185 deg F.

B. Breakdown Rolling: Complete breakdown or initial rolling immediately after rolling joints and outside edge. Examine surface immediately after breakdown rolling for indicated crown, grade, and smoothness. Correct laydown and rolling operations to comply with requirements.

C. Intermediate Rolling: Begin intermediate rolling immediately after breakdown rolling while hot-mix asphalt is still hot enough to achieve specified density. Continue rolling until hot-mix asphalt course has been uniformly compacted to the following density:

1. Average Density: 92 percent of reference maximum theoretical density according to ASTM D 2041, but not less than 90 percent nor greater than 96 percent.

D. Finish Rolling: Finish roll paved surfaces to remove roller marks while hot-mix asphalt is still warm.

E. Edge Shaping: While surface is being compacted and finished, trim edges of pavement to proper alignment. Bevel edges while asphalt is still hot; compact thoroughly.

F. Repairs: Remove paved areas that are defective or contaminated with foreign materials and replace with fresh, hot-mix asphalt. Compact by rolling to specified density and surface smoothness.

G. Protection: After final rolling, do not permit vehicular traffic on pavement until it has cooled and hardened.

H. Erect barricades to protect paving from traffic until mixture has cooled enough not to become marked.

3.8 INSTALLATION TOLERANCES

A. Pavement Thickness: Compact each course to produce the thickness indicated within the following tolerances:

1. Base Course: Plus or minus 1/2 inch.
2. Surface Course: Plus 1/4 inch, no minus.

B. Pavement Surface Smoothness: Compact each course to produce a surface smoothness within the following tolerances as determined by using a 10-foot straightedge applied transversely or longitudinally to paved areas:

1. Base Course: 1/4 inch.
2. Surface Course: 1/8 inch.
3. Crowned Surfaces: Test with crowned template centered and at right angle to crown. Maximum allowable variance from template is 1/4 inch.

3.9 PAVEMENT MARKING

A. Do not apply pavement-marking paint until layout, colors, and placement have been verified with Architect.

B. Sweep and clean surface to eliminate loose material and dust.

C. Apply paint with mechanical equipment to produce pavement markings, of dimensions indicated, with uniform, straight edges. Apply at manufacturer's recommended rates to provide a minimum wet film thickness of 15 mils.

3.10 WHEEL STOPS

A. Install wheel stops in bed of adhesive as recommended by manufacturer.

B. Securely attach wheel stops to pavement with not less than two steel dowels embedded at one-quarter to one-third points. Securely install dowels into pavement and bond to wheel stop. Recess head of dowel beneath top of wheel stop.

3.11 FIELD QUALITY CONTROL

A. Testing Agency: Owner will engage a qualified testing agency to perform tests and inspections.

B. Thickness: In-place compacted thickness of hot-mix asphalt courses will be determined according to ASTM D 3549.

C. Surface Smoothness: Finished surface of each hot-mix asphalt course will be tested for compliance with smoothness tolerances.

D. In-Place Density: Testing agency will take samples of uncompacted paving mixtures and compact pavement according to ASTM D 979 or AASHTO T 168.

1. Reference maximum theoretical density will be determined by averaging results from four samples of hot-mix asphalt-paving mixture delivered daily to site, prepared according to ASTM D 2041, and compacted according to job-mix specifications.
2. In-place density of compacted pavement will be determined by testing core samples according to ASTM D 1188 or ASTM D 2726.

    a. One core sample will be taken for every 1000 sq. yd. or less of installed pavement, with no fewer than 3 cores taken.
    b. Field density of in-place compacted pavement may also be determined by nuclear method according to ASTM D 2950 and correlated with ASTM D 1188 or ASTM D 2726.

E. Replace and compact hot-mix asphalt where core tests were taken.

F. Remove and replace or install additional hot-mix asphalt where test results or measurements indicate that it does not comply with specified requirements.

3.12 DISPOSAL

A. Except for material indicated to be recycled, remove excavated materials from Project site and legally dispose of them in an EPA-approved landfill.

1. Do not allow milled materials to accumulate on-site.

END OF SECTION 32 12 16

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SECTION 32 12 16.40

ASPHALT PAVING FOR INDOOR TENNIS COURTS

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

B. Description: Furnish all material, labor, services, and related items required to complete work indicated on drawings and/or specifications. The items of work to be performed shall include but may not be limited to; asphalt patching, installation of tack coat and fabric, and the import, placement, and compaction of asphalt pavement for the interior asphalt court surface.

1.2 REFERENCES

A. American Sports Builders Association (ASBA) Tennis Courts, Construction and Maintenance Manual, 2021, applicable sections including but not limited to:

1. Tennis Court Dimensions and Related Measurements
2. Standard Classification for Tennis Court Surfacing Systems
3. Hard Courts Asphalt
4. Acrylic Color Finish Systems for Tennis Courts

B. American Sports Builders Association Asphalt Guidelines

C. AASHTO M17 -Mineral Filler for Bituminous Paving Mixtures: These references are a part of this section as specified and modified. In case of conflict between the requirements of this section and those of the listed documents, the requirements of this section shall prevail.

D. Idaho Standards for Public Works Construction (ISPWC) – latest edition.

E. 1993 AASHTO Guide for Design of Pavement Structures.

F. Geotechnical Evaluation by ALLWEST dated September 8, 2022 and Geotechnical Plan Review letter by ALLWEST dated August 17, 2023.

1.3 SUMMARY

A. Section Includes:

1. Hot-mix asphalt paving for interior tennis courts.
2. Asphalt surface treatments for interior tennis courts.

B. Related Requirements:

1. Section 03 30 00 “Cast-in-Place Concrete”
2. Section 13 31 23 “Tension Fabric Building System”

3. Section 32 18 23.53 “Tennis Court Surfacing”
4. Geotechnical Engineering Report

1.4 PREINSTALLATION MEETINGS

A. Pre-installation Conference: Conduct conference at Project site.

1. Review methods and procedures related to hot-mix asphalt paving including, but not limited to, the following:

   a. Review proposed sources of paving materials, including capabilities and location of plant that will manufacture hot-mix asphalt.
   b. Review requirements for protecting paving work, including restriction of traffic during installation period and for remainder of construction period.
   c. Review requirements for access and protection of existing facilities.

2. Coordinate optimal sequencing with other trades, including Rigid Frame Fabric Building System manufacturer.
3. Review ASBA asphalt guidelines for methods and procedures related to specialty requirements for tennis court surfaces.
4. Review methods and procedures related to sequencing of the Tension Fabric Building System to optimize quality of both the asphalt court surface and tension fabric building and so that the installation of each scope of work does not compromise the finished quality of the other.

1.5 ACTION SUBMITTALS

A. Product Data: For each type of product.

1. Include technical data and tested physical and performance properties.
2. Job-Mix Designs: Certification, by authorities having jurisdiction, of approval of each job mix proposed for the asphalt paving of tennis court.

B. Samples for Verification: For the following product, in manufacturer's standard sizes unless otherwise indicated:

1. Paving Fabric: 12 by 12 inches minimum.

1.6 INFORMATIONAL SUBMITTALS

A. Qualification Data: For Contractor and subcontractors that will be performing work under this Section.

B. The Contractor shall submit to the Engineer written materials containing the following information:

1. Reference list from the installer of at least five (5) projects of similar scope done in the past three (3) years. The list shall include dates, dollar value of Contractor’s work, locations and project owner with current contact information.
2. Procedures to be used in construction of Tennis Courts with regard to the division of labor and responsibility of the Contractor and all sub-contractors involved.

C. Materials to be used and the proposed method of application and procedures to be followed.

D. Material Certificates: For each paving material.

E. Material Test Reports: For each paving material, by a qualified testing agency.

F. Field quality-control reports.

1.7 QUALITY ASSURANCE

A. Contractor Qualifications. The Contractor must have five (5) years' experience in work of this nature and have the equipment and personnel required for the work specified. The Contractor must acquaint themselves with all work related to site improvements and other work.

1. The Contractor shall submit to the Architect written materials containing the following information:

a. Reference list from the installer of at least three (3) tennis court, running track or sport court projects of similar scope done in the past five (5) years. The list shall include dates, dollar value of Contractor's work, locations and project owner with current contact information.
b. Procedures to be used in construction of Tennis Court(s) with regard to the division of labor and responsibility of the Contractor and all sub-contractors involved.
c. Materials to be used and the proposed method of application and procedures
d. Fabrics: Submit manufacturer's product specifications and recommended installation procedures to the Engineer for approval prior to delivery to the project site(s).
e. Aggregate for HMA -Class 3/8": The Contractor shall submit to the Architect, for approval prior to delivery to the project site(s), a single 1/2 cubic foot sample in a secure container. Affix to the container the supplier name, address, and telephone number, batch number (if applicable), date, and sieve analysis.

B. Manufacturer Qualifications: A paving-mix manufacturer registered with and approved by authorities having jurisdiction or the DOT of state in which Project is located.

C. Testing Agency Qualifications: Qualified according to ASTM D 3666 for testing indicated.

1. Payment for testing under this section shall be as follows:

a. The first run of any test of a given sample of workmanship will be paid for by the Owner. Where possible, the Engineer will perform the initial test. In the event that the Engineer's capabilities are insufficient to perform the test in a timely manner, the test will be performed by the Contractor at a reasonable cost to the Owner.
b. In the event the sample of workmanship is found to be deficient in some way as a result of the initial test, the contractor shall remove from the project site(s) that work or material, and provide work or material as specified and with satisfactory test results at no additional cost to the Owner.

2. Test Reports shall be done under the supervision of the Contractor and in accordance with the Contract. Tests must be performed by a certified testing agency or licensed laboratory. The Engineer may require execution of tests described below, at the Contractors expense. Two copies of the results of each test shall be submitted to the Engineer for approval prior to continuation of the work to be tested, unless otherwise directed. Testing shall be performed according to the DOT Standard Specifications (most recent edition).

a. ASTM C131 -Test Method for Resistance to Degradation of Small Size Course Aggregate.
b. ASTM D1557 -Test Method for Moisture Density Relations of Soils and Soil-Aggregate Mixtures Using 10-lb (4.54 kg) Rammer and 18-in (457 mm) Drop.
c. ISPWC Test -Method of test for Determination of Method 705 Degradation Value.
d. ISPWC Test -Maximum Specific Gravity of Bituminous Paving Mixtures Method 113.
e. Other tests as may be referenced elsewhere in this Section.

D. Regulatory Requirements: Comply with materials, workmanship, and other applicable requirements of the most current edition of the Idaho Standards for Public Works Construction (ISPWC) for asphalt paving work.

1. Measurement and payment provisions and safety program submittals included in standard specifications do not apply to this Section.

1.8 FIELD CONDITIONS

A. Environmental Limitations: Do not apply asphalt materials if subgrade is frozen, wet or excessively damp, if rain is imminent or expected before time required for adequate cure, or if the following conditions are not met:

1. Tack Coat: Minimum surface temperature of 60 deg F.
2. Asphalt Base Course: Minimum surface temperature of 40 deg F and rising at time of placement.
3. Asphalt Surface Course: Minimum surface temperature of 60 deg F at time of placement.

PART 2 - PRODUCTS

2.1 TACK COAT:

A. The sealant material used to impregnate and seal the geo-textile, as well as bond it to both the base pavement and overlay, shall be a paving grade asphalt recommended by the geo-textile manufacturer and approved by the Architect or Owner's Representative.

1. Apply specified material to all vertical surfaces of existing pavement, curbs, and other surfaces.

B. Uncut asphalt cements are the preferred sealants; however, cationic and anionic emulsions may be used. Cutbacks and emulsions, which contain solvents, shall not be used.

C. The grade of asphalt cement specified for hot-mix design in each geographic location is generally the most acceptable material.

2.2 AGGREGATES

A. General: Use materials and gradations that have performed satisfactorily in previous installations in accordance with ISPC Standard Specifications for Hot Mix Asphalt, except as modified below.

B. Mineral Aggregate shall meet the requirements of the ISPWC Standard Specifications (most recent edition). Aggregates for HMA -Class 3/8" shall meet the following requirements for partial gradation:

Sieve Size	% Passing
1/2" Square	100
3/8" Square	90 -100
#4	90 Max.
#8	32 -67
#200	2.0 -7.0

C. Coarse Aggregate: ASTM D 692/D 692M, sound; angular crushed stone, crushed gravel, or cured, crushed blast-furnace slag.

D. Fine Aggregate: ASTM D 1073 or AASHTO M 29, sharp-edged natural sand or sand prepared from stone, gravel, cured blast-furnace slag, or combinations thereof.

1. For hot-mix asphalt, limit natural sand to a maximum of 20 percent by weight of the total aggregate mass.

E. Mineral Filler: ASTM D 242/D 242M or AASHTO M 17, rock or slag dust, hydraulic cement, or other inert material.

F. The aggregate used in the mix shall be free from mineral pyrite, marcasite, ferrous compound, wood particles, clay or dust “balls” or other deleterious materials which may cause staining/discoloration or interfere with the planarity, structural stability or aesthetics of the playing surface.

2.3 ASPHALT MATERIALS

A. General: HMA, having a maximum aggregate size of three eighth’s inch (3/8") in accordance with the specifications of the Asphalt Institute, shall conform with or exceed the standards of the American Sports Builders Association (ASBA) Tennis Court Construction Guidelines for hot plant mix tennis court construction, except for Aggregate sieve analysis as noted below.

B. Asphalt Cement: per ISPWC Standard Specifications, 5.04 Hot Mix Asphalt

C. Cutback Prime Coat: per ISPWC Standard Specifications, 5.04 Hot Mix Asphalt.

D. Emulsified Asphalt Prime Coat: per ISPWC Standard Specifications, 5.04 Hot Mix Asphalt.

E. Tack Coat: per ISPWC Standard Specifications, 5.04 Hot Mix Asphalt.

F. Water: Potable.

G. Undersealing Asphalt: ASTM D 3141/D 3141M; pumping consistency.

2.4 AUXILIARY MATERIALS

A. Herbicide: Commercial chemical for weed control, registered by the EPA, and not classified as "restricted use" for locations and conditions of application. Provide in granular, liquid, or wettable powder form. See ISPWC Standard Specifications.

B. Sand: ASTM D 1073 or AASHTO M 29, Grade No. 2 or No. 3.

2.5 MIXES

A. Hot-Mix Asphalt: Dense-graded, hot-laid, hot-mix asphalt plant mixes per ISPWC Standard Specifications for Hot Mix Asphalt and complying with the following requirements:

1. Base Layer: Two (2”) inches HMA Class 1/2 inch
2. Top Layer: One and three quarter (1-3/4”) inch Class G
3. Submit recommended mixes with a history of satisfactory performance for tennis courts or similar application in the Sandpoint area for approval.

B. Emulsified-Asphalt Slurry: ASTM D 3910, Type 1.

PART 3 - EXECUTION

3.1 EXAMINATION

A. Follow recommendations of the Geotechnical Report.

B. Verify that subgrade is dry, not frozen and in suitable condition to begin paving.

C. Proof-roll subgrade below pavements with heavy pneumatic-tired equipment to identify soft pockets and areas of excess yielding. Do not proof-roll wet or saturated subgrades.

1. Completely proof-roll subgrade in one direction**, repeating proof-rolling in direction perpendicular to first direction**. Limit vehicle speed to 3 mph.
2. Proof roll with a loaded 10-wheel, tandem-axle dump truck weighing not less than 15 tons.
3. Excavate soft spots, unsatisfactory soils, and areas of excessive pumping or rutting, as determined by testing, and replace with compacted backfill or fill as directed.

D. Proceed with paving only after unsatisfactory conditions have been corrected.

E. Coordinate paving with installation of sleeves for chain link fence posts and tennis net posts. Sleeves to be installed prior to paving.

3.2 SURFACE PREPARATION

A. General: Immediately before placing asphalt materials, remove loose and deleterious material from substrate surfaces. Ensure that prepared subgrade is ready to receive paving.

B. Herbicide Treatment: Apply herbicide according to manufacturer's recommended rates and written application instructions. Apply to dry, prepared subgrade or surface of compacted-aggregate base before applying paving materials.

3.3 PLACING HOT-MIX ASPHALT

A. Machine place hot-mix asphalt on prepared surface, spread uniformly, and strike off. Place asphalt mix by hand in areas inaccessible to equipment in a manner that prevents segregation of mix.

A course of HMA shall be installed to the extents indicated on the drawings. Final compaction thickness shall be no less than three and three-quarter inches (3-3/4"). Compaction shall be by rolling with a powered steel wheel tandem roller weighing not less than three (3) and not more than five (5) tons; the finish roller weighing not less than one (1) ton.

1. The hot plant mix shall be spread by methods and in a manner to produce a uniform density and thickness to meet the following tolerance criteria:

    a. The surface shall not vary more than 1/4” in ten feet when measured in any direction using a straightedge.
    b. The surface shall not include small irregularities such as those caused by irregular seams, expanded aggregate, or roller marks, measurable as a deviation in the asphalt surface greater than 1/8” in 18”.

2. Place hot-mix asphalt surface course in **two lifts**.
3. Paving contractor to flood test surface of courts after first lift to identify low spots. Fine patch low spots and re-roll.
4. Pave second lift after completion of fine patching and rolling of first lift.
5. Spread mix at a minimum temperature of 275 deg F.
6. Begin applying mix along high side of court unless otherwise indicated.
7. Regulate paver machine speed to obtain smooth, continuous surface free of pulls and tears in asphalt-paving mat.

B. Place paving in consecutive strips not less than 10 feet wide unless infill edge strips of a lesser width are required.

1. After first strip has been placed and rolled, place succeeding strips and extend rolling to overlap previous strips. Overlap mix placement about 1 to 1-1/2 inches from strip to strip to ensure proper compaction of mix along longitudinal joints.
2. Complete a section of asphalt base course before placing asphalt surface course.

C. Promptly correct surface irregularities in paving course behind paver. Use suitable hand tools to remove excess material forming high spots. Fill depressions with hot-mix asphalt to prevent segregation of mix; use suitable hand tools to smooth surface.

D. Curing and Cleaning: New HMA pavement must be completely cured (minimum of fourteen days of warm, dry weather, longer if cold or damp), prior to application of any materials. Pavement needs to be clean and free of all foreign matter. A high-pressure washer, air broom or hand sweeper shall be used; removal of grease and oil requires the use of a strong detergent. After using detergents, the surface must be thoroughly flushed with water. The Contractor must obtain approval of the Architect prior to using detergent if there is any chance it could enter the City’s storm drainage system.

E. Water Testing: Check the finished surface of the asphalt for puddling by flooding the entire paved area with water. Any puddle holding water deeper than a five cent piece should be outlined with chalk and filled in accordance with the specification of the Tennis Court Acrylic Color Surfacing per Section 32 18 23.53. It is the Contractor’s responsibility to provide water for this test, a water truck with sufficient volume to perform the test, or Owner’s irrigation if available at this location.

1. Testing to be completed in presence of Owner’s representative.

F. Corrective work for puddling areas, or “Birdbaths”:

1. Any areas holding enough water to cover a five cent piece (American coin) after draining a minimum of one hour at a minimum of 70 degrees Fahrenheit in sunlight should be outlined with chalk and the water swept out. After the area is cleaned and dried, a tack coat of approved material for filling low areas must be applied to the entire area within the chalk-line.

2. Estimate the required quantity of the thin patching mixture to fill such “birdbaths.” Apply it to the area, and strike it off with a straight-edge the length of which is in excess of the dimensions of the “birdbath.” A proper strike-off will level such a birdbath to the same elevation as the surrounding surface. After the leveling operation, the patch should be allowed to cure properly.
3. The patch material should be compatible with the surfacing material and should be used in accordance with the surfacing manufacturer’s directions.
4. See Section 32 18 23.53 Tennis Court Surfacing for approved materials.

3.4 JOINTS

A. Construct joints to ensure a continuous bond between adjoining paving sections. Construct joints free of depressions, with same texture and smoothness as other sections of hot-mix asphalt course.

1. Clean contact surfaces and apply tack coat to joints.
2. Offset longitudinal joints, in successive courses, a minimum of 6 inches.
3. Offset transverse joints, in successive courses, a minimum of 24 inches.
4. Compact joints as soon as hot-mix asphalt will bear roller weight without excessive displacement.
5. Compact asphalt at joints to a density within 2 percent of specified course density.

B. Control Joint: Saw cut control joints in finished asphalt at locations shown on plans. Joint layout shall be approved in the field prior to cutting. Cuts shall be 1” deep. Clean slurry from cuts and dry.

1. Saw cut locations:

   a. Between net posts, along center line of courts.
   b. Between courts, locate exactly halfway between courts and parallel to court striping.

2. Install California Crack Filler, Plexipave Court Patch Binder or approved equal product to clean dry saw cut joints, prior to installation of court surfacing.

   a. Install per manufacturer’s written specifications.

3.5 COMPACTION

A. General: Begin compaction as soon as placed hot-mix paving will bear roller weight without excessive displacement. Compact hot-mix paving with hot, hand tampers or with vibratory-plate compactors in areas inaccessible to rollers.

1. Complete compaction before mix temperature cools to 185 deg F.

B. Breakdown Rolling: Complete breakdown or initial rolling immediately after rolling joints and outside edge. Examine surface immediately after breakdown rolling for indicated crown, grade, and smoothness. Correct laydown and rolling operations to comply with requirements.

C. Intermediate Rolling: Begin intermediate rolling immediately after breakdown rolling while hot-mix asphalt is still hot enough to achieve specified density. Continue rolling until hot-mix asphalt course has been uniformly compacted to the following density:

1. Average Density: 96 percent of reference laboratory density according to ASTM D 6927 or AASHTO T 245, but not less than 94 percent or greater than 100 percent.
2. Average Density: 92 percent of reference maximum theoretical density according to ASTM D 2041, but not less than 90 percent or greater than 96 percent.

D. Finish Rolling: Finish roll paved surfaces to remove roller marks while hot-mix asphalt is still warm.

E. Edge Shaping: While surface is being compacted and finished, trim edges of pavement to proper alignment. Bevel edges while asphalt is still hot; compact thoroughly.

F. Repairs: Remove paved areas that are defective or contaminated with foreign materials and replace with fresh, hot-mix asphalt. Compact by rolling to specified density and surface smoothness.

G. Protection: After final rolling, do not permit vehicular traffic on pavement until it has cooled and hardened.

H. Erect barricades to protect paving from traffic until mixture has cooled enough not to become marked.

3.6 INSTALLATION TOLERANCES

A. Pavement Thickness: Compact each course to produce the thickness indicated within the following tolerances:

1. Base Course: Plus or minus 1/2 inch.
2. Surface Course: Plus 1/4 inch, no minus.

B. Pavement Surface Smoothness: Compact each course to produce a surface smoothness within the following tolerances and as defined below, as determined by using a 10-foot straightedge applied transversely or longitudinally to paved areas:

1. Base Course: 1/4 inch.
2. Surface Course: 1/8 inch.
3. Surface Tolerances for the asphalt surface shall comply with American Sports Builders Association / USTA requirements per “Tennis Courts, A Construction and Maintenance Manual” for:

    a. Slope
    b. Planarity
    c. Evenness
    d. Small Irregularities.

4. Contractor shall demonstrate conformance with requirements prior to final court surfacing.

3.7 FIELD QUALITY CONTROL

A. Testing Agency: Owner will engage a qualified testing agency to perform tests and inspections.

B. Thickness: In-place compacted thickness of hot-mix asphalt courses will be determined according to ASTM D 3549.

C. Surface Smoothness: Finished surface of each hot-mix asphalt course will be tested for compliance with smoothness tolerances. Surface must be accepted by Tennis Court Surfacing Contractor.

D. In-Place Density: Testing agency will take samples of un-compacted paving mixtures and compacted pavement according to ASTM D 979 or AASHTO T 168.

1. Reference maximum theoretical density will be determined by averaging results from four samples of hot-mix asphalt-paving mixture delivered daily to site, prepared according to ASTM D 2041, and compacted according to job-mix specifications.
2. In-place density of compacted pavement will be determined by testing core samples according to ASTM D 1188 or ASTM D 2726.

    a. One core sample will be taken for every 1000 sq. yd. or less of installed pavement, with no fewer than three cores taken.
    b. Field density of in-place compacted pavement may also be determined by nuclear method according to ASTM D 2950 and correlated with ASTM D 1188 or ASTM D 2726.

E. Replace and compact hot-mix asphalt where core tests were taken.

F. Remove and replace or install additional hot-mix asphalt where test results or measurements indicate that it does not comply with specified requirements.

3.8 WASTE HANDLING

A. General: Handle asphalt-paving waste according local regulations.

END OF SECTION 32 12 16.40

SECTION 32 18 16.13

PLAYGROUND PROTECTIVE SURFACING

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

B. Section 11 6913 Playground Equipment and Structures.

1.2 SUMMARY

A. This specification includes information for playground protective surfacing alternates. See below for additional information. Owner intends to select one of the alternates for installation.

B. Furnish labor, material, and equipment necessary to install the playground protective surfacing system as shown on the drawings and specified herein. See Alternates for additional information on types of surfacing.

1. Work shall include, but not be limited to the following: layout; excavation; backfill; furnishing and installing of base material; furnishing and installing of engineered wood fiber safety surfacing.

1.3 BASE BID

1. Base Bid: Install subgrade, base rock and Engineered Wood Fiber (EWF). See Drawings and Details.

1.4 PERFORMANCE REQUIREMENTS

A. Area Safety: Playground protective surfacing within playground use zones shall meet or exceed the performance requirements of the CPSC, ADA and Fall Height Test ASTM F1292-17a. The surface must yield both a peak deceleration of no more than 200 G-max and a Head Injury Criteria (HIC) value of no more than 1,000 for a head-first fall from the highest accessible portion of play equipment being installed as shown on drawings. IPEMA certification is required. (ASTM F1292-17a section 4.3.3: The laboratory test used to determine critical fall height shall have been conducted on surfacing material samples identical in design, materials, components, and thickness and manufactured as the installed playground surface).

B. Accessibility: NOTE: Children’s outdoor play areas shall be in compliance with the Uniform Federal Accessibility Standards (UFAS) FED-STD-795 and the Architectural and Engineer Instructions (9AEI) Design Criteria.

C. The requirements of the Americans with Disabilities Act. Accessibility Guidelines (ADAAG) 28 CFR Part 36 that provide equal or greater accessibility than the requirements of UFAS must also be met in children’s outdoor play areas.

D. Engineered Wood Fiber playground safety surfacing. Engineered wood fiber product specifically manufactured for use in playgrounds for safety surfacing.

1. Accessibility of Surface Systems - ASTM F1951: Determination of accessibility of surface systems under and around playground equipment.
2. Impact Attenuation - ASTM F1292: Impact attenuation of surface systems under and around playground equipment.
3. Standard for Engineered Wood Fiber - ASTM F2075: Minimum characteristics for those factors that determine particle size, consistency, purity and ability to drain.
4. IPEMA Certification: Manufacturer must provide proof of certification.

1.5 DEFINITIONS

A. Definitions in ASTM F2223 apply to Work of this Section.

B. Critical Height: Standard measure of shock attenuation according to ASTM F2223; same as "critical fall height" in ASTM F1292. According to ASTM F1292, this approximates "the maximum fall height from which a life-threatening head injury would not be expected to occur."

C. SBR: Styrene-butadiene rubber.

D. Unitary Surfacing: A protective surfacing of one or more material components bound together to form a continuous surface; same as "unitary system" in ASTM F2223.

1.6 SUBSTITUTIONS

A. Requests for substitutions must be accompanied by a product to product comparison that demonstrates that the requested substitute meets or exceeds the basis of design product specified. Requests for substitution that do not include a side by side product comparison and do not meet the requirements outlined in this specification will not be approved.

B. Requests for substitutions must be submitted no less than two weeks prior to bid date.

1.7 ACTION SUBMITTALS

A. Product Data: For each type of product.

1. The Contractor shall submit, two (2) complete sets of the material submittals, including manufacturer’s name and address, specific trade names, catalog and model numbers, illustrations and descriptive material, and samples of the proposed material for this project clearly marked as to proposed items for approval by the Owner’s representative.
2. Products submitted as equal **must** include hard copies of manufactures written specifications and warranty.
3. Manufacturer’s descriptive data and installation instructions.
4. Manufacturer’s details showing depths of Wear Course and sub-base materials, anchoring systems and edge details.

B. Shop Drawings: For each type of protective surfacing coordinated with locations and critical fall heights of selected equipment.

1. Include plans, sections, placement details, and attachment to substrates.
2. Include accessories and edge terminations.
3. Include patterns made by varying colors of surfacing and details of graphics.

C. Samples for Initial Selection: For each type of exposed finish.

1. Include Samples of accessories involving color selection.

D. Samples for Verification: For each type of protective surfacing and exposed finish.

1. Include Samples of accessories to verify color and finish selection.
2. Unitary, Seamless Surfacing: Minimum 6 by 6 inches.
3. Drainage/Separation Geotextile: Minimum 12 by 12 inches.
4. Crushed surfacing base course.

E. A signed statement by an authorized official certifying that the surfacing system meets the requirements of ASTM F1292-17a for a head-first fall from the highest accessible portion of the specified playground equipment.

F. A Certificate of Insurance shall be provided by manufacturer of material for use as playground safety surfacing, covering general and product liability, of not less than $1,000,000 for each occurrence, $2,000,000 general aggregate, with an excess/umbrella liability of $25,000,000. The issuing underwrite shall be AA rated.

1.8 INFORMATIONAL SUBMITTALS

A. Qualification Data: For Installer and testing agency.

B. Material Certificates: For each type of loose-fill surfacing.

C. Field quality-control reports.

D. Sample Warranty: For manufacturer's special warranty.

1.9 CLOSEOUT SUBMITTALS

A. Maintenance Data: For playground protective surfacing to include in maintenance manuals.

1.10 MAINTENANCE MATERIAL SUBMITTALS: SYNTHETIC TURF SAFETY SURFACING

A. Furnish extra materials that match products installed and that are packaged with protective covering for storage and identified with labels describing contents.

1. Turf Fabric: Minimum of 300 sq. ft. for each type indicated.
2. Seaming Tape and Adhesive: One roll of seaming tape and one gallon of adhesive.
3. One new set of maintenance tools, of type recommended by synthetic grass safety surfacing manufacturer for installation.

1.11 QUALITY ASSURANCE

A. Installer Qualifications: An entity that employs installers and supervisors who are trained and approved by manufacturer.

1.12 WARRANTY

A. Special Warranty: Manufacturer and Installer agree to repair or replace components of protective surfacing that fail in materials or workmanship within specified warranty period.

1. Failures include, but are not limited to, the following:

a. Reduction in impact attenuation as measured by reduction of critical fall height.
b. Deterioration of protective surfacing and other materials beyond normal weathering.

2. Warranty Period: 10 years from date of Substantial Completion.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

A. Source Limitations: Obtain protective surfacing materials from single source from single manufacturer.

B. Playground Surfacing

1. Engineered Wood Fiber System

2.2 Engineered Wood Fiber System

A. Manufacturers:

1. Source Limitations: Obtain protective surfacing materials from single source from single manufacturer.

a. Manufacturer: Gametime or approved equal.

1) GTIMPAX Engineered Wood Fiber or approved equal.

b. Contractor must submit side by side test results of proposed equal with GTMPAX test results.
c. Provide geosynthetic accessories of each type from source recommended by manufacturer of protective surfacing materials.

B. Product is manufactured of a ground wood fiber comprised of softwoods and/or hardwoods, consisting of randomly sized wood fibers the majority of which do not exceed 2” in length and no more than 15% fines to aid in compaction. Product to have minimal bark and to be free of twigs, leaf debris and other organic material. Product depth, after installation, must be in accordance with the procedure described in ASTM F1292 and meet guidelines for critical height as set forth by the Consumer Product Safety Commission for use of wood products for protective surfacing.

1. Engineered Wood Fiber: ASTM F2075; containing no bark, leaves, twigs, or foreign or toxic materials; tested for accessibility according to ASTM F1951.
2. Critical Height: As required by Play Equipment Manufacturers requirements, see plans and specifications for playground equipment.
3. Uncompressed Material Depth: Not less than 14” Depth at all locations.

C. Insurance Requirements: Contractor must carry a minimum insurance of $1,000,000 general liability; $2,000,000 general aggregate and $1,000,000 excess liability.

2.3 PERFORMANCE REQUIREMENTS

A. Completed product: Upon completed installation, product shall have an ASTM fall rating (Critical Height) to meet requirements of specified equipment, see plans.

B. Impact Attenuation: Critical fall height tested according to ASTM F1292 for all Playground Equipment (fall height of tallest item is 8’-2”, verify). Contractor to coordinate and verify fall heights with equipment manufacturer.

C. Accessibility Standard: Minimum surfacing performance according to ASTM F1951.

2.4 GEOSYNTHETIC ACCESSORIES

A. Drainage/Separation Geotextiles: Comply with Section 312000 "Earth Moving."

B. Drainage/Separation Geotextile: Nonwoven, needle-punched geotextile, manufactured for drainage applications and made from polyolefins or polyesters; with the following minimum properties:

1. Weight: 4 oz./sq. yd.; ASTM D5261.
2. Water Flow Rate: 100 gpm/sq. ft. according to ASTM D4491.

2.5 MATERIALS

A. Base Drainage Aggregate: Crushed angular hard stone, 5/8” minus to ¼” with fines, compactible stone (not clean) for drainage.

PART 3 - EXECUTION

3.1 BASE BID

A. The following items are part of base bid:

1. Log and boulder containment.
2. Permeable base aggregate.
3. Geotextile on top of subgrade.
4. Engineered Wood Fiber

3.2 BASE INSTALLATION

1. Coordinate elevations of base installation with installation of log and boulder containment.
2. Coordinate with installation of playground equipment.

B. Install base drainage aggregate to subgrade elevation as required by the thickness of the selected playground protective surfacing. Surface to be level and free of irregularities. Compact surface as required by selected playground protective surfacing specifications.

1. Base Course: 5/8” minus crushed surfacing.
2. Compaction: 95% minimum.

3.3 EXAMINATION

A. Examine substrates, areas, and conditions, with Installer present, for compliance with requirements for subgrade elevations, slope, and drainage and for other conditions affecting performance of the Work.

1. Verify that substrates are sound and without high spots, ridges, holes, and depressions.

B. Base Drainage Aggregate Substrates: Verify that substrates are satisfactory for unitary, protective surfacing installation and that substrate surfaces are dry, cured, and uniformly level within recommended tolerances according to protective surfacing manufacturer's written requirements for cross-section profile.

C. Proceed with installation only after unsatisfactory conditions have been corrected.

3.4 PROJECT CONDITIONS

A. Project Site Conditions:

1. Engineered wood fiber system must be installed on dry sub-surface and drainage with no standing water.

B. Sequencing and Scheduling: Playground protective safety surfacing shall be installed after all playground equipment, shade structures, signs and any other items that will be within the surfacing area. Coordinate with General Contractor.

C. Delivery, Storage and Handling: Materials and equipment shall be delivered and stored in accordance with the manufacturer’s recommendations.

3.5 EXAMINATION

A. Examine substrates, areas, and conditions, with Installer present, for compliance with requirements for subgrade elevations, slope, and drainage and for other conditions affecting performance of the Work.

1. Verify that substrates are sound and without high spots, ridges, holes, and depressions.

B. Proceed with installation only after unsatisfactory conditions have been corrected.

3.6 PREPARATION

A. Finished Grade/Slope: Verify that finished elevations or adjacent areas are as indicated on the architectural or site plans, that the appropriate sub-grade elevation has been established for the particular safety surface to be installed, and that the subsurface has been installed per architectural, site or equipment plans while meeting accessibility and use zones requirements.

B. Install geotextile material over prepared subgrade.

C. Aggregate Sub Base: Tolerance of aggregate sub base shall be with 3/8” inch in 10’ ft. Verify that aggregate sub base has been fully compacted. Per ADA Guidelines: compacted Aggregate sub base – 4” inches of ¾” inch minus irregular stone with fines compacted to 95% percent in 2” inch watered lifts.

D. Prepare substrates to receive surfacing products according to protective surfacing manufacturer's written instructions.

E. Contractor to review and accept equipment locations, containment curb and base course installation. Installation of EWF surfacing acknowledges acceptance of site preparation.

F. Drainage: Verify that sub-surfacing drainage has been installed to provide positive drainage.

3.7 INSTALLATION OF ENGINEERED WOOD FIBER

A. Install concrete curb ramp into playground area for ADA access, see drawings and details for location.

B. Apply components of loose-fill surfacing according to manufacturer's written instructions to produce a uniform surface.

C. Loose Fill: Place loose-fill materials to required depth after installation of playground equipment support posts and foundations. Include manufacturer's recommended amount of additional material to offset natural compaction over time.

D. Loose fill to be 14-16” uncompacted depth at installation to ensure 12” depth is achieved at Final Acceptance.

E. Stabilizing Mats: Coordinate installation of mats and mat anchoring system with placing loose fill. Install per manufacturer’s specifications and installation details.

F. Grading: Uniformly grade loose fill to an even surface free from irregularities.

G. Compaction: After initial grading, mechanically compact loose fill before finish grading.

H. Finish Grading: Hand rake to a uniformly smooth finished surface and to required elevations.

3.8 FIELD QUALITY CONTROL AND CERTIFICATION

A. Testing Agency: Engage a qualified testing agency to perform tests.

B. Perform the following tests with the assistance of a factory-authorized service representative:

1. Perform "Installed Surface Performance Test" according to ASTM F1292 for each protective surfacing type and thickness in each playground area.
2. Perform installed-surface-performance tests at no less than one series of tests for each 1000 sq. ft. of each type and thickness of in-place protective surfacing or part thereof.
3. Permeability: 30 in./h of rainfall capacity according to ASTM F2898 or EN 15330-1.
4. Shock Attenuation: No greater than 200 G(max) at time of installation according to ASTM F1936 and ASTM 1292.

    a. A certified playground inspector / testing agency shall test all playground areas in accordance **with current applicable ASTM standards**. ASTM F 1292 requires that at least three impact sites be tested in each play area. The test requires that a head form be dropped from the fall height of the play equipment three times at each impact test site. The test results of the second and third drop from each site to be averaged and recorded. The head form is attached to a hand-held device that records the G-max and HIC values of each drop. The G-max is the maximum deceleration of gravity. The HIC is Head Impact Criteria or the measure of impact severity and duration.
    b. Head Injury Criteria (HIC) value of no more than 1,000 for a headfirst fall from the accessible height of the installed play equipment at each location.

C. Playground protective surfacing will be considered defective if it does not pass tests.

D. Lines between surfacing colors will be smooth and consistent with the Drawings.

E. Prepare and submit safety and other test reports.

3.9 PROTECTION

A. Clean Up: Manufacturer installers shall work to minimize excessive adhesive on adjacent surfaces or play equipment. Spills of excess adhesive shall be promptly cleaned.

B. Prevent traffic over seamless surfacing for not less than 48 hours after installation and until impact attenuation testing is complete and the surface is accepted by the Owner.

C. The site shall be kept clean and free of tools, trash, and debris and installation materials on a daily basis. Products may be stored on site during installation with appropriate protective measures and approval by the Owner's representative.

3.10 DEMONSTRATION

A. Train Owner's maintenance personnel in proper maintenance procedures for selected type of playground protective surfacing.

END OF SECTION 32 18 16.13

SECTION 32 84 00

PLANTING IRRIGATION

PART 1 - GENERAL

1.1 DESCRIPTION

A. This Section includes the installation of a new irrigation system. Work includes but is not limited to: connecting new irrigation valves to an existing conventional controller, sleeves, mainline and lateral line piping, mechanical joint restraints, sprinkler heads, bubblers and accessories, control valves, control wiring and decoders, isolation valves, fittings, electrical connections, winterization provisions for blowing out all lines and equipment, and necessary accessories.

B. Existing irrigation indicated on early site package is to remain in operation. Existing irrigation system will be completely demolished with limits of work. See below for salvaged equipment requirements.

C. Construction drawings and specifications are complimentary, in the event of a conflict between specifications and construction drawings, the more restrictive requirement shall apply.

1.2 RELATED DOCUMENTS

A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.3 SUMMARY

A. Section Includes:

1. Piping.
2. Encasement for piping.
3. Manual valves.
4. Pressure-reducing valves.
5. Automatic control valves.
6. Transition fittings.
7. Dielectric fittings.
8. Miscellaneous piping specialties.
9. Sprinklers.
10. Quick couplers.
11. Drip irrigation specialties.
12. Controllers.
13. Boxes for automatic control valves.

B. Related Sections:

1. Section 01 56 39 “Temporary Tree and Plant Protection”.
2. Section 31 2 000 “Earth Moving”.

1.4 EXISTING CONDITIONS

A. Contractor is responsible for verifying existing conditions and extent of work in the field. Existing Site Conditions: Locations of existing utilities and other improvements shown on the drawings are approximate. Existing conditions shall be verified and should any utilities be encountered during construction, the contractor shall indicate them on the “Record Drawings” with coordinated dimensions from fixed above ground structures and as per depth, size and type of material. The contractor shall always protect existing utilities.

1.5 DEFINITIONS

A. Lateral Line Piping: Downstream from control valves to sprinklers, and specialties. Piping is under pressure during flow.

B. ET Controllers: EvapoTranspiration Controllers. Irrigation controllers which use some method of weather based adjustment of irrigation. These adjusting methods include use of historical monthly averages of ET; broadcasting of ET measurements; or use of on-site sensors to track ET.

C. Mainline / Pressure Piping: Downstream from point of connection to water distribution piping to, and including, control valves. Piping is under water-distribution-system pressure.

D. Low Voltage: As defined in NFPA 70 for Laterals and equipment operating at less than 50 V or for remote-control, signaling power-limited Laterals.

1.6 PERFORMANCE REQUIREMENTS

A. Irrigation zone control shall be automatic operation with existing controller and automatic control valves.

1. Connect new control valves to existing park controller.

B. Location of Sprinklers and Specialties: Design location is approximate. Make minor adjustments necessary to avoid plantings and obstructions such as signs and light standards. Maintain 100 percent irrigation coverage of areas indicated.

C. Minimum Working Pressures: The following are minimum pressure requirements for piping, valves, and specialties unless otherwise indicated:

1. Irrigation Mainline Piping: 200 psig.
2. Lateral Line Piping: 150 psig.

1.7 ACTION SUBMITTALS: REQUIRED

A. Product Data: For each type of product indicated. Include rated capacities, operating characteristics, and furnished specialties and accessories.

B. Wiring Diagrams: For power, signal, and control wiring.

1. Wiring diagram of extension of new control wires to new control valves.

C. Closeout Submittals: See Section 3.22 Closeout for requirements.

1.8 INFORMATIONAL SUBMITTALS

A. Coordination Drawings: Irrigation systems, drawn to scale, on which components are shown and coordinated with each other, using input from Installers of the items involved. Also include adjustments necessary to avoid plantings and obstructions such as signs and light standards.

B. Qualification Data: For qualified Installer.

C. Field quality-control reports.

1.9 PRODUCT SUBMITTALS

A. Prior to starting any work, the contractor shall present for approval by the Owner's representative, three (3) packages of the following information. The submittals shall be neatly bound with a cover letter on the company's letterhead, indicating the contents and purpose of the submittals. All items shall be provided within one submittal package.

B. Submittal Package to include:

1. Project name and location.
2. Job site foreman's name that will be responsible for the project at all times.
3. Table of Contents listing all material and equipment to be used on the project indicating brand names, model numbers and or shop drawings. Landscape irrigation manufacturer's literature, data and product 'cut sheets' are required for are required for the following:

    a. Control wire
    b. Direct bury wire connectors.
    c. Quick coupler
    d. Automatic control valves
    e. Isolation gate valve
    f. Pipe: Sleeve, Mainline, Lateral, tubing (as applicable).
    g. Unions, fittings and solvent weld pipe glue
    h. Control wire, conventional
    i. Locator wire
    j. Control wire conduit
    k. Sprinklers, all types including rotors and sprays
    l. Bubblers and bubbler assemblies
    m. Valve boxes
    n. Metallic identification ribbon
    o. Surge protection and grounding devices
    p. Sand for sand bedding
    q. Concrete paver bricks for control valve boxes.

C. NOTE: All substitutions for proposed products shall be identified in the Table of Contents.

D. Provide name and address of each manufacturer's permanent service, warranty support or repair service that is authorized and has the ability to respond to service calls within eight hours of notification for service.

1.10 MAINTENANCE MATERIAL SUBMITTALS

A. Furnish extra materials that match products installed and that are packaged with protective covering for storage and identified with labels describing contents.

1. Rotors: 25 of each type and size indicated.
2. Spray Sprinklers: 25 of each type and size indicated.
3. Bubblers: 25 of each type installed.

1.11 QUALITY ASSURANCE

A. Manufacturer Qualifications: Manufacturer identified for components and equipment shall regularly and currently manufacture the item submitted as one of their principal products.

B. Installer Qualifications: An employer of workers that includes an onsite supervisor or superintendent that has completed certification by the Washington Association of Landscape Professionals or equivalent qualifications. Installer or supplier of service shall have technical qualifications, experience and trained personnel and the resources to perform the specified work in the scheduled construction time.

C. Electrical Components, Devices, and Accessories: Listed and labeled as defined in NFPA 70, by a qualified testing agency, and marked for intended location and application.

D. Certified Tester shall test the “Backflow Prevention” devices per local requirements and submit the test results to the Owner as part of the Operations and Maintenance Manual.

1.12 DELIVERY, STORAGE, AND HANDLING

A. Deliver piping with factory-applied end caps. Maintain end caps through shipping, storage, and handling to prevent pipe-end damage and to prevent entrance of dirt, debris, and moisture.

B. Store plastic piping protected from direct sunlight. Support to prevent sagging and bending.

1.13 PROJECT CONDITIONS

A. Underground utilities and elements: The Contractor shall call **Utility Notification Center at (811) or (800) 424-5555 or click www.callbeforeyoudig.org** to locate all underground utilities (on or near Public Rights-of-Way / Property Lines) prior to digging and/or driving stakes. The Contractor can also engage the services of a private utilities locating service for location of utilities within the site. Private utilities locating services charge for services rendered.

1. Contractor to contact Owner’s maintenance personnel 48 hours in advance of any earthwork, trenching or excavation to make arrangements for utility locates within Owner’s property, in addition to contacting the professional utility location services.

B. Site Inspection and Layout: Before proceeding with any work, the Contractor shall inspect the site, carefully checking all grades and verifying all dimensions and conditions affecting the work in order to be satisfied that the work may safely proceed. Changes or alterations to the system to meet actual conditions shall be made at the Contractor's expense.

1. The irrigation plan is diagrammatic and is not intended to show exact locations of proposed piping, valves or controllers. Locate new items as closely as possible to related curbs, walls, fences or edges of paving. Pipelines shown parallel on drawing may be placed in a common trench.
2. Sprinkler heads are shown accurately and shall be installed as indicated by center of symbol.
3. Contractor to verify locations of all existing irrigation equipment in the field prior to demolition and construction. Preserve all existing equipment to remain and cap existing lines at edges of construction so that existing system can remain fully operational during construction.

    a. Contractor may adjust heads as necessary to minimize overspray onto construction site. Replacement of full heads with adjustable heads to match is authorized.

C. During the installation of the new irrigation system, if underground utilities are encountered, the Contractor shall notify the Landscape Architect via RFI two (2) working days in advance and perform repairs to that system per this section and/or as directed. Repairs and connections shall be done per the contract documents or as directed in the RFI response.

D. Interruption of Existing Water Service: Do not interrupt water service to facilities occupied by Owner or others unless permitted under the following conditions and then only after arranging to provide temporary water service according to requirements indicated:

1. Notify Architect, Construction Manager, Owner no fewer than two days in advance of proposed interruption of water service.
2. Do not proceed with interruption of water service without Architect's, Construction Manager's, Owner's written permission.

1.14 IRRIGATION SYSTEM WARRANTY:

A. Contractor shall warranty work and parts for a period of one year beginning on the date of the final “Punch List” walk-thru. Any repairs or replacements deemed to be the contractor’s responsibility shall be remedied immediately with originally-specified material and to the owner’s satisfaction and at no cost to the owner. The contractor shall replace material within 15 days of written notice from owner’s representative. O&M Manual to INCLUDE letter of warranty consistent with these terms.

B. The warranty shall include restoration of planted or paved areas due to settlement of trenches or damage caused by water from broken irrigation system pipes.

C. The warranty shall include one complete winterization and one complete spring startup of the irrigation system.

PART 2 - PRODUCTS

2.1 GENERAL

A. Multiple Units: When two or more units of the same type or class of materials or equipment are required, these units are products of one manufacturer.

B. Assembled Units: Manufacturers of equipment assemblies, which use components made by others, assume complete responsibility for the final assembled product.

C. All components of an assembled unit need not be products of the same manufacturer but component parts which are alike are the product of a single manufacturer.

D. Components are compatible with each other and with the total assembly for the intended service.

E. Nameplates: Nameplate bearing manufacturer's name or identification trademark securely affixed in a conspicuous place on equipment or name or trademark cast integrally with equipment, stamped, or otherwise permanently marked on each item of equipment.

F. Accepted Manufacturers of Irrigation Equipment: Basis of Design: Rain Bird and Hunter. Other manufacturers are not acceptable unless approved in writing prior to the date of the bid.

2.2 PIPES, TUBES, AND FITTINGS

A. Comply with requirements in the piping schedule for applications of pipe, tube, and fitting materials, and for joining methods for specific services, service locations, and pipe sizes.

B. Galvanized-Steel Pipe: ASTM A 53/A 53M, Standard Weight, Type E, Grade B.

1. Galvanized-Steel Pipe Nipples: ASTM A 733, made of ASTM A 53/A 53M or ASTM A 106/A 106M, Standard Weight, seamless-steel pipe with threaded ends.
2. Galvanized, Gray-Iron Threaded Fittings: ASME B16.4, Class 125, standard pattern.
3. Malleable-Iron Unions: ASME B16.39, Class 150, hexagonal-stock body with ball-and-socket, metal-to-metal, bronze seating surface, and female threaded ends.
4. Cast-Iron Flanges: ASME B16.1, Class 125.

C. PE Pipe with Controlled ID: ASTM F 771, PE 3408 compound; SIDR 11.5.

1. Insert Fittings for PE Pipe: ASTM D 2609, nylon or propylene plastic with barbed ends. Include bands or other fasteners.

D. PVC Pipe: ASTM D 1785, PVC 1120 compound, Schedules 40 and 80.

1. PVC Socket Fittings: ASTM D 2467, Schedules 40 and 80.
2. PVC Threaded Fittings: ASTM D 2464, Schedule 80.
3. PVC Socket and Threaded Unions: Construction similar to MSS SP-107, except both headpiece and tailpiece shall be PVC with socket ends.

E. PVC Pipe, Class 200, socket and gasketed, ASTM D 1784 or 5, ASTM D-2464, ASTM D 2467, ASTM F-1970.

1. PVC Socket Fittings: ASTM D 2464, Schedule 80.
2. PVC Socket and Threaded Unions: Schedule 80. Construction similar to MSS SP-107, except both headpiece and tailpiece shall be PVC with socket or threaded ends.

2.3 PIPING JOINING MATERIALS

A. Pipe-Flange Gasket Materials: AWWA C110, rubber, flat face, 1/8 inch thick unless otherwise indicated; full-face or ring type unless otherwise indicated.

B. Metal, Pipe-Flange Bolts and Nuts: ASME B18.2.1, carbon steel unless otherwise indicated.

C. Brazing Filler Metals: AWS A5.8/A5.8M, BCuP Series, copper-phosphorus alloys for general-duty brazing unless otherwise indicated.

D. Solder Filler Metals: ASTM B 32, lead-free alloys. Include water-flushable flux according to ASTM B 813.

E. Solvent Cements for Joining PVC Piping: ASTM D 2564. Include primer according to ASTM F 656.

F. Plastic, Pipe-Flange Gasket, Bolts, and Nuts: Type and material recommended by piping system manufacturer unless otherwise indicated.

G. Mechanical Joint Restraints: Install HARCO Ductile Iron IPS Pipe to Pipe Joint Restraint for all mainline pipe connections 4” and greater.

1. Install HARCO Ductile Iron IPS joint restraints at all 6" to 4" Tee's and 90's.
2. Install HARCO Ductile Iron IPS joint restraints at transitions from ductile iron to 6" PVC pipe.

H. Control valve triple swing joint connections to mainline. Size as determined by size of mainline and size of valve.

1. HARCO restrained ductile iron service tee. Or
2. HARCO Ductal Iron IPS Saddle, Double Strap for PVC pipe

2.4 ENCASEMENT FOR PIPING

A. Standard: ASTM A 674 or AWWA C105.

B. Form: Sheet.

C. Material: LLDPE film of 0.008-inch minimum thickness.

D. Color: Black.

2.5 MANUAL VALVES

A. Brass Ball Valves:

1. Manufacturers: Subject to compliance with requirements, provide products by one of the following:

a. Flow-Tek, Inc.
b. Hammond Valve.
c. Milwaukee Valve Company.
d. NIBCO INC.
e. Red-White Valve Corp.

2. Description:

a. Standard: MSS SP-110.
b. SWP Rating: 150 psig.
c. CWP Rating: 600 psig.
d. Body Design: Two piece.
e. Body Material: Forged brass.
f. Ends: Threaded or solder joint if indicated.
g. Seats: PTFE or TFE.
h. Stem: Brass.
i. Ball: Chrome-plated brass.
j. Port: Full or regular, but not reduced.

B. Iron Gate Valve Casings:

1. Standard: AWWA M44 for cast-iron valve casings.
2. Top Section: Adjustable extension of length required for depth of burial of valve.
3. Barrel: Approximately 5-inch diameter.
4. Plug: With lettering "WATER."
5. Bottom Section: With base of size to fit over valve.
6. Base Support: Concrete collar.

C. Operating Wrenches for Iron Gate Valve Casings: Furnish one steel, tee-handle operating wrench(es) with one pointed end, stem of length to operate deepest buried valve, and socket matching valve operating nut for Project.

D. Iron Gate Valves, NRS:

1. Manufacturers: Subject to compliance with requirements, provide products by the following:

a. WATTS.

2. Description:

a. Model: 405 NRSRW
b. Standard: MSS SP-70, Type I.
c. CWP Rating: 200 psig.
d. Body Material: ASTM A 126, gray iron with bolted bonnet.
e. Ends: Flanged.
f. Trim: All bronze.
g. Disc: Solid wedge.
h. Packing and Gasket: Asbestos free.

2.6 AUTOMATIC CONTROL VALVES

A. Remote Control Valve:

1. Manufacturers: Rain Bird, Inc.
2. Basis of Design Product: PEB-PRS-D Series
3. 1", 1 ½" and 2": Globe valves with internal bleed and flow control
4. Install with PRS-Dial
5. Description: Molded-plastic body, normally closed, diaphragm type with manual-flow adjustment, and operated by 24-V ac solenoid.

B. Bubbler Irrigation Control Valve and Filter Assembly

1. Manufacturers: Rain Bird, Inc.

a. Basis of Design Product: XCZ-150-LCS, 1.5" Inline Commercial Control Zone Kit

1) 1 1/2": PEB Series globe valves with internal bleed and flow control

2.7 TRANSITION FITTINGS

A. General Requirements: Same size as, and with pressure rating at least equal to and with ends compatible with, piping to be joined.

B. Transition Couplings:

1. Manufacturers: Subject to compliance with requirements, provide products by one of the following:

a. Cascade Waterworks Mfg. Co.
b. Dresser, Inc.

2. Description: AWWA C219, metal sleeve-type coupling for underground pressure piping.

C. Plastic-to-Metal Transition Fittings:

1. Manufacturers: Subject to compliance with requirements, provide products by one of the following:

a. Harvel Plastics, Inc.
b. Spears Manufacturing Company.

2. Description: PVC one-piece fitting with manufacturer's Schedule 80 equivalent dimensions; one end with threaded brass insert, and one solvent-cement-socket or threaded end.

D. Plastic-to-Metal Transition Unions:

1. Manufacturers: Subject to compliance with requirements, provide products by the following:

a. NIBCO INC.

2. Description: MSS SP-107, PVC four-part union. Include one brass threaded end, one solvent-cement-joint or threaded plastic end, rubber O-ring, and union nut.

2.8 MISCELLANEOUS PIPING SPECIALTIES

A. Pressure Gages: ASME B40.1. Include 4-1/2-inch-diameter dial, dial range of two times system operating pressure, and bottom outlet.

2.9 SPRINKLERS

A. General Requirements: Designed for uniform coverage over entire spray area indicated at available water pressure.

B. Manufacturers and models as indicated on the drawings. No substitutions.

2.10 QUICK COUPLERS

A. Manufacturers: Subject to compliance with requirements, provide products by the following:

1. Rain Bird Corporation.

B. Description: Factory-fabricated, bronze or brass, two-piece assembly. Include coupler water-seal valve; removable upper body with spring-loaded or weighted, rubber-covered cap; hose swivel with ASME B1.20.7, 3/4-11.5NH threads for garden hose on outlet; and operating key.

1. Rain Bird 44 LRC, 1” Quick Coupler Valve, Two Piece Body
2. Locking-Top: Vandal-resistant locking feature. Include one matching key(s).

2.11 BUBBLER IRRIGATION

A. Bubbler: Multi-Stream bubbler nozzle, pressure compensating bubbler.
Manufacturer: Hunter Industries

1. Model: PCN with standard female threads that are compatible with the threaded riser on Hunter on other manufacturer’s spray heads.
2. The pressure compensating bubbler shall be as manufactured by Hunter Industries.

B. Bubblers to be pressure compensating at the nozzle. The under-the-nozzle pressure compensating screen shall be a two-piece screen combination with a flow-control module positioned in the middle.

C. The bubbler shall be a pressure compensating type capable of providing a consistent discharge rate as indicated on the drawings for each bubbler.

D. The bubbler shall have a “trickle” pattern (1401& 1402 models) or an “umbrella” pattern (1406 &1408 models) discharge. See drawings for specific models and applications.

E. The bubbler assembly shall have a plastic inlet filter screen to protect the nozzle against clogging.

F. The pressure compensating bubbler shall be of a permanently assembled design constructed of durable, UV resistant plastic with an integral rubber flow washer for regulating the flow rate at an operating pressure range of 20 to 90 PSI.

G. The pressure compensating bubbler shall have a 1/2" inlet for connection to the piping system.

1. Connect bubbler to 4” pop-up sprinkler body.

H. Application Pressure Regulators: Plastic housing, NPS 3/4, with corrosion-resistant internal parts; capable of controlling outlet pressure to approximately 20 psig.

I. Air Relief Valves: Plastic housing, with corrosion-resistant internal parts.

J. Vacuum Relief Valves: Plastic housing, with corrosion-resistant internal parts.

2.12 CONTROLLER

A. Controller is existing. Coordinate connection to existing controller with Owner’s maintenance personnel.

2.13 CONTROL WIRE

A. Control Wire: Low-Voltage, Decoder-Circuit Cables: No. 14 AWG minimum, between controllers and automatic control valves up to 1000’, No. 12 AWG from 1000’ up; purple / blue jacketed. Exposed control wire to the controller shall only be placed in Electrical Metallic Tubing (EMT) conduit for interior building locations and PVC pipe for exterior building locations when not co-located with mainline.

B. Control Wire Connections: All electrical connections must be waterproof and moisture-resistant and shall be done with 3M™ Scotchcast™ 3570G Connector Sealing Packs.

C. Plastic Boxes:

1. Manufacturers: Subject to compliance with requirements, available manufacturers offering products that may be incorporated into the Work include, but are not limited to, the following:

a. Oldcastle, Inc.

2. Description: Specification Grade, Commercially Rated, box and locking cover, with open bottom and openings for piping; designed for installing flush with grade.

a. Size: As required for valves and service.
b. Shape: Round, Square, Rectangular.
c. Sidewall Material: HDPE.
d. Cover Material: HDPE.

1) Lettering: " IRRIGATION."

3. Specification Grade Round valve boxes, 10" diameter top access, shall be used for quick-coupler or mainline isolation valves only.

D. Polymer-Concrete Boxes:

1. Manufacturers: Subject to compliance with requirements, available manufacturers offering products that may be incorporated into the Work include, but are not limited to, the following:

a. Oldcastle Enclosure Solutions.

2. Description: Box and cover, with open bottom and openings for piping; designed for installing flush with grade.

a. Size: As required for valves and service. Size to allow full access to valve unions for service and removal.
b. Shape: Rectangular.
c. Sidewall Material: Polymer concrete with lateral and vertical sidewall design loading of 5000 lb. minimum over 10 by 10 inches square.
d. Cover Material: Reinforced polymer concrete with cover design loading of 5000 lb minimum over 10 by 10 inches square.

1) Lettering: " IRRIGATION."

e. Hydrometer valve box: Oldcastle Polymer 1730 with flush solid cover.

3. Valve Box Backfill: Place cleaned gravel or crushed stone, graded from 3/4 inch minimum to 3 inches maximum in bottoms of valve boxes.

PART 3 - EXECUTION

3.1 WATER SERVICE

A. Basis of Design:

1. The irrigation system shall be connected to the existing Travers Park irrigation system.
2. Operational Schedule: The system is designed to provide the irrigation required with an irrigation window of eight hours per day, seven days per week.

3.2 EXISTING IRRIGATION SYSTEM, DEMOLITION

A. Review existing irrigation system prior to demolition with Owner’s maintenance personnel.

1. Identify locations to isolate mainlines and lateral lines at edge of construction and adjust heads to provide coverage of existing landscape to remain with minimal overspray onto construction site.
2. Identify existing equipment for removal and salvage to Owner.
3. Maintain irrigation to all existing park landscape areas to remain. Provide temporary piping and control wiring as necessary to maintain irrigation.

3.3 EXISTING IRRIGATION EQUIPMENT, SALVAGE

A. Existing rotors and control valves to be removed and salvaged to Owner. Clean, box, label and deliver to Owner’s representative.

3.4 LAYOUT OF IRRIGATION SYSTEM:

A. Stake the irrigation system following the design shown on the Plans before construction begins. Alterations and changes to the layout may be expected in order to conform to the site conditions and to obtain full and adequate coverage of area to be irrigated. It is understood that corrective measures in the system may become necessary, but no changes or alterations to the system as planned shall be made without the prior authorization of the Architect.

B. Before starting work, determine that work may proceed without disruption of the activities of other trades.

C. The Contractor shall carefully check grades to ensure that the area is ready to begin work.

D. The Contractor is responsible for taking all reasonable investigative actions and precautions when working around all utility systems.

3.5 PREPARATION

A. Set stakes to identify locations of proposed irrigation system. Obtain Architect's approval before excavation.

3.6 TRENCHING

A. Excavating, trenching, and backfilling are specified in Section 31 20 00 "Earth Moving" and as modified below.

B. Trenching: All trenches shall be open, vertical construction, sufficiently wide enough to provide ample working space and at depths as specified. Trenching around roots shall be hand excavated or air spaded to pipe depth when roots of 2 inches in diameter or greater are encountered. Trench width shall be 4 inches minimum or 1-1/2 times the diameter of the pipe or whichever is wider.

1. Exercise care when excavating trenches near existing trees per Section 01 56 39 - Temporary Tree & Plant Protection. Where roots are two inches (2") and greater in diameter hand excavate and tunnel. When large roots are exposed, wrap with heavy burlap for protection and prevent excessive drying. Trenches dug by machines adjacent to trees having roots two inches (2") and less in diameter shall have the sides hand trimmed making a clean cut of the roots. Trenches having exposed tree roots shall be back-filled within twenty-four (24) hours unless adequately protected with moist burlap or canvas.
2. Trench bottom must be free of rocks, debris and sharp-edged objects.

C. The use of an underground vibratory plow or similar device to pull pipe will **not** be permitted unless indicated.

D. Install warning tape directly above pressure piping, 12 inches below finished grades, except 6 inches below subgrade under pavement and slabs.

E. Do not work over, or walk on, pipe in trenches until sand bedded and covered by layers of earth well tamped in place to a depth of 12 inches over pipe.

F. Provide minimum cover over top of underground piping according to the following:

1. Irrigation Mainline Piping and Control Wires: Cover over lines to be not less than 24" below finished grade.
2. Lateral Line Piping: Cover over lines to be not less than 18".

3. Sleeves: 24 inches from top of base rock under roads (bottom of pavement). Sleeves under sidewalks shall match proposed mainline and lateral depths.

G. Sand Bedding and Backfill: The contractor shall encase all PVC pipe within a 4" layer in all directions, with clean sand before commencing with the backfill process. Any rocks larger than 1", debris or other material found within 3" of the pipe shall result in Contractor exposing all pipe to ensure that sand bedding is free of rocks and debris. Trenches shall be back-filled with approved topsoil and compacted in layers to 80-85% modified proctor compaction, using manual or mechanical tamping devices. Trenches for piping shall be compacted to equal the compaction of the existing adjacent undisturbed soil and shall be left in firm unyielding condition. All trenches shall be left flush with the adjoining grade.

1. All work must be inspected, hydrostatically tested and approved by the Owner's representative prior to backfilling.
2. Pipe shall have a firm, uniform bearing for the entire length of each pipeline to prevent uneven settlement. Wedging or blocking of pipe shall not be permitted.
3. The Contractor shall set in place; cap and pressure test all piping under paving prior to paving work.
4. All backfill in turf areas shall proceed as follows: (No Deviations): Place first lift (1/2 of trench depth) in trench and flood to settle. Final lift shall be placed and compacted even with finish grade.

H. All roots, rocks and surplus excavation shall be removed from the site unless otherwise directed. Any turf areas buried under ditch excavation shall be raked clean of any excavated material.

I. The location, inspecting and testing provisions of these specifications will be strictly adhered to. If, for any reason, any part of the sprinkler system is back-filled before approved location, testing, or inspection is authorized, it must be completely uncovered and exposed until approved for back-filling by the Landscape Architect.

3.7 PIPING INSTALLATION

A. Location and Arrangement: Irrigation drawings are diagrammatic in nature and show the general location and arrangement of piping systems. Install piping as indicated unless deviations are approved on Coordination Drawings.

B. Piping Schedule: see end of section for piping schedule.

C. Sleeves:

1. Sleeves shall be installed straight with no bends or angle joints.
2. Furnish and install where pipe and control wires pass under walks, paving, walls, etc. Sleeving to be of adequate size to accommodate retrieval for repair of wiring or piping and shall extend 12 inches beyond edges of paving or construction. See Schedule at end of this section for minimum sizes. Sleeves shall be bedded with a minimum of four inches of sand backfill above top of pipe.
3. Sleeve locations shall be marked at edge of hardscape with an 'X' for future location.

D. Install piping free of sags and bends. Ensure pipe is evenly supported throughout the run to prevent uneven settling. Wedging or blocking of pipe shall not be permitted.

E. Install groups of pipes parallel to each other, spaced to permit valve servicing. Pipe to have 3" minimum space between parallel pipes.

F. Pipe may be assembled and solvent welded outside of the trench. Pipe to be 'snaked' from side to side in the trench to all for expansion and contraction. Pipe to be assembled with ALL MARKINGS CLEARLY LEGIBLE FROM THE TOP OF THE TRENCH, to facilitate pipe verification.

1. Pipe may be 'center loaded' with sand bedding to ensure pipe is stable during pressure testing. All joints, fittings and changes of direction are to be visible.

G. Install fittings for changes in direction and branch connections.

H. Install unions adjacent to valves and to final connections to other components with NPS 2 or smaller pipe connection.

I. Install flanges adjacent to valves and to final connections to other components with NPS 2-1/2 or larger pipe connection.

J. Install underground thermoplastic piping according to ASTM D 2774 and ASTM F 690.

K. Install expansion loops in control-valve boxes for plastic piping.

L. Lay piping on solid subbase, uniformly sloped without humps or depressions.

M. Install PVC piping in dry weather when temperature is above 40 deg F. Allow joints to cure at least 24 hours at temperatures above 40 deg F before testing.

N. Install fittings at changes in direction and connections. Pipe changes in direction without a fitting shall not exceed 15°.

O. Install unions on either side of globe valves and for lateral line piping connection on angle valves. Install unions at final connections for other components.

P. Concrete Thrust Blocks:

1. Mainline 2" and greater: Install concrete thrust blocks on at all changes in direction in mainline piping.

   a. Install thrust blocks on all irrigation mainline changes in direction, including ells, tees and mainline terminations.

2. Thrust Block Schedule: Place and size thrust blocks in accordance with pipe manufacturer's specifications. Thrust block shall be of adequate size to counter maximum internal water pressure.

   a. 2" mainlines: five gallons of concrete minimum.
   b. 2.5" mainlines: ten gallons of concrete minimum
   c. 3" mainlines: fifteen gallons of concrete minimum
   d. 4" and greater mainlines: 20 gallons of concrete minimum.
   e. See drawings and details for additional thrust block information.

3. Installation: Wrap pipe in filter fabric and pour thrust block concrete around pipe. Concrete to be evenly distributed around top and sides of joint on opposing side of water flow.

Q. Mechanical Joint Restraints: Install mechanical joint restraints on:

1. All mainline joints 4" and greater.

2. Mainline changes of direction, tees, ells or terminations. Install mechanical restraints in addition to thrust blocks.

R. Install transition fittings for plastic-to-metal pipe connections according to the following:

1. Underground Piping:

a. NPS 1-1/2 and Smaller: Plastic-to-metal transition fittings.
b. NPS 2 and Larger: AWWA transition couplings.

2. Aboveground Piping:

a. NPS 2 and Smaller: Plastic-to-metal transition fittings.
b. NPS 2 and Larger: Use dielectric flange kits with one plastic flange.

S. Install dielectric fittings for dissimilar-metal pipe connections according to the following:

1. Underground Piping:

a. NPS 2 and Smaller: Dielectric coupling or dielectric nipple.
b. NPS 2-1/2 and Larger: Prohibited except in control-valve box.

2. Aboveground Piping:

a. NPS 2 and Smaller: Dielectric union.
b. NPS 2-1/2 to NPS 4: Dielectric flange.
c. NPS 5 and Larger: Dielectric flange kit.

3. Piping in Control-Valve Boxes:

a. NPS 2 and Smaller: Dielectric union.
b. NPS 2-1/2 to NPS 4: Dielectric flange.
c. NPS 5 and Larger: Dielectric flange kit.

T. Plastic Pipe and Fittings

3.8 JOINT CONSTRUCTION

A. Ream ends of pipes and tubes and remove burrs. Bevel plain ends of steel pipe.

B. Remove scale, slag, dirt, and debris from inside and outside of pipe and fittings before assembly.

C. Threaded Joints: Thread pipe with tapered pipe threads according to ASME B1.20.1. Cut threads full and clean using sharp dies. Ream threaded pipe ends to remove burrs and restore full ID. Join pipe fittings and valves as follows:

1. Make all connections between plastic pipe and metal pipes or valves with Teflon tape using plastic male adapters.
2. Apply appropriate tape or thread compound to external pipe threads unless dry seal threading is specified.
3. Teflon tape shall be installed in accordance with requirements of fitting manufacturers. Any deviation from installation procedures as instructed by fitting manufacturers shall be rectified at no cost to the Owner.
4. Damaged Threads: Do not use pipe or pipe fittings with threads that are corroded or damaged. Do not use pipe sections that have cracked or open welds.

D. Flanged Joints: Select rubber gasket material, size, type, and thickness for service application. Install gasket concentrically positioned. Use suitable lubricants on bolt threads.

E. Ductile-Iron Piping Gasketed Joints: Comply with AWWA C600 and AWWA M41. Connect new mainline, regardless of size to existing mainline with HARCO ductile-iron gasketed joints.

F. PE Piping Fastener Joints: Join with insert fittings and bands or fasteners according to piping manufacturer's written instructions.

G. PVC Piping Solvent-Cemented Joints: Clean and dry joining surfaces. Join pipe and fittings according to the following:

1. Solvent weld using solvents and methods in accordance with the pipe manufacturer's specifications. Do not solvent weld threaded connections.
2. Pipe and fittings shall be thoroughly cleaned of dirt, dust and moisture before applying solvent with a non-synthetic brush.

    a. Primer and solvent shall be applied so that a small, clean bead is visible after assembly.
    b. Unacceptable installations include excessive solvent/primer, inadequate solvent/primer, will be removed and the pipe re-joined.

    Make all connections between plastic pipe and metal valves or pipe with teflon tape using plastic male adapters. Do not over tighten.

3. Install solvent weld joints in accordance with manufacturer's specifications for temperature, weather and other requirements. No solvent weld joints shall be installed when temperatures are lower than the manufacturer's minimum.
4. Comply with ASTM F 402 for safe-handling practice of cleaners, primers, and solvent cements.
5. PVC Pressure Piping: Join schedule number, ASTM D 1785, PVC pipe and PVC socket fittings according to ASTM D 2672. Join other-than-schedule-number PVC pipe and socket fittings according to ASTM D 2855.
6. PVC Nonpressure Piping: Join according to ASTM D 2855.

H. Repairs to existing PVC pipe:

1. Repairs or connections to existing PVC pipe shall be done using 'Romac', or approved equal fittings, installed per manufacturer's specifications. 'Romac' Model #511 (long version) repair coupling is required. No telescoping repair couplings will be allowed. An isolation valve is also required at that point of connection to allow for pressure testing of the new system.

3.9 VALVE INSTALLATION

A. Install flow meter and master valve as indicated in drawings and per Manufacturers' specifications.

B. Underground Curb Valves: Install in curb-valve casings with tops flush with grade.

C. Underground Iron Gate Valves with 2-inch operating nut for wrench operation; Resilient Seat: Comply with AWWA C600 and AWWA M44. Install in valve box with valve casing to interior of valve box.

1. Install valves and PVC pipe with restrained, gasketed joints.

D. Automatic Control Valves:

1. Install in control-valve box.
2. Valve Connections: Control valves shall be installed with swing joint consisting of schedule 80 nipples and galvanized elbows. Gasketed ductile iron retrained tapped tee fitting or double saddle tee fitting and Sch 80 triple swing joints nipples and fittings.
3. Install automatic control valves within landscape areas whenever possible. Do not install control valves in swales.
4. DO NOT piggy-back valves.
5. Control valves shall be no deeper than 18” from top of pipe leaving valve to finished grade.
6. Valve shall be identified with brass tag with zone number attached to valve.
7. Schedule 80 Tee for valve will be taken off the side of the main line (not the top) and the tee will be large enough to use a slip-by threaded bushing instead of a tapped tee.
8. Place within 24" to paved edges of sidewalks, roads or parking lot curbs in a neat and orderly fashion.
9. Valve boxes shall be installed so that the box cover will follow the proposed slopes and contours. (flush with slopes) This may require more than one-extension box. This will occur in all turf grass areas only not in shrub beds or groundcover areas.
10. No valve boxes shall be allowed in the bottom or within 18” of the bottom of swales.

E. Aboveground Valves: Install as components of connected piping system.

F. Pressure-Reducing Valves: Install in boxes for automatic control valves or aboveground between shutoff valves.

G. Throttling Valves: Install in underground piping in boxes for automatic control valves.

H. Drain Valves: Install in underground piping in boxes for automatic control valves.

I. Drain Pockets: Excavate to sizes indicated. Backfill with cleaned gravel or crushed stone, graded from 3/4 to 3 inches (19 to 75 mm), to 12 inches (300 mm) below grade. Cover gravel or crushed stone with sheet of asphalt-saturated felt and backfill remainder with excavated material.

J. Valve boxes shall be placed in a neat, orderly fashion, no closer than 12" apart and shall be placed with consideration to mowing and upkeep of adjacent areas (i.e., not on sloped planted areas). Valve boxes shall be installed on concrete pavers at each corner of the box for stability.

3.10 CONTROL WIRES, CONVENTIONAL

A. Installation and repair of conventional control wires for existing system to remain.

1. Extend conventional control wires from existing system to remain, to new control valve locations. Connect and verify operation.
2. **Control wires to be installed in conduit when not installed adjacent to mainline**.

B. Connect remote control valves to controller in sequence shown on drawings.

C. Control wires shall be taped together at ten (10) foot intervals with black electrical tape; then this bundle shall be installed at same depth as main line and lay to the side of the main line. A bare copper wire (#14 or greater), shall be installed on top of the PVC supply line for future detection with the wire ends clearly exposed in the valve boxes.

D. Tie a loose 24 inches long loop of control wire at 100' intervals, in all automatic control valve boxes and at changes of direction greater than 30 degrees. Untie all loops after all connections have been made.

E. Splices shall be permitted only at junction boxes, valve boxes, or at control equipment and never between valves or valve and controller. A minimum of 24 inches of excess conductor shall be left at all splices, terminal and control valves to facilitate inspection and future splicing. All splices must be encapsulated with sealant in approved splice kit. The splice kit shall be a 3M-DBY type water-proof wire splice, or approved equal. If a splice between the controller and valve is required due to damage to existing valve wires, the splice shall include minimum 24 inches excess length of control wire added at the splice location. At the break location, two splices are required to complete the repair. The splices (two per break) shall leave splice kits unburied, and shall be housed in a separate valve box and brought to finish grade.

F. All control wire shall be labeled within the controller at the point of each station connection. Identify both ends of each wire with station number to match sprinkler diagram. Wire identifications shall be located adjacent to connection point at each end and easily visible. Marking system shall be 'TP-BLDG XX' with 3/4" labels. Each label shall read: ZONE – 1, ZONE – 2, ZONE – 3 etc.

G. One (1) unconnected Spare Wire (color Orange) for each four (4) zones) shall be run from the controller through each intermediate control valve box. Provide at least a twenty-four inch (24") long, tight loop for each wire in each box. Where control valves run in multiple directions from the controller, at least one (1) separate spare wire shall be run in each direction. The spare wire(s) shall always be installed to the farthest valve(s) location(s) from the controller.

H. Minimum size of wire is to be determined strictly by the following chart:

No. of Maximum Length of Common Wire

Valves	500'	1000'	2000'	3000'
1	14	14	14	14
2	14	14	14	10
3	14	14	10	8
4	14	14	10	8
5	14	10	8	6
6	14	10	6	6
7	14	8	6	4
8	14	8	6	4
9	14	8	4	4
10	10	6	4	2
11	10	6	4	-

I. Ground equipment according to Division 26 Section " Low Voltage Electrical Power Conductors and Cables ".

J. Connect wiring according to Division 26 Section "Conductors and Cables". All Flow meter connection shall be tight and dry. All wire splices are to be located in valve box and identified in 'Record Drawings'.

3.11 SPRINKLER INSTALLATION

A. General: Locate as shown on the drawings, except where existing conditions prohibit, or to better suit field conditions, and to achieve as good, or better, coverage under the same conditions. Change without the Owner's representative's consent is subject to disapproval and may require replacement at no additional charge to the Owner.

B. Sprinkler heads and quick coupler valves shall be installed on triple swing joints.

1. Sprinkler head triple swing joints shall consist of three Schedule 40 PVC street elbows and a schedule 80 PVC nipple.
2. Quick coupler valve triple swing joints shall consist of three galvanized elbows and a galvanized nipple.

C. Install sprinklers after hydrostatic test is completed.

D. Install sprinklers:

1. ½" above sod and ¾" above finish grade in hydroseeded and seeded areas.
2. With 2" between sprinkler head and sidewalks, curb or mow strips.

E. Do not install sprinklers along curb side of street parking strips.

F. Locate part-circle sprinklers to maintain a minimum distance of 6 inches from walls, walks, header boards, curbs, mowing aprons or paved areas unless otherwise indicated.

3.12 BUBBLER INSTALLATION

A. Install bubblers so that no more than 20 bubblers are on each side of each riser. Ensure that flow is balanced on all sides of the riser and that each bubbler is operating at full flow. Adjust numbers of bubblers on risers as necessary to balance the flow.

B. Bubbler Schedule:

1. Perennials and ornamental grasses, one gallon and smaller: One bubbler, 25 gpm.
2. Perennials and ornamental grasses, one gallon and larger: One bubbler, see drawings.
3. Trees: Two bubblers, see drawings.

C. Bubblers to be installed within water basin of plants. Adjust basin so that a minimum of one gallon of water from bubbler remains in basin.

3.13 CONNECTIONS

A. Comply with requirements for piping specified in Section 22 11 13 "Facility Water Distribution Piping" for water supply from exterior water service piping, water meters, protective enclosures, and backflow preventers. Drawings indicate general arrangement of piping, fittings, and specialties.

B. Install piping adjacent to equipment, valves, and devices to allow service and Maintenance.

C. Connect wiring between existing controller and automatic control valves. Repair and/or replace any control wire serving existing control valves that has been damaged during construction.

3.14 IDENTIFICATION

A. Identify system components. Comply with requirements for identification specified in Section 22 05 53 "Identification for Plumbing Piping and Equipment."

B. Warning Tapes: Arrange for installation of continuous, underground, detectable warning tapes over underground piping during backfilling of trenches. See Section 31 20 00 "Earth Moving" for warning tapes.

3.15 FIELD QUALITY CONTROL:

A. Manufacturer's Field Service: Engage a factory-authorized service representative to inspect, test, and adjust components, assemblies, and equipment installations, including connections.

B. Flushing: Remove two heads (minimum) of each zone (or branch), operate system at full pressure until all rust, scale, debris and sand is removed from system.

a. Divert water to prevent ponding, erosion or damage to finished work.

C. Perform tests and inspections.

1. Manufacturer's Field Service: Engage a factory-authorized service representative to inspect components, assemblies, and equipment installations, including connections, and to assist in testing.
2. All PVC welded joints and fittings shall have cured for at least 24 hours prior to testing.

D. Tests and Inspections:

1. **Contractor is required to perform hydrostatic tests on all mainline and lateral lines regardless of time of year of construction. It is the responsibility of the Contractor to provide all means for pressurizing and winterizing any piping that is tested during freezing temperatures. Piping and system components shall be immediately winterized following testing when temperatures are forecast to be below freezing.**
2. Make hydrostatic tests in the presence of the Owner's authorized representative. No pipe shall be backfilled until it has been inspected, tested and approved. Center loading of piping with approved backfill to prevent arching and slipping under pressure is authorized.

a. Notification: Contractor to notify Owner's representative a minimum of 48 hours in advance of testing.

3. Contractor to furnish necessary water pump, gauges and all other test equipment.
4. Larger projects may require phased testing of irrigation mainline and lateral lines. Contractor to identify phases for testing that correspond with sections between isolation valves.
5. Main Line Hydrostatic Pressure Test: After installation, charge system and test for leaks. Repair leaks and retest until no leaks exist.

a. Main Line Testing Pressure: 100 psi.
b. Test Duration: 2 hour.
c. All PVC main lines with gate (isolation) valves installed and closed shall be hydrostatically pressure tested for a minimum of two hours with all joints exposed. Welded plastic joints to have cured a minimum of 24 hours prior to pressure testing.

1) Mainline Piping: Mainline piping shall be exposed in the trench to the maximum extent possible to allow visual review of all mainline components during the pressure test. All pipe text shall face up. Leave all system joints, connections, etc., exposed until after completion and acceptance of the pressure test. All joints must be exposed for the duration of the test.
2) Isolate mainline from water service and pressurize with a water pump. Do not use compressed air. Install gauge on section pressurized for verification. Gauge to be certified and tested for accuracy. Testing information showing date of test to be affixed to gauge.

3) Cap mainline and hydrostatically pressurize at 100 psi for 2 hours minimum prior to review by Landscape Architect or Owner's authorized representative. Maintain pressure for additional 2 hours during Owners representative's review. Visually check joints and connections for leaks. Repair all leaks, however minor.

a) Passage of test is predicated upon no loss of pressure for duration of testing period.
b) To be valid, all tests must be witnessed and approved by the Landscape Architect or Owner's authorized representative. The Contractor must give at least two (2) working days' notice prior to the anticipated date of inspection.

4) A report of the results of the pressure test will be prepared by the Landscape Architect or Owner's authorized representative immediately after completion of the testing.

a) Pipe that is damaged or found to unacceptable during testing will be replaced by the Contractor at no cost to the Owner and re-tested.
b) Changes or alterations to installed piping after satisfactory completion of pressure testing are required to be re-tested.

6. Lateral Line Hydrostatic Pressure Test: After installation, charge system and test for leaks. Repair leaks and retest until no leaks exist. Welded plastic joints to have cured a minimum of 24 hours prior to pressure testing.

a. Lateral Line Testing Pressure: Static pressure or 80psi whichever is greater.
b. Test Duration: 1 hour.
c. All PVC lateral lines shall be hydrostatically pressure tested and with all joints exposed to available static pressure until watertight. Cap swing joints and risers. Flush all lines upon completion of hydrostatic pressure testing.
d. All PVC lateral lines with risers installed and capped shall be flushed and pressure tested with all joints exposed to service line pressure required for design.

1) Lateral line piping shall be exposed in the trench to the maximum extent possible to allow visual review of all mainline components during the pressure test. All pipe text shall face up. Leave all system joints, connections, etc., exposed until after completion and acceptance of the pressure test. All joints must be exposed at time of test.
2) Isolate lateral line from water service and pressurize with a water pump if required. Do not use compressed air. Install gauge on section pressurized for verification. Gauge to be certified and tested for accuracy. Testing information showing date of test to be affixed to gauge.
Cap all risers and/or triple swing joints during lateral test. Test all lateral lines at static line pressure. Test for 2 hours minimum prior to review by Landscape Architect. Maintain pressure for 1 hour during Landscape Architect's review. Visually check joints and connections for leaks. Repair all leaks, however minor.

a) Lateral Line's only: Passage of test is predicated no visible leaks around exposed pipe joints, and no loss of pressure exceeding 5psi for duration of testing period.
b) To be valid, all tests must be witnessed and approved by the Landscape Architect or Owner's authorized representative. The Contractor must give at least two (2) working days' notice prior to the anticipated date of inspection.

3) All gauges used in the testing of water pressures shall be certified correct by an independent testing laboratory immediately prior to use on the project. Gauges shall be re-tested when directed by the Landscape Architect or Owner's authorized representative.
4) A report of the results of the pressure test will be prepared by the Landscape Architect or Owner's authorized representative immediately after completion of the testing.

    a) Pipe that is damaged or found to unacceptable during testing will be replaced by the Contractor at no cost to the Owner and re-tested.
    b) Changes or alterations to installed piping after satisfactory completion of pressure testing are required to be re-tested until satisfactory test results.

7. The backflow preventer shall be tested and approved by a certified contractor as to its working condition and the certificate shall be presented to the Owner. Test shall be completed no later than Final Completion. Test certificate to be included in Operations and Maintenance Manual.
8. Operational Test: After electrical circuitry has been energized, operate controllers and automatic control valves to confirm proper system operation.

    Coverage Test:

    1) Before the irrigation system will be accepted, the Contractor, in the presence of the Landscape Architect, shall perform a water coverage test for each zone of the system. This test shall be performed using only the power supplied from the project's final metered power drop. Never perform this or any other testing of the irrigation system equipment using power supplied by a portable generator.
    2) The Contractor shall be responsible for changing nozzles, etc., at the discretion of the Landscape Architect, in order to obtain full coverage with minimum over spray. The Contractor will be required to adjust and/or replace nozzles, etc. as necessary to meet this requirement. Prior to arrival of the Landscape Architect, the Contractor shall accomplish the following: complete all work including balancing, adjusting the system (pressure reducing valves, flow adjustment keys, nozzles, etc.) to provide optimum coverage without fogging. Repair and replace any defective work. Substitute up to five percent (5%) of the total nozzles or fixed spray heads at the request of the Landscape Architect.
    3) Operate all bubbler zones in the presence of LA or Owner's representatives to verify all bubblers are functioning. All water from bubblers should remain in well around base of plant.
    4) Notify the Landscape Architect at least two (2) working days in advance of coverage test.

9. Test and adjust controls and communications. Replace damaged and malfunctioning controls and equipment.

    a. Functionality Test:

    1) A functionality test of the control/communication systems shall be performed and demonstrate that all parts of the system function as specified or intended. The functionality test for each new system shall consist of not less than thirty (30) calendar days of continuous, satisfactory operation.

b. Controls Test to include testing of communication from existing controller to existing and new control valves. All valves to be fully operational at completion of construction.

E. Any irrigation product will be considered defective if it does not pass tests and inspections.

1. Any materials determined to be faulty as part of the installation shall be replaced or corrected by the Contractor at their expense in a manner respective to the Plans, Details and other sections of this Specification. In the event of a system failure due to faulty installation or workmanship, the thirty (30) day period will be repeated until testing is complete.

3.16 COMMISSIONING, FIRST WINTERIZATION AND SPRING START-UP

A. Contractor shall use accepted industry practices for both winterization and startup.

B. Commissioning and initial startup.

1. Starting Procedures: Follow manufacturer's written procedures. If no procedures are prescribed by manufacturers, proceed as follows:

a. Verify that specialty valves and their accessories are installed and operate correctly.
b. Verify that specified tests of piping are complete.
c. Verify that sprinklers and devices are correct type.
d. Verify that damaged sprinklers and devices are replaced with new materials.
e. Verify that potable-water supply connections have tested backflow preventers.
f. Energize circuits to electrical equipment and devices.
g. Satisfactory test of backflow preventer in accordance with local regulations governing testing and acceptance of backflow prevention devices. Submit written results with Operations and Maintenance Manual.
h. Adjust operating controls.
i. Fully completed and approved Project Record Drawings.
j. Fully completed and approved Operations and Maintenance Manual.
k. Any other applicable requirement contained in the Specifications or Drawings.

C. First Winterization

1. Conduct winterization process with Owner’s maintenance personnel demonstrating the procedures included in the Operations and Maintenance manual. Coordinate with Owner’s maintenance personnel and provide 48 hours minimum notice prior to shut down and winterization.
2. Notify Owner in writing that the system has been Winterized and backflow prevention device/water service may be secured, noting the day completed and personnel present.

D. Spring Start-up

1. Upon notification from Owner that spring start-up is scheduled, return to project site and demonstrate start up procedures included in the Operations and Maintenance manual. Including but not limited to:

a. Visually inspect all system components for winter damage, and repair/replace any damaged devices, piping, etc.
b. Coordinate with Owner’s maintenance personnel to test and return the backflow prevention device to service.

2. Coordinate with Owner's staff to set controller operation to provide required application of water for the spring weather conditions.
3. Notify Owner in writing that the spring startup procedures have been completed, noting the day completed and personnel present.

3.17 ADJUSTING

A. Adjusting heads to proper grade when turf is sufficiently established to allow walking on it without appreciable harm. Such lowering or raising of heads shall be part of original contract with no additional cost to Owner.

B. Adjust sprinkler heads for proper distribution and trim so spray does not fall on building.

C. Adjust watering time of valves to provide proper amounts of water to all plants

D. Adjust sprinklers and devices, except those intended to be mounted aboveground, so they will be flush with, or not more than 1/2 inch above, finish grade.

3.18 TRAINING AND DEMONSTRATION

A. Demonstrate to Owner's maintenance personnel operation of controllers, equipment, sprinklers, specialties, and accessories. Review Maintenance and Operations information.

B. Provide seven days' advance written notice of demonstration.

3.19 CLEANING

A. Flush dirt and debris from piping before installing sprinklers and other devices.

B. Progressively clean the work site of debris and rubbish as work proceeds and upon completion of the work. Leave the site in a neat and orderly condition acceptable to the Landscape Architect or Owner's authorized representative.

3.20 CLOSEOUT

A. Upon completion of this project, and prior to final payment, the contractor shall return to the owner the Operations and Maintenance Manual, Record Drawings, ("as-builts"), irrigation plans, at the same scale as originally published, and in CD Auto Cad file format.

B. Operation/Maintenance Manuals:

1. Provide the Owner with one final hard copy and one electronic pdf of the Operation and Maintenance Manual for the system. One preliminary pdf copy of the manuals shall be submitted to the Architect for review and approval prior to issuing the final copies to the Owner. Manuals shall be provided to the Owner prior to the instruction/training session.
2. Manuals shall include at a minimum.

    a. A master index at the beginning of the manual. Provide tab index sheets separating sections within the manual; correlated to the index.
    b. A section containing the name, address, and phone number of the Architect, General Contractor, all subcontractors, and all material Suppliers.
    The listing shall be numbered or otherwise keyed to the other sections of the manual so that each system component or material item can easily be associated with the appropriate supplier and installer.
    c. A section containing a general description of the system, the intended sequence of operation, and the "Record Drawings".

d. Winterization and Spring Startup: Contractor to prepare a site-specific section containing the operational procedures for winterization and spring start-up, and recommended spare parts listings. Sequence for winterization and spring start-up shall identify procedures and reference equipment listed on the “As-Built” record drawings.
e. A section containing technical information about each and every component of the system. This information shall include catalog data clearly marked as to specific model number and/or style device used, exploded parts diagrams for assembled components such as control valves and sprinkler heads, and wiring/control diagrams for all parts of the system. This information should correspond with approved submittals for irrigation equipment. Equipment specified, approved substitutions and installed equipment shall be noted on the equipment cut sheets.
f. A section containing all manufacturer’s and contractor’s warrantees, test reports, and inspection certificates.

1) Inspection certificates include but are not limited to:

a) Backflow Preventor / RP and Double Check Valve Assemblies.
b) Reduced Pressure Back Flow Prevention Devices.
c) Electrical service. See applicable Electrical Sections.

C. Record Documents and Drawings

1. Record accurately and legibly on a daily basis, all changes, additions, deletions, substitutions, discovered utilities and irrigation system components and other irrigation system modifications on a clean set of Construction Documents. Update and review record documents with Architect during each site observation meeting/visit.
2. Record Drawings shall be approved by the Owner/Landscape Architect before controller charts and controller scheduling are finalized.
3. Provide the completed original markup drawings to the Owner and a copy to the Architect at the completion of the work, prior to application for final payment. 1.Provide the Owner with one final hard copy, one electronic cad drawing (Autocad 2018 or older), and one electronic pdf of at the same scale as the original design drawings. Landscape architect can provide contractor with electronic cad drawing for use in preparation of as-built drawings.

a. Indicate locations, sizes and kinds of equipment installed.
b. Dimension from 2 permanent points of reference (building corners, sidewalk, or road intersections, etc.) the location of the following items:

1) Connection to water lines.
2) Connection to electrical power.
3) Locations of points for grounding and surge protection.
4) Gate/Isolation valves.
5) Routing of sprinkler pressure lines (dimension max. 100' along routing).
6) Significant changes in routing of lateral lines from those indicated on Drawings.
7) Sprinkler control valves with as-built valve numbers that correspond with the Controller Chart.
8) Routing of control wiring.

a) Routing of control wire installed in conduit that is not co-located with the mainline.
b) Hose Bibs and quick coupling valves.

c. Deliverable:

1) As-Built drawings: Contractor shall prepare drawings utilizing an extra set of irrigation plans that the contractor utilizes to document the installation of the irrigation system on a daily basis.
2) Record drawing format: Autocad 2018 or older. PDF's of conformed drawings with markings are not acceptable.
3) Plan of the "As-Built" irrigation condition that identifies the location of point of connection, back flow assemblies, controllers, all new automatic control valves, isolation valves, mainline, lateral lines, route of control wires, sensor devices (rain, moisture, etc.), sprinkler heads, drip areas and equipment locations, sleeve crossings. Contractor shall annotate, on a daily basis, all deviations in the plans of the locations of piping, valves or other equipment. The contractor shall also indicate any discovered utilities on the in progress As-Builts. Plan will be prepared in a legible manner, suitable for printing at the same size as the construction drawings and at 11"x17" for display at controller.

    a) All valves to be identified by 'As-Built' number and correspond to the valve numbers as shown on the construction plans. Valves numbers shall also correspond with the operational irrigation schedule.
    b) Contractor may request CAD drawings for use in the preparation of "As-Built' drawings.
    c) All zones will be color coded for ease of identification.
    d) Format:
    e) Two full sets of plans marked "As-Built" printed to match the scale of the original construction documents.
    f) Two full sets of reduced plans marked "As-Built", plans to be laminated to resist moisture damage. Mount one copy at each controller (as applicable/approved) location as directed on ¾" exterior grade plywood. Provide one copy to Owner's maintenance personnel at irrigation system operation training.

3.21 PIPING SCHEDULE

A. Install components having pressure rating equal to or greater than system operating pressure.

B. Piping in control-valve boxes and aboveground may be joined with flanges or unions instead of joints indicated.

C. Sleeves:

1. Class 200, ASTM D 1784 or 5 plastic pipe.
2. Low voltage control wire: 3" diameter sleeve (dedicated, with no zone or main piping in sleeve), unless otherwise noted.
3. All piping sleeves shall be 6" diameter or if not called out a minimum of twice the size as the sleeved pipe.

D. Underground irrigation mainline and lateral line piping:

1. Pressure Pipe:

    a. Pipe smaller than 4": PVC plastic pipe, ASTM D 1785, Schedule 40.

        1) DO NOT use copper tubing or polyethylene pipe.
        2) Use PVC solvent cement compatible with PVC pipe. (NO quick-drying cement permitted.)

b. 4” and larger: Class 200 PVC, SDR 21, ASTM D 1784, gasketed pipe with JM Eagle's Ring-Tite™ joint with flexible elastomeric Rieber® gasket. Or approved equal.

2. Circuit Pipe:

a. PVC plastic pipe, ASTM D 1785, Schedule 40.
b. DO NOT use copper tubing or polyethylene pipe.
c. Use PVC solvent cement compatible with PVC pipe. (NO quick-drying cement permitted.)

3. Pipe Fittings for PVC Pipe: ASTM D 2464 socket fittings; ASTM D 2466 threaded fittings. PVC Nipples, Schedule 80 ASTM D 2466.

a. Use PVC solvent cement compatible with PVC pipe. (NO quick-drying cement permitted.)

4. Pipe Fittings for Galvanized Steel Pipe: ANSI B16.3 galvanized malleable-iron screwed fittings.

E. Underground Branches and Offsets at Sprinklers and Devices: Schedule 80, PVC pipe; threaded PVC fittings; and threaded joints.

1. Option: Plastic swing-joint assemblies, with offsets for flexible joints, manufactured for this application.

F. Transition Fittings: Refer to Division 22 Section "Common Work Results For Plumbing" for transition fittings.

G. Refer to Division 22 Section "Common Work Results For Plumbing" for commonly used joining materials.

3.22 VALVE SCHEDULE

A. Underground, Shutoff-Duty Valves: Use the following:

1. NPS 2 and Smaller: Curb valve, curb-valve casing, and shutoff rod.
2. NPS 3 and Larger: Iron gate valve, resilient seated; iron gate valve casing; and operating wrench(es).

B. Drain Valves:

1. NPS 1/2 and NPS 3/4: Plastic ball valve.
2. NPS 1/2 and NPS 3/4: Bronze gate valve.
3. NPS 1 to NPS 2: Bronze ball valve.
4. NPS 1 to NPS 2: Bronze gate valve.

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SECTION 32 91 13

SOIL PREPARATION

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

B. Geotechnical Engineering Evaluation

1.2 SUMMARY

A. Section includes planting soils specified by composition of the mixes.

B. Related Requirements:

1. Section 31 20 00 “Earth Moving” for grading.
2. Section 32 18 23.15 “Natural Baseball and Softball Surfacing”
3. Section 32 91 15.10 “Soil Preparation – Athletic” for planting soils and preparation for athletic fields.
4. Section 32 92 00 "Turf and Grasses" for placing planting soil for turf and grasses.
5. Section 32 9 300 "Plants" for placing planting soil for plantings.

1.3 DEFINITIONS

A. AAPFCO: Association of American Plant Food Control Officials.

B. Backfill: The earth used to replace or the act of replacing earth in an excavation. This can be amended or unamended soil as indicated.

C. CEC: Cation exchange capacity.

D. Compost: The product resulting from the controlled biological decomposition of organic material that has been sanitized through the generation of heat and stabilized to the point that it is beneficial to plant growth.

E. Duff Layer: A surface layer of soil, typical of forested areas, that is composed of mostly decayed leaves, twigs, and detritus.

F. Imported Soil: Soil that is transported to Project site for use.

G. Layered Soil Assembly: A designed series of planting soils, layered on each other, that together produce an environment for plant growth.

H. Manufactured Soil: Soil produced by blending soils, sand, stabilized organic soil amendments, and other materials to produce planting soil.

I. NAPT: North American Proficiency Testing Program. An SSSA program to assist soil-, plant-, and water-testing laboratories through interlaboratory sample exchanges and statistical evaluation of analytical data.

J. Organic Matter: The total of organic materials in soil exclusive of undecayed plant and animal tissues, their partial decomposition products, and the soil biomass; also called "humus" or "soil organic matter."

K. Planting Soil: Existing, on-site soil; imported soil; or manufactured soil that has been modified as specified with soil amendments and perhaps fertilizers to produce a soil mixture best for plant growth.

L. RCRA Metals: Hazardous metals identified by the EPA under the Resource Conservation and Recovery Act.

M. SSSA: Soil Science Society of America.

N. Subgrade: Surface or elevation of subsoil remaining after excavation is complete, or the top surface of a fill or backfill before planting soil is placed.

O. Subsoil: Soil beneath the level of subgrade; soil beneath the topsoil layers of a naturally occurring soil profile, typified by less than 1 percent organic matter and few soil organisms.

P. Surface Soil: Soil that is present at the top layer of the existing soil profile. In undisturbed areas, surface soil is typically called "topsoil"; but in disturbed areas such as urban environments, the surface soil can be subsoil.

Q. USCC: U.S. Composting Council.

1.4 PREINSTALLATION MEETINGS

A. Preinstallation Conference: Conduct conference at Project site.

1.5 ACTION SUBMITTALS

A. Product Data: For each type of product.

1. Include recommendations for application and use.
2. Include test data substantiating that products comply with requirements.
3. Include sieve analyses for aggregate materials.
4. Material Certificates: For each type of imported soil, soil amendment and fertilizer before delivery to the site, according to the following:

    a. Manufacturer's qualified testing agency's certified analysis of standard products.
    b. Analysis of fertilizers, by a qualified testing agency, made according to AAPFCO methods for testing and labeling and according to AAPFCO's SUIP #25.
    c. Analysis of nonstandard materials, by a qualified testing agency, made according to SSSA methods, where applicable.

B. Test Results: Submit results for each planting soil with determination of required soil amendments.

C. Samples: For each bulk-supplied material, 1-quart volume of each in sealed containers labeled with content, source, and date obtained. Each Sample shall be typical of the lot of material to be furnished; provide an accurate representation of composition, color, and texture.

D. Materials Source: Submit name and location of imported materials source.

1.6 INFORMATIONAL SUBMITTALS

A. Qualification Data: For each testing agency.

B. Preconstruction Test Reports: For preconstruction soil analyses specified in "Preconstruction Testing" Article.

C. Field quality-control reports.

1.7 QUALITY ASSURANCE

A. Testing Agency Qualifications: An independent, state-operated, or university-operated laboratory; experienced in soil science, soil testing, and plant nutrition; with the experience and capability to conduct the testing indicated; and that specializes in types of tests to be performed.

1.8 PRECONSTRUCTION TESTING

A. Preconstruction Testing Service: Contractor to engage a qualified testing agency to perform preconstruction soil analyses on imported soil.

1. Notify Architect seven days in advance of the dates and times when laboratory samples will be taken.

B. Preconstruction Soil Analyses: For each unamended soil type, perform testing on soil samples and furnish soil analysis and a written report containing soil-amendment and fertilizer recommendations by a qualified testing agency performing the testing according to "Soil-Sampling Requirements" and "Testing Requirements" articles.

1. Have testing agency identify and label samples and test reports according to sample collection and labeling requirements.

1.9 SOIL-SAMPLING REQUIREMENTS

A. General: Extract soil samples according to requirements in this article.

B. Sample Collection and Labeling: Soil samples and test results to be provided by supplier of soils.

1.10 TESTING REQUIREMENTS PLANTING SOILS.

A. General: Perform tests on soil samples according to requirements in this article.

B. Physical Testing:

1. Soil Texture: Soil-particle, size-distribution analysis by one of the following methods according to SSSA's "Methods of Soil Analysis - Part 1-Physical and Mineralogical Methods":

a. Sieving Method: Report sand-gradation percentages for very coarse, coarse, medium, fine, and very fine sand; and fragment-gradation (gravel) percentages for fine, medium, and coarse fragments; according to USDA sand and fragment sizes.
b. Hydrometer Method: Report percentages of sand, silt, and clay.

2. Total Porosity: Calculate using particle density and bulk density according to SSSA's "Methods of Soil Analysis - Part 1-Physical and Mineralogical Methods."

3. Water Retention: According to SSSA's "Methods of Soil Analysis - Part 1-Physical and Mineralogical Methods."
4. Saturated Hydraulic Conductivity: According to SSSA's "Methods of Soil Analysis - Part 1-Physical and Mineralogical Methods"; at 85% compaction according to ASTM D 698 (Standard Proctor).
5. Submit Stormwater Facility Soil Type A test results to Civil Engineer for approval.

C. Chemical Testing:

1. CEC: Analysis by sodium saturation at pH 7 according to SSSA's "Methods of Soil Analysis - Part 3- Chemical Methods."
2. Clay Mineralogy: Analysis and estimated percentage of expandable clay minerals using CEC by ammonium saturation at pH 7 according to SSSA's "Methods of Soil Analysis - Part 1- Physical and Mineralogical Methods."
3. Metals Hazardous to Human Health: Test for presence and quantities of RCRA metals including aluminum, arsenic, barium, copper, cadmium, chromium, cobalt, lead, lithium, and vanadium. If RCRA metals are present, include recommendations for corrective action.
4. Phytotoxicity: Test for plant-available concentrations of phytotoxic minerals including aluminum, arsenic, barium, cadmium, chlorides, chromium, cobalt, copper, lead, lithium, mercury, nickel, selenium, silver, sodium, strontium, tin, titanium, vanadium, and zinc.

D. Fertility Testing: Soil-fertility analysis according to standard laboratory protocol of SSSA NAPT NCR-13, including the following:

1. Percentage of organic matter.
2. CEC, calcium percent of CEC, and magnesium percent of CEC.
3. Soil reaction (acidity/alkalinity pH value).
4. Buffered acidity or alkalinity.
5. Nitrogen ppm.
6. Phosphorous ppm.
7. Potassium ppm.
8. Manganese ppm.
9. Manganese-availability ppm.
10. Zinc ppm.
11. Zinc availability ppm.
12. Copper ppm.
13. Sodium ppm.
14. Soluble-salts ppm.
15. Presence and quantities of problem materials including salts and metals cited in the Standard protocol. If such problem materials are present, provide additional recommendations for corrective action.
16. Other deleterious materials, including their characteristics and content of each.

E. Organic-Matter Content: Analysis using loss-by-ignition method according to SSSA's "Methods of Soil Analysis - Part 3- Chemical Methods."

F. Recommendations: Based on the test results, state recommendations for soil treatments and soil amendments to be incorporated to produce satisfactory planting soil suitable for healthy, viable plants indicated. Include, at a minimum, recommendations for nitrogen, phosphorous, and potassium fertilization, and for micronutrients.

1. Fertilizers and Soil Amendment Rates: State recommendations in weight per 1000 sq. ft. for 6-inch depth of soil.
2. Soil Reaction: State the recommended liming rates for raising pH or sulfur for lowering pH according to the buffered acidity or buffered alkalinity in weight per 1000 sq. ft. for 6-inchdepth of soil.

1.11 DELIVERY, STORAGE, AND HANDLING

A. Packaged Materials: Deliver packaged materials in original, unopened containers showing weight, certified analysis, name and address of manufacturer, and compliance with state and Federal laws if applicable.

B. Bulk Materials:

1. Do not dump or store bulk materials near structures, utilities, walkways and pavements, or on athletic fields or plants.
2. Provide erosion-control measures to prevent erosion or displacement of bulk materials, discharge of soil-bearing water runoff, and airborne dust reaching adjacent properties, water conveyance systems, or walkways.
3. Do not move or handle materials when they are wet or frozen.
4. Accompany each delivery of bulk fertilizers and soil amendments with appropriate certificates.

PART 2 - PRODUCTS

2.1 MATERIALS

A. Regional Materials: Imported soil, manufactured planting soil and soil amendments and fertilizers shall be manufactured or supplied from sources within 75 miles of Project site.

2.2 TESTING

A. All test reports submitted for materials must be dated within 30 days of product submittal.

2.3 PLANTING SOILS SPECIFIED ACCORDING TO PERFORMANCE REQUIREMENTS

A. Planting-Soil Type ‘A’: Existing, on-site surface soil, with the duff layer, if any, retained; and stockpiled on-site; modified to produce viable planting soil. Blend existing, on-site surface soil with soil amendments and fertilizers as indicated in the soils report.

1. Planting Soil Type ‘A’ is **not** available.

B. Planting-Soil Type ‘B’: Manufactured soil consisting of specified sand blended with compost and other materials to produce viable planting soil for landscape areas meeting requirements.

1. Planting Soil Type ‘B’: Contractor shall provide Planting Soil Type ‘B’.
2. Planting Soil Type ‘B’ to be:

a. Wittkopf / SiteOne Turf Builder Soil or approved equal. Contractor to submit soil tests to confirm equivalency of submitted soil.

1) SiteOne Landscape Products
8721 N Fairview Rd
Spokane, WA
Phone: (509) 467-0685

b. Or approved equal from local source in Sandpoint, Idaho. Submittal for substitution must include all required soil testing noted above and comparison to specified planting soil.

3. The following amendments to Planting Soil Type 'B' shall be made.

   a. Required ratio of Compost.

      1) 2" minimum of compost applied to sod and turf grass seeded areas
      2) 2" minimum of compost applied to all planting areas.

   b. Soil Reaction: pH of 6 to 7.5.

   c. Fertility Amendments (as indicated by soil test):

      1) Weight of Lime.
      2) Weight of Sulfur Iron Sulfate.
      3) Weight of Agricultural Gypsum.
      4) Weight of Superphosphate.
      5) Weight of Commercial Fertilizer. As indicated for:

         a) Turf Grass Sod; starter fertilizer and maintenance fertilizer
         b) Seeded Turf Grass; starter fertilizer and maintenance fertilizer
         c) Planting areas

      6) Weight of Slow-Release Fertilizer as recommended.

4. Unacceptable Properties: Clean soil of the following:

   a. Unacceptable Materials: Concrete slurry, concrete layers or chunks, cement, plaster, building debris, oils, gasoline, diesel fuel, paint thinner, turpentine, tar, roofing compound, acid, and other extraneous materials that are harmful to plant growth.
   b. Unsuitable Materials: Stones, roots, plants, sod, clay lumps, and pockets of coarse sand that exceed a combined maximum of 8 percent by dry weight of the imported soil.
   c. Large Materials: Stones, clods, roots, clay lumps, and pockets of coarse sand exceeding 2 inches in any dimension.

2.4 INORGANIC SOIL AMENDMENTS

A. Lime: ASTM C 602, agricultural liming material containing a minimum of 80 percent calcium carbonate equivalent.

B. Sulfur: Granular, biodegradable, and containing a minimum of 90 percent elemental sulfur, with a minimum of 99 percent passing through a No. 6 sieve and a maximum of 10 percent passing through a No. 40 sieve.

C. Iron Sulfate: Granulated ferrous sulfate containing a minimum of 20 percent iron and 10 percent sulfur.

D. Agricultural Gypsum: Minimum 90 percent calcium sulfate, finely ground with 90 percent passing through a No. 50 sieve.

E. Sand: Clean, washed, natural or manufactured, free of toxic materials, and according to ASTM C 33/C 33M.

2.5 ORGANIC SOIL AMENDMENTS

A. Compost: Well-composted, stable, and weed-free organic matter produced by composting feedstock, and bearing USCC's "Seal of Testing Assurance". Compost must be STA Certified Compost. Provide STA Certified Compost test results with submittal.

1. Compost to be:

a. Barr-Tech, LLC
PO 19265
Spokane, WA 99219
Contact: Ted Condon
T: 509-590-0437
Compost Manufacturing Facility
9117 Kallenberger Rd.
Sprague, WA 99032

b. Or approved equal that with current (within 2 months) STA Certified Compost Test Results demonstrating that the compost meets the US Composting Council Standards.

2. Compost Test Results: Must be STA Certified Compost Test Results per US Composting Council Requirements. Compost must comply with US Composting Council Standards.

2.6 FERTILIZERS

A. Commercial Fertilizer, Starter and Establishment: Commercial-grade complete fertilizer of neutral character, consisting of fast- and slow-release nitrogen, 50 percent derived from natural organic sources of urea formaldehyde, phosphorous, and potassium in the following composition:

1. Supplier: Planet Turf 6422 E. 2nd Ave Spokane Valley, WA 99212 509 977-1354 / Jared Whitaker

a. Starter: PROPEAT 11-11-11 at 300lbs per acre. No Substitutions
b. Establishment, 4 weeks after seeding: PROPEAT 11-11-11 at 200lbs per acre. No Substitutions

B. Final completion fertilizer as indicated by soil test. Contractor to pull samples from five locations in each field (east of building and baseball / softball fields). Submit to Planet Turf for testing and recommendations. Apply fertilizer as recommended by soils test at Final Completion and at end of maintenance period. See “Turf and Grasses” for additional requirements.

C. Slow-Release Fertilizer: Granular or pelleted fertilizer consisting of 50 percent water-insoluble nitrogen, phosphorus, and potassium.

PART 3 - EXECUTION

3.1 GENERAL

A. Place planting soil and fertilizers according to requirements in other Specification Sections.

B. Verify that no foreign or deleterious material or liquid such as paint, paint washout, concrete slurry, concrete layers or chunks, cement, plaster, oils, gasoline, diesel fuel, paint thinner, turpentine, tar, roofing compound, or acid has been deposited in planting soil.

C. Proceed with placement only after unsatisfactory conditions have been corrected.

3.2 EXAMINATION

A. Verify building and trench backfilling have been inspected.

B. Verify substrate base has been contoured and compacted.

C. Preparation of subgrade: Removal all construction debris

D. See civil and architectural plans for placement of fill prior to installation of Planting Soil Type A.

3.3 PLACING MANUFACTURED PLANTING SOIL OVER EXPOSED SUBGRADE

A. General: Apply manufactured soil on-site in its final, blended condition. Do not apply materials or till if existing soil or subgrade is frozen, muddy, or excessively wet.

B. Cleanly cut edge of existing sod where new soil is to be placed and ensure that transition between new and existing sod creates a smooth transition without ridges, humps or hollows.

C. Sodded Area Subgrade Preparation: Rip or till subgrade to a minimum depth of 6 inches. Remove stones larger than 1 inch in any dimension and sticks, roots, rubbish, and other extraneous matter from surface and legally dispose of them off Owner's property.

1. Grade subgrade to required elevations. Coordinate with irrigation installation.
2. Mixing: Spread 6" of approved Planting Soil to depth as indicated on plans to grades as indicated and to accommodate natural settlement. Do not spread if soil or subgrade is frozen, muddy, or excessively wet.
3. Apply approximately half the thickness of planting soil over prepared, loosened subgrade. Mix thoroughly into top 2 inches of subgrade. Spread remainder of planting soil

    a. Amendments: Apply fertilizer, if required, evenly on surface, and thoroughly blend them with soil.
    b. Mix fertilizer with Planting Soil no more than seven days before planting.
    c. Apply 2" of approved compost to all areas to be sodded and hydroseeded, till into top 2" of planting soil.

D. Planting Beds Subgrade Preparation: Remove construction debris and extraneous material from all areas to receive approved Planting Soil. Till subgrade to a minimum depth of 6 inches. Remove stones larger than 1-1/2 inches in any dimension and sticks, roots, rubbish, and other extraneous matter and legally dispose of them off Owner's property.

1. Mixing: Spread 6" of approved Planting Soil over all designated areas. Mix first 2" into top 2" of prepared subgrade.
2. Apply 2" of approved compost to planting beds, till into top 2" of planting soil.

E. Berm Construction: Berms to be constructed with Planting Soil. See Civil and Landscape drawings for final grades. Do not place any rock, debris or unsuitable material in berms.

F. Compaction: Compact each blended lift of planting soil to 75 to 82 percent of maximum Standard Proctor density according to ASTM D 698. Soils compacted in excess of 82 percent shall be corrected to a depth of no less than 8".

G. Application: Spread planting soil to total depth indicated on Drawings, but not less than required to meet finish grades after natural settlement. Do not spread if soil or subgrade is frozen, muddy, or excessively wet.

1. Lifts: Apply planting soil in lifts not exceeding 8 inches in loose depth for material compacted by compaction equipment, and not more than 4 inches in loose depth for material compacted by hand-operated tampers.

H. Grading Requirements, See Civil Plans for finish grades:

1. Subgrade: See Civil Plans for subgrade requirements.
2. Surface / Finish Grade: Contractor to ensure field and transitions to existing grades are smooth and free of ridges, humps and hollows greater than 1” over 10’.
3. Grade planting soil to a smooth, uniform surface plane with loose, uniformly fine texture. Roll and rake, remove ridges, and fill depressions to meet finish grades.
4. Installation Procedures:

a. Irrigation: Install irrigation system prior to installation of planting soil. See Planting Irrigation section for requirements.
b. Prior to placement of planting soil, contractor to get approval of subgrade preparation from Architect or Owner’s representative.
c. Contractor to preserve and protect installed irrigation piping, sprinklers and other improvements.
d. Do not use compaction devices on the surface material except for normal grading and tillage equipment.
e. Planting soil to be transported to the site and dumped around perimeter of the site. Contractor to utilize equipment for spreading that will not damage irrigation pipe, rutting of the subgrade or over compaction of the planting soil. Utilize plywood course over installed planting soil as necessary to protecting planting soil from rutting and excessive compaction. Under no circumstances should trucks or other equipment be allowed to travel over uncovered subgrade.
f. Post construction sod repair and seeding: See Section 329200 "Turf and Grasses" for planting turf and grasses.

I. Finish grading at building walls.

1. Top of planting soil and mineral mulch to be as directed by Owner’s representative in the field. Mark elevations as directed on walls. See civil and architectural plans and specifications for additional information.

3.4 FIELD QUALITY CONTROL

A. Testing Agency: Engage a qualified testing agency to perform tests and inspections.

B. Perform the following tests and inspections:

1. Compaction: Test planting-soil compaction after placing each lift and at completion using a densitometer or soil-compaction meter calibrated to a reference test value based on laboratory testing according to ASTM D 698. Space tests at no less than one for each 1000 sq. ft. of in-place soil or part thereof. Compaction shall not exceed 85% standard proctor density.

C. Soil will be considered defective if it does not pass tests and inspections.

D. Prepare test and inspection reports.

E. Label each sample and test report with the date, location keyed to a site plan or other location system, visible conditions when and where sample was taken, and sampling depth.

F. Full depth of planting soil shall be free for rocks, construction debris or other deleterious material. See Section 32 92 00 “Turf and Grasses” for requirements.

3.5 PROTECTION

A. Protect areas of in-place soil from additional compaction, disturbance, and contamination. Prohibit the following practices within these areas except as required to perform planting operations:

1. Storage of construction materials, debris, or excavated material.
2. Parking vehicles or equipment.
3. Vehicle traffic.
4. Foot traffic.
5. Erection of sheds or structures.
6. Impoundment of water.
7. Excavation or other digging unless otherwise indicated.

B. If planting soil or subgrade is over compacted, disturbed, or contaminated by foreign or deleterious materials or liquids, remove the planting soil and contamination; restore the subgrade as directed by Architect and replace contaminated planting soil with new planting soil.

3.6 PLANTING SOIL SCHEDULE

A. Planting soil thickness:

1. Sod and Seeded Areas: 6” Planting Soil ‘B’ and 2” minimum of compost.
2. Shrub / Planting Areas: 6” Planting Soil ‘B’ and 2” minimum of compost.

B. Fertilizer: See Section 329200 Turf and Grasses and 32 93 00 Plants for requirements.

3.7 CLEANING

A. Protect areas adjacent to planting-soil preparation and placement areas from contamination. Keep adjacent paving and construction clean and work area in an orderly condition.

B. Remove surplus soil and waste material including excess subsoil, unsuitable materials, trash, and debris and legally dispose of them off Owner's property unless otherwise indicated.

1. Dispose of excess subsoil and unsuitable materials on-site where directed by Owner.

C. Protect stormwater facilities from compaction and construction traffic. Do not cleanout concrete trucks, masonry materials, paint or other materials in landscape or stormwater facilities.

END OF SECTION 32 91 13

SECTION 32 92 00

TURF AND GRASSES

PART 1 - GENERAL

1.1 SUMMARY

A. Section Includes:

1. Turfgrass Seed
2. Low Maintenance Seed

B. Schedule:

1. Seeding operations for the park must be completed by the following dates:

a. Seeding must be installed by no later than the July 1st and no later than September 1st in the fall.
b. The contractor shall fertilize, re-seed and maintain the seeded lawns as necessary, responding to both weather conditions and schedule requirements, to deliver an acceptable stand of grass.
c. Protection: All seeded areas shall be protected from access through the means of temporary fencing and site controls.
d. Maintenance shall begin immediately upon placement; however, the 3-month maintenance period will not begin until the entire project has been declared substantially complete.
e. The contractor shall fertilize, replace damage sections, maintain the sodded lawns as necessary, responding to both weather conditions and schedule requirements, to deliver an acceptable stand of grass no later than the last day of July, upon which the three-month maintenance period will begin.
f. Protection: All sodded areas shall be protected from access and use prior to the full release for unrestricted access, through the means of temporary fencing and site controls.

C. Related Requirements:

1. Section 32 91 15 “Soil Preparation”
2. Section 32 93 00 “Plants”

1.2 DEFINITIONS

A. Pesticide: A substance or mixture intended for preventing, destroying, repelling, or mitigating a pest. This includes insecticides, miticides, herbicides, fungicides, rodenticides, and molluscicides. It also includes substances or mixtures intended for use as a plant regulator, defoliant, or desiccant.

B. Planting Soil: Existing, on-site soil; imported soil; or manufactured soil that has been modified with soil amendments and perhaps fertilizers to produce a soil mixture best for plant growth. See Section 329115 "Soil Preparation" and drawing designations for planting soils.

1.3 INFORMATIONAL SUBMITTALS

A. Seed certification.

1. Certification of seed mixture for turfgrass sod.

B. Product certificates.

1.4 ACTION SUBMITTALS

A. Phased Maintenance and Acceptance Plan

1. Contractor to prepare a proposed phased maintenance plan for review and approval by Owner's representative indicating areas of phased completion, dates of completion, date of end of maintenance period and date of final completion for acceptance by Owner.

1.5 QUALITY ASSURANCE

A. Installer Qualifications: A qualified landscape Installer whose work has resulted in successful turf establishment.

1. Installer's Field Supervision: Require Installer to maintain an experienced full-time supervisor on Project site when work is in progress.

2. Personnel Certifications: Installer's field supervisor shall have certification in one of the following categories from the Professional Landcare Network:

a. Landscape Industry Certified Technician - Exterior.
b. Landscape Industry Certified Lawncare Manager.
c. Landscape Industry Certified Lawncare Technician.

3. Pesticide Applicator: State licensed, commercial.

1.6 DELIVERY, STORAGE, AND HANDLING

A. Seed and Other Packaged Materials: Deliver packaged materials in original, unopened containers showing weight, certified analysis, name and address of manufacturer, and indication of compliance with state and Federal laws, as applicable.

PART 2 - PRODUCTS

2.1 TURF GRASS SEED

A. Turf Grass Seed, Park: Fresh, clean, dry, new-crop seed complying with AOSA's "Rules for Testing Seeds" for purity and germination tolerances.

1. Turf Grass Seed Mix:

a. Products: Subject to compliance with requirements, provide the following:
b. Turfgrass Seed / Hydroseed:

a) 30 percent Kentucky bluegrass (Poa pratensis). Three varieties, min.
b) 50 percent perennial ryegrass (Lolium perenne). Three varieties, min.
c) 20 percent creeping red fescue (Festuca rubra). One variety.

B. Low Maintenance Grass Seed: Fresh, clean, dry, new-crop seed complying with AOSA's "Rules for Testing Seeds" for purity and germination tolerances.

1. Seed Mix:

    a. Products: Subject to compliance with requirements, provide the following:

        1) Low Maintenance Grass Hydroseed:

            a) 25% - Hard Fescue, Festuca longifolia ‘Warwick’
            b) 45% - Sheep Fescue, Festuca Ovina ‘MX-86’
            c) 30% - Canada Bluegrass, Poa compressa ‘Ruebens’

2.2 FERTILIZERS

A. Commercial Fertilizer, Starter and Establishment: Commercial-grade complete fertilizer of neutral character, consisting of fast- and slow-release nitrogen, 50 percent derived from natural organic sources of urea formaldehyde, phosphorous, and potassium in the following composition:

1. Supplier: Planet Turf 6422 E. 2nd Ave Spokane Valley, WA 99212 509 977-1354 / Jared Whitaker

    a. Starter: PROPEAT 11-11-11 at 300lbs per acre. No Substitutions
    b. Establishment, 4 weeks after seeding: PROPEAT 11-11-11 at 200lbs per acre. No Substitutions
    c. Final completion fertilizer as indicated by soil test

B. Slow-Release Fertilizer: Granular or pelleted fertilizer consisting of 50 percent water-insoluble nitrogen, phosphorus, and potassium. Material in “Asphalt Emulsion” Paragraph below may be used as a tackifier in a hydroseeding slurry or to temporarily bond straw mulch in place.

2.4 HYDROSEED MULCHES & TACKIFIERS

A. Fiber Mulch: Biodegradable, dyed-wood, cellulose-fiber mulch; nontoxic and free of plant-growth or germination inhibitors; with a maximum moisture content of 15 percent and a pH range of 4.5 to 6.5.

B. Nature’s Own High-Density cellulose mulch or approved equal.

1. Hamilton Manufacturing, Inc. www.hmi-mfg.com

C. No asphaltic Tackifier: Colloidal tackifier recommended by fiber-mulch manufacturer for slurry application; nontoxic and free of plant-growth or germination inhibitors.

D. EM-Tack or approved equal.

2.5 PESTICIDES

A. General: Pesticide, registered and approved by the EPA, acceptable to authorities having jurisdiction, and of type recommended by manufacturer for each specific problem and as required for Project conditions and application. Do not use restricted pesticides unless authorized in writing by authorities having jurisdiction.

PART 3 - EXECUTION

3.1 TURF AREA PREPARATION

A. General: Prepare planting area for soil placement and mix planting soil according to Sections 32 91 15 "Soil Preparation" and requirements listed below.

B. Slopes of turf areas to be 1:5 (rise:run), unless less than 3 feet in height. Slopes less than 3’ shall not exceed 1:4 with approved transitions that facilitate mowing.

C. Reduce elevation of planting soil to allow for soil thickness of sod.

D. Moisten prepared area before planting if soil is dry. Water thoroughly and allow surface to dry before planting. Do not create muddy soil.

E. Before planting, obtain Owner’s representative's acceptance of finish grading; restore planting areas if eroded or otherwise disturbed after finish grading.

3.2 TURF GRASS SEEDING

A. Seed athletic field and areas indicated on the plans as soon as possible after completion of soil preparation.

B. Mix specified seed, fertilizer, and fiber mulch in water, using equipment specifically designed for hydroseed application. Continue mixing until uniformly blended into homogenous slurry suitable for hydraulic application.

1. Apply slurry uniformly to all areas to be seeded in a 1-step process. Apply mulch at the minimum rate of 2500 lb. per acre dry weight but not less than the rate required to obtain specified seed-sowing rate.
2. Mix slurry with non-asphaltic tackifier. Submit material and recommended rate for approval.

C. Turfgrass Hydroseed: apply at a total rate of 8 lbs. PLS / 1000 sq. ft.

D. Protect seeded areas with temporary construction fencing until acceptable turf is established. No athletic activities to be conducted until turf has been established for one year.

E. Protect seeded areas with slopes exceeding 3:1 with erosion-control fiber mesh installed and stapled according to manufacturer's written instructions.

F. Protect seeded areas with erosion-control mats where indicated on Drawings; install and anchor according to manufacturer's written instructions. See Civil.

3.3 HYDROSEEDING, LOW MAINTENANCE GRASS AREAS

A. Seed athletic field and areas indicated on the plans as soon as possible after completion of soil preparation.

B. Mix specified seed, fertilizer, and fiber mulch in water, using equipment specifically designed for hydroseed application. Continue mixing until uniformly blended into homogenous slurry suitable for hydraulic application.

C. Apply slurry uniformly to all areas to be seeded in a 1-step process. Apply mulch at the minimum rate of 2500 lb. per acre dry weight but not less than the rate required to obtain specified seed-sowing rate.

D. Mix slurry with non-asphaltic tackifier. Submit material and recommended rate for approval.

E. Low Maintenance Hydroseed: apply at a total rate of 8-10 lbs. PLS / 1000 sq. ft.

F. Protect seeded areas with temporary construction fencing until acceptable turf is established. No athletic activities to be conducted until turf has been established for one year.

G. Protect seeded areas with slopes exceeding 3:1 with erosion-control fiber mesh installed and stapled according to manufacturer's written instructions.

H. Protect seeded areas with erosion-control mats where indicated on Drawings; install and anchor according to manufacturer's written instructions. See Civil.

3.4 SEEDING MAINTENANCE

A. General: Maintain and establish turf by watering, fertilizing, weeding, mowing, trimming, replanting, and performing other operations as required to establish healthy, viable turf. Roll, regrade, and replant bare or eroded areas and re-mulch to produce a uniformly smooth turf. Provide materials and installation the same as those used in the original installation.

B. Perform maintenance in accordance with the approved Phased Maintenance and Acceptance Plan.

1. Maintenance Period: Three months from date of Substantial Completion.

a. When Substantial Completion is achieved after September 15th, maintenance period shall be extended by 2 weeks starting on April 20th of the following year.

C. Maintenance Period Fertilizer Schedule:

1. Installation of sod is likely to occur in phases. Contractor to provide phased maintenance plan with fertilization schedule based on soil test for review and approval.
2. All turf areas, including those sodded or rehabilitated through the use of topdressing of fields to eliminate irregularities, raking to remove excess thatch, etc., shall receive fertilizations per the following schedule:

a. General Lawn areas: Fertilize three times during growing season with 2.4 lbs. actual nitrogen per 1000 sq. ft. per application, subject to adjustment based on soils testing and nutrient levels available and approval of the Landscape Architect.
b. Aerate turf areas three times a year during growing season, in addition to mowing, trimming and cleanup of cuttings.

D. Hydroseeded Turfgrass: mow as soon as top growth is tall enough to cut. Do not mow when ground is saturated. Repeat mowing to maintain specified height without cutting more than one-third of grass height. Remove no more than one-third of grass-leaf growth in initial or subsequent mowings.

1. Mowing Height: 2-2 ½”.
2. Contractor to maintain hydroseeded lawn for six weeks after hydroseeding and perform a minimum of 4 mowings, one per week. First mowing occurring no sooner than 21 days after seeding.
3. Maintenance period: April 1st to October 15th. If seeding occurs after September 1st, all maintenance mowings to occur the following spring unless otherwise determined by the Owner’s representative.

4. Conduct weed control to remove weeds from hydroseeded turf areas. Turf areas to be free of weeds at completion of maintenance period.
5. Fertilizer, composition and rate per approved submittal:

    a. Apply fertilizer with hydroseed.
    b. Apply fertilizer at end of maintenance period.
    c. Perform soil test prior to end of maintenance period and provide recommended fertilizer formulation and rate based on test.
    d. Submit report of fertilizer application with documentation of amount of fertilizer applied.

E. Low Maintenance Grass: mow as soon as top growth is 6". Do not mow when ground is saturated. Repeat mowing to maintain 5" height and reduce height of weeds without cutting more than one-third of grass height. Remove no more than one-third of grass-leaf growth in initial or subsequent mowings.

1. Contractor to perform three mowings of low maintenance turf grass with first mowing occurring no sooner than 21 days after seeding.
2. Maintenance period: April 1st to October 15th. If seeding occurs after September 1st, all maintenance mowings to occur the following spring unless otherwise determined by the Owner's representative.
3. Conduct weed control to remove weeds from low maintenance grass. Turf to be free of weeds at completion of maintenance period.
4. Fertilizer, composition and rate per approved submittal seed mix:

    a. Apply fertilizer to finish grade prior to laying seeding.
    b. Apply fertilizer at end of maintenance period.
    c. Submit report of fertilizer application with documentation of amount of fertilizer applied tailored to application on low maintenance seed.
    d. Complete two fertilizations of seeding per the soils report during maintenance period.

        1) Final fertilization to occur at completion of maintenance period.

F. Perform weed control and mowing per approved establishment schedule

G. Maintain all seeded and sodded turf areas as indicated above. Notify Owner's representative one month prior to date of completion of maintenance.

H. Contractor is responsible for irrigation scheduling until completion of maintenance and final acceptance of seeded and sodded turf grass.

I. Apply pesticides and other chemical products and biological control agents in accordance with authorities having jurisdiction and manufacturer's written recommendations. Coordinate applications with Owner's operations and others in proximity to the Work. Notify Owner before each application is performed.

3.5 SATISFACTORY ESTABLISHMENT

A. Satisfactory Turfgrass: Establish and maintain hydroseeded areas by broad leaf weed control, re-seeding, erosion repair and other operations required to establish hydroseed. Apply additional hydroseed, at specified rates, to any area exceeding 2 square feet as required to establish a uniform stand. Maintenance requirements until all additional seed is established.

1. Treat for broad leaf weeds as necessary to achieve uniform stand of grass with no bare areas exceeding one square foot after three months or at time of Substantial Completion.
2. Treat for broad leaf weeds as necessary to achieve uniform stand of grass with no bare areas exceeding one square foot after three months or at time of Final Completion.
3. No weeds to be present at Substantial Completion, Final Completion and end of maintenance period.

B. Use specified materials to reestablish unsatisfactory turf and continue maintenance until turf is satisfactory.

C. All turf grass areas are to be weed free at time of Final Acceptance.

D. No mowing clippings shall remain on surface of newly mown lawn.

E. No weeds to be present at Substantial Completion and Final Completion.

3.6 SATISFACTORY LOW MAINTENANCE GRASS

A. Establish and maintain hydroseeded areas by broad leaf weed control, re-seeding, erosion repair and other operations required to establish hydroseed. Apply additional hydroseed, at specified rates, to any area exceeding 2 square feet as required to establish a uniform stand. Continue maintenance requirements until all additional seed is established.
B. Treat for broad leaf weeds as necessary to achieve uniform stand of grass with no bare areas exceeding one square foot after three months or at time of Substantial Completion.
C. No weeds to be present at both Substantial Completion and Final Completion.

END OF SECTION 32 92 00

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SECTION 32 93 00

PLANTS

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

A. Section Includes:

1. Plants.
2. Tree stabilization.
3. Tree-watering devices.
4. Landscape edgings.
5. Organic Mulches
6. Mineral Mulches

B. Related Requirements:

1. Section 32 92 00 "Turf and Grasses" for turf grass sod planting
2. American National Standards Institute (ANSI) A 300 (Part 6) Tree, Shrub, and Other Woody Plant Management Standard Practices (Planting and Transplanting).
3. ANSI Z60.1-2014 American Standard for Nursery Stock

1.3 DEFINITIONS

A. Backfill: The earth used to replace or the act of replacing earth in an excavation.

B. Balled and Burlapped Stock: Plants dug with firm, natural balls of earth in which they were grown, with a ball size not less than diameter and depth recommended by ANSI Z60.1 for type and size of plant required; wrapped with burlap, tied, rigidly supported, and drum laced with twine with the root flare visible at the surface of the ball as recommended by ANSI Z60.1.

C. Balled and Potted Stock: Plants dug with firm, natural balls of earth in which they are grown and placed, unbroken, in a container. Ball size is not less than diameter and depth recommended by ANSI Z60.1 for type and size of plant required.

D. Root Ball Depth: Depth of the root ball is measured from the top of the ball, which in all cases shall begin at the root flare. Soil above the root flare, from being deeply planted in the nursery as a young plant, as a result of maintenance practices in the nursery, or added during harvest, shall not be included in ball depth measurement, and should be removed. See ANSI Z60.1-2014 page 12.

E. Bare-Root Stock: Plants with a well-branched, fibrous-root system developed by transplanting or root pruning, with soil or growing medium removed, and with not less than the minimum root spread according to ANSI Z60.1 for type and size of plant required.

F. Container-Grown Stock: Healthy, vigorous, well-rooted plants grown in a container, with a well-established root system reaching sides of container and maintaining a firm ball when removed from container. Container shall be rigid enough to hold ball shape and protect root mass during shipping and be sized according to ANSI Z60.1 for type and size of plant required.

G. Fabric Bag-Grown Stock: Healthy, vigorous, well-rooted plants established and grown in-ground in a porous fabric bag with well-established root system reaching sides of fabric bag. Fabric bag size is not less than diameter, depth, and volume required by ANSI Z60.1 for type and size of plant.

H. Finish Grade: Elevation of finished surface of planting soil.

I. Pesticide: A substance or mixture intended for preventing, destroying, repelling, or mitigating a pest. Pesticides include insecticides, miticides, herbicides, fungicides, rodenticides, and molluscicides. They also include substances or mixtures intended for use as a plant regulator, defoliant, or desiccant. Some sources classify herbicides separately from pesticides.

J. Pests: Living organisms that occur where they are not desired or that cause damage to plants, animals, or people. Pests include insects, mites, grubs, mollusks (snails and slugs), rodents (gophers, moles, and mice), unwanted plants (weeds), fungi, bacteria, and viruses.

K. Planting Area: Areas to be planted.

L. Planting Soil: Existing, on-site soil; imported soil; or manufactured soil that has been modified with soil amendments and perhaps fertilizers to produce a soil mixture best for plant growth. See Section 32 91 15 "Soil Preparation” for drawing designations for planting soils.

M. Plant; Plants; Plant Material: These terms refer to vegetation in general, including trees, shrubs, vines, ground covers, ornamental grasses, bulbs, corms, tubers, or herbaceous vegetation.

N. Root Flare: Also called "trunk flare." The area at the base of the plant's stem or trunk where the stem or trunk broadens to form roots; the area of transition between the root system and the stem or trunk.

O. Stem Girdling Roots: Roots that encircle the stems (trunks) of trees below the soil surface.

P. Subgrade: The surface or elevation of subsoil remaining after excavation is complete, or the top surface of a fill or backfill before planting soil is placed.

1.4 SCOPE

A. Furnish all material, equipment and labor required to complete all of the landscaping work as shown on plans and specified herein. All existing plants and features designated to remain shall be protected from damage. If damage occurs, Contractor shall repair, to Owner’s satisfaction, at no expense to the Owner or his representatives.

B. THE WORK SHALL INCLUDE, BUT IS NOT LIMITED TO, THE FOLLOWING:

1. Finish and fine grade all soil surfaces of planting areas
2. Preparation of soil in all planted areas
3. Furnish and install all plants and grasses
4. Fertilize (install only) and weed control in planting areas
5. Provide and install all mulches
6. Disposal of debris off the site

7. Install plastic edging strips and concrete mow strips
8. Install rock boulders
9. Provide temporary watering for trees.
10. Practice safe and courteous operations while on-site

C. All scaled dimensions are approximate. Before proceeding with work, the contractor shall verify all dimensions and quantities and shall immediately inform the Owner's Representative of any discrepancy between the information on the drawings and the actual conditions. Contractor shall refrain from doing any work until given approval to do so by the Owner's Representative. Proceeding with work in areas of discrepancy can nullify contractor's ability to charge extra fees.

D. When "planting totals" are shown on the plans, they are provided for the convenience of the contractor only, and are not guaranteed. All planting indicated on the drawings will be required unless indicated otherwise.

1.5 COORDINATION

A. Coordination with Turf Areas (Lawns): Plant trees, shrubs, and other plants after finish grades are established and before planting turf areas unless otherwise indicated.

1. When planting trees, shrubs, and other plants after planting turf areas, protect turf areas, and promptly repair damage caused by planting operations.

1.6 PREINSTALLATION MEETINGS

A. Preinstallation Conference: Conduct conference at Project site.

1.7 ACTION SUBMITTALS

A. Product Data: For each type of product.

1. Acquisition of Plant Materials:

a. Submit confirmation of acquisition and availability of all trees and plant material within 60 days of General Contractor's notice to proceed.
b. Substitutions are highly discouraged; contractor is encouraged to aggressively research and procure plant material specified.
c. No substitutions will be approved after approved submittal of Plant Materials.
d. Include quantities, sizes, quality, and sources for plant materials.

2. Fertilizer

B. Samples for Verification: For each of the following:

1. Mineral Mulch: 2 lbs. / ½ gallon volume of each mineral mulch required, in sealed plastic bags labeled with source of mulch. Sample shall be typical of the lot of material to be delivered and installed on-site; provide an accurate indication of color, texture, and makeup of the material.
2. Slow-Release, Tree-Watering Device: One unit of each size required.
3. Concrete mow curb profile and contractor information.

C. Phased Installation Plan

1. When planting installation extends between two planting seasons, Contractor to prepare a schedule of planting for phased installation. Submit plan for phased installation that indicates areas to be planted, schedule of substantial completion, final completion and required maintenance periods.
2. Plan to be reviewed upon completion of an installation phase for determination of start and finish dates of maintenance and warranties.
3. Plan to be submitted and approved by Owner's representative prior to start of irrigation installation.

1.8 INFORMATIONAL SUBMITTALS

A. Qualification Data: For landscape Installer. Include list of similar projects completed by Installer demonstrating Installer's capabilities and experience. Include project names, addresses, and year completed, and include names and addresses of owners' contact persons.

B. Product Certificates: For each type of manufactured product, from manufacturer, and complying with the following:

1. Manufacturer's certified analysis of standard products.
2. Analysis of other materials by a recognized laboratory made according to methods established by the Association of Official Analytical Chemists, where applicable.

C. Pesticides and Herbicides: Product label and manufacturer's application instructions specific to Project.

D. Warranty for plant material.

1.9 CLOSEOUT SUBMITTALS

A. Maintenance Data: Recommended procedures to be established by Owner for maintenance of plants during a calendar year. Submit before expiration of required maintenance periods.

B. Warranty Information: Warranty memo from contractor establishing date of start of warranty and schedule for Back-Check prior to expiration of the warranty period.

1.10 QUALITY ASSURANCE

A. Installer Qualifications: A qualified landscape installer whose work has resulted in successful establishment of plants.

1. Professional Membership: Installer shall be a member in good standing of either the Professional Landcare Network or the American Nursery and Landscape Association.
2. Experience: Three years' experience in landscape installation in addition to requirements in Section 01 40 00 "Quality Requirements."
3. Installer's Field Supervision: Require Installer to maintain an experienced full-time supervisor on Project site when work is in progress.
4. Personnel Certifications: Installer's field supervisor shall have certification in one of the following categories from the Professional Landcare Network:

   a. Landscape Industry Certified Technician - Exterior.
   b. Landscape Industry Certified Interior.
   c. Landscape Industry Certified Horticultural Technician.

5. Pesticide Applicator: State licensed, commercial.

B. Provide quality, size, genus, species, and variety of plants indicated, complying with applicable requirements in ANSI Z60.1.

C. Measurements: Measure according to ANSI Z60.1. Do not prune to obtain required sizes.

1. Trees and Shrubs: Measure with branches and trunks or canes in their normal position. Take height measurements from or near the top of the root flare for field-grown stock and container-grown stock. Measure main body of tree or shrub for height and spread; do not measure branches or roots tip to tip. Take caliper measurements 6 inches above the root flare for trees up to 4-inch caliper size, and 12 inches above the root flare for larger sizes.
2. Other Plants: Measure with stems, petioles, and foliage in their normal position.

D. Plant Material Observation: Architect may observe plant material either at place of growth or at site before planting for compliance with requirements for genus, species, variety, cultivar, size, and quality. Architect may also observe trees and shrubs further for size and condition of balls and root systems, pests, disease symptoms, injuries, and latent defects and may reject unsatisfactory or defective material at any time during progress of work. Remove rejected trees or shrubs immediately from Project site.

1. Notify Architect of sources of planting materials seven days in advance of delivery to site.

1.11 DELIVERY, STORAGE, AND HANDLING

A. Packaged Materials: Deliver packaged materials in original, unopened containers showing weight, certified analysis, name and address of manufacturer, and indication of compliance with state and Federal laws if applicable.

B. Bulk Materials:

1. Do not dump or store bulk materials near structures, utilities, walkways and pavements, or on existing turf areas or plants.

a. Contractor shall protect concrete and asphalt from damage caused by dumping, staging or storing mineral mulch. Dump and stage mineral mulch in areas other than asphalt parking lots and concrete paving.

2. Provide erosion-control measures to prevent erosion or displacement of bulk materials; discharge of soil-bearing water runoff; and airborne dust reaching adjacent properties, water conveyance systems, or walkways.
3. Accompany each delivery of bulk materials with appropriate certificates.

C. Deliver bare-root stock plants within 24 hours of digging. Immediately after digging up bare-root stock, pack root system in wet straw, hay, or other suitable material to keep root system moist until planting. Transport in covered, temperature-controlled vehicles, and keep plants cool and protected from sun and wind at all times.

D. Do not prune trees and shrubs before delivery. Protect bark, branches, and root systems from sun scald, drying, wind burn, sweating, whipping, and other handling and tying damage. Do not bend or bind-tie trees or shrubs in such a manner as to destroy their natural shape. Provide protective covering of plants during shipping and delivery. Do not drop plants during delivery and handling.

E. Handle planting stock by root ball.

F. Store bulbs, corms, and tubers in a dry place at 60 to 65 deg F until planting.

G. Apply antidesiccant to trees and shrubs using power spray to provide an adequate film over trunks (before wrapping), branches, stems, twigs, and foliage to protect during digging, handling, and transportation.

1. If deciduous trees or shrubs are moved in full leaf, spray with antidesiccant at nursery before moving and again two weeks after planting.

H. Wrap trees and shrubs with burlap fabric over trunks, branches, stems, twigs, and foliage to protect from wind and other damage during digging, handling, and transportation.

I. Deliver plants after preparations for planting have been completed, and install immediately. If planting is delayed more than six hours after delivery, set plants and trees in their appropriate aspect (sun, filtered sun, or shade), protect from weather and mechanical damage, and keep roots moist.

1. Heel-in bare-root stock. Soak roots that are in less than moist condition in water for two hours. Reject plants with dry roots.
2. Set balled stock on ground and cover ball with soil, peat moss, sawdust, or other acceptable material.
3. Do not remove container-grown stock from containers before time of planting.
4. Water root systems of plants stored on-site deeply and thoroughly with a fine-mist spray. Water as often as necessary to maintain root systems in a moist, but not overly wet condition.

1.12 FIELD CONDITIONS

A. Field Measurements: Verify actual grade elevations, service and utility locations, irrigation system components, and dimensions of plantings and construction contiguous with new plantings by field measurements before proceeding with planting work.

B. Planting Restrictions: Plant during one of the following periods. Coordinate planting periods with maintenance periods to provide required maintenance from date of Substantial Completion.

1. Planting to be completed between March 1st and October 15th, unless otherwise noted. No planting after October 15th without prior approval from Owner's Representative.
2. All planting to be completed two weeks prior to building opening.

C. Weather Limitations: Proceed with planting only when existing and forecasted weather conditions permit planting to be performed when beneficial and optimum results may be obtained. Apply products during favorable weather conditions according to manufacturer's written instructions and warranty requirements.

1. No planting is to be conducted when the ground is frozen or when the ground is excessively wet.

1.13 WARRANTY

A. Warranty: Installer agrees to repair or replace plantings and accessories that fail in materials, workmanship, or growth within specified warranty period.

1. Failures include, but are not limited to, the following:

a. Death and unsatisfactory growth, except for defects resulting from abuse, lack of adequate maintenance, or neglect by Owner.
b. Structural failures including plantings falling or blowing over.
c. Deterioration of metals, metal finishes, and other materials beyond normal weathering.

2. Warranty Periods: From date of Final Completion acceptance for building/project or approved phase.

a. Trees, Shrubs, Vines, and Ornamental Grasses: 12 months.
b. Ground Covers, Biennials, Perennials, and Other Plants: 12 months.

3. Warranty Review Milestones:

a. Substantial Completion Punchlist: prepared by landscape architect at the request of Owner's representative.
b. Final Completion Punchlist: prepared by landscape architect at the request of Owner's representative. All landscape to be installed, all substantial completion punch list items to be completed.
c. Back Check: prepared by landscape architect at the request of the Owner's representative approximately 11 months after start of 12 month warranty period.

4. Include the following remedial actions as a minimum:

a. Immediately remove dead plants and replace unless required to plant in the succeeding planting season.
b. Replace plants that are more than 25 percent dead or in an unhealthy condition at end of warranty period.
c. A limit of one replacement of each plant is required except for losses or replacements due to failure to comply with requirements.
d. Provide extended warranty for period equal to original warranty period, for replaced plant material.

PART 2 - PRODUCTS

2.1 SUBSTITUTIONS:

A. Substitutions will not be permitted unless submitted in writing and approved by the Owner's Representative, 90 days minimum prior to scheduled planting.

2.2 PLANT MATERIAL

A. General: Furnish nursery-grown plants true to genus, species, variety, cultivar, stem form, shearing, and other features indicated in Plant List, Plant Schedule, or Plant Legend indicated on Drawings and complying with ANSI Z60.1; and with healthy root systems developed by transplanting or root pruning. Provide well-shaped, fully branched, healthy, vigorous stock, densely foliated when in leaf and free of disease, pests, eggs, larvae, and defects such as knots, sun scald, injuries, abrasions, and disfigurement.

1. Trees with damaged, crooked, or multiple leaders; tight vertical branches where bark is squeezed between two branches or between branch and trunk ("included bark"); crossing trunks; cut-off limbs more than 3/4 inch in diameter; or with stem girdling roots are unacceptable.

2. Collected Stock: Do not use plants harvested from the wild, from native stands, from an established landscape planting, or not grown in a nursery unless otherwise indicated.

B. Provide plants of sizes, grades, and ball or container sizes complying with ANSI Z60.1 for types and form of plants required. Plants of a larger size may be used if acceptable to Architect, with a proportionate increase in size of roots or balls.

1. Trees, minimum caliper: Two inches (2”).
2. Measurements:

a. Where dimensions of any specified plant materials are omitted from the plant list, it shall be understood that these plant materials shall be of normal stock size for type and container or caliper size listed.
b. Plant material larger than those specified may be supplied in compliance with all other respect, and at no additional cost to the Owner and with the approval of the Owner’s Representative.
c. Shape and form: Plant materials shall be symmetrical, and/or typical for variety and species and conform to size specified in the Plant List.
d. All plant materials shall be provided from a licensed nursery or other source, which has been previously inspected by a State/County Horticultural Department and shall be subject to acceptance by the Owner’s representative.

C. Root-Ball Depth: Furnish trees and shrubs with root balls measured from top of root ball, which begins at root flare according to ANSI Z60.1. Root flare shall be visible before planting.

D. Labeling: Label at least one plant of each variety, size, and caliper with a securely attached, waterproof tag bearing legible designation of common name and full scientific name, including genus and species. Include nomenclature for hybrid, variety, or cultivar, if applicable for the plant.

E. If formal arrangements or consecutive order of plants is indicated on Drawings, select stock for uniform height and spread, and number the labels to assure symmetry in planting.

2.3 FERTILIZERS

A. Planting Tablets: Tightly compressed chip-type, long-lasting, slow-release, commercial-grade planting fertilizer in tablet form. Tablets shall break down with soil bacteria, converting nutrients into a form that can be absorbed by plant roots.

1. Agriform 20-10-5 Slow Release Fertilizer Tablets or approved equal.
2. Size: 21-gram tablets.
3. Nutrient Composition: 20 percent nitrogen, 10 percent phosphorous, and 5 percent potassium, by weight plus micronutrients.

2.4 WEED-CONTROL BARRIERS

A. Nonwoven Geotextile Filter Fabric: Polypropylene or polyester fabric, 3 oz./sq. yd. minimum, composed of fibers formed into a stable network so that fibers retain their relative position. Fabric shall be inert to biological degradation and resist naturally encountered chemicals, alkalis, and acids.

B. Composite Fabric: Woven, needle-punched polypropylene substrate bonded to a nonwoven polypropylene fabric, 4.8 oz./sq. yd.

2.5 MULCHES

A. Mineral Mulch: Hard, durable stone, washed free of loam, sand, clay, and other foreign substances, of the following type, size range, and color:

1. Type A: Crushed Granite.
   Location as indicated on plans; planting areas typical.

   a. Size Range: 1” crushed granite.
   b. Color: Natural color range acceptable to Architect.
   c. Depth in planting areas: 2”.

2. Type B Utility Areas: Clean Basalt
   Location as indicated on plans. Planting areas as designated on drawings.

   a. Size Range: 5/8” diameter.
   b. Color: Uniform beige to buff color range acceptable to Architect.
   c. Depth in planting areas: 2”.

2.6 PESTICIDES

A. General: Pesticide registered and approved by the EPA, acceptable to authorities having jurisdiction, and of type recommended by manufacturer for each specific problem and as required for Project conditions and application. Do not use restricted pesticides unless authorized in writing by authorities having jurisdiction.

B. Pre-Emergent Herbicide (Selective and Nonselective): Effective for controlling the germination or growth of weeds within planted areas at the soil level directly below the mulch/weed control barrier layer.

C. Post-Emergent Herbicide (Selective and Nonselective): Effective for controlling weed growth that has already germinated.

2.7 TREE-WATERING DEVICES

A. Slow-Release Watering Device: Standard product manufactured for drip irrigation of plants and emptying its water contents over an extended time period; manufactured from UV-light-stabilized nylon-reinforced polyethylene sheet, PVC, or HDPE plastic.

1. Manufacturers: Subject to compliance with requirements, provide products by one of the following:

   a. BIO-PLEX.
   b. Spectrum Products, Inc.

2. Color: green.
3. Size/Volume: 15 Gallons

2.8 TREE-STABILIZATION MATERIALS

1. Upright and Guy Stakes: Rough-sawn, sound, new softwood with specified wood pressure-preservative treatment, free of knots, holes, cross grain, and other defects, 2-by-2-inch nominal by length indicated, pointed at one end.
2. Tree-Tie Webbing: UV-resistant polypropylene or nylon webbing.

a. ArborTie or approved equal. Deep Root, Inc.
http://www.deeproot.com/products/arbortie/applications

3. Proprietary Staking-and-Guying Devices: Proprietary stake or anchor and adjustable tie systems to secure each new planting by plant stem; sized as indicated and according to manufacturer's written recommendations.

a. Manufacturers: Subject to compliance with requirements, provide products by one of the following:

1) Arborbrace.
2) DeepRoot Green Infrastructure, LLC.

2.9 MISCELLANEOUS PRODUCTS

A. Antidesiccant: Water-insoluble emulsion, permeable moisture retarder, film forming, for trees and shrubs. Deliver in original, sealed, and fully labeled containers and mix according to manufacturer's written instructions.

B. Burlap: Non-synthetic, biodegradable.

2.10 LANDSCAPE EDGINGS

A. Concrete mow curb: see plans and details.

PART 3 - EXECUTION

3.1 EXAMINATION

A. Examine areas to receive plants, with Installer present, for compliance with requirements and conditions affecting installation and performance of the Work.

1. Verify that no foreign or deleterious material or liquid such as paint, paint washout, concrete slurry, concrete layers or chunks, cement, plaster, oils, gasoline, diesel fuel, paint thinner, turpentine, tar, roofing compound, or acid has been deposited in soil within a planting area.
2. Verify that plants and vehicles loaded with plants can travel to planting locations with adequate overhead clearance.
3. Suspend planting operations during periods of excessive soil moisture until the moisture content reaches acceptable levels to attain the required results.
4. Suspend planting operations during periods of freezing temperatures until the ground is not frozen between 7:00am and 5:00pm.
5. Uniformly moisten excessively dry soil that is not workable or which is dusty.

B. Verify that rough grade has been established as required to permit the installation of planting soil and mulches to specified depths.

C. If contamination by foreign or deleterious material or liquid is present in soil within a planting area, remove the soil and contamination as directed by Architect and replace with new planting soil.

D. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 PREPARATION

A. Protect structures, utilities, sidewalks, pavements, and other facilities and turf areas and existing plants from damage caused by planting operations.

B. Install erosion-control measures to prevent erosion or displacement of soils and discharge of soil-bearing water runoff or airborne dust to adjacent properties and walkways. See civil engineering plans for erosion-control measures/plans.

C. Lay out individual tree and shrub locations and areas for multiple plantings. Stake locations, outline areas, adjust locations when requested, and obtain Architect's acceptance of layout before excavating or planting. Make minor adjustments as required.

D. Lay out plants at locations directed by Architect. Stake locations of individual trees and shrubs and outline areas for multiple plantings.

3.3 PLANTING AREA ESTABLISHMENT

A. General: Prepare planting area for soil placement and mix planting soil according to Section 32 91 13 "Soil Preparation."

B. Placing Planting Soil: Place and mix planting soil in-place over exposed subgrade. Blend planting soil in place. See Soil Plan for depths.

C. Before planting, obtain Owner’s representative’s acceptance of finish grading; restore planting areas if eroded or otherwise disturbed after finish grading.

3.4 EXCAVATION FOR TREES AND SHRUBS

A. Planting Pits and Trenches: Excavate circular planting pits.

1. Excavate planting pits with sides sloping inward at a 45-degree angle. Excavations with vertical sides are unacceptable. Trim perimeter of bottom leaving center area of bottom raised slightly to support root ball and assist in drainage away from center. Do not further disturb base. Ensure that root ball will sit on undisturbed base soil to prevent settling. Scarify sides of planting pit smeared or smoothed during excavation.
2. Excavate approximately three times as wide as ball diameter for balled and burlapped, potted container-grown and fabric bag-grown stock.
3. Excavate at least 12 inches wider than root spread and deep enough to accommodate vertical roots for bare-root stock.
4. Do not excavate deeper than depth of the root ball, measured from the root flare to the bottom of the root ball.
5. If area under the plant was initially dug too deep, add soil to raise it to the correct level and thoroughly tamp the added soil to prevent settling.
6. Maintain angles of repose of adjacent materials to ensure stability. Do not excavate subgrades of adjacent paving, structures, hardscapes, or other new or existing improvements.
7. Maintain supervision of excavations during working hours.
8. Keep excavations covered or otherwise protected after working hours.
9. Install watering basins around base of all plants as indicated in the details. Bubblers and emitters to be located in the water basin.

B. Backfill Soil: Subsoil and topsoil removed from excavations may be used as backfill soil unless otherwise indicated.

C. Obstructions: Notify Architect if unexpected rock or obstructions detrimental to trees or shrubs are encountered in excavations.

1. Hardpan Layer: Drill 6-inch-diameter holes, 24 inches apart, into free-draining strata or to a depth of 10 feet, whichever is less, and backfill with free-draining material.

D. Drainage: Notify Architect if subsoil conditions evidence unexpected water seepage or retention in tree or shrub planting pits.

E. Fill excavations with water and allow to percolate away before positioning trees and shrubs.

3.5 TREE, SHRUB, AND VINE PLANTING

A. Tree planting shall be in accordance with drawings, details, ANSI A300 and ANSI Z60.1-2014. Failure to install per drawings, details and standards may result in rejection of trees.

1. Tree and shrub plantings required by permitting agency shall be installed per agencies requirements. Notify Owner's representative of any conflict between requirements or onsite conditions. See drawings and details for additional information.

B. Inspection: At time of planting, verify that root flare is visible at top of root ball according to ANSI Z60.1. If root flare is not visible, remove soil in a level manner from the root ball to where the top-most root emerges from the trunk. After soil removal to expose the root flare, verify that root ball still meets size requirements.

C. Roots: Remove stem girdling roots and kinked roots. Remove injured roots by cutting cleanly; do not break.

D. Balled and Burlapped Stock: Set each plant plumb and in center of planting pit or trench with root flare 1 inch above adjacent finish grades. Planting shall be in accordance with drawings, details, ANSI A300 and ANSI Z60.1-2014. Failure to install per drawings, details and standards may result in rejection of trees.

1. Backfill: Planting Soil 'B' as available.
2. After placing some backfill around root ball to stabilize plant, carefully cut and completely remove burlap, rope, and wire baskets from tops, sides and bottoms of root balls. Remove pallets, if any, before setting. Do not use planting stock if root ball is cracked or broken before or during planting operation.
3. Backfill around root ball in layers, tamping to settle soil and eliminate voids and air pockets. When planting pit is approximately one-half filled, water thoroughly before placing remainder of backfill. Repeat watering until no more water is absorbed.
4. Place planting tablets equally distributed around each planting pit when pit is approximately one-half filled or 4" below finish grade. Place tablets beside the root ball about 1 inch from root tips; do not place tablets in bottom of the hole.

    a. Quantity:

        1) 5 gallon (24" spread/height) and smaller shrubs, perennials and groundcovers: Three per plant
        2) 5 gallon and larger shrubs: Five per plant.
        3) Trees: 2" and larger trees: Six per tree
        4) Evergreen trees: One for each foot of height; i.e. 6' tree = six planting tablets.

5. Continue backfilling process. Water again after placing and tamping final layer of soil.

E. Balled and Potted and Container-Grown Stock: Set each plant plumb and in center of planting pit or trench with root flare 1 inch above adjacent finish grades.

1. Backfill: Planting soil per Soil Preparation section.
2. Carefully remove root ball from container without damaging root ball or plant.
3. Backfill around root ball in layers, tamping to settle soil and eliminate voids and air pockets. When planting pit is approximately one-half filled, water thoroughly before placing remainder of backfill. Repeat watering until no more water is absorbed.
4. Place planting tablets equally distributed around each planting pit when pit is approximately one-half filled. Place tablets beside the root ball about 1 inch from root tips; do not place tablets in bottom of the hole.

    a. Quantity:

        1) 5 gallon (24” spread/height) and smaller shrubs, perennials and groundcovers: Three per plant
        2) 5 gallon and larger shrubs: Five per plant.
        3) Trees: 2” and larger trees: Six per tree
        4) Evergreen trees: One for each foot of height; i.e. 6’ tree = six planting tablets.

5. Continue backfilling process. Water again after placing and tamping final layer of soil.

F. Bare Root Stock: Set each plant plumb and in center of planting pit or trench with root flare 1 inch above adjacent finish grades.

1. Backfill: Planting soil per Soil Preparation section.
2. Carefully remove root ball from container without damaging root ball or plant.
3. Backfill around root ball in layers, tamping to settle soil and eliminate voids and air pockets. When planting pit is approximately one-half filled, water thoroughly before placing remainder of backfill. Repeat watering until no more water is absorbed.
4. Place planting tablets equally distributed around each planting pit when pit is approximately one-half filled. Place tablets beside the root ball about 1 inch from root tips; do not place tablets in bottom of the hole.

    a. Quantity:

        1) 5 gallon (24” spread/height) and smaller shrubs, perennials and groundcovers: Three per plant
        2) 5 gallon and larger shrubs: Five per plant.
        3) Trees: 2” and larger trees: Six per tree
        4) Evergreen trees: One for each foot of height; i.e. 6’ tree = six planting tablets.

5. Continue backfilling process. Water again after placing and tamping final layer of soil.

G. All tree trunks to be wrapped with craft paper type tree wrap tape. Ensure that tree trunks are free of damage prior to application of tree tape.

H. Slopes: When planting on slopes, set the plant so the root flare on the uphill side is flush with the surrounding soil on the slope; the edge of the root ball on the downhill side will be above the surrounding soil. Apply enough soil to cover the downhill side of the root ball.

1. Install watering basin on slope to collect water from bubblers and drip emitters.

3.6 TREE, SHRUB, AND VINE PRUNING

A. Remove only dead, dying, or broken branches. Do not prune for shape.

B. Prune, thin, and shape trees, shrubs, and vines as directed by Architect.

C. Prune, thin, and shape trees, shrubs, and vines according to standard professional horticultural and arboricultural practices. Unless otherwise indicated by Architect, do not cut tree leaders; remove only injured, dying, or dead branches from trees and shrubs; and prune to retain natural character.

D. Do not apply pruning paint to wounds.

3.7 TREE STABILIZATION

A. Trunk Stabilization by Upright Staking and Tying: Install trunk stabilization as follows unless otherwise indicated:

1. Upright Staking and Tying: as indicated on Drawings.
2. Proprietary Staking and Guying Device: Install staking and guying system sized and positioned as recommended by manufacturer unless otherwise indicated and according to manufacturer's written instructions.

3.8 GROUND COVER AND PLANT PLANTING

A. Set out and space ground cover and plants other than trees, shrubs, and vines as indicated on Drawings in even rows with triangular spacing.

B. Use planting soil per Soil Preparation section for backfill.

C. Dig holes large enough to allow spreading of roots.

D. For rooted cutting plants supplied in flats, plant each in a manner that minimally disturbs the root system but to a depth not less than two nodes.

E. Work soil around roots to eliminate air pockets and leave a slight saucer indentation around plants to hold water.

F. Water thoroughly after planting, taking care not to cover plant crowns with wet soil.

G. Protect plants from hot sun and wind; remove protection if plants show evidence of recovery from transplanting shock.

3.9 PLANTING AREA MULCHING

A. Mineral mulch shall not be staged on concrete or asphalt paving with out prior approval from the Owner's representative. Contractor to take all necessary measures to protect surfaces from damage.

B. Protect plants from damage during installation of mineral mulch.

C. Install weed-control barriers after irrigation, planting soil installation and before mulching according to manufacturer's written instructions. Completely cover area to be mulched, overlapping edges a minimum of 6 inches and secure seams with galvanized pins.

1. Edges of weed-control barriers to be wrapped down against side of hardscape. No loose edges of barrier fabric to be visible.

D. Planting Areas with Mineral Mulch

1. Provide Mineral Mulch, Type ‘A’ over all planting areas indicated for mineral mulch. Does not include areas with Organic Mulch, Type ‘D’. Rake mineral mulch smooth.

a. Apply pre-emergent per manufacturer’s written specifications.
b. Paint or otherwise mark areas for installation of Mineral Mulch, Type ‘B’ and ‘C’ as shown on the plans. Owner’s representative to approve layout prior to installation of Mineral Mulch Type ‘B’ and ‘C’.

E. Mulch backfilled surfaces of planting areas and other areas indicated.

1. Trees and Treelike Shrubs in Turf Areas: Apply organic mulch ring of 3-inch average thickness, with 36-inch radius around trunks or stems. Do not place mulch within 6 inches of trunks or stems.

3.10 CONCRETE MOW-CURB INSTALLATION

A. General: Install concrete mow-curb around trees in turf grass and between planting areas and turf grass, typical.

B. Concrete Mow-curb, between turf grass and planting areas: Concrete mow-curb to separate mulched areas from turf areas. See Drawings and Details for construction. Profile: flat, ¼” rounded edges.

1. All trees planting in turf areas are to be installed with a mow curb per the drawings and details.

C. Mow-Curb Installation:

1. Excavate for mow-curb as indicated on Drawings.
2. Compact subgrade uniformly beneath mow-curb.
3. Apply nonselective, pre-emergent herbicide that inhibits growth of grass and weeds.
4. Install concrete mow-curb, delineating the edge of mow strip.

3.11 PLANT MAINTENANCE

A. Maintain plantings by pruning, cultivating, watering, weeding, fertilizing, mulching, restoring planting saucers, adjusting and repairing tree-stabilization devices, resetting to proper grades or vertical position, and performing other operations as required to establish healthy, viable plantings.

B. Fill in, as necessary, soil subsidence that may occur because of settling or other processes. Replace mulch materials damaged or lost in areas of subsidence.

C. Apply treatments as required to keep plant materials, planted areas, and soils free of pests and pathogens or disease. Use integrated pest management practices when possible to minimize use of pesticides and reduce hazards. Treatments include physical controls such as hosing off foliage, mechanical controls such as traps, and biological control agents.

3.12 PESTICIDE APPLICATION

A. Apply pesticides and other chemical products and biological control agents according to authorities having jurisdiction and manufacturer's written recommendations. Coordinate applications with Owner's operations and others in proximity to the Work. Notify Owner before each application is performed.

B. Pre-Emergent Herbicides (Selective and Nonselective): Apply to tree, shrub, and ground-cover areas according to manufacturer's written recommendations. Do not apply to seeded areas.

C. Post-Emergent Herbicides (Selective and Nonselective): Apply only as necessary to treat already-germinated weeds and according to manufacturer's written recommendations.

3.13 INSTALLING SLOW-RELEASE WATERING DEVICE

A. Provide one device for each tree.

1. Install to provide supplemental watering for trees.
2. Install and maintain for trees planted from June 1st – September 15th of first year of planting.

B. Place device on top of the mulch at base of tree stem and fill with water according to manufacturer's written instructions.

C. Fill bags twice a week from time of planting until September 1st. Once per week from September 1st until Final Completion/September 15th.

3.14 REPAIR AND REPLACEMENT

A. General: Repair or replace existing or new trees and other plants that are damaged by construction operations, in a manner approved by Architect.

1. Submit details of proposed pruning and repairs.
2. Perform repairs of damaged trunks, branches, and roots within 24 hours, if approved.
3. Replace trees and other plants that cannot be repaired and restored to full-growth status, as determined by Architect.

A. Remove and replace trees that are more than 25 percent dead or in an unhealthy condition before the end of the corrections period or are damaged during construction operations that Architect determines are incapable of restoring to normal growth pattern.

1. Provide new trees of same size as those being replaced for each tree of 4 inches or smaller in caliper size.
2. Provide one new tree(s) of 4-inch caliper size for each tree being replaced that measures more than 4 inches in caliper size.
3. Species of Replacement Trees: Same species being replaced.

3.15 CLEANING AND PROTECTION

A. During planting, keep adjacent paving and construction clean and work area in an orderly condition. Clean wheels of vehicles before leaving site to avoid tracking soil onto roads, walks, or other paved areas.

B. Remove surplus soil and waste material including excess subsoil, unsuitable soil, trash, and debris and legally dispose of them off Owner's property.

C. Protect plants from damage due to landscape operations and operations of other contractors and trades. Maintain protection during installation and maintenance periods. Treat, repair, or replace damaged plantings.

D. After installation and before Substantial Completion, remove nursery tags, nursery stakes, tie tape, labels, wire, burlap, and other debris from plant material, planting areas, and Project site.

E. At time of Substantial Completion, verify that tree-watering devices are in good working order and leave them in place. Replace improperly functioning devices.

F. Protect adjacent landscape areas disturbed from construction during establishment.

3.16 MAINTENANCE SERVICE

A. Maintenance Service for Trees and Shrubs: Provide maintenance by skilled employees of landscape Installer. Maintain as required in "Plant Maintenance" Article. Begin maintenance immediately after plants are installed and continue until plantings are acceptably healthy and well established, but for not less than maintenance period below:

1. Maintenance Period: Three months from date of Substantial Completion. When two weeks or more of the maintenance period is not completed prior to October 15, one month of maintenance is required commencing on April 1st or at spring start-up of the irrigation system whichever occurs first.

B. Maintenance Service for Ground Cover and Other Plants: Provide maintenance by skilled employees of landscape Installer. Maintain as required in "Plant Maintenance" Article. Begin maintenance immediately after plants are installed and continue until plantings are acceptably healthy and well established, but for not less than maintenance period below:

1. Maintenance Period: Three months from date of Substantial Completion. When two weeks or more of the maintenance period is not completed prior to October 15, one month of maintenance is required commencing on April 1st or at spring start-up of the irrigation system whichever occurs first.

C. Apply pre-emergent in accordance with manufacturer’s recommendations to all planting areas at completion of maintenance period. All planting areas to be weed free at completion of maintenance period.

3.17 SUBSTANTIAL AND FINAL COMPLETION

A. Substantial Completion:

1. Landscape substantial completion is achieved when all plantings and associated irrigation are completed. Contractor to notify Architect that the landscape is ready for Substantial Completion review and punch-list preparation. All planting areas are to be weed free with pre-emergent applied.
2. Contractor to notify appropriate permitting agency for street trees or landscape requirements that the landscape is ready for review. Contractor to coordinate with Owner's representative to respond or correct deficiencies in the planting to meet agency approval requirements in advance of Final Completion and/or application for Certificate of Occupancy whichever comes first.
3. Substantial completion punch-list to be completed by Architect and punch-list items delivered to Contractor for correction.
4. Substantial Completion is achieved when all Substantial Completion punch-list items have been completed and an annotated punch-list is delivered to the Architect.

B. Final Completion: Landscape final completion is achieved when all plantings and associated irrigation are completed, substantial completion punch list items have been completed.

1. Contractor to annotate Substantial Completion punch list that each line item has been corrected or action taken. Notify Architect that the landscape is ready for Final Completion review and punch-list preparation. All planting areas are to be weed free with pre-emergent applied.
2. Final completion punch-list to be completed by Architect and punch-list items delivered to Contractor for correction.
3. Final Completion is achieved when all punch-list items have been resolved.

C. Apply pre-emergent in accordance with manufacturer's recommendations to all planting areas at completion of maintenance period. All planting areas to be weed free at completion of maintenance period.

D. Back Check: Final back check for warranty to be completed two-weeks prior to end of warranty period. Contractor to review site and landscape installation prior to backcheck to identify issues.

1. Phased back check and warranty review to be completed only with approved phased installation schedule.

3.18 PLANT SIZE/GALLON CHART MINIMUM REQUIREMENTS

A. Plant Requirements for minimum planting standards

B. Reference: American Standard for Nursery Stock, ANZI Z60.1-2014

C. Deciduous and Evergreen Shrubs

Container (gallon) size	Minimum Height or Spread	Minimum spread of roots or root ball diameter
4" Plug	6 in.	3 in.
#1	6 in.	4 in.
#2	12 in.	6 in.
#3	18 in.	10 in.

#5	24 in.	12 in.

D. Deciduous Trees

Caliper size	Average Height Range	Minimum spread of roots or root ball diameter
1 1/2 in.	8 to 12 ft.	12 in.
1 3/4 in.	8 to 12 ft.	13 1/8 in.
2”	9 to 14 ft.	24 in.
2 1/2 in.	10 to 14 ft.	28 in.
3”	11 to 16 ft.	32 in.

E. Evergreen Trees

Average Height Range	Minimum Spread	Minimum spread of roots or root ball diameter
6 to 7 ft.	4 ft.	12 in.
7 to 8 ft.	5 ft.	14 in.
8 to 9 ft.	6 ft.	24 in.

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SECTION 33 10 00

WATER UTILITIES

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

B. Idaho Standards for Public Works Construction (latest edition).

C. City of Sandpoint Construction Standards, Standard Drawings and Specifications.

1.2 DEFINITIONS

A. EPDM: Ethylene propylene diene terpolymer rubber.

B. PE: Polyethylene plastic.

C. PVC: Polyvinyl chloride plastic.

1.3 SUMMARY

A. This Section includes water-distribution piping and specialties outside the building for the following:

1. Water services.
2. Fire-service mains.
3. Combined water service and fire-service mains.

1.4 SUBMITTALS

A. Product Data: For the following:

1. Valves and accessories.
2. Delete water meters below if provided by utility company.
3. Water meters and accessories.
4. Backflow prevention devices and assemblies.
5. Fire department connections.

B. Wiring Diagrams: Power, signal, and control wiring.

C. Field quality-control test reports.

D. Operation and Maintenance Data: For the following:

1. Water meters.

2. Valves.
3. Backflow prevention devices and assemblies.
4. Protective enclosures.

1.5 QUALITY ASSURANCE

A. Regulatory Requirements:

1. Comply with requirements of the City of Sandpoint Construction Standards. Include tapping of water mains and backflow prevention.
2. Comply with City of Sandpoint Construction Standards for potable-water-service piping, including materials, installation, testing, and disinfection.
3. Comply with standards of the City of Sandpoint for fire-suppression water-service piping, including materials, hose threads, installation, and testing.

B. Piping materials shall bear label, stamp, or other markings of specified testing agency.

C. Electrical Components, Devices, and Accessories: Listed and labeled as defined in NFPA 70, Article 100, by a testing agency acceptable to authorities having jurisdiction, and marked for intended use.

D. Comply with FM's "Approval Guide" or UL's "Fire Protection Equipment Directory" for fire-service-main products.

E. NFPA Compliance: Comply with NFPA 24 for materials, installations, tests, flushing, and valve and hydrant supervision for fire-service-main piping for fire suppression.

F. NSF Compliance:

1. Comply with NSF 14 for plastic potable-water-service piping.
2. Comply with NSF 61 for materials for water-service piping and specialties for domestic water.

1.6 PROJECT CONDITIONS

A. Existing Utilities: Do not interrupt utilities serving facilities occupied by Owner or others unless permitted under the following conditions and then only after arranging to provide temporary utility services according to requirements indicated:

1. Notify Architect not less than two days in advance of proposed utility interruptions.
2. Do not proceed with utility interruptions without Architect's written permission.

1.7 COORDINATION

A. Coordinate with City of Sandpoint Fire Department on any fire hydrants or fire services that are temporarily or permanently not in use.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

A. Products and manufacturers are limited to those allowed by the City of Sandpoint.

1. Available Products: Subject to compliance with City of Sandpoint requirements, products that may be incorporated into the Work include, but are not limited to, the products specified in the City of Sandpoint standard specifications.
2. Available Manufacturers: Subject to compliance with City of Sandpoint requirements, manufacturers offering products that may be incorporated into the Work include, but are not limited to, the manufacturers specified in the City of Sandpoint standard specifications.

2.2 PIPING MATERIALS

A. Refer to Part 3 "Piping Applications" Article for applications of pipe, tube, fitting, and joining materials.

2.3 PIPE AND FITTINGS

A. Mechanical-Joint, Ductile-Iron Pipe: AWWA C151, with mechanical-joint, bell- and plain-spigot end unless grooved or flanged ends are indicated.

1. Mechanical-Joint, Ductile-Iron Fittings: AWWA C110, ductile- or gray-iron standard pattern or AWWA C153, ductile-iron compact pattern.
2. Glands, Gaskets, and Bolts: AWWA C111, ductile- or gray-iron glands, rubber gaskets, and steel bolts.

B. Push-on-Joint, Ductile-Iron Pipe: AWWA C151, with push-on-joint, bell- and plain-spigot end unless grooved or flanged ends are indicated.

1. Push-on-Joint, Ductile-Iron Fittings: AWWA C110, ductile- or gray-iron standard pattern or AWWA C153, ductile-iron compact pattern.
2. Gaskets: AWWA C111, rubber.

C. Soft Copper Tube: ASTM B 88, Type K, water tube, annealed temper.

1. Copper Fittings: ASME B16.18, cast-copper-alloy or ASME B16.22, wrought-copper, solder-joint pressure type. Furnish only wrought-copper fittings if indicated (not approved for City side of meter service).

D. PE, ASTM Pipe: ASTM D 2239, SIDR Numbers 5.3, 7, or 9; with PE compound number required to give pressure rating not less than 150 psig.

1. Insert Fittings for PE Pipe: ASTM D 2609, made of PA, PP, or PVC with serrated, male insert ends matching inside of pipe. Include bands or crimp rings.
2. Molded PE Fittings: ASTM D 3350, PE resin, socket- or butt-fusion type, made to match PE pipe dimensions and class.

E. PVC, Schedule 40 Pipe: ASTM D 1785.

1. PVC, Schedule 40 Socket Fittings: ASTM D 2466 (not approved for City side of meter service).

F. PVC, Schedule 80 Pipe: ASTM D 1785.

1. PVC, Schedule 80 Socket Fittings: ASTM D 2467 (not approved for City side of meter service).

G. PVC, AWWA Pipe: AWWA C900, Class 150, with bell end with gasket and spigot end.

1. Comply with UL 1285 for fire-service mains if indicated.
2. PVC Fabricated Fittings: AWWA C900, Class 150, with bell-and-spigot or double-bell ends. Include elastomeric gasket in each bell.
3. PVC Molded Fittings: AWWA C907, Class 150, with bell-and-spigot or double-bell ends. Include elastomeric gasket in each bell.

2.4 JOINING MATERIALS

A. Brazing Filler Metals: AWS A5.8, BCuP Series.

B. Soldering Flux: ASTM B 813, water-flushable type.

C. Solder Filler Metal: ASTM B 32, lead-free type with 0.20 percent maximum lead content (not approved for City side of meter service).

2.5 VALVES

A. AWWA, Cast-Iron, Gate Valves:

1. Manufacturers and products as allowed by the City of Sandpoint:

2. Nonrising-Stem, Resilient-Seated Gate Valves: AWWA C509, gray- or ductile-iron body and bonnet; with bronze or gray- or ductile-iron gate, resilient seats, bronze stem, and stem nut.

a. Minimum Working Pressure: 200 psig.
b. End Connections: Mechanical joint.
c. Interior Coating: Complying with AWWA C550.

B. UL/FM, Cast-Iron Gate Valves:

1. Manufacturers and products as allowed by the City of Sandpoint:
2. UL/FM, Nonrising-Stem Gate Valves: UL 262, FM-approved iron body and bonnet with flange for indicator post, bronze seating material, and inside screw.

a. Minimum Working Pressure: 175 psig.
b. End Connections: Flanged.

2.6 GATE VALVE ACCESSORIES AND SPECIALTIES

A. Tapping-Sleeve Assemblies: Comply with MSS SP-60. Include sleeve and valve compatible with drilling machine.

1. Manufacturers and products as allowed by the City of Sandpoint:
2. Tapping Sleeve: Stainless-steel, two-piece bolted sleeve with flanged outlet for new branch connection. Include sleeve matching size and type of pipe material being tapped and with recessed flange for branch valve.
3. Valve: AWWA, cast-iron, nonrising-stem, resilient-seated gate valve with one raised face flange mating tapping-sleeve flange.

B. Valve Boxes: Comply with AWWA M44 for Tyler 6855 “Heavy” series cast-iron valve boxes. Include top section, adjustable extension of length required for depth of burial of valve, plug with lettering "WATER," bottom section with base of size to fit over valve, and approximately 5-inch diameter barrel.

1. Operating Wrenches: Steel tee-handle with one pointed end, stem of length to operate deepest buried valve, and socket matching valve operating nut.

C. Vertical-Type Indicator Posts: UL 789, FM-approved, cast-iron body with operating wrench, extension rod, and adjustable cast-iron barrel of length required for depth of burial of valve.

2.7 CORPORATION VALVES AND CURB VALVES

A. Manufacturers and projects as allowed by the City of Sandpoint:

B. Service-Saddle Assemblies: Comply with AWWA C800. Include saddle and valve compatible with tapping machine.

1. Service Saddle: Romac, Ford, or Dresser epoxy coated iron body with double stainless steel straps, threaded outlet for corporation valve.
2. Corporation Valve: Bronze body and ground-key plug, with AWWA C800, threaded inlet and outlet matching service piping material.

C. Curb Valves: Comply with AWWA C800. Include bronze body, ground-key plug or ball, and wide tee head, with inlet and outlet matching service piping material.

D. Service Boxes for Curb Valves: Similar to AWWA M44 requirements for cast-iron valve boxes. Include cast-iron telescoping top section of length required for depth of burial of valve, plug with lettering "WATER," bottom section with base of size to fit over curb valve, and approximately 3-inch diameter barrel.

1. Shutoff Rods: Steel, tee-handle with one pointed end, stem of length to operate deepest buried valve, and slotted end matching curb valve.

2.8 BACKFLOW-PREVENTION DEVICES

A. Manufacturers and products as allowed by the City of Sandpoint per current USC approval:

B. General: ASSE standard, backflow prevention devices.

1. Working Pressure: 150 psig minimum, unless otherwise indicated.
2. NPS 2 and Smaller: Bronze body with threaded ends.
3. NPS 2-1/2 and Larger: Bronze, cast-iron, steel, or stainless-steel body with flanged ends.

a. Interior Lining: AWWA C550 or FDA-approved, epoxy coating for backflow preventers having cast-iron or steel body.

4. Interior Components: Corrosion-resistant materials.
5. Exterior Finish: Polished chrome plate if used in chrome-plated piping system.

C. Pipe-Applied, Atmospheric-Type Vacuum Breakers: ASSE 1001, with floating disc and atmospheric vent.

D. Reduced-Pressure-Principle Backflow Prevention Devices per the City of Sandpoint: Suitable for continuous pressure application. Include outside screw and yoke gate valves on inlet and outlet, and strainer on inlet; test cocks; and pressure-differential relief valve with ASME A112.1.2, air-gap fitting located between two positive-seating check valves.

1. Maximum Pressure Loss: 12 psig through middle 1/3 of flow range.

E. Double-Check-Valve Backflow Prevention Assemblies per the City of Sandpoint: Suitable for continuous pressure application. Include outside screw and yoke gate valves on inlet and outlet, and strainer on inlet; test cocks; and two positive-seating check valves.

1. Maximum Pressure Loss: 5 psig through middle 1/3 of flow range.

F. Double-Check-Valve Backflow Prevention Assemblies per the City of Sandpoint: UL 312, FM approved; with two UL 312, FM-approved, iron-body, 175-psig working-pressure, flanged-end check valves and two UL 262, FM-approved, iron-body, outside screw and yoke, flanged, 175-psig working-pressure gate valves.

1. Maximum Pressure Loss: 5 psig through middle 1/3 of flow range.

G. Antisiphon-Pressure-Type Vacuum Breakers per the City of Sandpoint: ASSE 1020, suitable for continuous pressure application. Include shutoff valves, spring-loaded check valve, spring-loaded floating disc, test cocks, and atmospheric vent.

1. Maximum Pressure Loss: 5 psig through middle 1/3 of flow range.

2.9 FREESTANDING FIRE HYDRANTS

A. Per City of Sandpoint requirements.

PART 3 - EXECUTION

3.1 PIPING APPLICATIONS

A. Refer to Division 31 Section "Earth Moving" for excavating, trenching, and backfilling.

B. Underground Water-Service Piping: Use any one the following piping materials for each size range, as allowed by the City of Sandpoint:

1. NPS 1” and NPS 2”: HDPE service tubing, IP size, from water main to meter setter. Soft copper tube, Type K; with flared fittings or approved compression fittings after meter setter.

2. NPS 4 or larger: PVC C-900 Class 150 prior to meter vault. Ductile-iron pipe, Class 350 ductile-iron, mechanical joint or tyton slip-joint fittings; mechanically restrained with Mega lugs and field lock gaskets.

C. Underground Fire-Service-Main Piping: Ductile-iron pipe, Class 350 ductile-iron, mechanical joint or tyton slip-joint fittings; mechanically restrained with Mega lugs and field lock gaskets.

3.2 VALVE APPLICATIONS

A. General Application: Use mechanical-joint-end valves for NPS 3 and larger underground installation. Use threaded- or flanged-end valves for installation in vaults. Use UL/FM, nonrising-stem gate valves for installation with indicator posts. Use corporation valves and curb valves with ends compatible with piping, for NPS 2 and smaller installation. Use right-turn for opening of valve.

B. Drawings indicate valve types to be used. Where specific valve types are not indicated, the following requirements apply:

1. Underground Valves, NPS 4” and Larger: AWWA, cast-iron, nonrising-stem, resilient-seated, gate valves with valve box.
2. Underground Valves, NPS 4” and Larger, for Indicator Posts: UL/FM, Cast-iron, nonrising-stem gate valves with indicator post.

3.3 JOINT CONSTRUCTION

A. Make pipe joints according to the following:

1. PVC Piping 4” and larger, Gasketed Joints for Water-Service Piping: AWWA C600 and AWWA M41.
2. Ductile-Iron Piping, Gasketed Joints for Fire-Service-Main Piping: UL 194.
3. Copper Tubing Soldered Joints: ASTM B 828. Use flushable flux and lead-free solder.
4. PVC Piping Gasketed Joints: Use joining materials according to AWWA C900. Construct joints with elastomeric seals and lubricant according to ASTM D 2774 or ASTM D 3139 and pipe manufacturer's written instructions.
5. PE Piping Insert-Fitting Joints: Use plastic insert fittings and fasteners according to fitting manufacturer's written instructions.
6. Dissimilar Materials Piping Joints: Use adapters compatible with both piping materials, with OD, and with system working pressure.
7. HDPE Piping, 1” and 2”: Approved pack joint fittings with stainless stiffeners for Water-Service Piping prior to the meter setter.

3.4 PIPING INSTALLATION

A. Water-Main Connection: Arrange with the City of Sandpoint for tap of size and in location indicated in water main.

B. Water-Main Connection: Tap water main according to the City of Sandpoint requirements and of size and in location indicated.

C. Make connections larger than NPS 2 with tapping machine according to the following:

1. Install tapping sleeve and tapping valve according to MSS SP-60.
2. Install tapping sleeve on pipe to be tapped. Position flanged outlet for gate valve.
3. Install gate valve onto tapping sleeve. Comply with MSS SP-60. Install valve with stem pointing up and with valve box.
4. Use tapping machine compatible with valve and tapping sleeve; cut hole in main. Remove tapping machine and connect water-service piping.

D. Make connections NPS 2 and smaller with drilling machine according to the following:

1. Install service-saddle assemblies and corporation valves in size, quantity, and arrangement required by utility company standards.
2. Install service-saddle assemblies on water-service pipe to be tapped. Position outlets for corporation valves.
3. Install corporation valves into service-saddle assemblies.
4. Use drilling machine compatible with service-saddle assemblies and corporation valves. Drill hole in main. Remove drilling machine and connect water-service piping.
5. Install manifold for multiple taps in water main.
6. Install curb valve in water-service piping with head pointing up and with service box.

E. Comply with NFPA 24 for fire-service-main piping materials and installation.

F. Install ductile-iron, water-service piping according to AWWA C600 and AWWA M41.

G. Install copper tube and fittings according to CDA's "Copper Tube Handbook."

H. Install PVC, AWWA pipe according to AWWA M23 and ASTM F 645.

I. Install PE pipe according to ASTM D 2774 and ASTM F 645.

J. Bury piping with depth of cover over top at least 48 inches.

K. Extend water-service piping and connect to water-supply source and building water piping systems at outside face of building wall in locations and pipe sizes indicated.

1. Terminate water-service piping at building wall until building water piping systems are installed. Terminate piping with caps, plugs, or flanges as required for piping material. Make connections to building water piping systems when those systems are installed.

L. Mechanical sleeve seals are specified in Division 15 Section "Basic Mechanical Materials and Methods."

M. Install underground piping with restrained joints at horizontal and vertical changes in direction. Use restrained-joint piping, thrust blocks, anchors, tie-rods and clamps, and other supports.

N. Anchor service-entry piping to building wall.

3.5 ANCHORAGE INSTALLATION

A. Install anchorages for tees, plugs and caps, bends, crosses, valves, and hydrant branches. Include anchorages for the following piping systems:

1. Gasketed-Joint, Ductile-Iron, Water-Service Piping: According to AWWA C600.
2. Gasketed-Joint, PVC Water-Service Piping: According to AWWA M23.
3. Fire-Service-Main Piping: According to NFPA 24.

4. Apply full coat of asphalt or other acceptable corrosion-resistant material to surfaces of installed ferrous anchorage devices.

3.6 VALVE INSTALLATION

A. AWWA Gate Valves: Comply with AWWA C600 and AWWA M44. Install each underground valve with stem pointing up and with valve box.

B. UL/FM Gate Valves: Comply with NFPA 24. Install each underground valve and valves in vaults with stem pointing up and with vertical cast-iron indicator post.

C. Corporation Valves and Curb Valves: Install each underground curb valve with head pointed up and with service box.

3.7 BACKFLOW-PREVENTION DEVICE INSTALLATION

A. Install backflow prevention device of type, size, and capacity indicated. Include valves and test cocks. Install according to requirements of plumbing and health department and authorities having jurisdiction.

B. Do not install backflow prevention devices with relief drain in vault or other space subject to flooding.

C. Do not install unprotected bypass piping around backflow prevention devices.

D. Support NPS 2-1/2 and larger backflow prevention devices, valves, and piping near floor and on brick or concrete piers.

3.8 FIRE HYDRANT INSTALLATION

A. Install fire hydrant in accordance with City of Sandpoint requirements.

3.9 FIRE DEPARTMENT CONNECTION INSTALLATION

A. Install fire department connections of types and features indicated.

B. Install ball drip valves at each check valve for fire department connection to mains.

3.10 CONNECTIONS

A. Piping installation requirements are specified in other Division 2 Sections. Drawings indicate general arrangement of piping and specialties.

B. Connect water-distribution piping to existing water main according to the requirements of the City of Sandpoint Construction Standards.

C. Connect water-distribution piping to interior domestic-water and fire-suppression piping.

D. Connect waste piping from drinking fountains to sanitary sewerage system. See Division 2 Section "Sanitary Sewerage" for connection to sanitary-sewer piping.

E. Ground equipment according to Division 16 Section "Grounding and Bonding."

3.11 FIELD QUALITY CONTROL

A. Piping Tests: Conduct piping tests before joints are covered and after thrust blocks have hardened sufficiently. Fill pipeline 24 hours before testing and apply test pressure to stabilize system. Use only potable water.

B. Hydrostatic Tests: According to the City of Sandpoint requirements of 160 psi for a minimum of 2 hours or, in absence of standards, test at not less than 1-1/2 times working pressure for 2 hours as follows.

1. Increase pressure in 50-psig increments and inspect each joint between increments. Hold at test pressure for 1 hour; decrease to 0 psig. Slowly increase again to test pressure and hold for 1 more hour. Maximum allowable leakage is 2 quarts per hour per 100 joints. Remake leaking joints with new materials and repeat test until leakage is within allowed limits.

C. Prepare reports of testing activities.

3.12 IDENTIFICATION

A. Install 12 ga. coated copper tracer wire on top of pipe and a continuous underground detectable warning tape 18” below finished grade during backfilling of trench for underground water-service piping. Locate below finished grade, directly over piping. See Division 31 Section "Earth Moving" for underground warning tapes.

3.13 Delete below if metallic water-service piping without electrically insulated fittings will be used.

3.14 CLEANING

A. Clean and disinfect water-distribution piping according to the City of Sandpoint requirements or, in absence of standards, as follows:

1. Purge new water-distribution piping systems and parts of existing systems that have been altered, extended, or repaired before use.

2. Use purging and disinfecting procedure prescribed by authorities having jurisdiction or, if method is not prescribed by authorities having jurisdiction, use procedure described in NFPA 24 for flushing of piping. Flush piping system with clean, potable water until dirty water does not appear at points of outlet.

3. Use purging and disinfecting procedure prescribed by City of Sandpoint Construction Standards. If method is not prescribed by authorities having jurisdiction, use procedure described in AWWA C651 or as described below:

a. Fill system or part of system with water/chlorine solution containing at least 50 ppm of chlorine; isolate and allow to stand for 24 hours.
b. Drain system or part of system of previous solution and refill with water/chlorine solution containing at least 200 ppm of chlorine; isolate and allow to stand for 3 hours.

c. After standing time, flush system with clean, potable water until no chlorine remains in water coming from system.
d. Submit water samples in sterile bottles to authorities having jurisdiction. Repeat procedure if biological examination shows evidence of contamination.

B. Prepare reports of purging and disinfecting activities.

END OF SECTION 33 10 00

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SECTION 33 30 00

SANITARY SEWERAGE UTIILITIES

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

B. Idaho Standards for Public Works Construction (latest edition).

C. City of Sandpoint Standard Drawings and Specifications.

1.2 SUMMARY

A. This Section includes sanitary sewerage outside the building.

B. Related Sections include the following:

1. Division 31 Section "Erosion and Sedimentation Control".
2. Division 31 Section "Earth Moving" for trench excavation, backfill, bedding.
3. Division 32 Section "Asphalt Paving".

1.3 DEFINITIONS

A. PVC: Polyvinyl chloride plastic.

1.4 PERFORMANCE REQUIREMENTS

A. Gravity-Flow, Nonpressure-Piping Pressure Ratings: At least equal to system test pressure.

1.5 SUBMITTALS

A. Product Data: For the following:

1. Pipe & Fittings.
2. Pipe Gaskets.
3. Manholes.
4. Manhole Gaskets.
5. Grade Rings.
6. Steps/Handholds.
7. Manhole Adaptors.
8. Rings & Covers.
9. Cleanouts.
10. Tracer Tape.
11. Oil/Water Separator

B. Field Test Reports: Indicate and interpret test results for compliance with performance requirements.

1.6 DELIVERY, STORAGE, AND HANDLING

A. Do not store plastic structures, pipe, and fittings in direct sunlight.

B. Protect pipe, fittings, and seals from dirt and damage.

C. Handle precast concrete manholes and other structures according to manufacturer's written rigging instructions.

1.7 PROJECT CONDITIONS

A. Site Information: Perform site survey, research public utility records, and verify existing utility locations.

B. Existing Utilities: Do not interrupt utilities serving facilities occupied by Owner or others unless permitted under the following conditions and then only after arranging to provide temporary utility services according to requirements indicated:

1. Notify Architect not less than two business days in advance of proposed utility interruptions.
2. Do not proceed with utility interruptions without Architect's written permission.

PART 2 - PRODUCTS

2.1 PIPING MATERIALS

A. Refer to Part 3 "Piping Applications" Article for applications of pipe and fitting materials.

2.2 PIPES AND FITTINGS

A. PVC Sewer Pipe and Fittings: According to the following:

1. PVC Sewer Pipe and Fittings, NPS 15 and Smaller: ASTM D 3034, SDR 35, for gasketed joints.

a. Gaskets: ASTM F 477, elastomeric seals.

2.3 MANHOLES

A. Normal-Traffic Precast Concrete Manholes: ASSHTO M 199, precast, reinforced concrete, of depth indicated, with provision for rubber gasketed joints.

1. Gaskets: AASHTO M 198, rubber.
2. Grade Rings: Include two or three reinforced-concrete rings, of 6- to 9-inch total thickness, that match 24-inch- diameter frame and cover.
3. Steps: ASTM C 478, individual step.

4. Manhole Adaptors: Kor-N-Seal manufactured by NPC, Inc. or an approved equal.

B. Manhole Rings: AASHTO 105, Grade 30B, gray iron.

C. Manhole Covers: ASTM A 536, Grade 80-55-06, ductile-iron designed for heavy-duty service.

2.4 CONCRETE

A. Portland Cement Design Mix: 4000 psi minimum, with 0.45 maximum water-cementitious materials ratio.

1. Reinforcement Fabric: ASTM A 185, steel, welded wire fabric, plain.
2. Reinforcement Bars: ASTM A 615/A 615M, Grade 60, deformed steel.

B. Structure Channels and Benches: Factory or field formed from concrete. Portland cement design mix, 3000 psi minimum, with 0.45 maximum water-cementitious materials ratio. Include channels and benches in manholes.

1. Channels: Concrete invert, formed to same width as connected piping, with height of vertical sides to three-fourths of pipe diameter. Form curved channels with smooth, uniform radius and slope.

a. Invert Slope: 0.2’ minimum drop across, 1 percent through manhole.

2. Benches: Concrete, sloped to drain into channel.

a. Slope: 4 percent.

C. Ballast and Pipe Supports: Portland cement design mix, 3000 psi minimum, with 0.58 maximum water-cementitious materials ratio.

1. Reinforcement Fabric: ASTM A 185, steel, welded wire fabric, plain.
2. Reinforcement Bars: ASTM A 615/A 615M, Grade 60, deformed steel.

2.5 CLEANOUTS

A. PVC Cleanouts: PVC body with PVC threaded plug. Include PVC sewer pipe fitting and riser to cleanout of same material as sewer piping.

2.6 TRACER TAPE

A. Tracer tape shall consist of 0.35 mils. Thick solid foil core encased in a protective plastic jacket that is resistant to alkalis, acids and other destructive elements found in the soil. The laminated bond shall be strong enough that the layers cannot be separated by hand. The tracer tape shall contain sufficient metal mass to provide detectability at depths up to three (3) feet, with most inexpensive radio type metal locators. The tracer tape shall be green in color and shall be marked with a continuous warning message every 16" to 36".

PART 3 - EXECUTION

3.1 EARTHWORK

A. Excavating, trenching, and backfilling are specified in Division 31 Section "Earth Moving".

3.2 IDENTIFICATION

A. Tracer tape shall be installed to a maximum depth of three feet below the finished surface directly above all gravity sanitary sewer pipe eight inches in diameter or larger and all force main sewer pipe.

3.3 PIPING APPLICATIONS

A. General: Include watertight joints.

B. Gravity-Flow Piping: Use the following:

1. PVC sewer pipe and fittings, gaskets and gasketed joints.

3.4 INSTALLATION

A. General Locations and Arrangements: Drawing plans and details indicate general location and arrangement of underground sanitary sewerage piping. Location and arrangement of piping layout take design considerations into account. Install piping as indicated, to extent practical.

B. Install piping beginning at low point, true to grades and alignment indicated with unbroken continuity of invert. Place bell ends of piping facing upstream. Install gaskets, seals, sleeves, and couplings according to manufacturer's written instructions for using lubricants, cements, and other installation requirements. Maintain swab or drag in line, and pull past each joint as it is completed.

C. Use manholes for changes in direction, unless fittings are indicated. Use fittings for branch connections, unless direct tap into existing sewer is indicated.

D. Use proper size increasers, reducers, and couplings where different sizes or materials of pipes and fittings are connected. Reducing size of piping in direction of flow is prohibited.

E. Install gravity-flow piping and connect to building's sanitary drains, of sizes and in locations indicated. Terminate piping as indicated.

1. Install piping pitched down in direction of flow, at minimum slope of 0.6 percent, unless otherwise indicated.
2. Install piping with 36-inch minimum cover.

F. Connections to existing Manholes. Immediately following placement and connection of a new pipe to an existing manhole, the pipe shall be plugged and remain plugged, except during testing, until the new line is accepted. No additional pipe shall be connected until final set of the grouted connection has occurred. The outlet of the existing manhole shall be cleaned at the conclusion of the work.

3.5 PIPE JOINT CONSTRUCTION AND INSTALLATION

A. General: Join and install pipe and fittings according to installations indicated.

B. PVC Sewer Pipe and Fittings: As follows:

1. Join pipe and gasketed fittings with gaskets according to ASTM D 2321 and manufacturer's written instructions.

C. System Piping Joints: Make joints using system manufacturer's couplings, unless otherwise indicated.

D. Join piping made of different materials or dimensions with couplings made for this application. Use couplings that are compatible with and that fit both systems' materials and dimensions.

3.6 MANHOLE INSTALLATION

A. General: Install manholes, complete with appurtenances and accessories indicated.

B. Form continuous concrete channels and benches between inlets and outlet.

C. Set tops of frames and covers flush with finished surface of manholes that occur in pavements. Set tops 3 inches above finished surface elsewhere, unless otherwise indicated.

D. Install precast concrete manhole sections with gaskets according to ASTM C 891.

3.7 CLEANOUT INSTALLATION

A. Install cleanouts and riser extension from sewer pipe to cleanout at grade. Install piping so cleanouts open in direction of flow in sewer pipe.

B. Set with tops 1 inch above surrounding grade.

C. Set cleanout frames and covers in concrete pavement with tops flush with pavement surface.

3.8 FIELD QUALITY CONTROL

A. Clear interior of piping and structures of dirt and superfluous material as work progresses. Maintain swab or drag in piping, and pull past each joint as it is completed.

1. Place plug in end of incomplete piping at end of day and when work stops.
2. Flush piping between manholes and other structures to remove collected debris, if required by authorities having jurisdiction.

B. Inspect interior of piping to determine whether line displacement or other damage has occurred. Inspect after approximately 24 inches of backfill is in place, and again at completion of Project.

1. Submit separate reports for each system inspection.
2. Defects requiring correction include the following:

a. Alignment: Less than full diameter of inside of pipe is visible between structures.

b. Deflection: Flexible piping with deflection that prevents passage of ball or cylinder of size not less than 92.5 percent of piping diameter.
c. Crushed, broken, cracked, or otherwise damaged piping.
d. Infiltration: Water leakage into piping.
e. Exfiltration: Water leakage from or around piping.

3. Replace defective piping using new materials, and repeat inspections until defects are within allowances specified.
4. Re-inspect and repeat procedure until results are satisfactory.

C. Test new piping systems, and parts of existing systems that have been altered, extended, or repaired, for leaks and defects.

1. Do not enclose, cover, or put into service before inspection and approval.
2. Test completed piping systems according to authorities having jurisdiction.
3. Schedule tests and inspections by authorities having jurisdiction with at least 24 hours advance notice.
4. Submit separate reports for each test.

a. Manhole Exfiltration Test. Manhole outlets shall be plugged and the manhole filled with water at least one hour prior to testing and shall be tested at least one hour maintaining the head by measured additions of water. The sum of these additions shall be the leakage for the test period. Leakage shall not exceed 0.2 GPH per foot of the head above the invert. Contractor shall, at his own expense, correct any excess leakage.
b. Low Pressure Air Test. All gravity sewer testing shall be by the low pressure air method in accordance with these specifications and the test procedure as outlined below. The low pressure air test method shall be conducted according to the following procedures:

1) Add air slowly to the portion of the pipe installation under test until the internal air pressure is raised to 4.0 psig.
2) After an internal pressure of 4.0 psig is obtained, allow at least two minutes for air temperature to stabilize, adding only the amount of air required to maintain pressure. After the two minute period, disconnect the air supply.
3) When the pressure decreases to 3.5 psig, start stop watch. Determine the time in seconds required for the internal air pressure to decrease to 2.5 psig. Compare this actual time interval to the “Time Required by Specification” derived in the following steps.
4) List the diameter (d) and respective length (L) of all portions of pipe under test.
5) Compute K and C for each diameter (d) and respective length (L) as follows; K = 0.011*d^2*L; C = 0.0003882*d*L.Sum all values of K and all values of C for pipe under the test.
6) If the total of all C values is less than one, the total of all K values is the “Time Required by Specification.”
7) If the total of all C values is greater than one, divide the total of all K values by the total of all C values. This is the “Time Required by Specification.”
8) The low pressure air test method as specified shall be performed and paid for by the Contractor. The Contractor shall, at his own expense, correct any pipe installation not passing this test.

c. Deflection Test. All sewer main pipe shall be required to pass this test. The Contractor shall, at his own expense, correct any pipe installation not passing this test.

5. Leaks and loss in test pressure constitute defects that must be repaired.
6. Replace leaking piping using new materials, and repeat testing until leakage is within allowances specified.

END OF SECTION 33 30 00

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SECTION 33 41 00

STORM UTILITY DRAINAGE PIPING

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

B. Idaho Standards for Public Works Construction (latest edition).

C. City of Sandpoint Standard Drawings and Specifications.

1.2 SUMMARY

A. This Section includes storm drainage outside the building.

1.3 PERFORMANCE REQUIREMENTS

A. Gravity-Flow, Nonpressure-Piping Pressure Ratings: At least equal to system test pressure.

1.4 SUBMITTALS

A. Product Data: For cleanouts and drains indicated.

B. Shop Drawings: For precast concrete manholes and other structures, including frames, covers, and grates.

C. Field quality-control test reports.

1.5 PROJECT CONDITIONS

A. Site Information: Perform site survey, research public utility records, and verify existing utility locations.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

A. Products and manufacturers are limited to those allowed by the City of Sandpoint.

1. Available Products: Subject to compliance with City of Sandpoint requirements, products that may be incorporated into the Work include, but are not limited to, the products specified in the City of Sandpoint standard specifications.

2. Available Manufacturers: Subject to compliance with City of Sandpoint requirements, manufacturers offering products that may be incorporated into the Work include, but are not limited to, the manufacturers specified in the City of Sandpoint standard specifications.

2.2 PIPING MATERIALS

A. Refer to Part 3 "Piping Applications" Article for applications of pipe and fitting materials.

2.3 PIPES AND FITTINGS

A. Ductile-Iron Culvert Pipe: ASTM A 716, for push-on joints.

1. Standard-Pattern, Ductile-Iron Fittings: AWWA C110, ductile or gray iron, for push-on joints.
2. Gaskets: AWWA C111, rubber.

B. PVC Sewer Pipe and Fittings: According to the following:

1. PVC Sewer Pipe and Fittings, NPS 15 and Smaller: ASTM D 3034, SDR 35, for solvent-cemented or gasketed joints.

   a. Gaskets: ASTM F 477, elastomeric seals.

2. PVC Sewer Pipe and Fittings, NPS 18 and Larger: ASTM F 679, T-1 wall thickness, bell and spigot for gasketed joints.

   a. Gaskets: ASTM F 477, elastomeric seals.

2.4 MANHOLES

A. Normal-Traffic Precast Concrete Manholes: ASTM C 478, precast, reinforced concrete, of depth indicated, with provision for rubber gasketed joints.

1. Diameter: 48 inches minimum, unless otherwise indicated.
2. Ballast: Increase thickness of precast concrete sections or add concrete to base section, as required to prevent flotation.
3. Base Section: 6-inch minimum thickness for floor slab and 4-inch minimum thickness for walls and base riser section, and having separate base slab or base section with integral floor.
4. Riser Sections: 4-inch minimum thickness, and lengths to provide depth indicated.
5. Top Section: Eccentric-cone type, unless concentric-cone or flat-slab-top type is indicated. Top of cone of size that matches grade rings.
6. Gaskets: ASTM C 443, rubber.
7. Grade Rings: Include two or three reinforced-concrete rings, of 6- to 9-inch total thickness, that match 24-inch diameter frame and cover.
8. Steps: Fiberglass, individual steps or ladder. Include width that allows worker to place both feet on one step and is designed to prevent lateral slippage off step. Cast or anchor into base, riser, and top section sidewalls with steps at 12- to 16-inch intervals. Omit steps for manholes less than 60 inches deep.
9. Steps: ASTM C 478, individual steps or ladder. Omit steps for manholes less than 60 inches deep.

10. Pipe Connectors: ASTM C 923, resilient, of size required, for each pipe connecting to base section.

B. Manhole Frames and Covers: ASTM A 536, Grade 60-40-18, ductile-iron castings designed for heavy-duty service. Include 24-inch ID by 7- to 9-inch riser with 4-inch minimum width flange, and 26-inch diameter cover. Include indented top design with lettering "STORM SEWER" cast into cover.

2.5 CATCH BASINS

A. Normal-Traffic, Precast Concrete Catch Basins: ASTM C 478, precast, reinforced concrete, of depth indicated, with provision for rubber gasketed joints.

1. Base Section: 6-inch minimum thickness for floor slab and 4-inch minimum thickness for walls and base riser section, and having separate base slab or base section with integral floor.
2. Riser Sections: 4-inch minimum thickness, 48-inch diameter, and lengths to provide depth indicated.
3. Top Section: Eccentric-cone type, unless concentric-cone or flat-slab-top type is indicated. Top of cone of size that matches grade rings.
4. Gaskets: ASTM C 443, rubber.
5. Grade Rings: Include two or three reinforced-concrete rings, of 6- to 9-inch total thickness, that match 24-inch diameter frame and grate.
6. Steps: Fiberglass, individual steps or ladder. Include width that allows worker to place both feet on one step and is designed to prevent lateral slippage off step. Cast steps or anchor ladder into base, riser, and top section sidewalls at 12- to 16-inch intervals. Omit steps for catch basins less than 60 inches deep.
7. Steps: ASTM C 478, individual steps or ladder. Omit steps for catch basins less than 60 inches deep.
8. Pipe Connectors: ASTM C 923, resilient, of size required, for each pipe connecting to base section.

B. Frames and Grates: ASTM A 536, Grade 60-40-18, ductile iron designed for heavy-duty service. Include flat grate with small square or short-slotted drainage openings.

1. Size: 24 by 24 inches minimum, unless otherwise indicated.
2. Grate Free Area: Approximately 50 percent, unless otherwise indicated.

C. Retain paragraph and subparagraphs above or paragraph and subparagraph below.

D. Retain below for round, manhole-type structures.

E. Frames and Grates: ASTM A 536, Grade 60-40-18, ductile iron designed for heavy-duty service. Include 24-inch ID by 7- to 9-inch riser with 4-inch minimum width flange, and 26-inch-diameter flat grate with small square or short-slotted drainage openings.

1. Grate Free Area: Approximately 50 percent, unless otherwise indicated.

2.6 DRYWELLS

A. Per City of Sandpoint Requirements noted on the drawings.

2.7 STORMWATER INLETS

A. Curb Inlets: Made with vertical curb opening, of materials and dimensions according to utility standards.

2.8 CONCRETE

A. General: Cast-in-place concrete according to ACI 318, ACI 350R.

1. Cement: ASTM C 150, Type II.
2. Fine Aggregate: ASTM C 33, sand.
3. Coarse Aggregate: ASTM C 33, crushed gravel.
4. Water: Potable.

B. Portland Cement Design Mix: 3000 psi minimum, with 0.45 maximum water-cementitious ratio.

1. Reinforcement Fabric: ASTM A 185, steel, welded wire fabric, plain.
2. Reinforcement Bars: ASTM A 615/A 615M, Grade 60, deformed steel.

C. Edit below to suit Project. Delete if not required.

D. Ballast and Pipe Supports: Portland cement design mix, 3000 psi minimum, with 0.58 maximum water-cementitious ratio.

1. Reinforcement Fabric: ASTM A 185, steel, welded wire fabric, plain.
2. Reinforcement Bars: ASTM A 615/A 615M, Grade 60, deformed steel.

2.9 PROTECTIVE COATINGS

A. Description: 1- or 2-coat, coal-tar epoxy; 15-mil minimum thickness, unless otherwise indicated; factory or field applied to the following surfaces:

1. Concrete Manholes: On exterior and interior surfaces.
2. Manhole Frames and Covers: On entire surfaces.
3. Catch Basins: On exterior and interior surfaces.
4. Catch Basin Frames and Grates: On entire surfaces.
5. Storm water Inlets: On exterior and interior surfaces.
6. Storm water Inlet Frames and Grates: On entire surfaces.

2.10 CLEANOUTS

A. Gray-Iron Cleanouts: ASME A112.36.2M, round, gray-iron housing with clamping device and round, secured, scoriated, gray-iron cover. Include gray-iron ferrule with inside calk or spigot connection and countersunk, tapered-thread, brass closure plug. Use units with top-loading classifications according to the following applications:

1. Light Duty: In earth or grass foot-traffic areas.
2. Medium Duty: In paved foot-traffic areas.
3. Heavy Duty: In vehicle-traffic service areas.
4. Extra-Heavy Duty: In roads.
5. Sewer Pipe Fitting and Riser to Cleanout: ASTM A 74, Service class, cast-iron soil pipe and fittings.

B. PVC Cleanouts: PVC body with PVC threaded plug. Include PVC sewer pipe fitting and riser to cleanout of same material as sewer piping.

2.11 DRAINS

A. See Mechanical specifications for interior piping and drainage.

PART 3 - EXECUTION

3.1 EARTHWORK

A. Excavating, trenching, backfilling, and identification materials and their installation are specified in Division 31 Section "Earth Moving." Arrange for installing green warning tapes directly over piping and at outside edges of underground structures.

1. Use warning tape or detectable warning tape over ferrous piping.
2. Use detectable warning tape over nonferrous piping and over edges of underground structures.

3.2 PIPING APPLICATIONS

A. Piping Applications: Include watertight or soil-tight joints.

1. NPS 3: Hub-and-spigot, Service class, cast-iron soil pipe and fittings; gaskets; and gasketed joints.
2. NPS 4 to NPS 6: Hub-and-spigot, Service class, cast-iron soil pipe and fittings; gaskets; and gasketed joints.
3. NPS 4 and NPS 6: PVC sewer pipe and fittings, gaskets, and gasketed joints.
4. NPS 8 to NPS 15: Ductile-iron sewer pipe; standard-pattern, ductile-iron fittings; gaskets; and gasketed joints in NPS 8 to NPS 12. Use ductile-iron culvert pipe; standard-pattern, ductile-iron fittings; gaskets; and gasketed joints in NPS 14 and NPS 16.
5. NPS 8 to NPS 15: PVC sewer pipe and fittings, gaskets, and gasketed joints.
6. NPS 18 to NPS 36: PVC sewer pipe and fittings, gaskets, and gasketed joints.
7. NPS 4 to NPS 15: HDPE pipe.

3.3 SPECIAL PIPE COUPLINGS

A. Sleeve-Type Pipe Couplings: Use where required to join piping and no other appropriate method is specified. Do not use instead of specified joining methods.

3.4 INSTALLATION

A. General Locations and Arrangements: Drawing plans and details indicate general location and arrangement of underground storm drainage piping. Location and arrangement of piping layout take design considerations into account. Install piping as indicated, to extent practical.

B. Install piping beginning at low point, true to grades and alignment indicated with unbroken continuity of invert. Place bell ends of piping facing upstream. Install gaskets, seals, sleeves, and couplings according to manufacturer's written instructions for use of lubricants, cements, and other installation requirements. Maintain swab or drag in line, and pull past each joint as it is completed.

C. Use manholes for changes in direction, unless fittings are indicated. Use fittings for branch connections, unless direct tap into existing sewer is indicated.

D. Use proper size increasers, reducers, and couplings where different sizes or materials of pipes and fittings are connected. Reducing size of piping in direction of flow is prohibited.

E. Install gravity-flow piping and connect to building's storm drains, of sizes and in locations indicated. Terminate piping as indicated.

1. Install piping pitched down in direction of flow, at minimum slope of 0.5 percent, unless otherwise indicated.
2. Install piping with 24-inch minimum cover.

F. Extend storm drainage piping and connect to building's storm drains, of sizes and in locations indicated. Terminate piping as indicated.

3.5 PIPE JOINT CONSTRUCTION AND INSTALLATION

A. Join and install pipe and fittings according to installations indicated.

B. Hub-and-Spigot, Cast-Iron Soil Pipe and Fittings: With rubber gaskets according to CISPI's "Cast Iron Soil Pipe and Fittings Handbook." Use gaskets that match class of pipe and fittings.

C. Ductile-Iron Pipe and Gray- or Ductile-Iron Fittings: According to AWWA C600.

D. PVC Sewer Pipe and Fittings: As follows:

1. Join pipe and gasketed fittings with gaskets according to ASTM D 2321.
2. Install according to ASTM D 2321.

E. Join piping made of different materials or dimensions with couplings made for this application. Use couplings that are compatible with and that fit both systems' materials and dimensions.

3.6 MANHOLE INSTALLATION

A. Install complete with appurtenances and accessories indicated.

B. Set tops of frames and covers flush with finished surface of manholes that occur in pavements. Set tops 3 inches above finished surface elsewhere, unless otherwise indicated.

C. Install precast concrete manhole sections with gaskets according to ASTM C 891.

3.7 CATCH-BASIN INSTALLATION

A. Set frames and grates to elevations indicated.

3.8 DRYWELL INSTALLATION

A. Set frame and grate to elevations indicated.

B. Per City of Sandpoint requirements noted on the drawings.

3.9 CONCRETE PLACEMENT

A. Place cast-in-place concrete according to ACI 318 and ACI 350R.

3.10 DRAINAGE SYSTEM INSTALLATION

A. Install cleanouts and riser extension from storm drainage pipe to cleanout at grade. Use cast-iron soil pipe fittings in storm drainage pipes at branches for cleanouts and cast-iron soil pipe for riser extensions to cleanouts. Install piping so cleanouts open in direction of flow in storm drainage pipe.

1. Set cleanout frames and covers in earth in cast-in-place concrete block, 18 by 18 by 12 inches deep. Set with tops 1 inch above surrounding grade.
2. Set cleanout frames and covers in concrete pavement with tops flush with pavement surface.

B. Install drains in locations indicated.

C. Make connections to existing piping and underground structures so finished Work complies as nearly as practical with requirements specified for new Work.

D. Use commercially manufactured wye fittings for piping branch connections. Remove section of existing pipe; install wye fitting into existing piping; and encase entire wye fitting, plus 6-inch overlap, with not less than 6 inches of concrete with 28-day compressive strength of 3000 psi.

E. Make branch connections from side into existing piping, NPS 4 to NPS 20. Remove section of existing pipe; install wye fitting into existing piping; and encase entire wye with not less than 6 inches of concrete with 28-day compressive strength of 3000 psi.

F. Make branch connections from side into existing piping, NPS 21 or larger, or to underground structures by cutting opening into existing unit large enough to allow 3 inches of concrete to be packed around entering connection. Cut end of connection pipe passing through pipe or structure wall to conform to shape of and be flush with inside wall, unless otherwise indicated. On outside of pipe or structure wall, encase entering connection in 6 inches of concrete for minimum length of 12 inches to provide additional support of collar from connection to undisturbed ground.

1. Use concrete that will attain minimum 28-day compressive strength of 3000 psi, unless otherwise indicated.
2. Use epoxy-bonding compound as interface between new and existing concrete and piping materials.

3.11 FIELD QUALITY CONTROL

A. Inspect interior of piping to determine whether line displacement or other damage has occurred. Inspect after approximately 24 inches of backfill is in place, and again at completion of Project.

1. Defects requiring correction include the following:

    a. Alignment: Less than full diameter of inside of pipe is visible between structures.
    b. Deflection: Flexible piping with deflection that prevents passage of ball or cylinder of size not less than 92.5 percent of piping diameter. Crushed, broken, cracked, or otherwise damaged piping.
    c. Infiltration: Water leakage into piping.
    d. Exfiltration: Water leakage from or around piping.

2. Replace defective piping using new materials, and repeat inspections until defects are within allowances specified.
3. Reinspect and repeat procedure until results are satisfactory.

B. Test new piping systems according to authorities having jurisdiction.

3.12 PROTECTION AND CLEANING

A. Protect existing piping and structures to prevent concrete or debris from entering while making tap connections. Remove debris or other extraneous material that may accumulate.

B. Clear interior of piping and structures of dirt and superfluous material as work progresses. Maintain swab or drag in piping, and pull past each joint as it is completed.

1. Place plug in end of incomplete piping at end of day and when work stops.
2. Flush piping between manholes and other structures to remove collected debris, if required by authorities having jurisdiction.

END OF SECTION 33 41 00

SECTION 33 51 00

NATURAL GAS DISTRIBUTION

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

B. Idaho Standards for Public Works Construction (latest edition).

C. City of Sandpoint Standard Drawings and Specifications.

1.2 SUMMARY

A. This Section includes the following for natural gas distribution outside the building:

1. Piping.

B. Related Sections include the following:

1. Division 22 Section “Facility Natural Gas Piping” for natural gas piping inside the building.

1.3 DEFINITIONS

A. Gas Main: Utility’s natural gas piping.

B. Gas Distribution: Piping from gas main to individual service-meter assemblies.

C. Service-Meter Assembly: Piping, valves, service regulator**,** and specialties.

D. Point of Delivery: Piping outlet from service-meter assembly.

E. Natural Gas Piping: Piping that conveys natural gas from point of delivery to natural gas utilization devices inside the building.

F. PE: Polyethylene plastic.

1.4 PERFORMANCE REQUIREMENTS

A. Minimum Working-Pressure Ratings:

1. Piping and Valves: 100 psig (690 kPa) minimum, unless otherwise indicated.

B. Codes and Standards: Meet codes and regulatory standards of gas utility purveyor, and all other applicable regulatory standards.

1.5 SUBMITTALS

A. Product Data: For the following:

1. PE pipe and fittings.
2. Welding certificates.
3. Field quality-control test reports.

1.6 QUALITY ASSURANCE

A. Product Options: Drawings indicate size, profiles, and dimensional requirements of earthquake valves and are based on the specific system indicated. Refer to Division 1 Section “Product Requirements.”

B. Welding: Qualify processes and operators according to ASME Boiler and Pressure Vessel Code: Section IX.

C. Comply with ANSI Z223.1 or NFPA 54 for materials, installation, testing, inspection, and purging.

1.7 DELIVERY, STORAGE, AND HANDLING

A. Handling Flammable Liquids: Remove and legally dispose of liquids from drips in existing gas piping. Handle liquids to avoid spillage and ignition. Notify gas supplier. Do not leave flammable liquids on premises overnight.

B. Store PE pipes and valves protected from direct sunlight.

1.8 PROJECT CONDITIONS

A. Perform site survey, and verify existing utility locations. Contact utility-locating service for area where Project is located.

B. Interruption of Existing Natural Gas Service: Do not interrupt natural gas service to facilities occupied by Owner or others unless permitted under the following conditions and then only after arranging to provide purging and startup of gas supply according to requirements indicated:

1. Notify Owner no fewer than two days in advance of proposed interruption of natural gas service.
2. Do not proceed with interruption of natural gas service without Owner’s permission.

1.9 COORDINATION

A. Coordinate natural gas distribution with other utility Work.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

A. In other Part 2 articles where titles below introduce lists, the following requirements apply to product selection:

1. Available Manufacturers: Subject to compliance with requirements, manufacturers offering products that may be incorporated into the Work include, but are not limited to, the manufacturers specified or otherwise accepted by utility purveyor.

2.2 PIPES AND FITTINGS

A. Refer to Part 3 “Piping Applications” Article for applications of pipe, fitting, and joining materials.

B. Steel Pipe: ASTM A 53/A 53M, Type E or S, Grade B; Schedule 40, black.

1. Malleable-Iron Fittings: ASME B16.3, Class 150, standard pattern, with threads complying with ASME B1.20.1.
2. Steel Fittings: ASME B16.9, wrought-steel butt-welding type; and ASME B16.11, forged steel.
3. Steel Flanges and Flanged Fittings: ASME B16.5.
4. Unions: ASME B16.39, Class 150, black malleable iron; female pattern; brass-to-iron seat; ground joint.

C. PE Pipe: ASTM D 2513, SDR 11.

1. PE Fittings: ASTM D 2683, socket type or ASTM D 3261, butt type with dimensions matching ASTM D 2513, SDR 11, PE pipe.

D. Transition Fittings: Manufactured pipe fitting with one PE pipe end for heat-fusion connection to PE pipe and with one ASTM A 53/A 53M, Schedule 40, steel pipe end for threaded connection to steel pipe.

E. Service-Line Risers: Manufactured PE pipe fitting with PE pipe inlet for heat-fusion connection to underground PE pipe; PE pipe riser section with protective-coated, anodeless, steel casing and threaded outlet for threaded connection to aboveground steel piping.

2.3 JOINING MATERIALS

A. Components, Tapes, Gaskets, and Bolts and Nuts: Suitable for natural gas and as recommended by piping manufacturer.

2.4 SERVICE METER

A. Service Meter Assembly: Service meter shall be per utility purveyor requirements and should be furnished and installed by the utility. Meter shall be furnished with pulse signal transmitting assembly and low-voltage connecting cable.

PART 3 - EXECUTION

3.1 EARTHWORK

A. Refer to Division 31 Section 31 20 00 “Earthwork” for excavating, trenching, and backfilling.

3.2 PREPARATION

A. Close equipment shutoff valves before turning off gas to premises or piping section.

B. Inspect natural gas piping according to fuel gas code to determine that natural gas utilization devices are turned off in piping section affected.

C. Comply with fuel gas code requirements for prevention of accidental ignition.

3.3 PIPING APPLICATIONS

A. Flanges, unions, and transition and special fittings with pressure ratings same as or higher than system pressure rating may be used, unless otherwise indicated.

B. Above-ground Piping:

1. NPS 2 (DN 50) and Smaller: Steel pipe, butt-welding-type fittings, and welded joints. Joints for connection to threaded service regulators, service meters, and valves may be threaded.
2. NPS 2 (DN 50) and Smaller: Steel pipe, malleable-iron fittings, and threaded joints.
3. NPS 2-1/2 (DN 65) and Larger: Steel pipe, butt-welding-type fittings, and welded joints. Joints for connection to service regulators, service meters, and valves with flanged connections may be flanged. Joints for connection to service regulators, service meters, and valves with threaded connections NPS 2-1/2 to NPS 4 (DN 65 to DN 100) may be threaded.

C. Underground Piping: PE pipe, PE fittings, and heat-fusion joints.

D. Protective Conduit for Underground Piping: Steel pipe and threaded- or welding-type fittings.

E. Underground-to-Aboveground Piping Connections: Service-line riser.

F. PE-to-Steel Piping Connections: Transition fitting.

3.4 PIPING INSTALLATION

A. Install underground, natural gas distribution piping buried at least 36 inches below finished grade, unless indicated otherwise.

B. Install underground, PE, natural gas distribution piping according to ASTM D 2774. Provide sand bedding meeting City of Sandpoint requirements and standards.

3.5 JOINT CONSTRUCTION

A. Conform to City of Sandpoint requirements.

3.6 CONNECTIONS

A. Drawings indicate general arrangement of piping, fittings, and specialties.

B. Connect gas distribution piping to natural gas source and extend to service-meter assemblies and points indicated. Connect to building's natural gas piping if it is installed; otherwise, terminate piping with caps, plugs, or flanges, as required for piping material. Refer to Division 22 Section "Facility Natural Gas Piping" for natural gas piping inside the building.

C. Install unions, in piping NPS 2 (DN 50) and smaller, adjacent to each valve and at final connection to each piece of equipment having threaded pipe connection.

D. Install flanges, in piping NPS 2-1/2 (DN 65) and larger, adjacent to flanged valves and at final connection to each piece of equipment having flanged pipe connection.

E. Connect to existing gas line according to City of Sandpoint procedures and requirements.

F. Install aboveground, natural gas distribution piping upstream from equipment shutoff valves, electrically continuous, and bonded to grounding electrode according to NFPA 70.

G. Do not use natural gas distribution piping as grounding electrode.

3.7 LABELING AND IDENTIFYING

A. Equipment Nameplates and Signs: Install engraved plastic-laminate equipment nameplates and signs on or near each service regulator, service meter, and earthquake valve.

B. Text: In addition to identifying unit, distinguish between multiple units, inform operator of operational requirements, indicate safety and emergency precautions, and warn of hazards and improper operations.

C. Warning Tapes: Arrange for installation of continuous, underground, detectable warning tape over natural gas distribution piping during backfilling of trenches for piping.

1. Refer to Division 31 Section 31 20 00 "Earth Moving" for warning tapes.

3.8 PAINTING

A. Paint exposed metal piping, valves, service regulators, service meters and meter bars, earthquake valves, and piping specialties except units with factory-applied paint or protective coating.

B. Damage and Touchup: Repair marred and damaged factory-applied finishes with materials and by procedures to match original factory finish.

3.9 FIELD QUALITY CONTROL

A. Test, inspect, and purge natural gas distribution according to requirements of fuel gas code and the utility purveyor.

B. Repair leaks and defective valves and specialties and retest system until no leaks exist.

C. Report results in writing.

D. Verify correct pressure settings for service regulators.

END OF SECTION 33 51 00

ALSC ARCHITECTS

TRAVERS PARK RECREATION CENTER

CITY OF SANDPOINT

BID PACKAGE #1

08/25/23



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Grand total: 40

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SANDPOINT

CITY OF SANDPOINT

TRAVERS PARK RECREATION CENTER

BID PACKAGE #1

REV	DATE	DESCRIPTION

PROJ. NO.	2023-011
DRAWN	RM
PROJ MNGR	GS
DATE	08/25/23

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COVER AND DRAWING INDEX

G-001

ARCHITECTURAL ABBREVIATIONS

≈	ALMOST EQUAL TO
&	AND
∠	ANGLE
@	AT
℄	CENTER LINE
°	DEGREE
ø	DIAMTER or ROUND
≥	GREATER THAN OR EQUAL TO
≤	LESS THAN OR EQUAL TO
≠	NOT EQUAL TO
⊥	PERPENDICULAR
#	POUNDS or NUMBER
x	TIMES or BY
	'A'
AB	ANCHOR BOLT
ABC	AGGREGATE BASE COURSE
ABV	ABOVE
AC	ASPHALTIC CONCRETE
A/C	AIR CONDITIONING
ACC	ACCESS
ACFL	ACCESS FLOOR
ACID RES	ACID RESISTANT
ACP	ACOUSTICAL PANEL
ACT	ACOUSTICAL TILE
AD	AREA DRAIN
ADD	ADDENDUM
ADH	ADHESIVE
ADJT	ADJUSTABLE
AF	ACCESS FLOOR
AFF	ABOVE FINISH FLOOR
AFG	ABOVE FINISH GRADE
AFS	ABOVE FINISH SLAB
AGGR	AGGREGATE
ALT	ALTERNATE
ALUM	ALUMINUM
ANOD	ANODIZED
AP	ACCESS PANEL
APC	ACOUSTICAL PANEL CEILING
APPROX	APPROXIMATE(LY)
ARCH	ARCHITECT(URAL)
ASB	ASBESTOS
ASKLR	AUTOMATIC SPRINKLER
ASPH	ASPHALT
ASSY	ASSEMBLY
ASTM	AMERICAN SOCIETY for TESTING & MATERIALS
ATC	ACOUSTICAL TILE CEILING
ATF	ATHLETIC FLOORING
AUTO	AUTOMATIC
AWB	AIR WEATHER BARRIER
AWP	ACOUSTICAL WALL PANEL
	'B'
BALC	BALCONY
BB	BULLETIN BOARD
BD	BOARD
BEL	BELOW
BET	BETWEEN
BITUM	BITUMINOUS
BKG	BACKING
BJT	BED JOINT
BLDG	BUILDING
BLKG	BLOCKING
BLTN	BUILT-IN
BM	BEAM
BOD	BOTTOM OF DECK
BOF	BOTTOM OF FOOTING
BOH	BACK OF HOUSE
BOJ	BOTTOM OF JOISTS
BOT	BOTTOM
BPL	BEARING PLATE
BR	BEDROOM
BRCG	BRACING
BRG	BEARING
BRK	BRICK
BRZ	BRONZE
BS	BOTH SIDES
BSMT	BASEMENT
BUR	BUILT-UP ROOF(ING)
BVL	BEVEL
BW	BOTH WAYS
	'C'
CAB	CABINET
CB	CATCH BASIN, CORNER BEAD
CAN	CANOPY
CANTIL	CANTILEVER
CBB	CEMENTITIOUS (BACKER) BOARD
CEM	CEMENT
CER	CERAMIC
CF	CONTRACTOR FURNISHED
CF/CI	CONTRACTOR FURNISHED / CONTRACTOR INSTALLED
CF/OI	CONTRACTOR FURNISHED/OWNER INSTALLED
CFE	CONTRACTOR FURNISHED EQUIPMENT
CFLG	COUNTERFLASH(ING)
CFT	CUBIC FOOT
CG	CORNER GUARD
CH BD	CHALKBOARD
CHFR	CHAMFER
CHT	CEILING HEIGHT
CI	CAST IRON
CIP(C)	CAST-IN-PLACE (CONCRETE)
CIR	CIRCLE/CIRCULAR
CIRC	CIRCUMFERENCE
CJ	CONTROL JOINT, CONSTRUCTION JOINT
CK	CAULK(ING)
CLG	CEILING
CLL	CONTRACT LIMIT LINE
CLR	CLEAR(ANCE)
CLRM	CLASSROOM
CLS	CLOSURE
CMT	CERAMIC MOSAIC
CMU	CONCRETE MASONRY UNIT(S)
CMPST	COMPOSITE
CNTR	COUNTER
CO	CLEANOUT, CASED OPENING, CUTOUT
COL	COLUMN
COMB	COMBINE/COMBINATION
COMP	COMPRESS(ED/ION/IBLE)
COMPO	COMPOSITION/COMPOSITE
COMPT	COMPARTMENT
CONC	CONCRETE
CONF	CONFERENCE
CONN	CONNECT
CONST	CONSTRUCTION
CONT	CONTINUE/CONTINUOUS
CONTR	CONTRACTOR
COR	CORRIDOR
CORR	CORRUGATED
COTG	CLEANOUT TO GRADE
CPLP	CEMENT PLASTER (PORTLAND)
CPR	COPPER
CPT	CARPET
CR	CLOSET ROD
CRG	CROSS GRAIN
CRS	COURSE
CRT YD	COURTYARD
CSK	COUNTERSINK(SUNK)
CSMT	CASEMENT
CST	CAST STONE
CSWK	CASEWORK
CT	CERAMIC TILE
CTB	CERAMIC TILE BASE
CTR	CENTER
CU FT	CUBIC FEET
CU YD	CUBIC YARD(S)
CW	COLD WATER
	'D'
D	DEEP, DEPTH
DBL	DOUBLE
DEG	DEGREE
DEMO	DEMOLISH/DEMOLITION
DET	DETAIL
DEP	DEPRESSED
DF	DRINKING FOUNTAIN
DH	DIAGONAL HUNG
DIA	DIAMETER
DIAG	DIAGONAL, DIAGRAM
DIAM	DIAMETER
DIM	DIMENSION
DISP	DISPENSER
DIV	DIVISION
DL	DEAD LOAD
DMPF	DAMPROOF(ING)
DMT	DEMOUNTABLE
DN	DOWN
DP	DAMP PROOFING
DPR	DAMPER
DR	DOOR, DINING ROOM, DRESSING ROOM, DRIVE
DRN	DRAIN
DRST	DOOR STOP
DS	DOWNSPOUT
DSP	DRY STANDPIPE
DSPL	DISPOSAL
DT	DRAIN TILE
DTA	DOVETAIL ANCHOR
DTL	DETAIL
DTS	DOVETAIL ANCHOR SLOT
DW	DUMBWAITER
DWG	DRAWING
DWR	DRAWER
	'E'
E	EAST
(E)	EXISTING
EA	EACH
EHD	ELECTRIC HAND DRYER
EIFS	EXTERIOR INSULATION FINISH SYSTEM
EJ	EXPANSION JOINT
EL	ELEVATION
ELEC	ELECTRIC(AL)
ELEV	ELEVATOR
EMER	EMERGENCY
ENCL	ENCLOSURE
ENGR	ENGINEER
ENTR	ENTRANCE
ESMT	EASEMENT
EP	ELECTRICAL PANEL
EQ	EQUAL
EQUIP	EQUIPMENT
EST	ESTIMATE
EW	EACH WAY
EWC	ELECTRICAL WATER COOLER
EXCA	EXCAVATE(ION)
EXH FN	EXHAUST FAN
EXH HD	EXHAUST HOOD
EXIST	EXISTING
EXP	EXPANSION, EXPOSED, EXPOSURE
EXP BT	EXPANSION BOLT
EXT	EXTERIOR
EXT LT	EXIT LIGHT
	'F'
FA	FIRE ALARM, FRESH AIR
FACP	FIRE ALARM CONTROL PANEL
FAS	FASTEN(ER)
FB	FLAT BAR
FBD	FIRE BOARD
FBRK	FIRE BRICK
FBO	FURNISHED BY OTHERS
FD	FLOOR DRAIN
FDC	FIRE DEPARTMENT CONNECTION
FDTN	FOUNDATION
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FEHC	FIRE EXTINGUISHER & HOSE CABINET
FF	FACTORY FINISH
FF EL	FINISH FLOOR ELEVATION
FF&E	FURNITURE, FIXTURE & EQUIPMENT
FFL	FINISHED FLOOR LINE
FGL	FIBERGLASS
FH	FIRE HYDRANT
FHC	FIRE HOSE CABINET
FIN	FINISH(ED)
FIN FLR	FINISH FLOOR
FIN GR	FINISH GRADE
FJT	FLUSH JOINT
FLA	FLASHING
FLCO	FLOOR CLEAN OUT
FLG	FLASHING
FLR	FLOOR, FILLER
FLUOR	FLUORESCENT
FND	FOUNDATION
FO	FINISH OPENING
FOB	FACE OF BRICK
FOC	FACE OF CONCRETE
FOF	FACE OF FINISH
FOM	FACE OF MASONRY
FOS	FACE OF STUD(S)
FP	FIREPROOF
FPL	FLOOR PLATE
FRMG	FRAMING
FR	FRAME(D)/FRAMING
FRA	FRESH AIR
FRC	FIRE-RESISTANT COATING
FRP	FIBER REINFORCED POLYESTER
FRR	FIRE-RESISTANCE RATING
FRTW	FIRE RETARDENT TREATED WOOD
FRZ	FREEZER
FS	FULL SIZE, FULL SCALE
FT	FOOT or FEET, FIRE TREATED
FTD	FACIAL TISSUE DISPENSER
FTG	FOOTING
FUR	FURR(ED/ING)
FUT	FUTURE
FWC	FABRIC WALLCOVERING
	'G'
GA	GAUGE
GALV	GALVANIZED, GALVANIC
GB	GRAB BAR
GC	GENERAL CONTRACTOR
GD	GRADE, GRADING
GDR	GUARD RAIL
GEN	GENERAL, GENERATOR
GF	GROUND FACE
GFCI	GROUND FAULT CIRCUIT INTERRUPTER
GFRC	GLASS FIBER REINFORCED CONCRETE
GI	GALVANIZED IRON
GKT	GASKT(ED)
GL	GLASS/GLAZING
GL BLK	GLASS BLOCK
GLU LAM	GLU-LAMINATED BEAM/WOOD
GP	GALVANIZED PIPE
GPDW	GYPSUM DRYWALL
GPL	GYPSUM LATH
GPPL	GYPSUM PLASTER
GR FL	GROUND FLOOR
GR LN	GRADE LINE
GRN	GRANITE
GSB	GYPSUM SHEATHING BOARD
GSM	GALVANIZED SHEET METAL
GSS	GLAZED STRUCTURAL SHEET
GST	GLAZED STRUCTURAL TILE
GT	GROUT
GUT	GUTTER
GV	GALVANIZED
GVL	GRAVEL
GYM	GYMNASIUM
GYP	GYPSUM
GYP BD	GYPSUM BOARD
	'H'
HB	HOSE BIBB
HBD	HARDBOARD
HC	HANDICAP, HOLLOW CORE
HD	HAND DRYER, HEAVY DUTY
HDR	HEADER
HDW	HARDWARE
HDWD	HARDWOOD
HES	HIGH EARLY STRENGTH CEMENT
HK	HOOK
HM	HOLLOW METAL
HNDRL	HANDRAIL
HO	HOLD-OPEN
HORIZ	HORIZONTAL
HT	HEIGHT
HTG	HEATING
HVAC	HEATING VENTILATING AIR CONDITIONING
HW	HOTWATER
HWT	HOTWATER TANK
HEX/HX	HEXAGONAL
	'I'
ID	INSIDE DIAMETER, INSIDE DIMENSION
INCAND	INCANDESCENT
INCIN	INCINERATOR
INCL	INCLUDED
INSUL	INSULATION
INT	INTERIOR
INTM	INTERMEDIATE
INV	INVERT(ED)
IPS	IRON PIPE SIZE
IS	ISLAND, INSECT SCREEN
ISO	ISOMETRIC
IWH	INSTANTANEOUS WATER HEATER
	'J'
J	JOIST
JC	JANITOR'S CLOSET
JF	JOINT FILLER
JT	JOINT
J-BOX	JUNCTION BOX
	'K'
KO	KNOCK OUT
KIT	KITCHEN
KPL	KICKPLATE
	'L'
L	LENGTH
LAB	LABORATORY
LAD	LADDER
LAM	LAMINATE
LAV	LAVATORY
LB	POUND
LBL	LABEL
LC	LIGHT CONTROL
LD BRG	LOAD BEARING
LGT	LIGHT(ING)
LH	LEFT HANDED
LIB	LIBRARY
LINO	LINOLEUM
LKR	LOCKER
LKR RM	LOCKER ROOM
LL	LIVE LOAD, LOWER LEVEL
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
LMS	LIMESTONE
LOC	LOCATION
LOUV	LOUVER
LP	LIGHT POLE
LPT	LOW POINT
LPG	LIQUID PETROLEUM GAS
LRG	LARGE
LT	LIGHT
LT SW	LIGHT SWITCH
LTG	LIGHTING
LTL	LINTEL
LT	LIGHT(ING)
LVR	LOUVER
LW	LIGHTWEIGHT
LWC	LIGHTWEIGHT CONCRETE
	'M'
M	METER
MAINT	MAINTENANCE
MAS	MASONRY
MATL	MATERIAL
MAX	MAXIMUM
MB	MACHINE BOLT, MAIL BOX
MBR	MEMBER
MC	MEDICINE CABINET, MANHOLE COVER, METAL CLAD
MECH RM	MECHANICAL ROOM
MECH	MECHANICAL
MED	MEDIUM, MEDICAL
MEL	MELAMINE
MEMB	MEMBRANE
MET	METAL
MFD	METAL FLOOR DECKING
MEZZ	MEZZANINE
MFR	MANUFACTURE(R)
MFR REC	MANUFACTURER'S RECOMMENDATION
MH	MANHOLE
MIN	MINIMUM
MIRR	MIRROR
MISC	MISCELLANEOUS
MLDG	MOLDING (MOULDING)
MLWK	MILLWORK
MMB	MEMBRANE
MO	MASONRY OPENING, MOTOR OPERATED
MOD	MODIFY
MOD	MODULAR
MOPR	MOP RACK
MOV	MOVABLE
MR	MAP RECEPTOR
MRB	MARBLE
MRD	METAL ROOF DECK(ING)
MS	MOP SINK, MACHINE SCREW
MT	MOUNT(ED/ING)
MTFR	METAL FURRING
MTHR	METAL THRESHOLD
MTL	METAL
MTLR	METAL ROOF
MULL	MULLION
MVBL	MOVABLE
MWK	MILLWORK
	'N'
N	NORTH
NAT	NATURAL
NCOMBL	NONCOMBUSTIBLE
NIC	NOT IN CONTRACT
NL	NIGHT LIGHT
NMT	NONMETALLIC
NO	NUMBER
NOM	NOMINAL
NR	NOISE REDUCTION
NRC	NOISE REDUCTION COEFFICIENT
NS	NO SCALE
NTS	NOT TO SCALE
	'O'
OA	OVERALL, OUTSIDE AIR
OBS	OBSCURE
OC	ON CENTER
OCC	OCCUPY
OD	OUTSIDE DIAMETER, OUTSIDE DIMENSION
OF	OUTSIDE FACE
OF/CI	OWNER FURNISHED/CONTRACTOR INSTALLED
OF/OI	OWNER FURNISHED/OWNER INSTALLED
OFD	OVERFLOW DRAIN
OFF	OFFICE
OFS	OUTSIDE FACE OF STUD
OGL	OBSCURE GLASS
OH	OVER(HANG/HEAD)
OH DR	OVERHEAD (COILING) DOOR
OPNG	OPENING
OPH	OPPOSITE HAND
OPP	OPPOSITE
OPS	OPPOSITE SURFACE
OPT	OPTIONAL
ORD	OVERFLOW ROOF DRAIN
	'P'
P	PAINT
PA	PUBLIC ADDRESS
PAR	PARALLEL
PAT	PATTERN
PB	PANIC BAR, PANELBOARD
PBD	PARTICLE BOARD
PCC	PRECAST CONCRETE
PCF	POUNDS PER CUBIC FOOT
PE	PEDESTAL
PED	PEDESTAL
PEND	PENDANT
PERF	PERFORATE(D)
PERIM	PERIMETER
PERM	PERMANENT
PFB	PREFABRICATED
PFL	POUNDS PER LINEAR FOOT
PFM	PREFINISHED
PG	PLATE GLASS
PH	PHASE
PIL	PILASTER
PK GAR	PARKING GARAGE
PK LOT	PARKING LOT
PL	PROPERTY LINE
PLAM	PLASTIC LAMINATE
PLAS	PLASTIC
PLST	PLASTER
PLY	PLYWOOD
PNL	PANEL
PNT	PAINT(ED)
POL	POLISH(ED)
PORC	PORCELAIN
PR	PAIR, PIPE RAIL
PRCST	PRECAST
PREFAB	PREFABRICATE(D)
PREFIN	PREFINISHED
PRELIM	PRELIMINARY
PRF	PREFORMED
PRKG	PARKING
PROP	PROPERTY
PSC	PRE-STRESSED CONCRETE
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PSL	PIPE SLEEVE
PT	PRESSURE TREATED, PAINT
PTD	PAPER TOWEL DISPENSER
PTDR	PAPTER TOWEL DISPENSER & RECEPTACLE
PTN	PARTITION
PTR	PAPER TOWEL RECEPTACLE
PV	PAVE(D)
PVC	POLYVINYL CHLORIDE
PVMT	PAVEMENT
PWR	POWER
	'Q'
QT	QUARRY TILE
QTB	QUARRY TILE BASE
QTR	QUARTER
QTY	QUANTITY
QUAD	QUADRANT
QUAL	QUALITY
	'R'
R	RADIUS, RISER, RANGE
RA	RETURN AIR
RAD	RADIUS
RB	RUBBER BASE
RB HK	ROBE HOOK
RBL	RUBBLE STONE
RBT	RUBBER TILE
RCP	REFLECTED CEILING PLAN
RCPTN	RECEPTION
RD	ROOF DRAIN, ROAD
REBAR	REINFORCING STEEL BARS
REC	RECESSED
RECPT	RECEPTACLE
REF	REFERENCE
REFG	REFRIGIRATOR
REFL	REFLECTED
REG	REGISTER
REINF	REINFORCE(D)
REM	REMOVE(ABLE)
REQD	REQUIRED
RESIL	RESILIENT
REST	RESTROOM
REV	REVISED, REVISION
RF	RESILIENT FLOORING
RFG	ROOFING
RFH	ROOF HATCH
RFL	REFLECT(ED/IVE/OR)
RH	RIGHT HANDED
RH	ROOF HATCH
RL	RAIL(ING)
RM	ROOM
RO	ROUGH OPENING
ROW	RIGHT OF WAY
RT	RIGHT
RTF	RUBBER TILE FLOOR
RVS	REVERSE
RWL	RAIN WATER LEADER
RWR	RECESSED WASTE RECEPTACLE
	'S'
S	SOUTH
SA	SUPPLY AIR
SAN	SANITARY
SC	SOLID CORE
SCD	SEAT COVER DISPENSER
SCHED	SCHEDULE
SCP	SCUPPER
SCR	SHOWER CURTAIN ROD
SCRN	SCREEN
SCT	STRUCTURAL CLAY TILE
SD	SMOKE DETECTOR, STORM DRAIN, SOAP DISPENSER
SDG	SIDING
SECT	SECTION
SF	SQUARE FOOT (FEET)
SFGL	SAFETY GLASS
SG	SHEET GLASS
SGD	SLIDING GLASS DOOR
SH	SHELF
SHFT	SHAFT (ELEVATOR)
SHO	SHORE(D/ING)
SHR	SHOWER
SHT	SHEET
SHTHG	SHEATHING
SHV	SHELVING
SIM	SIMILAR
SKLT	SKYLIGHT
SL	SIDELIGHT
SLNT	SEALANT
SM	SHEET METAL, SMALL, SMOOTH
SMP	SUMP PUMP
SND	SANITARY NAPKIN DISPENSER
SND INS	SANITARY NAPKIN DISPOSAL UNIT
SOV	SHUTOFF VALVE
SP	STANDPIPE, SUMP PIT
SPC	SPACE(R)
SPM	SOLID PLASTIC MATERIAL
SPEC	SPECIFICATION
SPKLR	SPRINKLER
SPKR	SPEAKER
SPRT	SUPPORT
SPL	SPECIAL
SQ	SQUARE
SS	SANITARY SEWER, STORM SEWER
SSK	SERVICE SINK
SST	STAINLESS STEEL
ST	STAIR(S), STREET
STA	STATION
STC	SOUND TRANSMISSION CLASS
STD	STANDARD
STG	SEATING
STL	STEEL
STL LNTL	STEEL LINTEL
STL PL	STEEL PLATE
STL RF DK	STEEL ROOF DECK
STOR	STORAGE
STR	STRAIGHT, STRINGER(S)
STRUCT	STRUCTURAL
SUB FL	SUB FLOOR
SUSP	SUSPEND(ED)
SV	SHEET VINYL
SW	SIDEWALK, SWITCH
SYMM	SYMMETRICAL
SYN	SYNTHETIC
SYS	SYSTEM
	'T'
T	TREAD
T&B	TOP & BOTTOM
T&G	TONG & GROOVE
T/S	TUB / SHOWER
TB	TOWEL BAR, THROUGH BOLT
TBD	TO BE DETERMINED
TD	TRENCH DRAIN
TDR	TOWEL DISPENSER & RECEPTACLE
TEL	TELEPHONE
TEMP	TEMPORARY
TER	TERRAZZO
TFF	TOP OF FINISH FLOOR
TFB	TENSION FABRIC BUILDING
THK	THICK(INESS)
THR	THRESHOLD
THRU	THROUGH
TK BD	TACKBOARD
TKS	TACK STRIP
TO	TOP OF
TOB	TOP OF BEAM
TOC	TOP OF CONCRETE/CURB
TOC FTG	TOP OF CONCRETE FOOTING
TOC WALL	TOP OF CONCRETE WALL
TO FDN	TOP OF FOUNDATION
TOL	TOLERANCE
TOM	TOP OF MASONRY
TOP	TOP OF PARAPET, TOP OF PAVEMENT
TOPO	TOPOGRAPHY
TOS	TOP OF SLAB, TOP OF STEEL
TOT	TOP OF TRUSS
TOW	TOP OF WALL
TP	TELEPHONE POLE
TPD	TOILET PAPER DISPENSER
TPH	TOILET PAPER HOLDER
TPTN	TOILET PARTITION
TR	TOWEL RACK
TRANS	TRANSOM, TRANSPARENT
TRTD	TREATED
TS	TUBE STEEL
TSTAT	THERMOSTAT
TTB	TELEPHONE TERMINAL BOARD
TV	TELEVISION
TYP	TYPICAL
	'U'
UC	UNDERCUT
UGND	UNDERGROUND
UL	UNDERWRITERS LABORATORIES
UNFIN	UNFINISH(ED)
UNIF	UNIFORM
UNO	UNLESS NOTED OTHERWISE
UR	URINAL
UTIL	UTILITY
	'V'
V	VOLT
VAR	VARIES, VARIATION
VB	VINYL BASE
VCT	VINYL COMPOSITION TILE
VERT	VERTICAL
VEST	VESTIBULE
VF	VINYL FABRIC
VG	VERTICAL GRAIN
VIF	VERIFY IN FIELD
VIN	VINYL
VJ	V-JOINT(ED)
VNR	VENEER
VOLT	VOLTAGE
VP	VENEER PLASTER
VR	VAPOR RETARDER
VRM	VERMICULITE
VRFY	VERIFY
VT	VINYL TILE
VWC	VINYL WALLCOVERING
	'W'
W	WEST, WIDE, WASTE, WATT
W/	WITH
W/O	WITHOUT
WB	WOOD BASE
WC	WATER CLOSET, WALL COVERING
WD	WOOD
WDW	WINDOW
WGL	WIRED GLASS
WH	WATER HEATER, WEEP HOLE, WALL HYDRANT, WALL HUNG
WHB	WHEEL BUMPER
WHSE	WAREHOUSE
WI	WROUGHT IRON
WIN	WINDOW
WLD	WELDED
WM	WIRE MESH
WO	WHERE OCCURS, WITHOUT
WP	WATERPROOF(ED/ING)
WPT	WORKING POINT
WPM	WATERPROOF MEMBRANE
WR	WEATHER RESISTANT
WS	WEATHER STRIP
WSCT	WAINSCOT
WT	WEIGHT, WATERTIGHT
WW	WINDOW WALL
WWF	WELDED WIRE FABRIC
WWM	WELDED WIRE MESH
	'X'
XFMR	TRANSFORMER
	'Y'
YH	YARD HYDRANT

SYMBOLS LEGEND

WALL REFERENCES

EXISTING WALL TO REMAIN

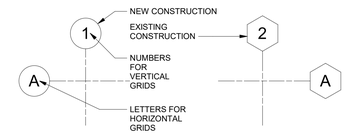
EXISTING WALL TO BE DEMOLISHED

FRAMED WALL - REFER TO WALL TYPES

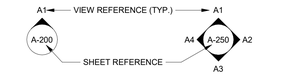
CONCRETE (CAST-IN-PLACE)

CONCRETE MASONRY (CMU)

COLUMN / GRID REFERENCES



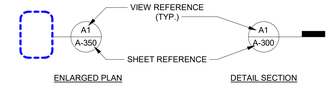
SECTIONS & DETAILS



ELEVATION (EXTERIOR) ELEVATION (INTERIOR)

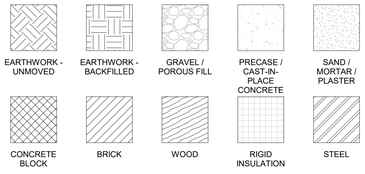


WALL SECTION BUILDING SECTION

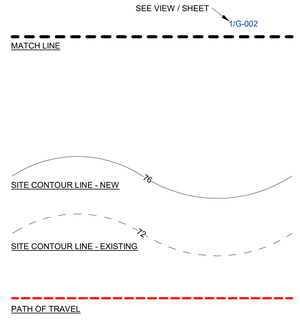


ENLARGED PLAN DETAIL SECTION

HATCHES / POCHÉS



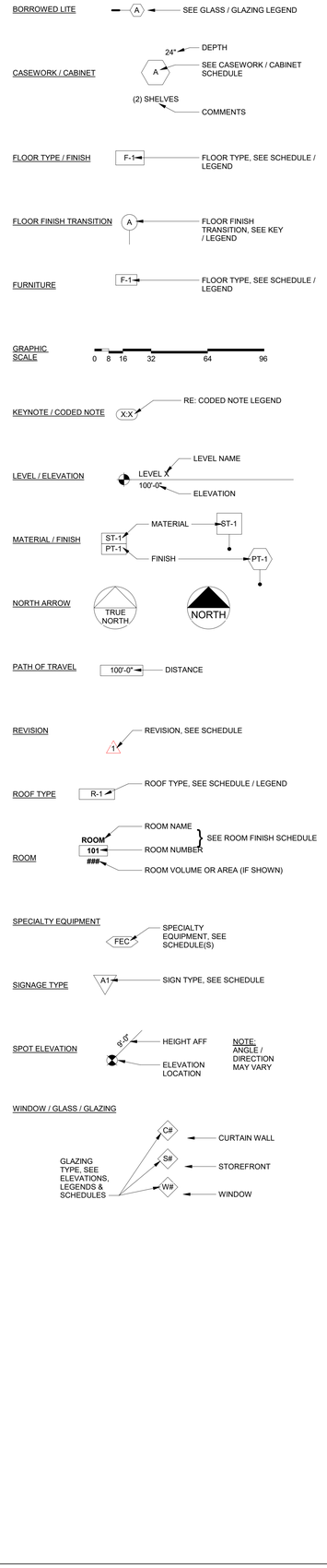
LINE TYPES



DOOR REFERENCES



TAGS & CALLOUTS



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CITY OF SANDPOINT

TRAVERS PARK RECREATION CENTER

BID PACKAGE #1

REV	DATE	DESCRIPTION

PROJ. NO.	2023-011
DRAWN	RM
PROJ MNGR	GS
DATE	08/25/23

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SYMBOLS AND ABBREVIATIONS

G-002

TRAVERS PARK RECREATION CENTER
SITE IMPROVEMENT PERMIT SET

2016 PINE ST.
SANDPOINT, IDAHO

ABBREVIATIONS

ACP	ASPHALT CONCRETE PAVEMENT	FT (')	FOOT (FEET)
ADD'L	ADDITIONAL	FTG	FOOTING
AD	AREA DRAIN	G	GAS MAIN
ADJ	ADJACENT	GB	GRADE BREAK
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE	GM	GAS METER
		GRD	GRADE
APPROX.	APPROXIMATE(LY)	GV	GATE VALVE
ARCH	ARCHITECT(URAL)	HB	HOSE BIB
ASSY	ASSEMBLY	HDPE	HIGH DENSITY POLYETHYLENE
BLDG	BUILDING	HORIZ(H)	HORIZONTAL
BM	BENCHMARK	HT	HEIGHT
BNDRY	BOUNDARY	HYD	HYDRANT
BOW	BOTTOM OF WALL (AT FINISHED GRADE)	ID	INSIDE DIAMETER
		I.E.	INVERT ELEVATION
BVC	BEGINNING OF VERTICAL CURVE	IN (")	INCH(ES)
CTV	CABLE TV	INV	INVERT
C&G	CURB AND GUTTER	IRR	IRRIGATION WATER
CB	CATCH BASIN	LB	POUND(S)
CC	CURB CUT	LCPE	LINED CORRUGATED POLYETHYLENE PIPE
CD	CONCRETE DRIVE	LF	LINEAR FEET
CF	CUBIC FEET (FOOT)	MAT'L	MATERIAL
CI	CAST IRON	MAX	MAXIMUM
CJ	CONSTRUCTION JOINT	MFR	MANUFACTURER
CL	CLASS	MH	MANHOLE
CL	CENTER LINE	MJ	MECHANICAL JOINT
CMP	CORRUGATED METAL PIPE	MIN.	MINIMUM
CONC.	CONCRETE	MISC.	MISCELLANEOUS
CONST.	CONSTRUCTION	N	NORTH(ING)
CPEP	CORRUGATED POLYETHYLENE PIPE	NO (#)	NUMBER
CTR	CENTER(ED)	OC	ON CENTER
CY	CUBIC YARD	O/W	OIL WATER
DCVA	DOUBLE CHECK VALVE ASSEMBLY	P	POWER
DDCV	DOUBLE DETECTOR CHECK VALVE	PC	POINT OF CURVATURE
DEPT.	DEPARTMENT	PIV	POST INDICATOR VALVE
DET	DETAIL	PP	POWER POLE
D.I.	DUCTILE IRON	PL	PROPERTY LINE
DIA (ø)	DIAMETER	PSF	POUNDS PER SQUARE FOOT
DIM	DIMENSION	PSI	POUNDS PER SQUARE INCH
DS	DOWN SPOUT	PT	POINT OF TANGENCY
DWG	DRAWING	PVC	POLYVINYL CHLORIDE
E	EAST(ING)	PVI	POINT OF VERTICAL INFLECTION
EC	ELECTRICAL CONDUIT	QTY.	QUANTITY
ECC	EXTRUDED CONCRETE CURB	RAD (R)	RADIUS
EL.=	ELEVATION	RCP	REINFORCED CONCRETE PIPE
EOP	EDGE OF PAVEMENT	RD	ROAD
EQUIV.	EQUIVALENT	REF	REFERENCE
EVC	END OF VERTICAL CURVE	REQD.	REQUIRED
EXIST.	EXISTING	RET	RETAINING
FD	FLOOR DRAIN	ROW	RIGHT OF WAY
FDC	FIRE DEPARTMENT CONNECTION	SD	STORM DRAIN
FDN	FOUNDATION	S.F.	SQUARE FEET
FFE	FINISH FLOOR ELEVATION	SHT	SHEET
FH	FIRE HYDRANT	SIM	SIMILAR
FL	FLANGED	SPEC	SPECIFICATION(S)
FLR	FLOOR	SQ	SQUARE
FOC	FACE OF CURB	SS	SANITARY SEWER
F.S.	FINISHED SURFACE	STA	STATION
		STD	STANDARD
		TOE	TOE OF WALL, OR SLOPE
		T	TELEPHONE WIRE
		TBM	TEMPORARY BENCH MARK
		T.C.	TOP OF CURB
		TG OR RIM	TOP OF GRATE
		TEMP.	TEMPORARY
		TOP	TOP OF SLOPE
		TOW	TOP OF WALL
		TV	TELEVISION WIRE
		TYP.	TYPICAL
		VC	VERTICAL CURVE
		VERT (V)	VERTICAL
		WM	WATER METER
		W/	WITH
		WT	WEIGHT
		WWF	WELDED WIRE FABRIC
		YD	YARD DRAIN

LEGEND

STORM PIPE — SD
NEW & EXISTING CATCH BASINS — CB / C.B.
NEW & EXISTING DRYWELLS — DW / DW
STORM MANHOLE — SDMH / SDMH
SANITARY SEWER PIPE — SS
SANITARY SEWER MANHOLE — SSMH / SSMH
WATER MAINS — W
FIRE HYDRANTS (NEW AND EXISTING) AND FDC — FH / FH
WATER METERS
WATER VALVES
FITTINGS WITH THRUST BLOCKS — TEE, 90°, 45°, 22.5°, 11.25°
SURFACE WTR AND PIPE DIRECTION FLOW — OR
EXISTING CONTOUR LABELS — (457)
PROPOSED CONTOUR LABELS — 457
EXISTING SURFACE ELEVATIONS — (XXX.XX) F.S. / (XXX.XX T.C.) (XXX.XX F.S.)
FINISHED SURFACE ELEVATIONS — XXX.XX F.S. / XXX.XX T.C. XXX.XX F.S.
NEW EASEMENT
NEW DITCH
TRAFFIC ARROWS
TOP OF WALL/BOTTOM OF WALL — TOW XXX.XX / XXX.XX BOW
SLOPE INDICATORS — 3:1, 2:1
RIP RAP
FILTER FABRIC FENCING
FOOTING DRAINS
DOWNSPOUTS — DS
CLEANOUTS (C.O.) SS, AND RWL (NEW AND EXISTING) — CO / CO
INTERCEPTOR AND BIO-SWALES
CEMENT CONCRETE
COORDINATES, & LEADERS — N 1000.00 E 5000.00
STUBBED & PLUGGED LINE
CONCRETE CURB
CONCRETE CURB & GUTTER
NEW ASPHALT/CONCRETE PAVEMENT
CURB INLET/UNDER SIDEWALK INLET
DRAINAGE SWALE
RETAINING WALL
STRAW BALE
ROCK CHECK DAM

GENERAL CONSTRUCTION NOTES:

1. UNLESS SPECIFICALLY EXCEPTED IN THE PLANS OR CONTRACT DOCUMENTS, ALL MATERIALS, WORKMANSHIP, TESTING, AND CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPWC) LATEST EDITION AND THE CITY OF SANDPOINT STANDARDS AND SPECIFICATIONS.

2. THE PLANS ARE SCHEMATIC AND ARE NOT INTENDED TO DEPICT ALL DETAILS OF THE WORK REQUIRED. THE CONTRACTOR SHALL BE RESPONSIBLE TO FAMILIARIZE HIMSELF WITH ACTUAL SITE CONDITIONS, REQUIREMENTS AND FACTORS AFFECTING THE WORK. WHERE LACK OF DETAIL OR CONFLICT EXISTS BETWEEN THESE AND OTHER PLANS, THE CONTRACTOR SHALL NOTIFY THE OWNER TO RESOLVE THE ISSUE PRIOR TO PROCEEDING. IF THE CONTRACTOR DISCOVERS ANY DISCREPANCIES BETWEEN THE PLANS AND EXISTING CONDITIONS ENCOUNTERED, THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER AND THE CITY OF SANDPOINT PUBLIC WORKS DEPARTMENT.

3. THIS PLAN MAY NOT SHOW ALL EXISTING UTILITIES. EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. PRIOR TO CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES. CALL THE UNDERGROUND UTILITY LOCATION SERVICE AT (811) BEFORE YOU DIG. ANY CONFLICTING UTILITIES SHALL BE RELOCATED PRIOR TO CONSTRUCTION. IN THE CASE WHERE RELOCATION IS REQUIRED, THE APPLICABLE UTILITY COMPANY SHALL BE NOTIFIED AND ANY COST REQUIRED FOR RELOCATION OR ADJUSTMENTS SHALL BE AGREED UPON.

4. THE ENGINEER HAS ATTEMPTED TO SHOW ALL EXISTING UNDERGROUND UTILITIES AND STRUCTURES. APPEARANCE ON THESE PLANS, HOWEVER, DOES NOT GUARANTEE THE ACCURACY AND COMPLETENESS OF THE LOCATION OR EXISTENCE OF THESE UTILITIES AND/OR SUBSTRUCTURES. THE CONTRACTOR IS REQUIRED TO TAKE ALL REQUIRED PRECAUTIONARY MEANS TO LOCATE AND PROTECT ALL EXISTING UTILITIES AND SUBSTRUCTURES, WHETHER SHOWN OR NOT, PRIOR TO EXCAVATION IN ANY AREA. THE CONTRACTOR SHALL MEET AT THE JOB SITE WITH REPRESENTATIVES OF THE UTILITY DISTRICTS, COMPANIES, AND OTHER OWNERS THAT MAY HAVE EXISTING FACILITIES AT THE SITE, TO DISCUSS THE PROTECTION OF THEIR FACILITIES.

5. THE CONTRACTOR IS REQUIRED TO HAVE A COMPLETE SET OF APPROVED PLANS ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS. THE CONTRACTOR SHALL HAVE A RESPONSIBLE PARTY, WHO HAS THE AUTHORITY TO REPRESENT AND ACT FOR THE CONTRACTOR, AT THE JOB SITE DURING ALL WORKING HOURS.

6. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS AND APPROVALS FROM THE CITY OF SANDPOINT AND OTHER APPLICABLE JURISDICTIONS PRIOR TO THE START OF CONSTRUCTION. ABSENCE OF THE PERMIT MAY RESULT IN IMMEDIATE SHUT DOWN OF WORK AND POSSIBLE REMOVAL OF THE ITEMS CONSTRUCTED WITHOUT A PERMIT.

7. THE CONTRACTOR SHALL PROVIDE THE DESIGN ENGINEERS WITH ASBUILT DRAWINGS PRIOR TO FINAL APPROVAL. ALL DEVIATIONS FROM THE ORIGINAL PLANS MADE DURING THE COURSE OF CONSTRUCTION, INCLUDING LOCATION, INVERTS, AND DEPTHS OF UTILITIES, SHALL BE CLEARLY MARKED ON THE ASBUILT DRAWINGS. THE ENGINEER SHALL PROVIDE THE CITY ENGINEER WITH "RECORD DRAWINGS" AS REQUIRED.

8. THE SURVEY IS FOR INFORMATIONAL PURPOSES ONLY. NO CERTIFICATIONS ARE EXPRESSED OR IMPLIED. THE SURVEY WAS PROVIDED BY HMH ENGINEERING.

9. THE CONTRACTOR SHALL PROVIDE ALL MATERIALS, LABOR, AND EQUIPMENT TO CONSTRUCT AND INSTALL TO PROPER WORKING ORDER, THE DESIGN SHOWN, AS DETAILED OR CALLED OUT IN THESE PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR BEING FAMILIAR WITH THE PROVISIONS AND REQUIREMENTS CONTAINED IN THE STANDARD SPECIFICATIONS.

10. IF CONSTRUCTION IS TO TAKE PLACE IN PUBLIC RIGHT-OF-WAY, THE CONTRACTOR SHALL NOTIFY THE GOVERNING MUNICIPALITY AND OBTAIN ALL THE REQUIRED APPROVALS AND OBSTRUCTION PERMITS. CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL PLAN(S) IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AS REQUIRED. PRIOR TO DISRUPTION OF ANY TRAFFIC, A TRAFFIC PLAN SHALL BE PREPARED AND SUBMITTED TO THE CITY OF SANDPOINT FOR APPROVAL. NO WORK SHALL COMMENCE UNTIL ALL APPROVED TRAFFIC CONTROL IS IN PLACE.

11. A PRE-CONSTRUCTION MEETING SHALL BE HELD WITH THE CITY OF SANDPOINT CONSTRUCTION INSPECTOR PRIOR TO THE START OF CONSTRUCTION.

12. ANY CHANGES TO THE DESIGN SHALL FIRST BE REVIEWED AND APPROVED BY THE DESIGN ENGINEER OF RECORD AND THE CITY OF SANDPOINT.

13. ALL TESTING SHALL BE IN ACCORDANCE WITH ISPWC STANDARD SPECIFICATIONS.

14. EXCAVATION, COMPACTION, AND EMBANKMENT SHALL BE IN ACCORDANCE WITH APPLICABLE REQUIREMENTS OF THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION.

15. ALL FINISHED GRADING ELEVATIONS SHALL MATCH EXISTING ELEVATIONS AT THE SITE'S BOUNDARY, EXCEPT AS SHOWN OTHERWISE ON THE GRADING PLAN. WHERE CONFLICTS EXIST, THE CONTRACTOR SHALL NOTIFY THE OWNER TO RESOLVE THE ISSUE PRIOR TO PROCEEDING.

16. THE CONTRACTOR SHALL REMOVE ALL WASTE MATERIAL.

17. GRADING: ALL GRADING SHALL BE LIMITED TO THE AREAS IDENTIFIED ON THE GRADING PLAN AND SHALL NOT INFRINGE ON ADJACENT OWNERSHIPS, EXCEPT AS SHOWN OTHERWISE ON THE PLANS.

18. CUT SLOPES IN SOLID ROCK SHALL NOT EXCEED 0.5:1 (HORIZONTAL:VERTICAL), AND SOIL CUT SLOPES SHALL NOT EXCEED 1.5:1 (HORIZONTAL:VERTICAL), EXCEPT AS SHOWN OTHERWISE ON THE PLANS.

19. FILL SLOPES ACROSS THE PROPERTY SHOULD BE DESIGNED FOR A MAXIMUM SLOPE OF 3:1 (HORIZONTAL:VERTICAL), EXCEPT AS SHOWN OTHERWISE ON THE PLANS.

20. WHERE NEW ASPHALT JOINS EXISTING, THE EXISTING ASPHALT SHALL BE CUT TO A NEAT VERTICAL EDGE AND TACKED WITH ASPHALT EMULSION TYPE CSS-1 IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS. THE NEW ASPHALT SHALL BE FEATHERED BACK OVER EXISTING TO PROVIDE FOR A SEAL AT THE SAW CUT LOCATION AND THE JOINT SEALED WITH GRADE AR-4000W PAVING ASPHALT.

21. FORM AND SUBGRADE INSPECTION BY THE INSPECTOR IS REQUIRED BEFORE POURING CONCRETE. FORTY-EIGHT HOURS NOTICE IS REQUIRED FOR FORM INSPECTION.

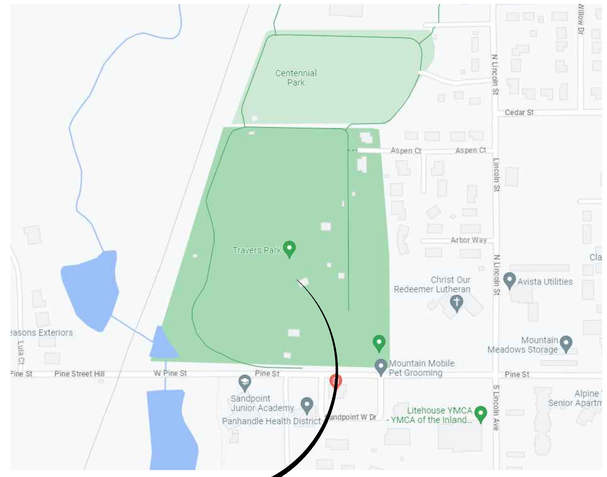
22. ALL CURB AND GUTTER, STREET GRADES, SIDEWALK GRADES, AND ANY OTHER VERTICAL AND/OR HORIZONTAL ALIGNMENT, SHALL BE STAKED BY AN ENGINEERING OR SURVEYING FIRM CAPABLE OF PERFORMING SUCH WORK.

23. PRIOR TO BACKFILL, ALL SEWER AND WATER MAINS AND APPURTENANCES SHALL BE INSPECTED AND APPROVED BY THE CITY OF SANDPOINT CONSTRUCTION INSPECTOR. APPROVAL SHALL NOT RELIEVE THE CONTRACTOR FROM CORRECTION OF ANY DEFICIENCIES AND/OR FAILURES AS DETERMINED BY SUBSEQUENT TESTING AND INSPECTIONS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE CITY OF SANDPOINT FOR THE REQUIRED INSPECTIONS FORTY-EIGHT HOURS IN ADVANCE – (208) 687-2700 X124.

24. THE CONTRACTOR SHALL PROTECT ALL CATCH BASINS, DRYWELLS, AND OTHER STORM WATER STRUCTURES FROM BEING CONTAMINATED WITH SILT BY INSTALLING FILTER FABRIC OVER THE METAL FRAME DURING CONSTRUCTION. ALL FILTER FABRIC IN DRAINAGE STRUCTURES, LOCATED IN PAVEMENT AREAS, CAN BE REMOVED ONCE FINAL PAVEMENT HAS BEEN INSTALLED AND CLEANED. ANY DRAINAGE STRUCTURES LOCATED IN LANDSCAPED AREAS OR IN SWALE AREAS MUST HAVE FILTER FABRIC LEFT IN PLACE UNDER GRATE UNTIL VEGETATION IS ESTABLISHED, AFTER WHICH THE CONTRACTOR SHALL REMOVE FABRIC.

25. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING DIRT, MUD, AND OTHER CONSTRUCTION DEBRIS THAT MAY ACCUMULATE ON PAVED STREETS ADJACENT TO THE SITE AS A RESULT OF CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY MATERIALS THAT SPILL ONTO LOCAL STREETS DURING THE TRANSPORTATION OF EQUIPMENT, MATERIALS, ETC. SHOULD A SPILL OCCUR, THE CONTRACTOR SHALL REMOVE THE MATERIAL BY THE END OF THE WORK DAY. NO MATERIAL SHALL BE ALLOWED TO SET, DRY, OR BE WASHED INTO ADJACENT STORM WATER FACILITIES. CLEANING SHALL BE ON AN "AS NEEDED" BASIS USING WATER UNDER PRESSURE. SWEEPING AND WATER SHALL BE USED WHEN WATER PRESSURE ALONE WILL NOT WASH THE CONSTRUCTION DEBRIS FROM THE STREET. THE CONTRACTOR MUST PROTECT ALL EXISTING STORM WATER FACILITIES FROM DIRT/DEBRIS.

26. SITE DISTANCES FOR ADJACENT PROPERTIES DRIVEWAYS AND INTERSECTIONS SHALL BE MAINTAINED.



PROJECT LOCATION:
2016 PINE ST.

VICINITY MAP

NOT TO SCALE

PROJECT TEAM:

OWNER:
CITY OF SANDPOINT
1123 W. LAKE ST.
SANDPOINT, ID 83864
CONTACT: MAEVE NEVINS-LAVTAR
PHONE: (208) 946-2711
EMAIL: mnevinslavtar@sandpointidaho.gov

ARCHITECT:
ALSC ARCHITECTS
203 N. WASHINGTON, SUITE 400
SPOKANE, WA 99201
CONTACT: RUSTIN HALL
PHONE: (509) 838-8568
EMAIL: rhall@alscarchitects.com

CIVIL ENGINEER:
DCI ENGINEERS
707 W. 2ND AVENUE
SPOKANE, WASHINGTON 99201
CONTACT: STEPHEN MATKIN, P.E.
PHONE: (208) 820-3797
EMAIL: smatkin@dci-engineers.com

UTILITY PURVEYORS:

SEWER/WATER:
CITY OF SANDPOINT
1123 W. LAKE ST.
SANDPOINT, ID 83864
PHONE: (208) 263-3428

POWER/GAS:
AVISTA UTILITIES
100 N. LINCOLN ST.
SANDPOINT, ID 83864
PHONE: (800) 227-9187

FIRE:
SELKIRK FIRE AND RESCUE
1123 LAKE ST.
SANDPOINT, ID 83864
PHONE: (208) 263-3502

SHEET INDEX

SHEET #	SHEET TITLE
C000	GENERAL CIVIL INFORMATION
C001	GENERAL NOTES
C100	EXISTING SITE CONDITIONS AND DEMOLITION PLAN
C110	EROSION CONTROL PLAN
C120	GRADING PLAN
C130	CIVIL SITE PLAN
C140	STORMWATER & UTILITY PLAN
C500	DETAILS
C501	DETAILS

FOR PERMIT

THESE DRAWINGS ARE SUFFICIENTLY COMPLETE FOR SUBMISSION TO THE JURISDICTION HAVING AUTHORITY FOR PERMIT. THE CONTRACTOR SHALL NOT USE THESE DRAWINGS FOR CONSTRUCTION UNTIL THE CONTRACTOR RECEIVES WRITTEN APPROVAL FOR USE IN CONSTRUCTION BY THE JURISDICTION HAVING AUTHORITY AND DCI ENGINEERS.

CONTRACTOR NOTE

ALL EXISTING UTILITIES SHOWN ON PLANS ARE TO BE VERIFIED HORIZONTALLY AND VERTICALLY PRIOR TO ANY CONSTRUCTION. ALL EXISTING FEATURES INCLUDING BURIED UTILITIES ARE SHOWN AS INDICATED ON RECORD MAPS AND SURVEYS FURNISHED BY OTHERS. WE ASSUME NO LIABILITY FOR THE ACCURACY OF THOSE RECORDS AND SURVEYS. CONTACT THE UTILITY OWNER/AGENCY FOR THE FINAL LOCATION OF EXISTING UTILITIES IN AREAS CRITICAL TO CONSTRUCTION.

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CIVIL / STRUCTURAL

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PROFESSIONAL ENGINEER — LICENSED — 17233 — STATE OF IDAHO — MATTHEW R. MATKIN
8/25/2023

SANDPOINT

CITY OF SANDPOINT

TRAVERS PARK RECREATION CENTER

BID PACKAGE #1

REV	DATE	DESCRIPTION

PROJ. NO.	2023-011
DRAWN	NJM
PROJ MNGR	SDM
DATE	8/25/23

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GENERAL CIVIL INFORMATION

C000

GENERAL EROSION AND SEDIMENT CONTROL NOTES:

GENERAL EROSION CONTROL NOTES:

1. AN EROSION AND SEDIMENTATION CONTROL (ESC) PLAN IS REQUIRED FOR THIS PROJECT. IMPLEMENTATION OF THE ESC PLAN, AND CONSTRUCTION, MAINTENANCE, AND UPGRADING OF THE ESC FACILITIES ARE THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ALL CONSTRUCTION IS COMPLETED AND ACCEPTED BY THE CITY OF SANDPOINT, OR UNTIL VEGETATION IS ESTABLISHED THROUGHOUT THE SITE, AND ACCEPTED BY THE CITY OF SANDPOINT, WHICHEVER IS LATER.

2. APPROVAL OF THE ESC PLAN DOES NOT CONSTITUTE APPROVAL OF ANY OF THE PROPOSED ROAD, STORM WATER, GRADING OR UTILITY DESIGN ELEMENTS SHOWN ON THE ESC PLAN.

3. THE EROSION/SEDIMENTATION CONTROL MEASURES SHOWN ARE THE MINIMUM REQUIREMENTS OF THE ANTICIPATED SITE CONDITIONS. THE CONTRACTOR SHALL INSPECT AND MAINTAIN THESE ESC MEASURES DAILY, AND SHALL MAINTAIN AND UPGRADE THESE MEASURES AS NECESSARY TO PREVENT SEDIMENT-LADEN WATER FROM EITHER FLOWING OFF-SITE, OR INTO NEW/EXISTING STORM WATER FACILITIES, SUCH AS DRYWELLS, CULVERTS, OR GRAVEL GALLERIES.

4. CONTRACTOR IS RESPONSIBLE FOR INSTALLING A ROCK CONSTRUCTION ENTRANCE AT ANY AND ALL LOCATIONS USED TO ENTER OR EXIT THE PROJECT SITE TO PREVENT SEDIMENTS FROM BEING TRACKED OFF THE SITE BY CONSTRUCTION TRAFFIC. SEE DETAIL 1/C500.

5. ANY DISTURBED AREAS, EXCEPT FOR POND BOTTOMS AND SLOPES, THAT WILL BE LEFT BARE FOR MORE THAN 7 DAYS AND ARE NOT INTENDED TO BE REWORKED WITHIN 30-45 DAYS, SHALL BE SEEDED WITH A FAST STARTING NATIVE DRYLAND GRASS SUCH AS ANNUAL RYE, OR APPROVED EQUAL, AT A RATE OF 60 LBS./ACRE.

6. GRADED POND AREAS, THAT WILL BE LEFT BARE FOR MORE THAN 7 DAYS, SHALL HAVE A MULCH APPLIED AT A RATE OF TWO THOUSAND (2,000) POUNDS PER ACRE. MULCH SHALL BE A VIRGIN WOOD CELLULOSE FIBER SPECIALLY PROCESSED AS A HYDROSEEDING MULCH AND CONTAIN NO GROWTH OR GERMINATION INHIBITING FACTORS. IF POND CONSTRUCTION HAS BEEN COMPLETED, INCLUDING DRAINAGE STRUCTURES, AND HAVE RECEIVED FINAL INSPECTION APPROVAL, THEY SHALL BE SODDED.

7. DUST CONTROL: AN APPROVED WATER TRUCK, MEETING THE REQUIREMENTS OF LOCAL REGULATIONS, SHALL BE UTILIZED DURING CONSTRUCTION OF THIS PROJECT.

8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY MATERIALS THAT SPILL ONTO LOCAL STREETS DURING THE TRANSPORTATION OF EQUIPMENT. SHOULD A SPILL OCCUR, THE CONTRACTOR SHALL REMOVE THE MATERIAL BY THE END OF THE WORK DAY. NO MATERIAL SHALL BE ALLOWED TO SET, DRY, OR BE WASHED INTO ADJACENT STORM WATER FACILITIES.

9. GEOTEXTILE FABRIC SHALL BE PLACED ON THE RIMS OF ALL DRYWELLS, CATCH BASINS, AND INLETS UNTIL SUCH TIME AS THE VEGETATION ON THE SITE IS ESTABLISHED AND THE THREAT OF SEDIMENT DEPOSITION INTO THE DRAINAGE SYSTEM IS MITIGATED. DRAINAGE STRUCTURES LOCATED IN PAVEMENT CAN HAVE THE FILTER FABRIC REMOVED ONCE FINAL PAVEMENT HAS BEEN COMPLETED AND CLEANED.

10. THE CONTRACTOR SHALL PROTECT ALL CATCH BASINS, DRYWELLS, AND OTHER STORM WATER STRUCTURES FROM BEING CONTAMINATED WITH SILT BY INSTALLING FILTER FABRIC OVER THE METAL FRAME DURING CONSTRUCTION AND KEEPING IT IN PLACE UNTIL THE SITE/STREET HAS BEEN PAVED AND CLEANED.

11. ALL PONDS/SWALES SHALL BE SODDED AND IRRIGATED.

12. CONTRACTOR SHALL INSTALL FILTER FABRIC FENCE AS NEEDED ON-SITE TO PREVENT SEDIMENTS FROM LEAVING THE SITE.

EROSION CONTROL MAINTENANCE NOTES:

1. SEDIMENT BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL PRODUCING RUNOFF AND AT LEAST DAILY DURING PROLONGED RAINFALL OF 24 CONTINUOUS HOURS OR 48 HOURS IN ANY ONE WEEK.

2. NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT OF BARRIERS SHALL BE ACCOMPLISHED PROMPTLY.

3. SEDIMENT MUST BE REMOVED WHEN IT REACHES A HEIGHT OF 6 INCHES UP THE BASE OF THE FILTER FABRIC BARRIER, THE DEPTH OF THE CUTOFF DITCH, OR THE SEDIMENT POND. ALL EROSION CONTROL SHALL BE CHECKED AFTER ANY RAIN STORM.

4. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE ESC STRUCTURE IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED, AND HYDRO/HAND SEEDED OR SODDED.

5. ALL TEMPORARY AND PERMANENT ESC PRACTICES SHALL BE MAINTAINED AND PREPARED AS NEEDED TO ASSURE CONTINUED PERFORMANCE OF THEIR INTENDED FUNCTION.

6. ALL TEMPORARY ESC MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY BMP'S ARE NO LONGER NEEDED. TRAPPED SEDIMENT SHALL BE REMOVED OR STABILIZED ON-SITE. DISTURBED SOIL AREAS RESULTING FROM REMOVAL WITHOUT PERMISSION OF THE ENGINEER OR INSPECTOR THAT RESULTS IN CONTAMINATION OF THE DRYWELLS SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO REMEDY. REMEDY MAY ENTAIL DRYWELL CLEANING OR REMOVAL AND RECONSTRUCTION.

7. ROADWAYS ADJACENT TO THE CONSTRUCTION SITE SHALL BE INSPECTED DAILY. CLEANING IS REQUIRED IF SEDIMENT HAS BEEN TRACKED OFF-SITE AND/OR BEYOND THE ROADWAY APPROACH.

8. STREET WASHING IS REQUIRED TO CLEAN SEDIMENT TRACKED OFF-SITE. STREET WASH WASTEWATER SHALL BE CONTROLLED BY PUMPING BACK ON-SITE OR OTHERWISE PREVENTED FROM DISCHARGING INTO A STORM SYSTEM. IF NECESSARY, SEDIMENT SHALL BE REMOVED BY SHOVELING OR PICKUP SWEEPING PRIOR TO STREET WASHING.

9. CONSTRUCT STORM WATER CONTROL FACILITIES (STORAGE PONDS, SWALES, ETC.) BEFORE GRADING BEGINS. THESE FACILITIES SHALL BE OPERATIONAL BEFORE THE CONSTRUCTION OF IMPERVIOUS SITE IMPROVEMENTS.

10. STOCKPILE MATERIALS SUCH AS TOPSOIL ON SITE, KEEPING OFF OF ROADWAY AND SIDEWALKS.

11. COVER, CONTAIN, AND PROTECT ALL CHEMICALS, LIQUID PRODUCTS, PETROLEUM PRODUCTS, AND NON-INERT WASTES PRESENT ON-SITE FROM VANDALISM. USE SECONDARY CONTAINMENT FOR ONSITE FUELING TANKS.

12. CONDUCT MAINTENANCE AND REPAIR OF HEAVY EQUIPMENT AND VEHICLES INVOLVING OIL CHANGES, HYDRAULIC SYSTEM REPAIRS, SOLVENT AND DE-GREASING OPERATIONS, FUEL TANK DRAIN DOWN AND REMOVAL, AND OTHER ACTIVITIES THAT MAY RESULT IN DISCHARGE OR SPILLAGE OF POLLUTANTS TO THE GROUND OR INTO STORM WATER RUNOFF USING SPILL PREVENTION MEASURES, SUCH AS DRIP PANS. CLEAN ALL CONTAMINATED SURFACES IMMEDIATELY FOLLOWING ANY DISCHARGE OR SPILL INCIDENT. IF RAINING OVER EQUIPMENT OR VEHICLE, PERFORM EMERGENCY REPAIRS ON SITE USING TEMPORARY PLASTIC BENEATH THE VEHICLE.

13. THE CONTRACTOR IS REQUIRED TO KEEP AN UPDATED COPY OF THE TESC PLAN ON-SITE.

14. THE CONTRACTOR IS RESPONSIBLE FOR DESIGNATING A LOCATION WHERE CONCRETE TRUCK AND EQUIPMENT CAN BE WASHED OUT. THIS AREA SHALL NOT BE LOCATED NEAR OR DRAINING INTO A STORM DRAINAGE AREA, TREATMENT AREA, OR FACILITY.

GRADING NOTES:

1. EXCAVATION AND EMBANKMENT SHALL BE IN ACCORDANCE WITH APPLICABLE REQUIREMENTS OF THE ISPWC. ALL COMPACTION OF SUBGRADES, ROCK, AND ASPHALT SHALL BE IN ACCORDANCE WITH ISPWC CONSTRUCTION STANDARDS.

2. ALL FINISHED GRADING ELEVATIONS SHALL MATCH EXISTING ELEVATIONS AT THE SITE'S BOUNDARY, EXCEPT AS SHOWN OTHERWISE ON THE GRADING PLAN. WHERE CONFLICTS EXIST, THE CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEER TO RESOLVE THE ISSUE PRIOR TO PROCEEDING.

3. GRADING: ALL GRADING SHALL BE LIMITED TO THE AREAS IDENTIFIED ON THE GRADING PLAN AND SHALL NOT INFRINGE ON ADJACENT OWNERSHIPS (UNLESS SPECIFICALLY NOTED ON PLANS).

4. CUT SLOPES IN SOLID ROCK SHALL NOT EXCEED 0.5H:1V (HORIZONTAL:VERTICAL), AND SOIL CUT SLOPES SHALL NOT EXCEED 1.5H:1V (HORIZONTAL:VERTICAL), EXCEPT AS SHOWN OTHERWISE ON THE PLANS. TEMPORARY SOIL CUT SLOPES SHALL NOT EXCEED 1.5H:1V.

5. FILL SLOPES ACROSS THE PROPERTY SHOULD BE DESIGNED FOR A MAXIMUM SLOPE OF 3H:1V (HORIZONTAL:VERTICAL), EXCEPT AS SHOWN OTHERWISE ON THE PLANS.

6. ALL CURB AND GUTTER, STREET GRADES, SIDEWALK GRADES, AND ANY OTHER VERTICAL AND OR HORIZONTAL ALIGNMENT SHALL BE STAKED BY AN ENGINEERING OR SURVEYING FIRM CAPABLE OF PERFORMING SUCH WORK.

7. FORM AND SUBGRADE INSPECTION BY THE INSPECTOR IS REQUIRED BEFORE POURING THE CONCRETE. FORTY-EIGHT HOURS NOTICE IS REQUIRED FOR FORM INSPECTION.

8. ON-SITE GRADING SHALL BE IN ACCORDANCE WITH THE APPROVED GRADING PLAN AND ESC PLAN. GRADING ON THIS SITE OR ANY OTHER SITE MUST COMPLY WITH ALL DEVELOPMENT REGULATIONS.

9. CONTRACTOR SHALL VERIFY AND MATCH THE EXISTING GRADES. WHERE APPLICABLE GRADES MAY NEED ADJUSTING TO PROVIDE A POSITIVE DRAINAGE SLOPE.

10. TOP OF CURB (T.C.) ELEVATION IS 0.5' ABOVE ASPHALT/CONCRETE PAVEMENT OR CEMENT CONCRETE PAVEMENT UNLESS OTHERWISE NOTED.

11. RIM ELEVATIONS OF UTILITY AND DRAINAGE STRUCTURES SHALL BE INSTALLED SO THAT RIMS MAY BE ADJUSTED ±0.5' TO MATCH FINISHED GRADE.

12. LAYOUT CURB AND SIDEWALK BEFORE SETTING VALVE BOXES AND UTILITY APPURTENANCES TO ENSURE THERE IS NO CONFLICT BETWEEN STRUCTURES AND HARD SURFACES.

PAVING NOTES:

1. ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE CITY OF SANDPOINT STANDARD DRAWINGS AND SPECIFICATIONS (LATEST EDITION) AND THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPWC) LATEST EDITION.

2. CONTRACTOR SHALL CONTACT ALL APPROPRIATE UTILITY COMPANIES AND THE CITY OF SANDPOINT TO OBTAIN NECESSARY LOCATES, OR UTILIZE ONE CALL NUMBER 811, 48 HOURS BEFORE CONSTRUCTION BEGINS.

3. NO VARIANCE FROM THE SPECIFICATIONS AND NOTES SHALL BE ACCEPTED WITHOUT PRIOR WRITTEN APPROVAL FROM THE CITY OF SANDPOINT AND/OR THE ENGINEER OF RECORD.

4. CONCRETE, AGGREGATE BASE, AND ASPHALT MIX DESIGN SHALL BE SUBMITTED BY THE SUPPLIER AND APPROVED IN WRITING BY THE ENGINEER PRIOR TO PARKING LOT CONSTRUCTION. MATERIALS SHALL BE IN CONFORMANCE WITH THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION.

5. REMOVAL OF EXISTING PAVEMENT MARKINGS SHALL BE ACCOMPLISHED BY A METHOD THAT DOES NOT MATERIALLY DAMAGE THE SURFACE OR TEXTURE OF THE PAVEMENT OR SURFACING. THE PAVEMENT MARKINGS SHALL BE REMOVED TO THE EXTENT THAT THEY WILL NOT BE VISIBLE UNDER DAY OR NIGHT CONDITIONS.

6. ALL EXISTING PAVEMENT SHALL BE REMOVED IN THE SECTIONS REQUIRING REMOVAL AND REPLACEMENT. THE EXISTING BASE COURSE MATERIALS IN THESE SECTIONS SHALL BE COMPACTED TO A MINIMUM OF 95% OF MODIFIED PROCTOR DRY DENSITY. ALL COMPACTION SHALL BE DONE IN ACCORDANCE WITH ASTM D-1557. THE NEW PAVEMENT SHALL BE REPLACED TO A DEPTH OF THE PAVEMENT DETAIL SHOWN ON THESE PLANS.

7. ASPHALT/CONCRETE PAVING SHALL CONFORM TO IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION. ON-SITE ASPHALT PAVED AREAS SHALL BE:
LIGHT DUTY: A MINIMUM OF 2.5 INCHES OF ASPHALT/CONCRETE PAVEMENT PLACED OVER A MINIMUM OF 6 INCHES OF FREE-DRAINING, COMPACT, GRANULAR BASE MATERIAL.
HEAVY DUTY: A MINIMUM OF 3 INCHES OF ASPHALT/CONCRETE PAVEMENT PLACED OVER A MINIMUM OF 6 INCHES OF FREE-DRAINING, COMPACT, GRANULAR BASE MATERIAL.

8. ALL AREAS TO BE PAVED SHALL BE CLEARED OF ALL GRASS, ROOTS, TRASH, METAL AND ORGANIC MATERIALS DOWN TO FULL DEPTH BELOW THE PAVING MAT. THE EXPOSED SURFACE SHOULD THEN BE PROOF ROLLED TO 95% OF MAXIMUM COMPACTION AS DETERMINED BY ASTM D-1557 USING A MECHANICAL VIBRATORY COMPACTOR. ANY BACK FILL MATERIAL SHOULD BE SIMILARLY COMPACTED.

9. BEFORE PLACING THE BASE MATERIAL, THE SURFACE OF THE SUBGRADE SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY AS DETERMINED BY ASTM D-1557. THE GRANULAR BASE MATERIAL SHALL BE PLACED IN LAYERS NOT EXCEEDING 3 INCHES IN THICKNESS AND COMPACTED TO 95% OF MAXIMUM DENSITY AS DETERMINED BY ASTM D-1557.

10. BITUMINOUS TACK COAT SHALL BE APPLIED BETWEEN ASPHALT PAVING LIFTS AND SHALL BE USED PRIOR TO OVERLAY, (CSS-1H), 50:50 DILUTION, 0.05 GAL/SY TO 0.15 GAL/SY OR AS DIRECTED BY THE ENGINEER. ALL EDGES ABUTTING NEW PAVEMENT SHALL BE TACKED.

11. TESTS SHALL BE CONDUCTED AT 100 FOOT INTERVALS OR 1 PER 3000 SQUARE FEET FOR EACH LIFT OR AS SPECIFIED IN ISPWC. ALL TEST REPORTS SHALL BE SUBMITTED TO THE OWNER PRIOR TO PROOF ROLLS. SINGLE-AXLE 5-TON TRUCK PROOF ROLLS MONITORED BY THE OWNER'S INSPECTOR PRIOR TO PLACEMENT OF ROAD/PARKING LOT BASE AND ASPHALT ARE REQUIRED. CONCRETE AND ASPHALT TESTING SHALL BE AS DIRECTED BY THE OWNER'S INSPECTOR.

12. ALL VALVE AND MANHOLE COVERS SHALL BE ADJUSTED TO PAVEMENT GRADE DURING INITIAL CONSTRUCTION.

13. ALL CONCRETE EDGES MUST BE ROUNDED TO A 1/4 INCH RADIUS, EXCEPT WHERE SHOWN OTHERWISE ON DRAWINGS. ALL ASPHALT SHALL BE 1/4 INCH ABOVE CONCRETE EDGES, MANHOLES, AND VALVES.

14. HALF-INCH EXPANSION JOINTS SHALL BE INSTALLED AT PROPERTY LINES; HOWEVER, JOINTS SHALL NOT EXCEED 100 FEET APART. CONTROL JOINTS SHALL BE INSTALLED AT 10 FOOT INTERVALS, HALF STONES ARE NOT ALLOWED.

15. ALL PHASES OF WORK SHALL BE INSPECTED AND APPROVED BY THE CITY OF SANDPOINT.

16. ALL TRAFFIC CONTROL, IF REQUIRED, SHALL CONFORM TO THE APPLICABLE REGULATIONS SET FORTH IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

17. ALL THE OPERATIONS SHALL CONFORM TO THE APPLICABLE REGULATIONS SET FORTH BY ICC AND OSHA.

18. ALL ON-SITE CONCRETE PAVEMENT SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4500 PSI.

STORM WATER NOTES:

1. DRAINAGE PONDS SHALL BE CONSTRUCTED PER THE REQUIREMENTS OF THESE DRAWINGS INCLUDING GRADING, SOD OR SEED AS NOTED, AND CATCH BASIN INSTALLATION. NO BARK, GRAVEL OR CINDERS ARE ALLOWED IN PONDS.

2. ALL DRAINAGE PONDS WITHIN THE SCOPE OF THIS PROJECT SHALL BE COMPLETED DURING THE CONSTRUCTION OF THE PARKING AREAS. THE CONTRACTOR SHALL PERFORM THE POND GRADE WORK AND INSTALL THE IRRIGATION SYSTEM AND SOD OR HYDROSEED FOLLOWING THE ROADWAY/PARKING AREA PAVING WORK.

3. ALL DRAINAGE PONDS SHALL BE IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM INSTALLED BY OR UNDER THE DIRECTION OF THE LANDSCAPE CONTRACTOR. THE IRRIGATION IS TO COMPLY WITH ALL LOCAL CODES AND ORDINANCES (90 DAY GUARANTEE). AN APPROVED BACKFLOW DEVICE SHALL BE INSTALLED TO PREVENT WATER FROM GOING BACK INTO THE WATER SUPPLY. SEE IRRIGATION PLAN.

4. THE FLOOR OF THE GRASSED PERCOLATION AREA (GPA) POND INCLUDES THE LEVEL PORTION OF THE FLOOR OF THE POND, AND THE SIDESLOPES OF THE POND OVERFLOW ELEVATION OR TOP OF DRYWELL. THE SOIL LOCATED IN THE FLOOR OF THE CONTAINMENT POND SHALL BE A MEDIUM TO WELL-DRAINING MATERIAL, WITH A MINIMUM INFILTRATION RATE OF 0.5 INCHES PER HOUR.

5. SLEEVING: PROVIDE SLEEVING AS REQUIRED UNDER SIDEWALKS, PATHS, CURBING, PAVING, ETC. AS NEEDED FOR IRRIGATION ACCESS. ALL SLEEVING SHALL BE 4" PVC WITH AT LEAST 12" OF COVER (1) FOOT BELOW FINISHED GRADE. THE OWNER/GENERAL CONTRACTOR IS RESPONSIBLE FOR INSTALLING SLEEVING BEFORE CURBING, SIDEWALKS, PAVING, ETC. IS INSTALLED. PATCH ASPHALT AS NEEDED. SEE IRRIGATION PLAN.

6. ADJUSTMENT: AFTER INSTALLATION, ADJUST VALVES, HEADS, EMITTERS ETC. TO PROVIDE UNIFORM COVERAGE AND TO MINIMIZE OVERSPRAY ON WALLS, FENCES, WALKS, DRIVES, ETC.

7. POND BOTTOM ELEVATIONS SHOWN ON THESE PLANS ARE FINISHED GRADE. CONTRACTOR SHALL ROUGH GRADE ALL PONDS TO 0.2' BELOW ELEVATIONS SHOWN TO ALLOW FOR FINAL PLACEMENT OF SOD, OR ESTABLISHMENT OF PLANTINGS.

8. RIM ELEVATIONS OF DRAINAGE STRUCTURES SHALL BE INSTALLED SO THAT RIMS MAY BE ADJUSTED ±0.5 FEET TO MATCH FINISHED GRADE.

9. STORM SEWER PIPE SHALL BE PVC ASTM D 3034, SDR 35, OR ASTM F 789 WITH PUSH-ON JOINTS AND RUBBER GASKETS CONFORMING TO ASTM D 3212 AND ASTM F 477 UNLESS OTHERWISE SPECIFIED IN THESE PLANS. PROVIDE TRENCHING AND BEDDING PER CITY OF PONDERAY STANDARDS.

10. THE CONTRACTOR SHALL TAKE PRECAUTIONS TO PROTECT THE INFILTRATION CAPACITY OF STORM WATER FACILITIES (E.G., LINE THE FACILITY WITH FILTER FABRIC, OVER-EXCAVATE UPON COMPLETION OF THE INFRASTRUCTURE, ETC.).

WATER CONSTRUCTION NOTES:

1. ALL MATERIALS AND INSTALLATION SHALL BE PER CITY OF SANDPOINT STANDARDS.

2. WATER LINES SHALL BE INSTALLED WITH TOP OF PIPE ELEVATIONS A MINIMUM OF 4.5' BELOW FINISHED GRADE UNLESS OTHERWISE NOTED. PROVIDE TRENCHING AND BEDDING PER STANDARD SPECIFICATIONS.

3. ALL LINES SHALL BE CHLORINATED AND TESTED IN ACCORDANCE WITH CITY OF SANDPOINT. CONTRACTOR SHALL COORDINATE WITH CITY OF SANDPOINT AND OBTAIN APPROVAL BEFORE CONNECTING TO THE EXISTING WATER MAINS.

4. ALL WATER MAINS SHALL BE STAKED FOR GRADES AND ALIGNMENT BY AN ENGINEERING OR SURVEYING FIRM CAPABLE OF PERFORMING SUCH WORK.

5. WHERE CONNECTIONS REQUIRED "FIELD VERIFICATION", CONNECTION POINTS WILL BE EXPOSED BY CONTRACTOR AND FITTINGS VERIFIED 48 HOURS PRIOR TO DISTRIBUTION SHUT-DOWN NOTICES.

6. DEFLECTIONS AT PIPE JOINTS SHALL NOT EXCEED 75% OF MAXIMUM ALLOWED DEFLECTION, PER MANUFACTURERS RECOMMENDATIONS.

7. ALL PIPE AND SERVICES SHALL BE INSTALLED WITH CONTINUOUS TRACER TAPE INSTALLED 12" TO 18" UNDER THE FINAL GROUND SURFACE. THE MARKER SHALL BE PLASTIC NON-BIODEGRADABLE, METAL CORE OR BACKING MARKED WATER, THAT CAN BE DETECTED BY A STANDARD METAL DETECTOR. TAPE SHALL BE TERRA TAPE "D" OR APPROVED EQUAL.

8. AT ANY CONNECTION TO AN EXISTING LINE WHERE A NEW VALVE IS NOT INSTALLED, THE EXISTING VALVE MUST BE PRESSURE TESTED PRIOR TO CONNECTION. IF AN EXISTING VALVE FAILS TO PASS THE TEST, THE CONTRACTOR SHALL MAKE THE NECESSARY PROVISIONS TO TEST THE NEW LINE PRIOR TO CONNECTION TO THE EXISTING SYSTEM OR INSTALL A NEW VALVE.

9. PIPE RESTRAINMENT OR THRUST BLOCKING SHALL BE INSTALLED AT ALL BENDS (VERTICAL AND HORIZONTAL), TEES, CROSSES, PLUGS, AND VALVES IN ACCORDANCE WITH CITY OF SANDPOINT SPECIFICATIONS.

10. LOCATION OF EXISTING WATER MAINS AND SERVICES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL VERIFY ALL LOCATIONS PRIOR TO CONSTRUCTION.

11. WATER SERVICES SHALL BE INSTALLED ABOVE THE BOTTOM OF FOOTING ELEVATIONS.

SEWER NOTES:

1. ALL SEWER CONSTRUCTION PROCEDURES AND MATERIALS SHALL BE IN ACCORDANCE WITH CITY OF SANDPOINT STANDARDS.

2. ALL SEWER MAINS AND SERVICE LINES SHALL BE LOCATED TO MEET STATE SEPARATION REQUIREMENTS.

3. ANY SIDE SEWER THAT DOES NOT MAINTAIN A MINIMUM OF 18" SEPARATION AT WATER MAIN CROSSINGS, OR WHERE THE SIDE SEWER MUST CROSS ABOVE THE WATER, SHALL BE SLEEVED WITH A CONTINUOUS 20' SECTION OF C900 PVC WATER PIPE CENTERED ON THE CROSSING.

4. SANITARY SEWER PIPE SHALL BE PVC ASTM D 3034, SDR 35, OR ASTM F 789 WITH PUSH-ON JOINTS AND RUBBER GASKETS CONFORMING TO ASTM D 3212 AND ASTM F 477. PROVIDE TRENCHING AND BEDDING PER ISPWC STANDARDS.

5. SIDE SEWER SERVICES SHALL BE PVC, ASTM D 3034 SDR 35 WITH FLEXIBLE GASKETED JOINTS. SIDE SEWER CONNECTIONS SHALL BE MADE BY A TAP ON AN EXISTING MAIN OR WYE BRANCH FROM A NEW MAIN CONNECTED ABOVE THE SPRINGLINE OF THE PIPE.

6. ALL SEWER MAINS SHALL BE FIELD STAKED FOR GRADES AND ALIGNMENT BY A LICENSED ENGINEERING OR SURVEYING FIRM QUALIFIED TO PERFORM SUCH WORK.

7. ALL SEWER PIPE AND SERVICES SHALL BE INSTALLED WITH CONTINUOUS TRACER TAPE INSTALLED 12" TO 18" UNDER THE FINAL GROUND SURFACE. THE MARKER SHALL BE PLASTIC NON-BIODEGRADABLE, METAL CORE OR BACKING MARKED SANITARY SEWER, THAT CAN BE DETECTED BY A STANDARD METAL DETECTOR. TAPE SHALL BE TERRA TAPE "D" OR APPROVED EQUAL.

8. PIPE BEDDING SHALL BE IN ACCORDANCE WITH CITY OF SANDPOINT SEWER DISTRICT STANDARDS.

UTILITY NOTES:

1. CONTRACTOR SHALL COORDINATE WITH AVISTA UTILITIES FOR POWER AND NATURAL GAS SERVICE.

2. SEWER LINES MUST BE LAID 10 FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED WATER LINES. THE DISTANCE SHALL BE MEASURED EDGE TO EDGE.

3. WATER LINES CROSSING SEWER LINES SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 18 INCHES BETWEEN THE OUTSIDE OF THE SEWER AND THE BOTTOM OF THE SEWER WITH THE SEWER LINE BELOW THE WATER LINE. IF THIS CANNOT BE ACHIEVED, THE SEWER LINE MUST BE ENCASED 10 FEET ON EACH SIDE OF CROSSING WITH A CONTINUOUS 20 FOOT LENGTH OF C900 PVC PIPE.

4. RIM ELEVATIONS OF UTILITY STRUCTURES SHALL BE INSTALLED SO THAT THE RIM MAY BE ADJUSTED ±0.5 FEET TO MATCH FINISHED GRADES.

5. CONTRACTOR SHALL PLACE MARKING TAPE IN THE EXCAVATION TRENCH AT MID-DEPTH LOCATION FOR ALL UNDERGROUND SIDE SERVICE INSTALLATIONS FOR THE PURPOSE OF ALERTING ANY FUTURE EXCAVATION IN THE SPECIFIC AREA.

FOR PERMIT

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CONTRACTOR NOTE

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17233
STATE OF IDAHO
MATTHEW R. D'AMBIS

8/25/2023

SANDPOINT

CITY OF SANDPOINT

TRAVERS PARK RECREATION CENTER

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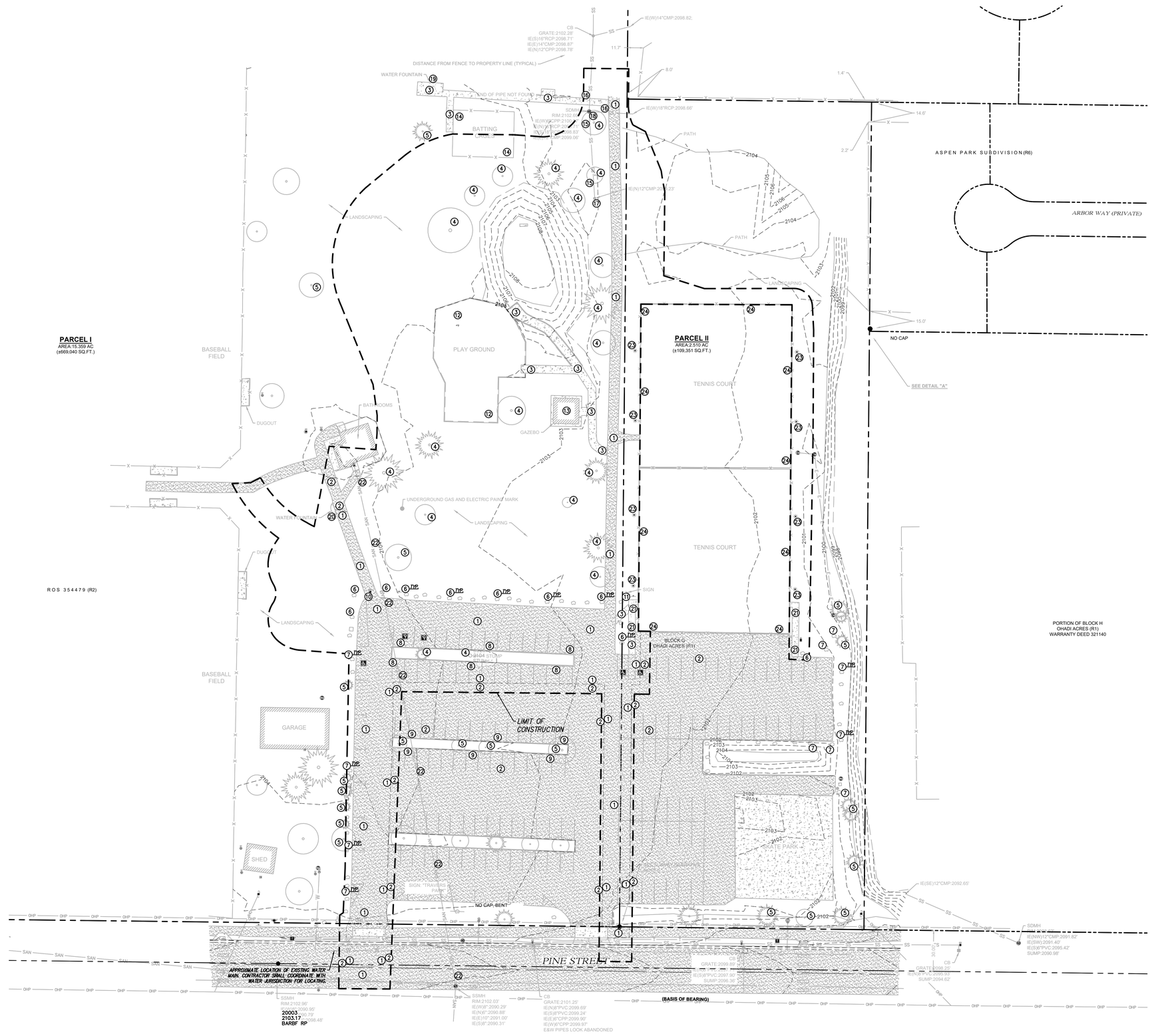
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GENERAL NOTES

C001



REFERENCE NOTES:

1. DEMOLISH AND REMOVE EXISTING ASPHALT PAVEMENT.
2. EXISTING ASPHALT PAVEMENT TO REMAIN. PROTECT IN PLACE.
3. DEMOLISH AND REMOVE EXISTING CONCRETE SIDEWALK.
4. DEMOLISH AND REMOVE EXISTING TREE OR VEGETATION.
5. EXISTING TREE OR VEGETATION TO REMAIN. PROTECT IN PLACE. SEE LANDSCAPE PLANS FOR TREE PROTECTION DETAILS AND NOTES.
6. EXISTING ROCK TO BE REMOVED, SALVAGED, AND STOCKPILED ON SITE FOR REUSE AS DIRECTED BY OWNER.
7. EXISTING ROCK TO REMAIN. PROTECT IN PLACE.
8. DEMOLISH AND REMOVE EXISTING CONCRETE CURB.
9. EXISTING CONCRETE CURB TO REMAIN. PROTECT IN PLACE.
10. DEMOLISH AND REMOVE EXISTING BOLLARD.
11. DEMOLISH AND REMOVE EXISTING SIGN.
12. EXISTING PLAYGROUND TO BE SALVAGED FOR RELOCATION. COORDINATE WITH ARCHITECT.
13. EXISTING GAZEBO TO BE SALVAGED FOR RELOCATION. COORDINATE WITH ARCHITECT AND LANDSCAPE ARCHITECT.
14. EXISTING BATTING CAGES TO BE SALVAGED FOR RELOCATION. COORDINATE WITH ARCHITECT AND LANDSCAPE ARCHITECT.
15. DEMOLISH AND REMOVE EXISTING STORM DRAIN PIPE.
16. EXISTING STORM DRAIN PIPE TO REMAIN. PROTECT IN PLACE.
17. DEMOLISH AND REMOVE EXISTING STORM DRAIN INLET.
18. EXISTING STORM DRAIN MANHOLE TO REMAIN. PROTECT IN PLACE.
19. EXISTING WATER FOUNTAIN TO BE SALVAGED FOR RELOCATION. COORDINATE WITH ARCHITECT AND LANDSCAPE ARCHITECT.
20. EXISTING WATER FOUNTAIN TO REMAIN. PROTECT IN PLACE.
21. EXISTING CONCRETE SIDEWALK TO REMAIN. PROTECT IN PLACE.
22. EXISTING SANITARY SEWER LINE. PROTECT IN PLACE.
23. EXISTING SITE LIGHTS TO REMAIN. PROTECT IN PLACE.
24. EXISTING FENCE TO REMAIN. PROTECT IN PLACE.

GRAPHIC SCALE

30 0 15 30

(IN FEET)
1 inch = 30 ft.

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CONTRACTOR NOTE

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MATTHEW R. GIBB

8/25/2023

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CITY OF SANDPOINT

TRAVERS PARK RECREATION CENTER

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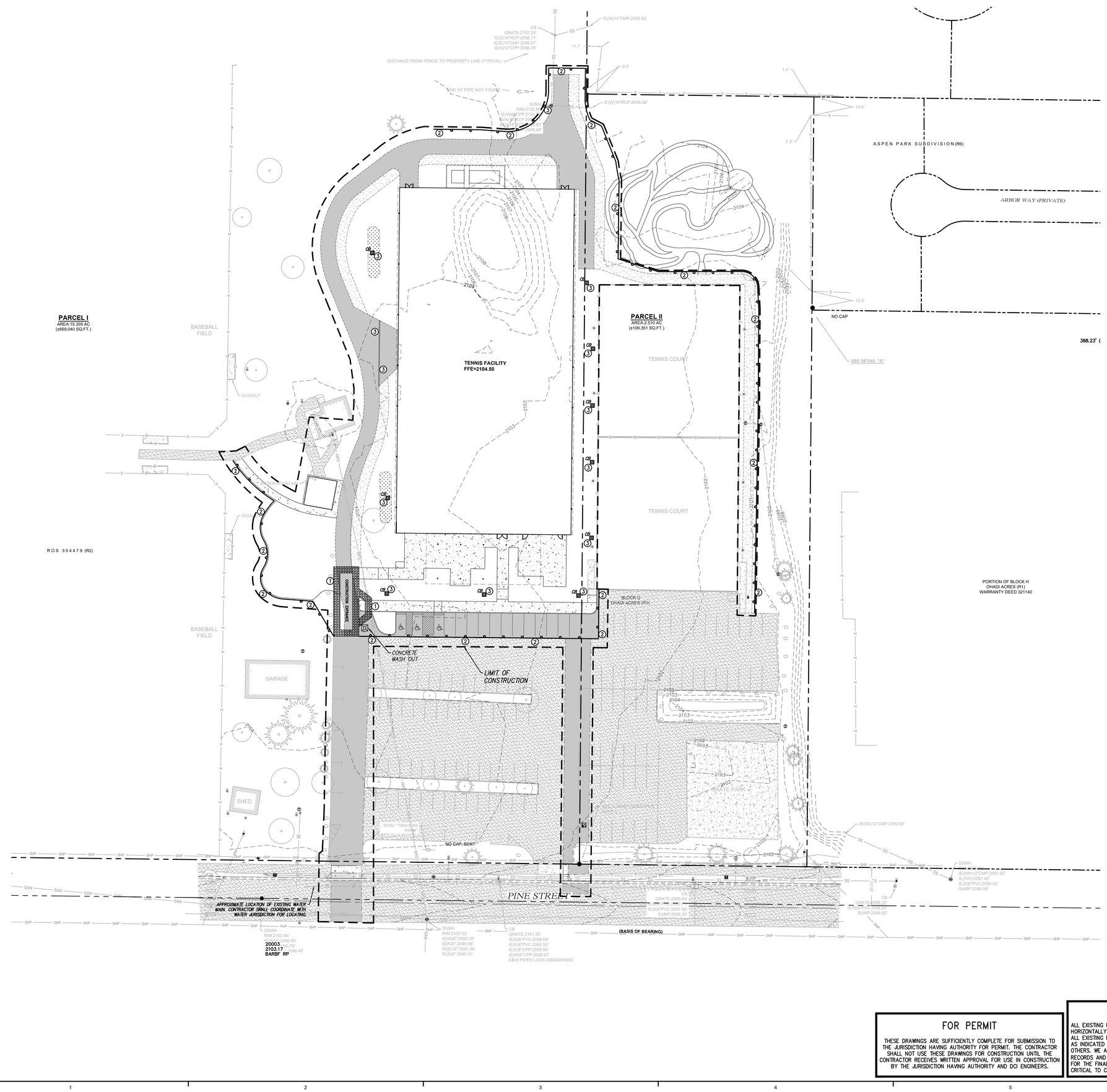
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EXISTING SITE CONDITIONS AND DEMOLITION PLAN

C100



REFERENCE NOTES:

1. PROVIDE NEW CONSTRUCTION ENTRANCE AND CONCRETE WASHOUT PER DETAIL 1/C500. ACCESS TO SITE WILL ONLY BE ALLOWED THROUGH THE ROCK CONSTRUCTION ENTRANCE.
2. PROVIDE TEMPORARY FILTER FABRIC FENCE PER DETAIL 2/C500.
3. LINE DRAINAGE STRUCTURE LID WITH FILTER FABRIC TO PREVENT SILT CONTAMINATION. INSTALL INLET PROTECTION AROUND DRAINAGE STRUCTURE PER DETAIL 3/C500.

ENGINEER'S NOTES:

1. EROSION CONTROL MEASURES SHOWN ON THE PLAN ARE MINIMUM REQUIREMENTS. THE CONTRACTOR SHALL INSTALL ADDITIONAL MEASURES, AS NEEDED, TO PREVENT SEDIMENT-LADEN RUNOFF FROM LEAVING THE SITE OR FROM COMPROMISING THE PROPOSED/EXISTING STORM WATER FACILITIES.
2. SEE SHEET C001 FOR ADDITIONAL ESC NOTES.
3. CONTRACTOR SHALL CONSTRUCT EROSION CONTROL FACILITIES BEFORE GRADING COMMENCES.
4. CONTRACTOR IS RESPONSIBLE FOR DESIGNATING A LOCATION WHERE CONCRETE TRUCKS OR EQUIPMENT CAN BE WASHED OUT. THIS AREA SHALL NOT BE LOCATED NEAR OR DRAINING INTO A STORM DRAINAGE AREA, TREATMENT AREA, DRAINAGE STRUCTURE OR OTHER STORM WATER FACILITIES EXISTING OR OTHERWISE.
5. CONTRACTOR TO DETERMINE IF TEMPORARY CONSTRUCTION FENCING ALONG THE RIGHT-OF-WAY IS NECESSARY TO LIMIT ACCESS POINTS.

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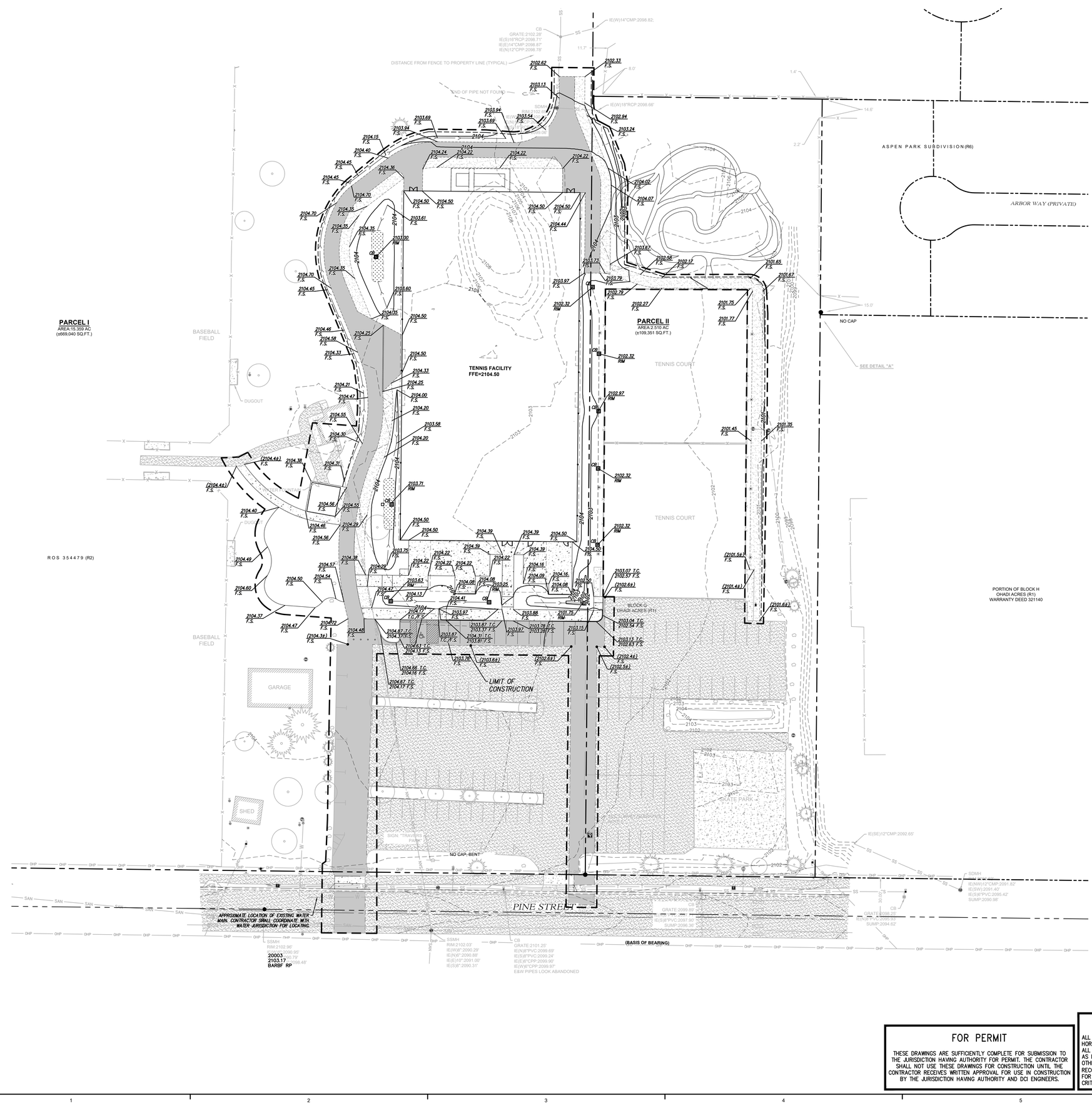
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EROSION CONTROL PLAN

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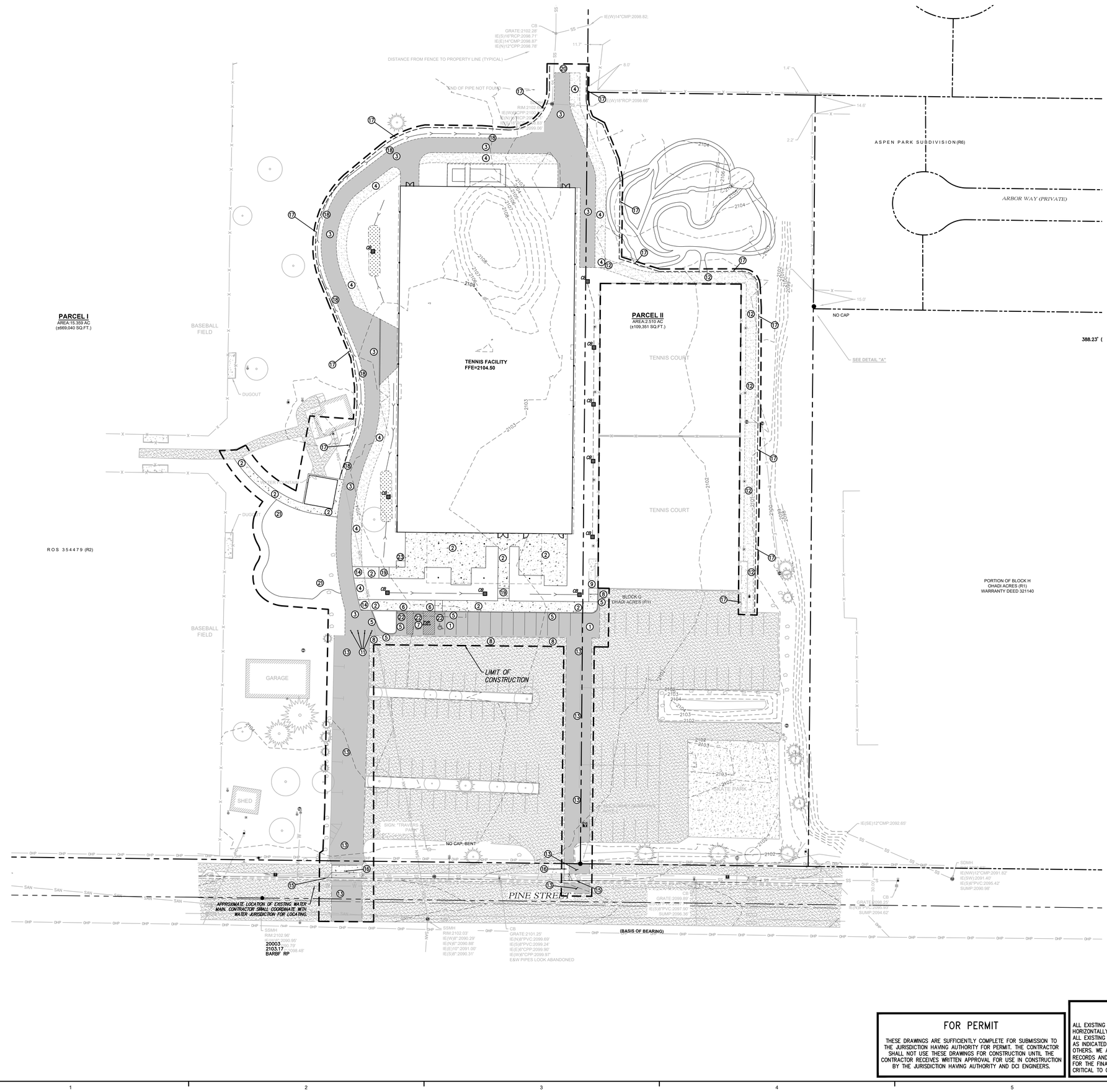
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GRADING PLAN

C120



REFERENCE NOTES:

1. PROVIDE NEW ASPHALT PAVEMENT PER DETAIL 4/C500.
2. PROVIDE NEW ON-SITE CONCRETE SIDEWALK PER DETAIL 6/C500.
3. PROVIDE NEW ASPHALT SIDEWALK PER DETAIL 5/C500.
4. PROVIDE NEW HEAVY DUTY GRAVEL SIDEWALK PER DETAIL 12/C500.
5. PROVIDE NEW TYPE 2 CONCRETE CURB PER ITD STANDARD PLAN 615-1. SEE DETAIL 7/C500.
6. PROVIDE NEW TYPE "S" FLUSH CONCRETE CURB PER DETAIL 5/C501.
7. PROVIDE NEW ADA STALL STRIPING AND SIGNAGE PER DETAIL 8/C500.
8. TIE INTO EXISTING ASPHALT PAVEMENT. MATCH EXISTING ELEVATION AT CONNECTION.
9. TIE INTO EXISTING CONCRETE SIDEWALK. MATCH EXISTING ELEVATION AT CONNECTION.
10. NOT USED.
11. PROVIDE NEW CONCRETE BOLLARD PER DETAIL 11/C500.
12. PROVIDE NEW LIGHT-DUTY GRAVEL SIDEWALK PER DETAIL 13/C500.
13. REMOVE AND REPLACE EXISTING ASPHALT PAVEMENT FOR UTILITY ROUTING. MATCH EXISTING PAVEMENT SECTION. EXTENT SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. CONTRACTOR TO REMOVE AND REPLACE ON AN AS-NEEDED BASIS.
14. PROVIDE NEW REINFORCED CONCRETE PAVEMENT. SEE DETAIL 4/C501.
15. REMOVE AND REPLACE EXISTING CONCRETE CURB AND GUTTER PER CITY OF SANDPOINT STANDARD PLANS. EXTENT SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. CONTRACTOR TO REMOVE AND REPLACE ON AN AS-NEEDED BASIS.
16. REMOVE AND REPLACE EXISTING CONCRETE SIDEWALK PER CITY OF SANDPOINT STANDARD PLANS. EXTENT SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. CONTRACTOR TO REMOVE AND REPLACE ON AN AS-NEEDED BASIS.
17. CONTRACTOR TO TIE-INTO EXISTING GRADE AT OR NEAR PROPOSED DAYLIGHT LINE. SEE PLANS FOR LOCATION.
18. PROVIDE NEW LANDSCAPE DEPRESSION FOR RUNOFF CONVEYANCE.
19. PROVIDE NEW CUSTOM LENGTH PRECAST CONCRETE STORMWATER PASS THROUGH UNDER PROPOSED WALKWAY. CONCRETE PASS THROUGH SHALL MATCH PROPOSED WIDTH OF SIDEWALK.
20. TIE INTO EXISTING GRADE. MATCH EXISTING ELEVATION AT CONNECTION.
21. PROVIDE NEW PLAYGROUND AREA. COORDINATE WITH LANDSCAPE PLANS AND DETAILS.
22. PROVIDE NEW CONCRETE WHEEL STOPS PER DETAIL 14/C500.
23. PROVIDE NEW DRINKING FOUNTAIN. COORDINATE WITH ARCHITECTURAL AND PLUMBING PLANS.

ENGINEER'S NOTES:

1. ALL DRAINAGE AND UTILITY STRUCTURES SHALL BE INSTALLED SO THAT RIM ELEVATIONS OF CAN BE ADJUSTED ±0.5 FEET TO MATCH FINISHED GRADE.
2. FINISHED SURFACE ELEVATIONS (HARDSCAPE AND LANDSCAPING) SHALL BE SLOPED AWAY FROM BUILDING FOR A MINIMUM OF 5 FEET.
3. REFER TO SHEET "C150 – ALTERNATE ONE" FOR BID ALTERNATE REGARDING REVISIONS TO EXISTING TENNIS COURT.

FOR PERMIT

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CONTRACTOR NOTE

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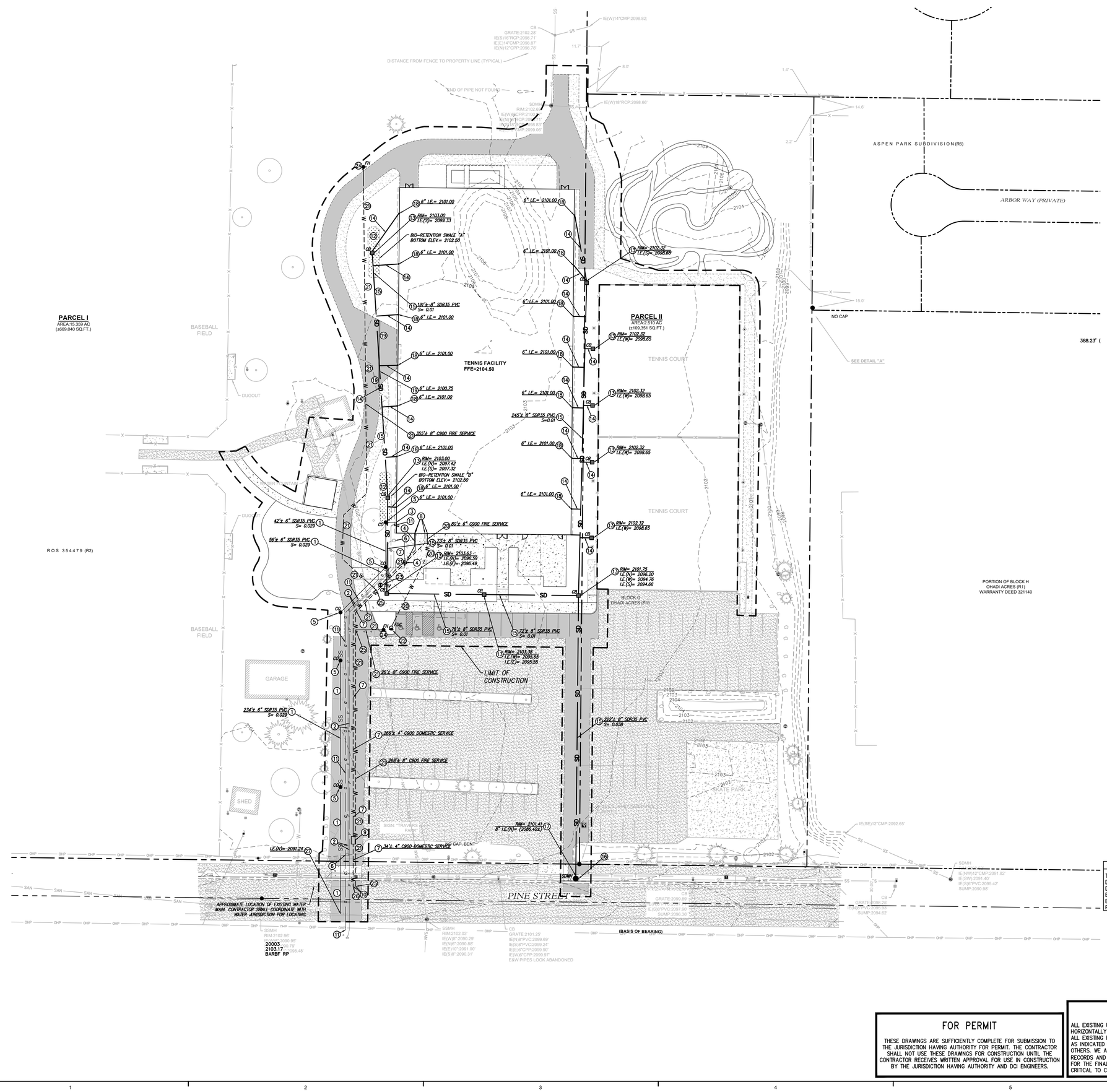
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CIVIL SITE PLAN

C130



REFERENCE NOTES:

1. PROVIDE NEW 6" SDR35 SANITARY SEWER SERVICE. SLOPE AND LENGTH PER PLAN.
2. PROPOSED POWER SERVICE LOCATION. COORDINATE WITH ELECTRICAL PLANS.
3. CONNECT TO BUILDING SANITARY SEWER SYSTEM. COORDINATE WITH PLUMBING PLANS.
4. PROVIDE NEW 3/4" C900 DOMESTIC WATER SERVICE FROM BUILDING TO DRINKING FOUNTAIN. COORDINATE WITH PLUMBING PLANS.
5. PROVIDE NEW CLEANOUT TO GRADE PER DETAIL 10/C500.
6. PROPOSED POWER EQUIPMENT LOCATION. COORDINATE WITH ELECTRICAL PLANS.
7. PROVIDE NEW 4" C900 DOMESTIC WATER SERVICE PER CITY OF SANDPOINT WATER DEPARTMENT AND ISPWC STANDARDS.
8. TIE INTO BUILDING WATER SYSTEM. COORDINATE WITH PLUMBING PLANS.
9. PROVIDE NEW WATER VAULT FOR 4" DOMESTIC SERVICE PER ISPWC STANDARDS. CONTRACTOR SHALL DOWNSIZE AND INSTALL 1-1/2" DOMESTIC WATER METER IN VAULT IN PLACE OF LARGER METER.
10. TAP INTO EXISTING WATER MAIN PER CITY OF SANDPOINT AND ISPWC STANDARDS PLANS. FIELD VERIFY SIZE AND LOCATION PRIOR TO CONNECTION.
11. PROPOSED NATURAL GAS METER. SEE PLUMBING PLANS FOR EXACT LOCATION. CONTRACTOR SHALL COORDINATE ALL WORK WITH AVISTA UTILITIES. CONTRACTOR SHALL PROVIDE 3' DEEP TRENCH WITH 6" OF SAND ON THE BOTTOM FOR THE NEW SERVICE. AVISTA WILL PULL THE GAS SERVICE PIPE TO THE PROPOSED GAS METER LOCATION. AVISTA UTILITIES WILL BACKFILL NEW GAS SERVICE PIPE WITH 6" OF SAND (SAND PROVIDED BY CONTRACTOR). CONTRACTOR TO BACKFILL TRENCH WITH NATIVE SOIL TO FINISHED GRADE.
12. PROVIDE NEW BIO-RETENTION SWALE PER DETAIL X/C50X.
13. PROVIDE NEW TYPE '1' CATCH BASIN PER ITD STANDARD PLAN 605-20. SEE DETAIL 1/C501.
14. PROVIDE NEW 6" SDR35 PVC STORM DRAIN PIPE.
15. PROVIDE NEW 8" SDR35 PVC STORM DRAIN PIPE. SLOPE AND LENGTH PER PLAN.
16. CONNECT TO EXISTING STORM WATER MAIN WITH NEW MANHOLE PER CITY OF SANDPOINT STANDARD PLANS. FIELD VERIFY SIZE AND LOCATION PRIOR TO CONNECTION.
17. PROVIDE NEW STORM WATER MANHOLE PER ITD STANDARD PLAN 605-10. SEE DETAIL 9/C500.
18. TIE INTO BUILDING DOWNSPOUT. PROVIDE NEW CLEANOUT AT CONNECTION PER DETAIL 10/C500. COORDINATE WITH ARCHITECTURAL PLANS.
19. PROVIDE NEW 12" WIDE ZURN Z882 TRENCH DRAIN WITH H20 RATED GRATE.
20. PROVIDE NEW 6" C900 FIRE SERVICE PER CITY OF SANDPOINT WATER DEPARTMENT STANDARDS.
21. PROVIDE NEW 8" C900 FIRE SERVICE PER CITY OF SANDPOINT WATER DEPARTMENT STANDARDS.
22. PROVIDE NEW FIRE DEPARTMENT CONNECTION (FDC) PER DETAIL 2/C501.
23. PROVIDE NEW POST INDICATOR VALVE (PIV) PER DETAIL 3/C501.
24. PROVIDE NEW FIRE HYDRANT PER ISPWC STANDARDS PLAN SD-404. SEE DETAIL 4/C501.
25. PROVIDE NEW 8"x8" TEE.
26. PROVIDE NEW 8"x4" TEE. PROVIDE NEW 90 DEGREE BEND ALONG 4" C900 DOMESTIC WATER SERVICE LINE.
27. TIE INTO EXISTING SANITARY SEWER MAIN. COORDINATE WITH CITY OF SANDPOINT.

ENGINEER'S NOTES:

1. RIM ELEVATIONS OF UTILITY STRUCTURES SHALL BE INSTALLED SO THAT RIM ELEVATIONS MAY BE ADJUSTED ±0.5' TO MATCH PROPOSED FINISHED GRADE.
2. CONTRACTOR SHALL IDENTIFY PROPOSED FUTURE CONCRETE CURB LOCATIONS BEFORE INSTALLING STORM WATER STRUCTURES. CONTRACTOR SHALL NOT LOCATE DRAINAGE STRUCTURE LIDS IN CURB LOCATIONS.
3. ALL NEW UTILITY TURNS, RADII, UNIONS, OR CONNECTION LOCATIONS SHALL BE RECORDED VERTICALLY AND HORIZONTALLY ON THE AS-BUILTS.
4. COORDINATE WITH AVISTA UTILITIES FOR NATURAL GAS AND POWER SERVICE TO BUILDING.

BIO-INFILTRATION SWALE "A"	BIO-INFILTRATION SWALE "B"
TOTAL IMPERVIOUS AREA = 3,750 SF DETENTION VOLUME REQUIRED = 192 CF DETENTION VOLUME PROVIDED = 210 CF BOTTOM AREA = 350 SF BOTTOM ELEVATION = 2102.50 RIM ELEVATION = 2103.00	TOTAL IMPERVIOUS AREA = 4,600 SF DETENTION VOLUME REQUIRED = 196 CF DETENTION VOLUME PROVIDED = 210 CF BOTTOM AREA = 350 SF BOTTOM ELEVATION = 2102.50 RIM ELEVATION = 2103.00

GRAPHIC SCALE

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8/25/2023

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CITY OF SANDPOINT

TRAVERS PARK RECREATION CENTER

BID PACKAGE #1

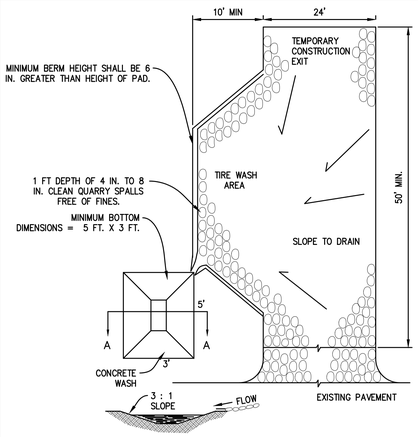
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PROJ. NO.	2023-011
DRAWN	NJM
PROJ MNGR	SDM
DATE	8/25/23

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STORMWATER & UTILITY PLAN

C140



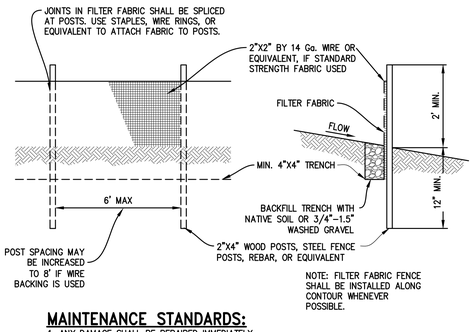
SECTION A–A

NOTES:

1. TIRE WASH AREA MUST BE INSTALLED ADJACENT TO AND DOWN GRADIENT FROM TEMPORARY CONSTRUCTION EXIT AND AS CLOSE TO EXISTING PAVEMENT AS POSSIBLE.
2. MORE TRUCK TRAFFIC MAY REQUIRE A LARGER AREA.

CONSTRUCTION ENTRANCE

SCALE : NTS — 1



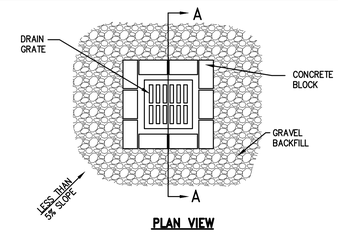
NOTE: FILTER FABRIC FENCE SHALL BE INSTALLED ALONG CONTOUR WHENEVER POSSIBLE.

MAINTENANCE STANDARDS:

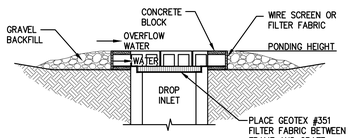
1. ANY DAMAGE SHALL BE REPAIRED IMMEDIATELY.
2. IF CONCENTRATED FLOWS ARE EVIDENT UPHILL OF THE FENCE, THEY MUST BE INTERCEPTED AND CONVEYED TO A SEDIMENT TRAP OR POND.
3. IT IS IMPORTANT TO CHECK THE UPHILL SIDE OF THE FENCE FOR SIGN OF THE FENCE CLOGGING AND ACTING AS A BARRIER TO FLOW AND THEN CAUSING CHANNELIZATION OF FLOWS PARALLEL TO THE FENCE. IF THIS OCCURS, REPLACE THE FENCE AND/OR REMOVE THE TRAPPED SEDIMENT.
4. SEDIMENT MUST BE REMOVED WHEN THE SEDIMENT IS 6" HIGH.
5. IF THE FILTER FABRIC HAS DETERIORATED DUE TO ULTRAVIOLET BREAKDOWN, IT SHALL BE REPLACED.

FILTER FABRIC FENCE DETAIL

SCALE : NTS — 2



PLAN VIEW



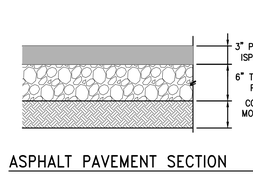
SECTION A–A

NOTES:

1. DROP INLET SEDIMENT BARRIERS ARE TO BE USED FOR SMALL, NEARLY LEVEL DRAINAGE AREAS. (LESS THAN 5%)
2. EXCAVATE A BASIN OF SUFFICIENT SIZE ADJACENT TO THE DROP INLET.
3. THE TOP OF THE STRUCTURE (PONDING HEIGHT) MUST BE WELL BELOW THE GROUND ELEVATION DOWNSLOPE TO PREVENT RUNOFF FROM BYPASSING THE INLET. A TEMPORARY DIKE MAY BE NECESSARY ON THE DOWNSLOPE SIDE OF THE STRUCTURE.

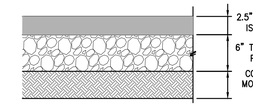
INLET PROTECTION DETAIL

SCALE : NTS — 3



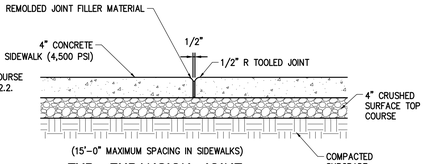
ASPHALT PAVEMENT SECTION

SCALE : NTS — 4

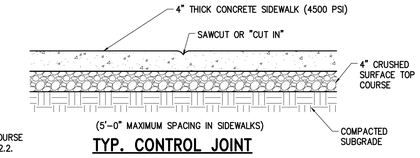


ASPHALT SIDEWALK SECTION

SCALE : NTS — 5



TYP. EXPANSION JOINT



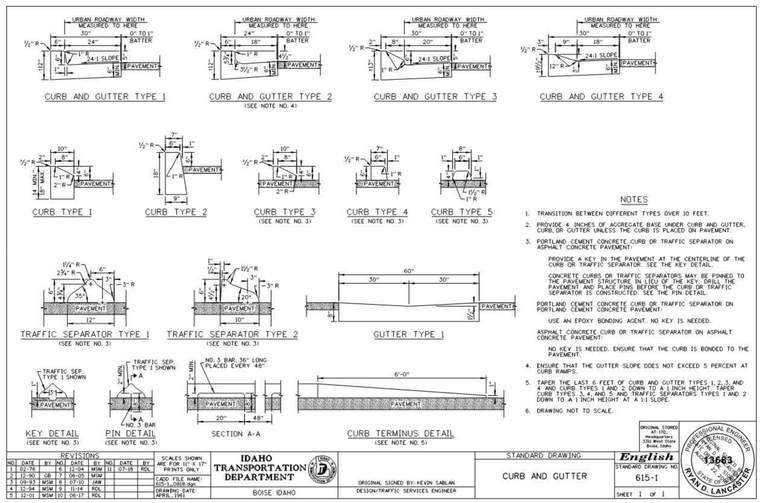
TYP. CONTROL JOINT

NOTES:

1. SUBGRADE AND 4" CRUSHED GRAVEL MUST BE PROPERLY COMPACTED TO PREVENT FUTURE DIFFERENTIAL SETTLING OF SIDEWALK.
2. SEE ARCHITECTURAL SITE PLANS FOR JOINT TYPES AND LOCATIONS IN CONCRETE SIDEWALK AREAS.

ON–SITE CONCRETE SIDEWALK

SCALE : NTS — 6



NOTES

1. TRANSITION BETWEEN DIFFERENT TYPES OVER 10 FEET.
2. PROVIDE 4 INCHES OF AGGREGATE BASE UNDER CURB AND GUTTER, CURB, OR GUTTER UNLESS THE CURB IS PLACED ON PAVEMENT.
3. PORTLAND CEMENT CONCRETE CURB OR TRAFFIC SEPARATOR ON ASPHALT CONCRETE PAVEMENT:
   PROVIDE A KEY IN THE PAVEMENT AT THE CENTERLINE OF THE CURB OR TRAFFIC SEPARATOR. SEE THE KEY DETAIL.
   CONCRETE CURBS OR TRAFFIC SEPARATORS MAY BE PINNED TO THE PAVEMENT STRUCTURE IN LIEU OF THE KEY. DRILL THE PAVEMENT AND PLACE PINS BEFORE THE CURB OR TRAFFIC SEPARATOR IS CONSTRUCTED. SEE THE PIN DETAIL.
   PORTLAND CEMENT CONCRETE CURB OR TRAFFIC SEPARATOR ON PORTLAND CEMENT CONCRETE PAVEMENT:
   USE AN EPOXY BONDING AGENT. NO KEY IS NEEDED.
   ASPHALT CONCRETE CURB OR TRAFFIC SEPARATOR ON ASPHALT CONCRETE PAVEMENT:
   NO KEY IS NEEDED. ENSURE THAT THE CURB IS BONDED TO THE PAVEMENT.
4. ENSURE THAT THE GUTTER SLOPE DOES NOT EXCEED 5 PERCENT AT CURB RAMPS.
5. TAPER THE LAST 6 FEET OF CURB AND GUTTER TYPES 1, 2, 3, AND 4 AND CURB TYPES 1 AND 2 DOWN TO A 1 INCH HEIGHT. TAPER CURB TYPES 3, 4, AND 5 AND TRAFFIC SEPARATORS TYPES 1 AND 2 DOWN TO A 1 INCH HEIGHT AT A 1:1 SLOPE.
6. DRAWING NOT TO SCALE.

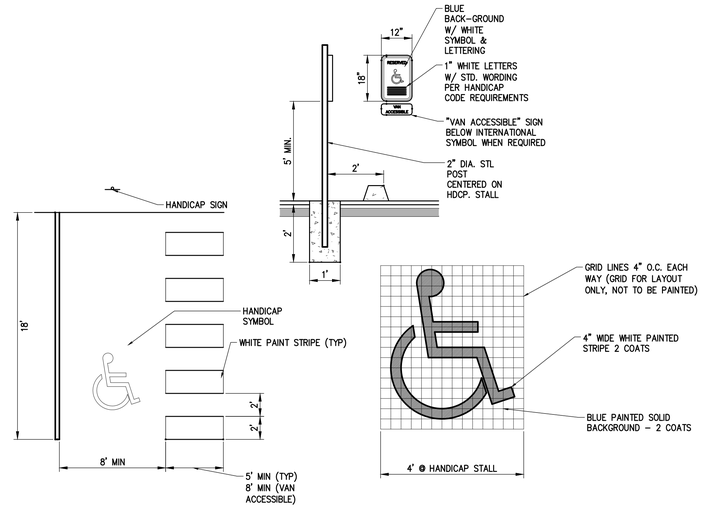
REVISIONS								SCALES SHOWN ARE FOR 11" X 17" PRINTS ONLY.	IDAHO TRANSPORTATION DEPARTMENT		STANDARD DRAWING	English
NO	DATE	BY	NO	DATE	BY	NO	DATE	BY				
1	02-76		6	12-04	MSW	11	07-18	RDL			CURB AND GUTTER	STANDARD DRAWING NO. 615-1
2	12-90	GB	7	06-05	MSW				CADD FILE NAME: 625-1_c000.dgn			
3	09-93	MSW	8	07-10	JAM				DRAWING DATE: APRIL, 1961	ORIGINAL SIGNED BY: KEVIN SABLAN		SHEET 1 OF 1
4	12-94	MSW	9	11-14	RDL				BOISE IDAHO	DESIGN/TRAFFIC SERVICES ENGINEER		
5	12-01	MSW	10	06-17	RDL							

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CURB AND GUTTER

SCALE : NTS — 7

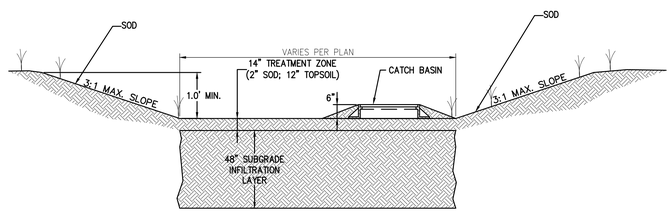


ADA STALL SIGNAGE AND STRIPING DETAIL

SCALE : NTS — 8

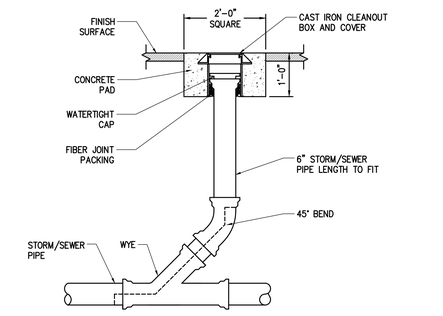
NOTES:

1. SEE LANDSCAPE PLANS FOR SWALE PLANTING DETAILS.
2. SOD SHALL BE PLACED IN ALL SWALE BOTTOMS AND SIDE SLOPES.
3. THE PROPOSED WATER QUALITY TREATMENT FOR THIS PROJECT IS KNOWN AS THE 1133A METHOD. THIS METHOD REQUIRES THAT THE PROPOSED SWALES HAVE ENGINEERED SOILS INSTALLED IN THEM. PER THE SPOKANE REGIONAL STORM WATER MANUAL, THE FOLLOWING REQUIREMENTS MUST BE MET FOR THE PROPOSED SWALES VOLUMES TO BE ALLOWED ON THIS PROJECT:
   A. THE SUBGRADE SOILS HAVE LESS THAN 12% FINES.
   B. THE SUBGRADE SOILS HAVE AN INFILTRATION RATE GREATER THAN 0.15 IN/HR.
   C. THE TREATMENT ZONE (VEGETATED COVER AND TREATMENT LAYER) MUST BE 14" THICK AND HAVE AN INFILTRATION RATE BETWEEN 0.25 AND 0.50 IN/HR.
   D. SUBGRADE INFILTRATION RATE MUST BE AT LEAST 0.15 IN/HR AND FACILITY MUST COMPLETELY DRAIN WITHIN 72 HOURS.
   E. THE ORGANIC MATTER CONTENT MUST BE AT LEAST 2% BY WEIGHT.
   F. THE AVERAGE CATION EXCHANGE CAPACITY (CEC) MUST BE AT LEAST 15 MILLIEQUIVALENTS/100 GRAMS.
   G. THE ORGANIC CONTENT OR CEC MUST BE TESTED ACCORDING TO THE SPOKANE REGIONAL STORM WATER MANUAL REQUIREMENTS TO SUBSTANTIATE THE SOIL COMPOSITION.
4. A GEOTECHNICAL ENGINEERING FIRM MUST VERIFY THAT SWALES WILL MEET THE ABOVE REQUIREMENTS FOR THIS PROJECT.
5. CONTRACTOR SHALL NOT COMPACT ANY PROPOSED SWALE AREAS VIA CONSTRUCTION TRAFFIC. DO NOT DUMP ANY CONSTRUCTION WASTE MATERIALS, ESPECIALLY CONCRETE WASTE, INTO ANY PROPOSED SWALE AREA.
6. FOR SWALES AND PONDS, THE TOP 12" OF SOIL SHALL CONSIST OF A THOROUGHLY BLENDED MIX OF 50% COMPOST WITH 50% NATIVE SOILS. IF THIS CONDITION IS MET, NOTE 3B–3G ARE NOT REQUIRED.



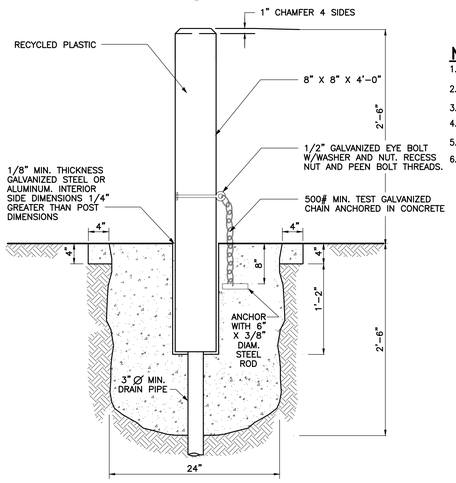
BIO–RETENTION SWALE

SCALE : NTS — 9



TYPICAL CLEANOUT

SCALE : NTS — 10

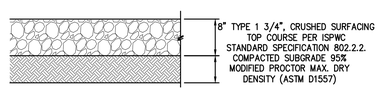


REMOVABLE BOLLARD

SCALE : NTS — 11

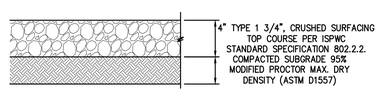
NOTES:

1. RECYCLED PLASTIC BOLLARD SHALL BE WHITE.
2. STEEL TUBE SHALL CONFORM TO ASTM A53 GRADE A.
3. NUTS, BOLTS, & WASHERS SHALL CONFORM TO ASTM A307.
4. ALL STEEL PARTS SHALL BE GALVANIZED.
5. CONCRETE SHALL BE CLASS 3000.
6. SEE SEC. 3–5.08.



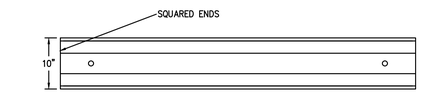
HEAVY DUTY GRAVEL SIDEWALK SECTION

SCALE : NTS — 12

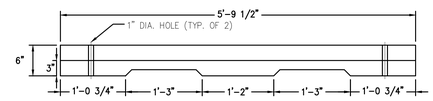


LIGHT DUTY GRAVEL SIDEWALK SECTION

SCALE : NTS — 13



PLAN



ELEVATION

CONCRETE WHEEL STOP

SCALE : NTS — 14

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8/25/2023

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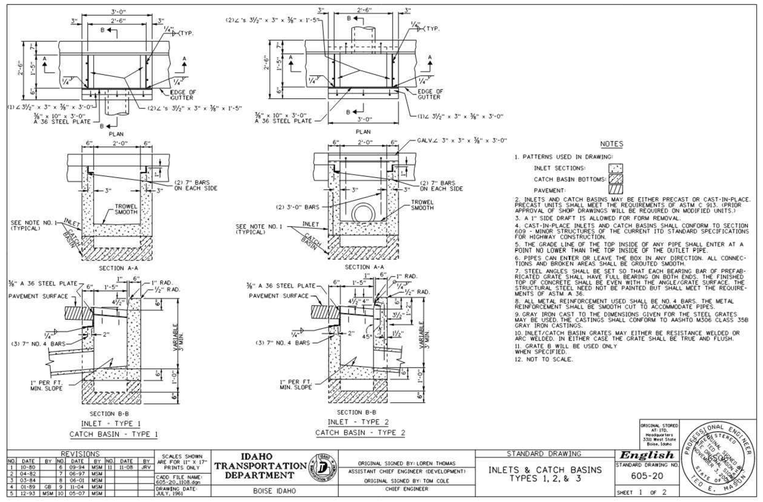
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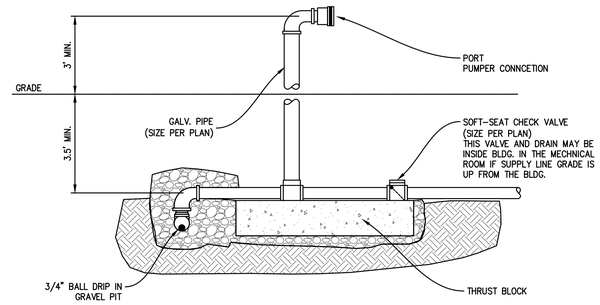
DETAILS

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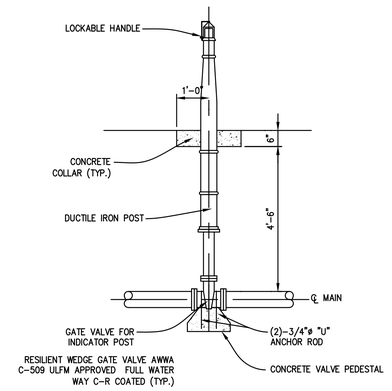
CATCH BASIN

SCALE : NTS (1)



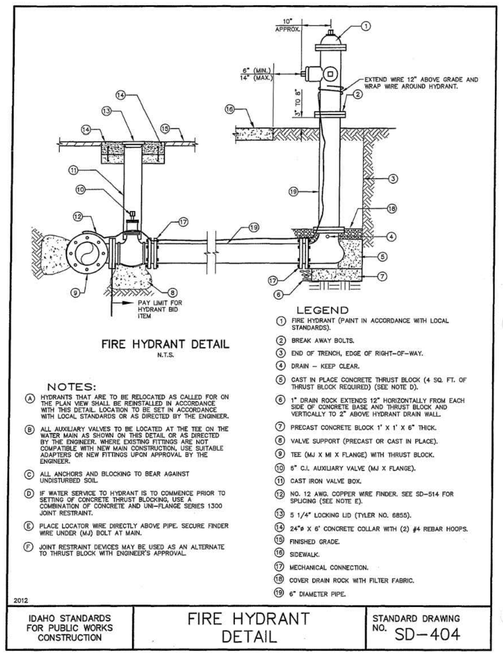
FIRE DEPARTMENT CONNECTION (FDC)

SCALE : NTS (2)



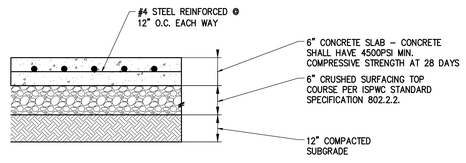
POST INDICATOR VALVE (PIV)

SCALE : NTS (3)



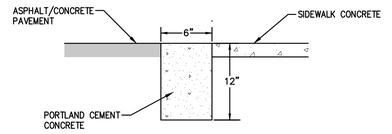
FIRE HYDRANT

SCALE : NTS (4)



REINFORCED CONCRETE PAVEMENT SECTION

SCALE : NTS (4)



TYPE "S" CURB

SCALE : NTS (5)

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SANDPOINT

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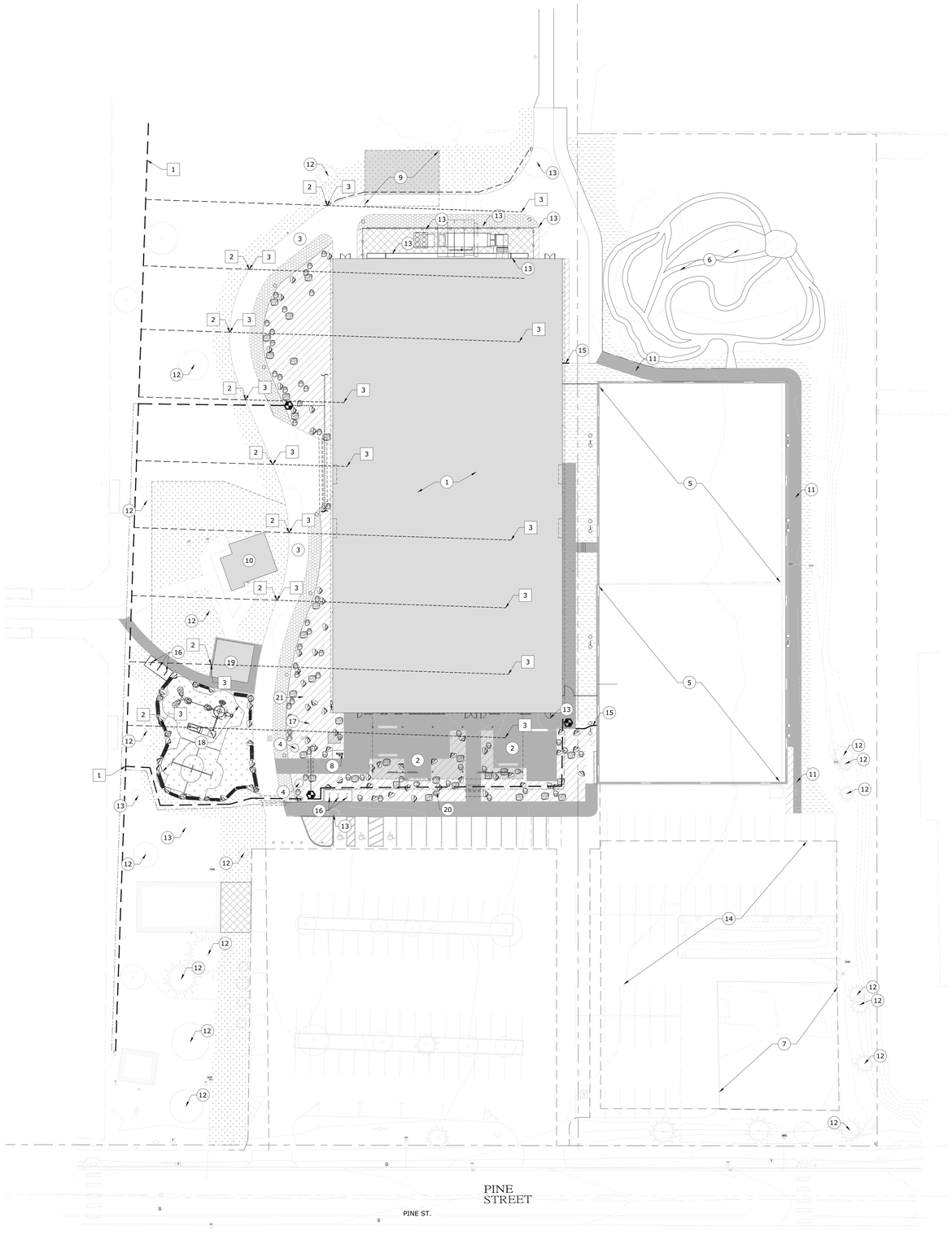
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A IRRIGATION PLAN

GRAPHIC SCALE
30 0 15 30 60
(IN FEET)
1 inch = 30 ft.

CALLOUTS

1. NEW SPORTS COMMUNITY BUILDING. SEE ARCHITECTURE PLANS.
2. HARDSCAPE. SEE ARCHITECTURE AND CIVIL PLANS.
3. 12' WIDE ASPHALT TRAIL WITH 4' GRAVEL SHOULDERS FOR FIRE ACCESS, SEE CIVIL.
4. SCULPTURE BASE, SEE SHEET L3.0, DETAIL Q.
5. TENNIS COURTS. PRESERVE AND PROTECT.
6. BIKE SKILLS COURSE, BY OTHERS.
7. EXISTING SKATE PARK TO REMAIN.
8. DRINKING FOUNTAIN ON CONCRETE PAD. CONTEMPORARY DRINKING FOUNTAINS, GYQ84 SERIES, SEE SPECIFICATIONS. SEE CIVIL FOR CONCRETE.
9. BATTING CAGES. LOCATION APPROXIMATE. SALVAGE TO OWNER.
10. EXISTING RESTROOMS AND CONCESSION BUILDING TO REMAIN.
11. NEW TRAIL. SEE CIVIL.
12. EXISTING TREE TO REMAIN, PRESERVE AND PROTECT.
13. EXISTING TREE TO BE REMOVED.
14. SKATEPARK EXPANSION AREA. SEE PLANS BY DREAMLAND.
15. POLY EDGING MOWCURB. SEE SHEET L3.0, DETAIL I.
16. BIKE RACKS ON CONCRETE PAD. BIKE RACK: SPORTWORKS TOFINO NO SCRATCH BIKE RACK, SEE SPECIFICATIONS. SEE CIVIL FOR CONCRETE.
17. TRANSFORMER. SEE ELECTRICAL.
18. RELOCATED PLAYGROUND. SEE SHEET L3.0, DETAILS M AND R. SEE SPECIFICATIONS.
19. RELOCATED PICNIC SHELTER. SEE ARCHITECTURE AND CIVIL.
20. LOW ROCK RETAINING WALL. SEE SHEET L3.0, DETAIL P.
21. EXISTING OAK TREE TO REMAIN, PRESERVE AND PROTECT. SEE SECTION 01 56 39 TEMPORARY TREE AND PLANT PROTECTION FOR AIR SPADING AND OTHER REQUIREMENTS FOR WORK WITHIN TREE PROTECTION ZONES.

LEGEND

- PLANTER AREA WITH MINERAL MULCH OVER WEED BARRIER FABRIC. SEE PLANTING NOTES FOR TYPE.
- TURF AREA WITH EXISTING OVERHEAD IRRIGATION. RELOCATE EXISTING HEADS AS NECESSARY TO ACCOMMODATE NEW SITE FEATURES. ENSURE HEAD TO HEAD COVERAGE. REPAIR AREAS DAMAGED BY CONSTRUCTION. SEE HYDROSEED SPECIFICATIONS.
- HYDROSEEDED LOW MAINTENANCE DRYLAND GRASS SEED MIX. SEE SPECIFICATIONS.
- RELOCATED PLAYGROUND AREA. 12" OF ENGINEERED WOOD FIBER. SEE SPECIFICATIONS.
- 4' WIDE GRAVEL FIRE LANE SHOULDER. SEE CIVIL PLANS.
- UTILITY AREA WITH 2" OF MINERAL MULCH TYPE 'C'. SEE PLANTING NOTES FOR TYPE.
- PEELED CEDAR LOG. SEE SPECIFICATIONS SECTION SITE FURNISHINGS 12 93 00.
- 2-5' GRANITE BOULDER. 25% OF BOULDERS SHOULD BE 2' WIDE, AND 75% SHOULD BE LARGER THAN 2'. SEE SPECIFICATIONS SECTION SITE FURNISHINGS 12 93 00.
- CORTEN STEEL FENCE. SEE SHEET L3.0, DETAILS N AND O.
- LIGHTS. SEE ELECTRICAL.

IRRIGATION CALLOUTS

1. EXISTING IRRIGATION MAINLINE, PRESERVE AND PROTECT. LOCATION APPROXIMATE. VERIFY IN FIELD.
2. CAP EXISTING LATERAL LINE. LOCATION APPROXIMATE. VERIFY IN FIELD. ADD ONE HALF OR ADJUSTABLE SPRAY HEAD. ADJUST HEADS TO PROVIDE HEAD TO HEAD COVERAGE.
3. EXISTING LATERAL LINE TO BE REMOVED. LOCATION APPROXIMATE. VERIFY IN FIELD.

IRRIGATION LEGEND

- EXISTING IRRIGATION MAINLINE, PRESERVE AND PROTECT. LOCATION APPROXIMATE. VERIFY IN FIELD.
- EXISTING LATERAL LINE. LOCATION APPROXIMATE. VERIFY IN FIELD.
- EXISTING LATERAL LINE TO BE REMOVED. LOCATION APPROXIMATE. VERIFY IN FIELD.
- NEW LATERAL LINE - SCHEDULE 40 PVC - 1" UNLESS OTHERWISE NOTED.
- NEW PIPE SLEEVE - SCHEDULE 40 PVC. SEE SPECIFICATIONS.
- CONTROL WIRE IN CONDUIT.
- NEW IRRIGATION VALVE TO MATCH EXISTING.

IRRIGATION NOTES

1. CONTRACTOR SHALL CALL 811 TO LOCATE ALL EXISTING ABOVE OR BELOW GRADE ON-SITE UTILITIES PRIOR TO COMMENCEMENT OF WORK, INCLUDING PLANTING. THE LOCATIONS OF UTILITIES, STRUCTURES AND SERVICES SHOWN IN THE CONTRACT DOCUMENTS SHALL BE DEEMED TO BE APPROXIMATIONS ONLY. ALL DISCREPANCIES BETWEEN WHAT IS SHOWN AND THE ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE. PRESERVE AND PROTECT EXISTING UTILITIES TO REMAIN FROM DAMAGE OR DISRUPTION, TYPICAL. MAINTAIN LOCATES DURING CONSTRUCTION FOR REFERENCE. CONTRACTOR SHALL RECORD ALL UTILITY MARKINGS ON A SEPARATE SET OF DRAWINGS. THIS SET SHALL BE KEPT ON-SITE FOR REFERENCE FOR DURATION OF CONTRACT.
2. CONTRACTOR TO COORDINATE WITH OWNER'S MAINTENANCE PERSONNEL TO IDENTIFY AND PROTECT ANY EXISTING OWNER MAINTAINED UTILITIES, WATER LINES, IRRIGATION LINES, IRRIGATION CONTROL WIRES OR OTHER IMPROVEMENTS PRIOR TO CONSTRUCTION.
3. THE INFORMATION ON THIS SHEET IS INCOMPLETE UNLESS ACCOMPANIED BY THE CORRESPONDING SPECIFICATION SECTION(S) AND DETAILS DEVELOPED FOR THIS PROJECT. REFER TO THOSE SPECIFICATIONS AND DETAILS FOR ADDITIONAL INFORMATION.
4. CONTRACTOR IS RESPONSIBLE FOR VERIFYING CONDITIONS IN THE FIELD PRIOR TO CONSTRUCTION AND NOTIFYING THE OWNER AND OWNERS REPRESENTATIVES OF DISCREPANCIES. VERIFY THAT SUB GRADE PREPARATION HAS BEEN COMPLETED TO ACCEPTABLE TOLERANCES PRIOR TO COMMENCEMENT OF WORK. CONTRACTOR ACCEPTS SUB GRADES UPON COMMENCEMENT OF WORK AND IS RESPONSIBLE FOR ANY CORRECTIONS REQUIRED AFTER WORK BEGINS.

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LANDSCAPE ARCHITECT
MICHAEL D. TERRELL
CERTIFICATE NO. 564

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CITY OF SANDPOINT

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BID PACKAGE #1

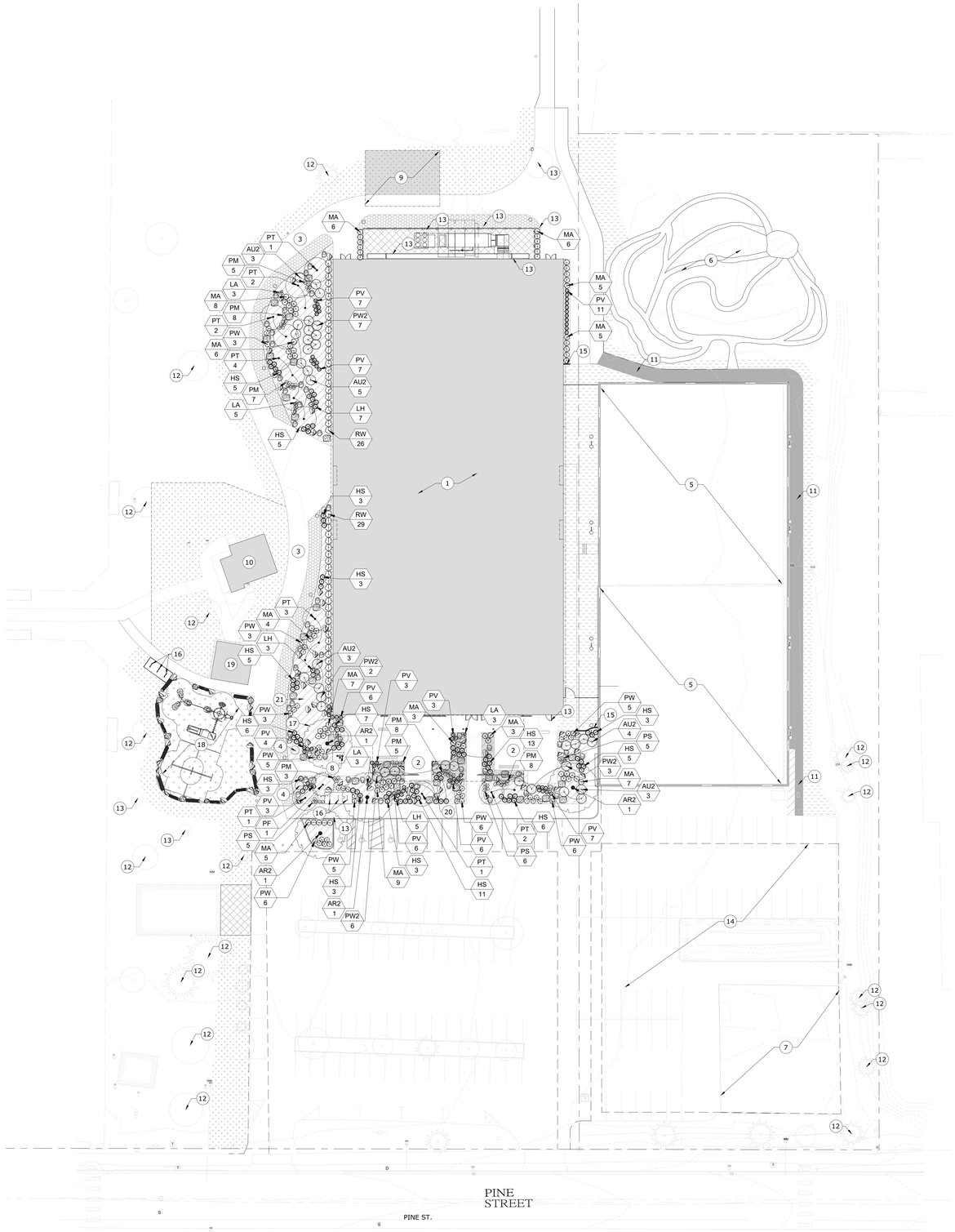
REV	DATE	DESCRIPTION

PROJ. NO.	2023-011
DRAWN	SH
PROJ MNGR	MT
DATE	8/25/23

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IRRIGATION PLAN

L1.0



A LANDSCAPE PLAN

GRAPHIC SCALE
30 0 15 30 60
(IN FEET)
1 inch = 30 ft.

CALLOUTS

1. NEW SPORTS COMMUNITY BUILDING. SEE ARCHITECTURE PLANS.
2. HARDSCAPE. SEE ARCHITECTURE AND CIVIL PLANS.
3. 12' WIDE ASPHALT TRAIL WITH 4' GRAVEL SHOULDERS FOR FIRE ACCESS, SEE CIVIL.
4. SCULPTURE BASE, SEE SHEET L3.0, DETAIL Q.
5. TENNIS COURTS. PRESERVE AND PROTECT.
6. BIKE SKILLS COURSE, BY OTHERS.
7. EXISTING SKATE PARK TO REMAIN.
8. DRINKING FOUNTAIN ON CONCRETE PAD. CONTEMPORARY DRINKING FOUNTAINS, GYQ84 SERIES, SEE SPECIFICATIONS. SEE CIVIL FOR CONCRETE.
9. BATTING CAGES. LOCATION APPROXIMATE. SALVAGE TO OWNER.
10. EXISTING RESTROOMS AND CONCESSION BUILDING TO REMAIN.
11. NEW TRAIL. SEE CIVIL.
12. EXISTING TREE TO REMAIN, PRESERVE AND PROTECT.
13. EXISTING TREE TO BE REMOVED.
14. SKATEPARK EXPANSION AREA. SEE PLANS BY DREAMLAND.
15. POLY EDGING MOWCURB. SEE SHEET L3.0, DETAIL I.
16. BIKE RACKS ON CONCRETE PAD. BIKE RACK: SPORTWORKS TOFINO NO SCRATCH BIKE RACK, SEE SPECIFICATIONS. SEE CIVIL FOR CONCRETE.
17. TRANSFORMER. SEE ELECTRICAL.
18. RELOCATED PLAYGROUND. SEE SHEET L3.0, DETAILS M AND R. SEE SPECIFICATIONS.
19. RELOCATED PICNIC SHELTER. SEE ARCHITECTURE AND CIVIL.
20. LOW ROCK RETAINING WALL. SEE SHEET L3.0, DETAIL P.
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- CORTEN STEEL FENCE. SEE SHEET L3.0, DETAILS N AND O.
- LIGHTS. SEE ELECTRICAL.

PLANT LEGEND

TREES	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	WIDTH	QTY
AR2	Alnus rubra	Red Alder	2" Cal.	60`	30`	4
PF	Pinus flexilis `Vanderwolf`s Pyramid`	Vanderwolf`s Pyramid Pine	7-8` Tall	25`	15`	1
PT	Populus tremuloides	Quaking Aspen	2" Cal.	30`	15`	16

SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	QTY
AU2	Arctostaphylos uva-ursi	Kinnikinnick	2 gal	18
HS	Helictotrichon sempervirens	Blue Oat Grass	1 gal	79
LA	Lupinus argenteus	Silvery Lupine	1 gal.	14
LH	Lavandula angustifolia `Hidcote`	Hidcote Lavender	1 gal	15
MA	Mahonia aquifolium `Compacta`	Oregon Grape	2 gal	74
PM	Paxistima myrsinites	Oregon Boxwood	1 gal.	44
PS	Penstemon fruticosus	Shrubby Penstemon	1 gal.	16
PV	Panicum virgatum `Shenandoah`	Switch Grass	1 gal.	63
PW	Phlox subulata 'Red Wings'	Red Wings Creeping Phlox	1 gal.	42
PW2	Philadelphus lewisii	Wild Mockorange	1 gal.	18
RW	Rosa woodsii	Mountain Rose	2 gal.	55

PLANTING NOTES

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5. REMOVE ALL CONSTRUCTION DEBRIS, CONCRETE, MORTAR, ROCKS, ETC FROM LANDSCAPE AREAS PRIOR TO SUB GRADE PREPARATION AND INSTALLATION OF PLANTING SOIL.
6. TREES AND SHRUBS TO MEET REQUIREMENTS OF AMERICAN STANDARD FOR NURSERY STOCK FOR SIZE AND MATERIAL CONDITION.
7. PLANT COUNTS IN LEGEND ARE FOR REFERENCE ONLY. PLANT SYMBOLS DICTATE THE REQUIRED PLANTS.
8. PLANTING SOIL SCHEDULE (SEE SPECIFICATIONS):
   a. PLANTING AREAS: 6" OF APPROVED PLANTING SOIL TYPE 'B' - WITTKOPF TURF BUILDER SOIL. SUBMIT FOR APPROVAL.
   b. TURF AND HYDROSEEDED AREAS: 4" OF APPROVED PLANTING SOIL TYPE 'B' - WITTKOPF TURF BUILDER SOIL. SUBMIT FOR APPROVAL.
9. MINERAL MULCH SCHEDULE (SEE SPECIFICATIONS):
   a. PLANTING AREAS: 2" OF MINERAL MULCH TYPE 'A'. 1" CRUSHED GRANITE, CLEAN TO BE SELECTED BY OWNER OVER NON-WOVEN WEED BARRIER FABRIC. SUBMIT FOR APPROVAL.
   b. UTILITY AREAS: 2" OF MINERAL MULCH TYPE 'B'. ¾" CLEAN BASALT OVER NON-WOVEN WEED BARRIER FABRIC. SUBMIT FOR APPROVAL.
10. ORGANIC MULCH SCHEDULE (SEE SPECIFICATIONS):
    a. PLANTING AREAS: 2" OF ORGANIC MULCH TYPE 'B'. APPROVED COMPOST. SUBMIT FOR APPROVAL. SEE SPECIFICATIONS.
11. ALL LANDSCAPE AREAS TO BE IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM. SEE IRRIGATION PLANS AND SPECIFICATIONS.
12. TREE LOCATIONS MAY VARY DEPENDING ON WALK, DRIVEWAY, AND UTILITY LOCATIONS. STAKE FOR APPROVAL PRIOR TO PLANTING.
13. LAYOUT OF MOWCURBS AND EDGING TO BE MARKED FOR APPROVAL PRIOR TO INSTALLATION.
14. DO NOT COMPACT BOTTOMS OF SWALES, PROTECT SWALES FROM CONSTRUCTION TRAFFIC AND DEBRIS. SEE CIVIL PLANS FOR SOILS IN SWALES.
15. ALL TREES TO BE SINGLE TRUNKED, UNLESS OTHERWISE NOTED. MULTI-TRUNKED TREES TO INCLUDE MAIN LEADER EQUAL OR GREATER TO SIZE SPECIFIED.
16. TREES OF THE SAME SPECIES SHALL BE MATCHED FROM SAME LOT AND GROWER.
17. FINISH GRADE TO BE:
    a. PLANTING AREAS: 2 1/2" BELOW ADJACENT WALKS OR HARDSCAPE ELEMENTS BEFORE INSTALLATION OF MINERAL/ORGANIC MULCH.

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MICHAEL D. TERRELL
CERTIFICATE NO. 584

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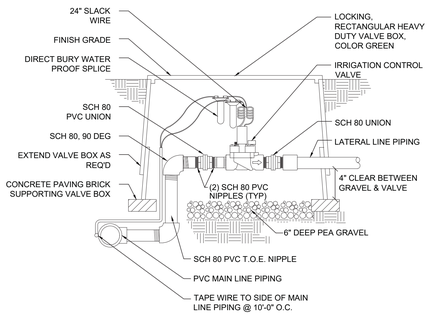
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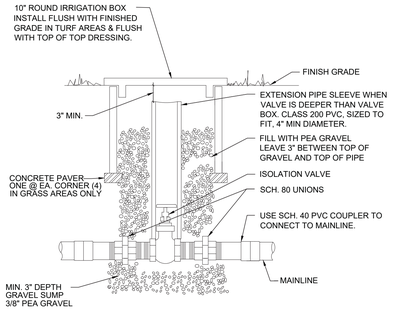
LANDSCAPE PLAN

L2.0

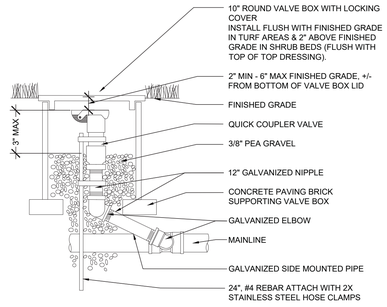


NOTES:
1. ONLY ONE AUTOMATIC VALVE PER VALVE BOX.
2. VALVE BOX TO REST ON CONCRETE PAVER BRICKS, NO PRESSURE TO BE PLACED ON MAINLINE OR LATERAL LINE.
3. PROVIDE 24" OF COILED WIRE SLACK IN VALVE BOX.
4. INSTALL LINE SURGE PROTECTION PER MANUFACTURERS SPECIFICATION.

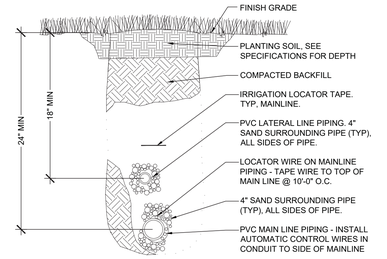
A CONTROL VALVE INSTALLATION
SCALE = NTS



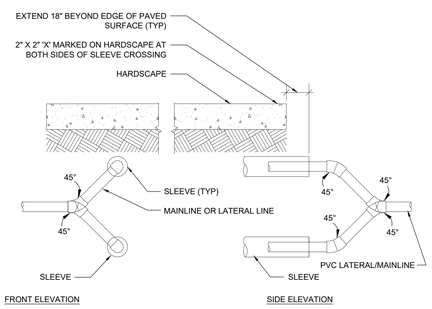
B ISOLATION VALVE
SCALE = NTS



C QUICK COUPLER VALVE IN BOX
SCALE = NTS

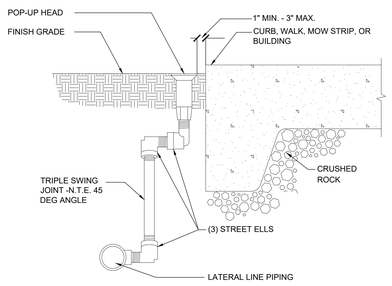


D IRRIGATION TRENCHING
SCALE = NTS

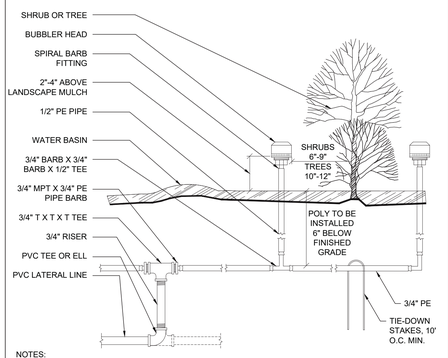


NOTES:
1. THERE SHALL NOT BE 90° JOINTS DIRECTING LATERALS AND MAINLINES INTO SLEEVES. MAXIMUM ANGLE SHALL BE 45°.

E SLEEVING UNDER HARDSCAPE
SCALE = NTS

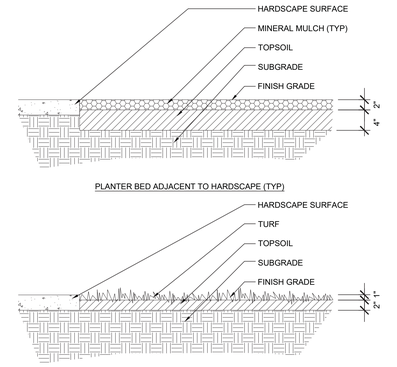


F HEADS ADJACENT HARDSCAPE
SCALE = NTS

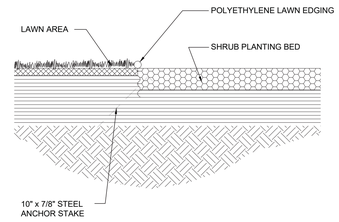


NOTES:
1. CONTRACTOR TO ADJUST SO THAT NO MORE THAN 20 BUBBLERS ARE LOCATED ON EACH SIDE OF EACH RISER.
2. SEE PLANS FOR BUBBLER NUMBER/SIZES.

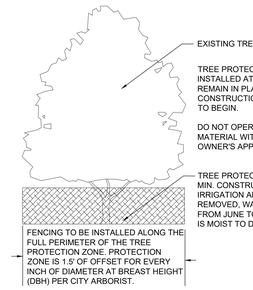
G BUBBLER ON RISER
SCALE = NTS



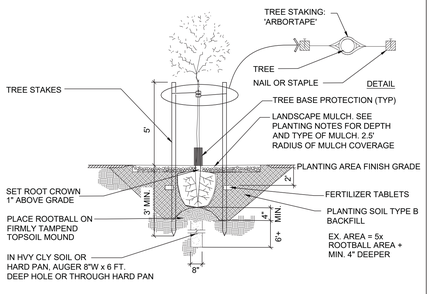
H HARDSCAPE TRANSITIONS
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I POLY EDGING
SCALE = NTS

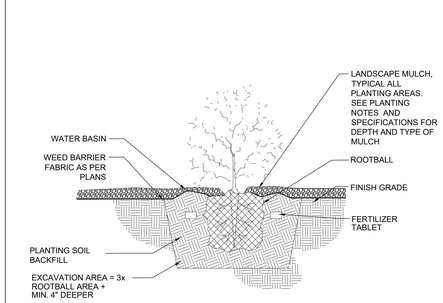


J TREE PROTECTION
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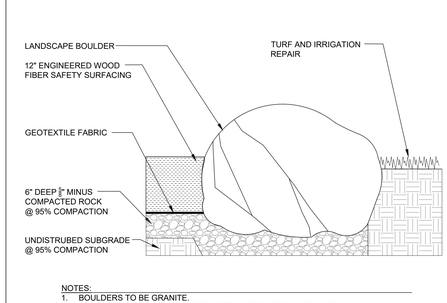


NOTES:
1. CUT AND REMOVE WIRE BASKET AFTER TREE IS IN PLANTING HOLE. REMOVE BURLAP AND TWINE FROM TOP AND SIDES OF ROOTBALL.
2. SEE SPECIFICATIONS FOR PLANTING AND FERTILIZER REQUIREMENTS.

K PLANTING AREA TREE PLANTING
SCALE = NTS



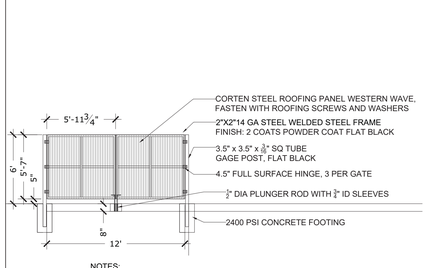
L SHRUB PLANTING
SCALE = NTS



NOTES:
1. BOULDERS TO BE GRANITE.
2. BOULDERS TO BE SET PRIOR TO INSTALLATION OF PLANTING SOIL.
3. BOULDERS TO BE GENERALLY ROUND.
3. BURY BOULDERS 1/3 TO 1/2 OF SIZE. STABILIZE BOULDERS AS NECESSARY. BOULDERS SHALL BE SOLID WITH NO MOVEMENT.

SCALE = NTS

M PLAYGROUND BOULDER PLACEMENT
SCALE = NTS



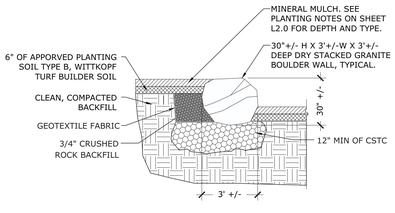
NOTES:
1. SUBMIT SHOP DRAWINGS FOR OWNER APPROVAL.

N CORTEN STEEL GATE
SCALE = NTS

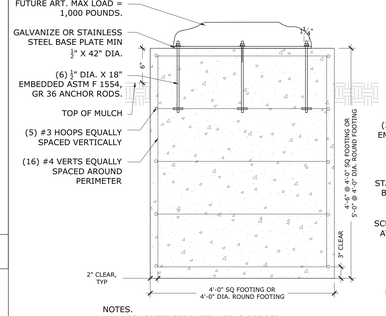


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O CORTEN STEEL GATE MATERIAL
SCALE: NTS



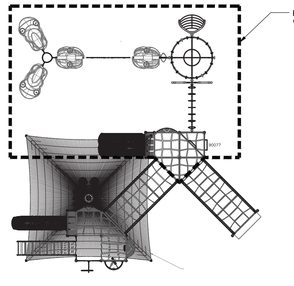
P LOW ROCK RETAINING WALL
SCALE = NTS

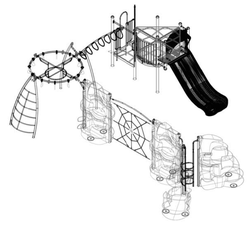


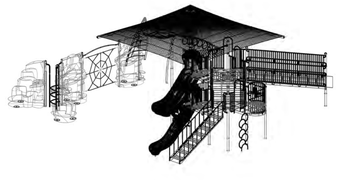
NOTES.
1. CONCRETE STRENGTH: FC=3,000 PSI
2. REBAR GRADE: FY = 60,000 PSI
3. ASSUMED ALLOWABLE LATERAL BEARING PRESSURE = 150 PCF
4. FOR REFERENCE ONLY. FINAL DESIGN DEPENDANT ON ART.

NOTES
1. BASE PLATE AND TEMPLATE TO BE PROVIDED BY SCULPTOR.
2. VERIFY DIMENSIONS OF ART BASE AND BOLT LOCATIONS

Q SCULPTURE BASE
SCALE = NTS







NOTES:
1. FOR REFERENCE ONLY.
2. VERIFY WITH OWNER PRIOR TO DISASSEMBLY
3. CONTRACTOR TO REPLACE DAMAGED COMPONENTS WITH NEW COMPONENTS FROM MANUFACTURER.

R RELOCATED PLAYGROUND EQUIPMENT
SCALE = NTS

UNDERGROUND SERVICE ALERT
ONE-CALL NUMBER
811
CALL TWO BUSINESS DAYS BEFORE YOU DIG

MICHAEL TERRELL - LANDSCAPE ARCHITECTURE, PLLC
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MICHAEL T. TERRELL
CERTIFICATE NO. 564

NOT FOR CONSTRUCTION

SANDPOINT

CITY OF SANDPOINT

TRAVERS PARK RECREATION CENTER

BID PACKAGE #1

REV	DATE	DESCRIPTION

PROJ. NO.	2023-011
DRAWN	SH
PROJ MNGR	MT
DATE	8/25/23

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DETAILS

L3.0

STRUCTURAL - GENERAL NOTES

GENERAL REQUIREMENTS

GOVERNING CODE: The design and construction of this project is governed by the **"International Building Code (IBC)", 2018 Edition**, hereafter referred to as the IBC, as adopted and modified by the City of Sandpoint. ID understood to be the Authority Having Jurisdiction (AHJ).

REFERENCE STANDARDS: Refer to Chapter 35 of 2018 IBC. Where other Standards are noted in the drawings, use the latest edition of the standard unless a specific date is indicated. Reference to a specific section in a code does not relieve the contractor from compliance with the entire standard.

DEFINITIONS: The following definitions cover the meanings of certain terms used in these notes:

(1) "**Architect/Engineer**" – The Architect of Record and the Structural Engineer of Record.

(2) "**Structural Engineer of Record**" **(SER)** – The structural engineer who is licensed to stamp & sign the structural documents for the project. The SER is responsible for the design of the Primary Structural System.

(3) "**Submit for review**" - Submit to the Architect/SER for review prior to fabrication or construction.

(4) "**Per Plan**" – Indicates references to the structural plans, elevations and structural general notes.

(5) "**Seismic Force Resisting System (SFRS)**" **–** A recognized structural system of components (beams, braces, drags, struts, collectors, diaphragms, columns, walls, etc) of the primary structure that are specially designed and proportioned to resist earthquake-induced ground motions and maintain stability of the structure. Fabrication and installation of components designated as part of the SFRS require the general contractor, subcontractor, or supplier who is responsible for any portion of SFRS fabrication or installation to comply with special requirements (including, but not limited to, material control, compliance certifications, personnel qualifications, documentation, reporting requirements, etc) and to provide the required Quality Control including the required coordination of Special Inspections (Quality Assurance – QA). Special provisions apply to any member designated as part of the SFRS. Refer to plans, elevations, details, Design Criteria and Symbols and Legends for applicable members and connections.

(6) "**Specialty Structural Engineer**" **(SSE) –** A professional engineer (PE or SE), licensed in the State where the project is located, (typically not the SER), who performs specialty structural engineering services for selected specialty-engineered elements identified in the Contract Documents, and who has experience and training in the Specialty. Documents stamped and signed by the SSE shall be completed by or under the direct supervision of the SSE.

(7) "**Bidder-designed**" **–** Components of the structure that require the general contractor, subcontractor, or supplier who is responsible for the design, fabrication and installation of specialty-engineered elements identified in the Contract Documents to retain the services of an SSE. Submittals of "Bidder-designed" elements shall be stamped and signed by the SSE.

SPECIFICATIONS: Refer to the project specifications issued as part of the contract documents for information supplemental to these drawings.

OTHER DRAWINGS: Refer to the architectural, mechanical, electrical, civil and plumbing drawings for additional information including but not limited to: dimensions, elevations, slopes, door and window openings, non-bearing walls, stairs, finishes, drains, waterproofing, railings, curbs, depressions, mechanical unit locations, and other nonstructural items.

STRUCTURAL DETAILS: The structural drawings are intended to show the general character and extent of the project and are not intended to show all details of the work. Use entire detail sheets and specific details referenced in the plans as "typical" wherever they apply. Similarly, use details on entire sheets with "typical" in the name wherever they apply.

STRUCTURAL RESPONSIBILITIES: The structural engineer (SER) is responsible for the strength and stability of the primary structure in its completed form.

COORDINATION: The Contractor is responsible for coordinating details and accuracy of the work; for confirming and correlating all quantities and dimensions; for selecting fabrication processes; for techniques of assembly; and for performing work in a safe and secure manner.

MEANS, METHODS and SAFETY REQUIREMENTS: The contractor is responsible for the means and methods of construction and all job related safety standards such as OSHA and DOSH (Department of Occupational Safety and Health). The contractor is responsible for means and methods of construction related to the intermediate structural conditions (i.e. movement of the structure due to moisture and thermal effects; construction sequence; temporary bracing, etc).

BRACING/SHORING DESIGN ENGINEER: The contractor shall at their discretion employ an SSE, a registered professional engineer for the design of any temporary bracing and shoring.

TEMPORARY SHORING, BRACING: The contractor is responsible for the strength and stability of the structure during construction and shall provide temporary shoring, bracing and other elements required to maintain stability until the structure is complete. It is the contractor's responsibility to be familiar with the work required in the construction documents and the requirements for executing it properly.

CONSTRUCTION LOADS: Loads on the structure during construction shall not exceed the design loads as noted in DESIGN CRITERIA & LOADS below or the capacity of partially completed construction as determined by the Contractor's SSE for Bracing/Shoring.

CHANGES IN LOADING: The contractor has the responsibility to notify the SER of any architectural, mechanical, electrical, or plumbing load imposed onto the structure that differs from, or that is not documented on the original Contract Documents (architectural / structural / mechanical / electrical or plumbing drawings). Provide documentation of location, load, size and anchorage of all undocumented loads in excess of **400** pounds. Provide marked-up structural plan indicating locations of any new equipment or loads. Submit plans to the Architect/Engineer for review prior to installation.

NOTE PRIORITIES: Plan and detail notes and specific loading data provided on individual plans and detail drawings supplements information in the Structural General Notes.

DISCREPANCIES: In case of discrepancies between the General Notes, Specifications, Plans/Details or Reference Standards, the Architect/Engineer shall determine which shall govern. Discrepancies shall be brought to the attention of the Architect/Engineer before proceeding with the work. Should any discrepancy be found in the Contract Documents, the Contractor will be deemed to have included in the price the most expensive way of completing the work, unless prior to the submission of the price, the Contractor asks for a decision from the Architect as to which shall govern. Accordingly, any conflict in or between the Contract Documents shall not be a basis for adjustment in the Contract Price.

SITE VERIFICATION: The contractor shall verify all dimensions and conditions at the site. Conflicts between the drawings and actual site conditions shall be brought to the attention of the Architect/Engineer before proceeding with the work.

ADJACENT UTILITIES: The contractor shall determine the location of all adjacent underground utilities prior to earthwork, foundations, shoring, and excavation. Any utility information shown on the drawings and details is approximate and not necessarily complete.

ALTERNATES: Alternate products of similar strength, nature and form for specified items may be submitted with adequate technical documentation (proper test report, etc.) to the Architect/Engineer for review. Alternate materials that are submitted without adequate technical documentation or that significantly deviate from the design intent of materials specified may be returned without review. Alternates that require substantial effort to review will not be reviewed unless authorized by the Owner.

DESIGN CRITERIA AND LOADS

OCCUPANCY:	Risk Category of Building per 2018 IBC Table 1604.5 =	II

WIND DESIGN:	**MAIN WIND FORCE RESISTING SYSTEM**		
	Ultimate Design Wind Speed, V_{ULT} (MPH)		104
	Exposure Category		C
	Internal Pressure Coefficient	Cpi =	+/- 0.18
	Topographic Factor	Kzt =	1.0
	Wind Analysis procedure used:		Envelope

SEISMIC DESIGN:	Seismic Design Category:	SDC =	C
	Basic Structural System		Building Frame
	Seismic Force Resisting System		Steel Systems Not Specifically detailed for Seismic Resistance
	Response Modification Factor:	R =	3
	System Over Strength Factor	Omega =	3
	Deflection Amplification Factor	Cd =	3
	Site Classification per IBC 1613.3.2 & ASCE 7-16, Ch. 20 Site Class =		C
	Seismic Importance Factor per ASCE 7-16 Table 1.5-2	Ie =	1.0
	Spectral Response Acceleration (Short Period)	S_s =	0.334 g
	Spectral Response Acceleration (1-Second Period)	S_1 =	0.112 g
	Seismic response coefficient(s)	Cs =	0.18
	Redundancy Factor (North/South Direction)	N/S rho=	1.0
	Redundancy Factor (East / West Direction)	E/W rho=	1.0
	Base shear governed by:		wind
	Seismic Analysis procedure used:		Equivalent Lateral Force (ELF)

SNOW LOAD: (1)	Flat Roof Snow Load, (PSF)	p_f =	41 (2)
	Snow Drift Loading required by Authority Having Jurisdiction?		Yes
	Snow Load Importance Factor	I_s =	1.0
	Ground Snow Load, (PSF)	p_g =	56
	Snow Exposure Factor	C_e =	C
	Thermal Factor	C_t =	1.0

(1) Snow Load is based on City of Sandpoint ID, Design Criteria.
(2) Snow Load Importance Factor per ASCE 7-16 Table 1.5-2.

SUBMITTALS

SUBMIT FOR REVIEW: SUBMITTALS of shop drawings, and product data are required for items noted in the individual materials sections and for *bidder designed* elements.

SUBMITTAL REVIEW PERIOD: Submittals shall be made in time to provide a minimum of TWO WEEKS or 10 WORKING DAYS for review by the Architect/Engineer prior to the onset of fabrication.

GENERAL CONTRACTOR'S PRIOR REVIEW: Prior to submission to the Architect/Engineer, the Contractor shall review the submittal for completeness. Dimensions and quantities are not reviewed by the SER, and therefore, must be verified by the General Contractor. Contractor shall provide any necessary dimensional details requested by the Detailer and provide the Contractor's review stamp and signature before forwarding to the Architect/Engineer.

SHOP DRAWING REVIEW: Once the contractor has completed their review, the SER will review the submittal for general conformance with the design concept and the contract documents of the building and will stamp the submittal accordingly. Markings or comments shall not be construed as relieving the contractor from compliance with the project plans and specifications, nor departures there from. The SER will return submittals in the form they are submitted in (either hard copy or electronic). If either hard copy submittals, the contractor is responsible for submitting the required number of copies to the SER for review.
SHOP DRAWING DEVIATIONS: When shop drawings (component design drawings) differ from or add to the requirements of the structural drawings they shall be designed and stamped by the responsible SSE.

DEFERRED SUBMITTALS

BIDDER-DESIGNED ELEMENTS
Submit "Bidder-Designed" deferred submittals to the Architect and SER for review. The deferred submittals shall also be submitted to the city for approval, if required by the city.
Design of prefabricated, "bidder designed", manufactured, pre-engineered, or other fabricated products shall comply with the following requirements:
(1) Design considers tributary dead, live, wind and earthquake loads in combinations required by IBC
(2) Design within the Deflection Limits noted herein and as specified or referenced in the IBC.
(3) Design shall conform to the specifications and reference standards of the governing code.
(4) Submittal shall include:
a. Calculations prepared, stamped, and signed by the SSE demonstrating code conformance.
b. Engineered component design drawings are prepared, stamped, and signed by the SSE.
c. Product data, technical information and manufacturer's written requirements and Agency approvals as applicable.
d. SSE may submit to the Architect/Engineer a request to utilize relevant alternate design criteria of similar nature and generally equivalency which is recognized by the Code and acceptable to the Authority Having Jurisdiction. Submit adequate documentation of design.

DEFLECTION	VERTICAL	LIMIT
LIMITS FOR SSE / BIDDER	Roof Members, Dead + Live or Snow or Wind. Total Load (TL) Deflection	L / 240, where (L is span length,inches)
DESIGNED	Roof, Live or Snow or Wind Load (RLL)	L / 360

GENERAL CONTRACTOR'S PRIOR REVIEW: Once the contractor has completed their review of the SSE component drawings, the SER will review the submittal for general conformance with the design of the building and will stamp the submittal accordingly. Review of the Specialty Structural Engineer's (SSE) shop drawings (component design drawings) is for compliance with design criteria and compatibility with the design of the primary structure and does not relieve the SSE of responsibility for that design. All necessary bracing, ties, anchorage, proprietary products shall be furnished and installed per manufacturer's instructions or the SSE's design drawings and calculations. These elements include but are not limited to:
(1) Pre-Engineered Steel Structures (Metal Building)
(2) Mechanical, Electrical, Plumbing & Sprinkler Hanger Plans

INSPECTIONS, QUALITY ASSURANCE VERIFICATIONS AND TEST REQUIREMENTS

INSPECTIONS: Foundations, footings, under slab systems and framing are subject to inspection by the Building Official in accordance with IBC 110.3. Contractor shall coordinate all required inspections with the Building Official.

SPECIAL INSPECTIONS, VERIFICATIONS and TESTS: Special Inspections, Verifications and Testing shall be done in accordance with IBC Chapter 17, the STATEMENT AND SCHEDULES OF SPECIAL INSPECTIONS listed in these drawings, and the AHJ STATEMENT OF SPECIAL INSPECTION and/or STATEMENT OF STRUCTURAL OBSERVATIONS.

STRUCTURAL OBSERVATION: per IBC Section 1704.6

Structural Observation is the visual observation of the structural system by a registered design professional for general conformance to the approved construction documents. It is not always required on a project, does not include or waive the responsibility for the special inspections and tests required by a Special Inspector per IBC Chapter 17, is not continuous, and does not certify conformance with the approved construction documents.

Structural Observation for this project is not required per IBC Section 1704.6.

CONTRACTOR RESPONSIBILITY: Prior to issuance of the building permit, the Contractor is required to provide the Authority Having Jurisdiction a signed, written acknowledgement of the Contractor's responsibilities associated with the above Statement of Special Inspections addressing the requirements listed in IBC Section 1704.4. Contractor is referred to IBC Sections 1705.12.5 and 1705.12.6 for architectural and MEP building systems that may be subject to additional inspections (based on the building's designated Seismic Design Category listed in the CRITERIA), including anchorage of HVAC ductwork containing hazardous materials, piping systems and mechanical units containing flammable, combustible or highly toxic materials, electrical equipment used for emergency or standby power; exterior wall panels and suspended ceiling systems.

SOILS AND FOUNDATION

REFERENCE STANDARDS: Conform to IBC Chapter 18 "Soils and Foundations."

GEOTECHNICAL REPORT: Recommendations contained in Geotechnical Evaluation Travers Park Improvements, Project Number 122-144G by ALLWEST dated September 8, 2022, were used for design.

CONTRACTOR'S RESPONSIBILITIES: Contractor shall be responsible to review the Geotechnical Report and shall follow the recommendations specified therein including, but not limited to, subgrade preparations, pile installation procedures, ground water management and steep slope Best Management Practices."

GEOTECHNICAL SUBGRADE INSPECTION: The Geotechnical Engineer shall inspect all sub-grades and prepared soil bearing surfaces, prior to placement of foundation reinforcing steel and concrete. Geotechnical Engineers shall provide a letter to the owner stating that soils are adequate to support the "Allowable Foundation Bearing Pressure(s)" shown below.

DESIGN SOIL VALUES:

Allowable Foundation Bearing Pressure	2500	PSF
Passive Lateral Pressure	350	PSF/FT
Active Lateral Pressure (unrestrained)	55	PSF/FT
Coefficient of Sliding Friction	0.35	

FOUNDATIONS and FOOTINGS: Foundations shall bear on compacted structural fill as per the geotechnical report. Exterior perimeter footings shall bear not less than 36 inches below finish grade, unless otherwise specified by the geotechnical engineer and/or the building official.

FOOTING DEPTH: Tops of footings shall be as shown on plans with vertical changes as indicated with steps in the footings; locations of steps shown as approximate and shall be coordinated with the civil grading plans.

SLABS-ON-GRADE: All slabs-on-grade shall bear on compacted structural fill per the geotechnical report. All moisture sensitive slabs-on-grade or those subject to receive moisture sensitive coatings/covering shall be provided with an appropriate capillary break and vapor barrier/retardant over the subgrade prepared and installed as noted in the geotechnical report, barrier manufacturer's written recommendations and coordinated with the finishes specified by the Architect.

CAST-IN-PLACE CONCRETE

REFERENCE STANDARDS: Conform to:
(1) ACI 301-16 "Specifications for Structural Concrete"
(2) IBC Chapter 19 "Concrete"
(3) ACI 318-14 "Building Code Requirements for Structural Concrete"
(4) ACI 117-10 "Specifications for Tolerances for Concrete Construction and Materials"

FIELD REFERENCE: The contractor shall keep a copy of ACI Field Reference manual. SP-15, "Standard Specifications for Structural Concrete (ACI 301) with Selected ACI and ASTM References."

CONCRETE MIXTURES: Conform to ACI 301 Section 4 "Concrete Mixtures" and IBC Section 1904.1.

MATERIALS: Conform to ACI 301 Section 4.2.1 "Materials" for requirements for cementitious materials, aggregates, mixing water and admixtures.

SUBMITTALS: Provide all submittals required by ACI 301 Section 4.1.2. Submit mix designs for each mix in the table below. Substantiating strength results from past tests shall not be older than 24 months per ACI 318 Section 26.4.3.1 (b).

TABLE OF MIX DESIGN REQUIREMENTS

Member Type/Location	Strength f'c (psi)	Test Age (days)	Nominal Maximum Aggregate	Exposure Class	Max W/C Ratio	Air Content	Notes (1 to 8 Typical UNO)
Footings	4000	28	1"	-	–	–	–
Exterior Slabs on Grade & Sidewalks	4500	28	1"	F3	0.45	6%	-
Interior Slabs on Grade	3000	28	1"	-	–	-	–
Stem Walls & Curbs (Not Exposed)	3500	28	1"	F1	0.45	4 ½%	-

Table of Mix Design Requirements Notes:

(1) W/C Ratio: Water–cementitious material ratios shall be based on the total weight of cementitious materials. Maximum ratios are controlled by strength noted in the Table of Mix Design Requirements and durability requirements given in ACI 318 Section 19.3.

(2) Cementitious Materials:
a. DCI encourages the reduction of cement content and/or the use of blended hydraulic cements. Where requirements of this section prohibit inclusion of any of these mixes, contact DCI for further coordination.
b. The use of fly ash, other pozzolans, silica fume, or slag shall conform to ACI 318 Sections 19.3.2 and 26.4.2.2. For mixes in exposure class F3, as noted in the table above, maximum amount of fly ash shall be 25% of total cementitious content and maximum amount of slag shall be 50%.
c. For concrete used in elevated floors, minimum cementitious-materials content shall conform to ACI 301 Table 4.1.2.9. Acceptance of lower cement content is contingent on providing supporting data to the SER for review and acceptance.
d. Cementitious materials shall conform to the relevant ASTM standards listed in ACI 318 Section 26.4.1.1.1(a).

(3) Air Content: Conform to ACI 318 Section 19.3.3.1. Minimum standards for exposure class are noted in the table. If freezing and thawing class is not noted, air content given is that required by the SER. Tolerance is ±1-½%. Air content shall be measured at point of placement.

(4) Aggregates shall conform to ASTM C33.

(5) Slump: Conform to ACI 301 Section 4.2.2.2. Slump shall be determined at point of placement.

(6) Chloride Content: Conform to ACI 318 Table 19.3.2.1.

(7) Non- chloride accelerator: Non-chloride accelerating admixture may be used in concrete placed at ambient temperatures below 50°F at the contractor's option.

(8) ACI 318, Section 19.3.1.1 exposure classes shall be assumed to be F0, S0, W0, and C0 unless different exposure classes are listed in the Table of Mix Design Requirements that modify these base requirements.

FORMWORK & RESHORING: Conform to ACI 301 Section 2 "Formwork and Form Accessories." Removal of Forms shall conform to Section 2.3.2 except strength indicated in Section 2.3.2.5 shall be 0.75 f'c.

MEASURING, MIXING, AND DELIVERY: Conform to ACI 301 Section 4.3.

HANDLING, PLACING, CONSTRUCTING AND CURING: Conform to ACI 301 Section 5. In addition, hot weather concreting shall conform to ACI 305R-10 and cold weather concreting shall conform to ACI 306R-10.

CONSTRUCTION JOINTS: Conform to ACI 301 Sections. 2.2.2.5 and 5.3.2.6. Construction joints shall be located and detailed as on the construction drawings. Submit all locations per ACI 301 Section 5.1.2.4(a) for review and approval by the SER two weeks minimum prior to forming. Use of an acceptable adhesive, surface retardant, portland cement grout or roughening the surface is not required unless specifically noted on the drawings.

EMBEDDED ITEMS: Position and secure in place expansion joint material, anchors and other structural and non-structural embedded items before placing concrete. Contractor shall refer to mechanical, electrical, plumbing and architectural drawings and coordinate other embedded items.

GROUT: Use 7000 psi non-shrink grout under column base plates.

GROUTED REBAR: See Post-Installed Anchors to Concrete.

POST-INSTALLED ANCHORS to CONCRETE: Anchor location, type, diameter and embedment shall be as indicated on drawings. Reference the POST INSTALLED ANCHORS section for applicable Post-Installed Anchor Adhesives. Anchors shall be installed and inspected in strict accordance with the applicable ICC-Evaluation Service Report (ESR). Special inspection shall be per the TESTS and INSPECTIONS section.

STRENGTH TESTING AND ACCEPTANCE:

Testing: Obtain samples and conduct tests in accordance with ACI 301 Section 1.6.3.2. Additional samples may be required to obtain concrete strengths at alternate intervals than shown below.

(1) Cure 4 cylinders for 28-day test age. Test 1 cylinder at 7 days, test 2 cylinders at 28 days, and hold 1 cylinder in reserve for use as the Engineer directs. After 56 days, unless notified by the Engineer to the contrary, the reserve cylinder may be discarded without being tested for specimens meeting 28-day strength requirements.

(2) The number of cylinders indicated above reference 6 by 12 in cylinders. If 4 by 8 in cylinders are to be used, additional cylinders must be cured for testing of 3 cylinders at test age per the table of mix design requirements.

Acceptance: Strength is satisfactory when:

(1) The averages of all sets of 3 consecutive tests equal or exceed the specified strength.

(2) No individual test falls below the specified strength by more than 500 psi.

A "test" for acceptance is the average strength of two 6 by 12 in. cylinders or three 4 by 8 in. cylinders tested at the specified test age.

CONCRETE PLACEMENT TOLERANCE: Conform to ACI 117-10 for concrete placement tolerance.

CONCRETE REINFORCEMENT

REFERENCE STANDARDS: Conform to:
(1) ACI 301-16 "Standard Specifications for Structural Concrete", Section 3 "Reinforcement and Reinforcement Supports."
(2) ACI SP-66(04) "ACI Detailing Manual"
(3) CRSI MSP-09, 28th Edition, "Manual of Standard Practice."
(4) ANSI/AWS D1.4: 2005, "Structural Welding Code - Reinforcing Steel."
(5) IBC Chapter 19-Concrete.
(6) ACI 318-14 "Building Code Requirements for Structural Concrete."
(7) ACI 117-10 "Specifications for Tolerances for Concrete Construction and Materials"

SUBMITTALS: Conform to ACI 301 Section 3.1.2 "Submittals." Submit placing drawings showing fabrication dimensions and placement locations of reinforcement and reinforcement supports.

MATERIALS:

Reinforcing Bars	ASTM A615, Grade 60, deformed bars. ASTM A706, Grade 60, deformed bars.
Bar Supports	CRSI MSP-09, Chapter 3 "Bar Supports."
Tie Wire	16 gage or heavier, black annealed.
Headed Deformed Bars	ASTM A970

FABRICATION: Conform to ACI 301, Section 3.2.2. "Fabrication", and ACI SP-66 "ACI Detailing Manual."

WELDING: Bars shall not be welded unless authorized. When authorized, conform to ACI 301, Section 3.2.2.2. "Welding", AWS D1.4, and provide ASTM A706, grade 60 reinforcement.

PLACING: Conform to ACI 301, Section 3.3.2 "Placing." Placing tolerances shall conform to ACI 117.

CONCRETE COVER: Conform to the following cover requirements unless noted otherwise in the drawings.

Concrete cast against earth	3"
Concrete exposed to earth or weather	2"
Ties in columns and beams	1-½"
Bars in slabs	¾"
Bars in walls	¾"

SPLICES: Conform to ACI 301, Section 3.3.2.7, "Splices". Refer to "Typical Lap Splice and Development Length Schedule" for typical reinforcement splices. Splices indicated on individual sheets shall control over the schedule. Mechanical connections may be used when approved by the SER.

FIELD BENDING: Conform to ACI 301 Section 3.3.2.8. "Field Bending or Straightening." Bar sizes #3 through #5 may be field bent cold the first time. Subsequent bends and other bar sizes require preheating. Do not twist bars. Bars shall not be bent past 45 degrees.

TYPICAL CONCRETE REINFORCEMENT: Unless noted on the plans, concrete walls shall have the following minimum reinforcement. Contractor shall confirm minimum reinforcement of walls with SER prior to rebar fabrication.

TABLE of MINIMUM CONCRETE WALL REINFORCING

WALL THICKNESS	HORIZONTAL BARS	VERTICAL BARS	LOCATION
6"	#4 @ 12" OC	#4 @ 12" OC	center in wall
8"	#5 @ 12" OC	#5 @ 12" OC	center in wall
10"	#4 @ 16" OC EF	#4 @ 16" OC EF	EF = each face
12"	#4 @ 12" OC EF	#4 @ 12" OC EF	EF = each face

DRAWING LEGEND

MARK	DESCRIPTION	MARK	DESCRIPTION
F2.0	FOOTING SYMBOL (REFER TO SPREAD FOOTING SCHEDULE)		INDICATES WIDE FLANGE COLUMN
P1	PILE CAP SYMBOL (REFER TO PILE CAP SCHEDULE)		INDICATES HOLLOW STRUCTURAL SECTION (HSS) COLUMN OR TUBE STEEL (TS) COLUMN
1	TILT-UP/PRECAST CONCRETE WALL CONNECTION SYMBOL (REFER TO CONNECTION DETAIL)		INDICATES HOLLOW STRUCTURAL SECTION (HSS) COLUMN OR STEEL PIPE COLUMN
2W4	SHEAR WALL SYMBOL (REFER TO SHEAR WALL SCHEDULE)		INDICATES WOOD POST
1 REVISION RFI 00	REVISION TRIANGLE		INDICATES BUNDLED STUDS
1	TILT-UP/PRECAST CONCRETE WALL PANEL NUMBER (REFER TO TILT-UP/ PRECAST CONCRETE WALL ELEVATIONS)		INDICATES CONCRETE COLUMN
1	CMU WALL REINFORCING SYMBOL (REFER TO CMU WALL REINFORCING SCHEDULE)		INDICATES PRECAST CONCRETE COLUMN
8"	CONTINUITY PLATE LENGTH (REFER TO TYPICAL DETAIL)		INDICATES MOMENT FRAME CONNECTION
DS	INDICATES DOUBLE SHEAR CONNECTION (REFER TO THE DOUBLE SHEAR PLATE CONNECTIONS DETAIL)		INDICATES CANTILEVER CONNECTION
00TB	INDICATES REINFORCING TYPE (REFER TO THE REINFORCING SCHEDULE)		INDICATES DRAG CONNECTION
SR__	INDICATES NUMBER OF STUD RAIL REQUIRED AT COLUMN (REFER TO STUD RAIL DETAILS)		INDICATES A LEDGER
1	ROOF/FLOOR DIAPHRAGM NAILING SYMBOL (REFER TO DIAPHRAGM NAILING SCHEDULE)		INDICATES WOOD OR STEEL STUD BEARING WALL LINE PER KEY ON SHEET
C1 COLUMN SIZE	STEEL/CONCRETE COLUMN SYMBOL (REFER TO STEEL COLUMN SCHEDULE)	OR	INDICATES WOOD OR STEEL STUD SHEAR WALL LINE AND HOLD-DOWNS PER KEY ON SHEET
T/FTG = X'-X"	ELEVATION SYMBOL (T/ REFERS TO COMPONENT THAT THE ELEVATION REFERENCES)		INDICATES MASONRY/CMU WALL
3	STUD BUBBLE (INDICATES NUMBER OF STUDS REQUIRED IF EXCEEDS NUMBER SPECIFIED IN PLAN NOTE)		INDICATES CONCRETE/TILT-UP CONCRETE WALL
	INDICATES STEP IN FOOTING (REFER TO TYPICAL STEP IN FOOTING DETAIL)		INDICATES BEARING WALL BELOW
X SX.X	DETAILS OR SECTION CUT (DETAIL NUMBER/SHEET NUMBER)		INDICATES EXISTING WALL
00 S0.0	DETAILS OR SECTION CUT IN PLAN VIEW (DETAIL NUMBER/SHEET NUMBER)		POST-TENSION DEAD END (PLAN)
XX/SXX.XX	INDICATES LOCATION OF CONCRETE WALLS, SHEAR WALLS OR BRACED FRAME ELEVATIONS		POST-TENSION STRESSING END (PLAN)
	STRUCTURAL EXTENT SYMBOL SINGLE ARROW - END OF EXTENT DOUBLE ARROW - CONTINUOUS EXTENT ALONG THE ELEMENT LINE UNTIL THE ELEMENT IS INTERRUPTED	3	POST-TENSION PROFILE (PLAN) (IN INCHES)
			INTERMEDIATE STRESSING (PLAN)
	INDICATES DIRECTION OF DECK SPAN		

ABBREVIATIONS

L	Angle	FB	Factory-Built	PJP	Partial Joint Penetration
AB	Anchor Bolt	FD	Floor Drain	PREFAB	Prefabricated
ADDL	Additional	FDN	Foundation	PSF	Pounds per Square Foot
ADH	Adhesive	FIN	Finish	PSI	Pounds Per Square Inch
ALT	Alternate	FLR	Floor	PSL	Parallel Strand Lumber
ARCH	Architectural	FRP	Fiberglass Reinforced Plastic	P-T	Post-Tensioned
B or BOT	Bottom	FRT	Fire Retardant Treated	PT	Pressure Treated
B/	Bottom Of	FTG	Footing	R	Radius
BLDG	Building	F/	Face of	RD	Roof Drain
BLKG	Blocking	GA	Gage	REF	Refer/Reference
BMU	Brick Masonry Unit	GALV	Galvanized	REINF	Reinforcing
BP	Baseplate	GEOTECH	Geotechnical	REQD	Required
BRBF	Buckling Restrained Braced Frame	GL	Glue Laminated Timber	RET	Retaining
		GWB	Gypsum Wall Board	SB	Site-Built
BRG	Bearing	HDR	Header	SCBF	Special Concentric Braced Frame
BTWN	Between	HF	Hem-Fir		
C	Camber	HGR	Hanger	SCHED	Schedule
CB	Castellated Beam	HD	Hold-down	SER	Structural Engineer of Record
C'BORE	Counterbore	HORIZ	Horizontal		
CL or ℄	Centerline	HP	High Point	SFRS	Seismic Force-Resisting System
CLT	Cross-Laminated Timber	HSS = TS	(Hollow Structural Section)		
CIP	Cast in Place	IBC	International Building Code	SHTHG	Sheathing
CJ	Construction or Control Joint	ID	Inside Diameter	SIM	Similar
		IE	Invert Elevation	SLBB	Short Leg Back-to-Back
CJP	Complete Joint Penetration	IF	Inside Face	SMF	Special Moment Frame
		INT	Interior	SOG	Slab on Grade
CLR	Clear	k	Kips	SP	Southern Pine
CLG	Ceiling	KSF	Kips Per Square Foot	SPEC	Specification
CMU	Concrete Masonry Unit	LF	Lineal Foot	SQ	Square
COL	Column	LL	Live Load	SR	Studrail
CONC	Concrete	LLBB	Long Leg Back-to-Back	SF	Square Foot
CONN	Connection	LLH	Long Leg Horizontal	SST	Stainless Steel
CONST	Construction	LLV	Long Leg Vertical	STAGG	Stagger/Staggered
CONT	Continuous	LP	Low Point	STD	Standard
C'SINK	Countersink	LONGIT	Longitudinal	STIFF	Stiffener
CTRD	Centered	LSL	Laminated Strand Lumber	STL	Steel
DIA	Diameter	LVL	Laminated Veneer Lumber	STRUCT	Structural
DB	Drop Beam	MAS	Masonry	SWWJ	Solid Web Wood Joist
DBA	Deformed Bar Anchor	MAX	Maximum	SYM	Symmetrical
DBL	Double	MECH	Mechanical	T	Top
DEMO	Demolish	MEP	Mechanical, Electrical, Plumbing	T/	Top Of
DEV	Development			T&B	Top & Bottom
DF	Douglas Fir	MEZZ	Mezzanine	TC AX LD	Top Chord Axial Load
DIAG	Diagonal	MFR	Manufacturer	TCX	Top Chord Extension
DIST	Distributed	MIN	Minimum	TDS	Tie Down System
DL	Dead Load	MISC	Miscellaneous	T&G	Tongue & Groove
DN	Down	NIC	Not In Contract	THKND	Thickened
DO	Ditto	NLT	Nail-Laminated Timber	THRD	Threaded
DP	Depth/Deep	NTS	Not To Scale	THRU	Through
DWG	Drawing	OC	On Center	TRANSV	Transverse
(E)	Existing	OCBF	Ordinary Concentric Braced Frame	TYP	Typical
EA	Each			UNO	Unless Noted Otherwise
EF	Each Face	OD	Outside Diameter	URM	Unreinforced Masonry
EL	Elevation	OF	Outside Face		Unit
ELEC	Electrical	OPNG	Opening	VERT	Vertical
ELEV	Elevator	OPP	Opposite	W	Wide
EMBED	Embedment	OWSJ	Open Web Steel Joist	W/	With
EQ	Equal	OWWJ	Open Web Wood Joist	W/O	Without
EQUIP	Equipment	PL	Plate	WHS	Welded Headed Stud
EW	Each Way	PAF	Powder Actuated Fastener	WP	Working Point
EXP	Expansion	PC	Precast	WWF	Welded Wire Fabric
EXP JT	Expansion Joint	PERP	Perpendicular	±	Plus or Minus
EXT	Exterior	PLWD	Plywood		

FOR PERMIT
These drawings are sufficiently complete for submission to the jurisdiction having authority for permit. The Contractor shall not use these drawings for construction until Contractor receives written approval for use in construction by the jurisdiction having authority and DCI Engineers.

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PROFESSIONAL ENGINEER LICENSED 13697 STATE OF IDAHO JUSTIN B. COOK

SANDPOINT

CITY OF SANDPOINT

TRAVERS PARK RECREATION CENTER

BID PACKAGE 1

REV	DATE	DESCRIPTION
2	07-24-2023	PERMIT SET
3	08-25-2023	BID PACKAGE 1

PROJ. NO.	22041-0451
DRAWN	JLP
CHECKER	MST
PROJ MNGR	KEA
DATE	05/25/2023

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GENERAL NOTES

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POST-INSTALLED ANCHORS (INTO CONCRETE AND MASONRY)

REFERENCE STANDARDS: Conform to:
(1) IBC Chapter 19 "Concrete"
(2) ACI 318-19 "Building Code Requirements for Structural Concrete"
(3) IBC Chapter 21 "Masonry"
(4) TMS 402-16 "Building Code Requirements for Masonry Structures"

POST-INSTALLED ANCHORS: Install only where specifically shown in the details or allowed by SER. All post-Installed anchors types and locations shall be approved by the SER and shall have a current ICC-Evaluation Service Report that provides relevant design values necessary to validate the available strength exceeds the required strength. Submit current manufacturer's data and ICC ESR report to SER for approval regardless of whether or not it is a pre-approved anchor. Anchors shall be installed in strict accordance to ICC-ESR and the manufacturer's printed installation instructions (MPII) in conjunction with edge distance, spacing and embedment depth as indicated on the drawings. The contractor shall arrange for a manufacturer's field representative to provide installation training for all products to be used, prior to the commencement of work. Only trained installer shall perform post installed anchor installation. A record of training shall be kept on site and be made available to the SER as requested. Adhesive anchors installed in horizontally or upwardly inclined orientation shall be performed by a certified adhesive anchor installer (AAI) as certified through ACI/CRSI or approved equivalent. Proof of current certification shall be submitted to the engineer for approval prior to commencement of installation. No reinforcing bars shall be damaged during installation of post-installed anchors. Special inspection shall be per the TESTS and INSPECTIONS section. Anchor type, diameter and embedment shall be as indicated on drawings.

(1) ADHESIVE ANCHORS: The following Adhesive-type anchoring systems have been used in the design and shall be used for anchorage to CONCRETE as applicable and in accordance with corresponding current ICC ESR report. Reference the corresponding ICC ESR report for required minimum age of concrete, concrete temperature range, moisture condition, light weight concrete, and hole drilling and preparation requirements. Drilled-in anchor embedment lengths shall be as shown on drawings, or not less than 7 times the anchor nominal diameter (7D). Adhesive anchors are to be installed in concrete aged a minimum of 21 days. unless otherwise specified in the ICC ESR report.

a. SIMPSON "SET-3G" – ICC ESR 4057 for anchorage to CONCRETE only

STRUCTURAL STEEL

REFERENCE STANDARDS:
Conform to:
(1) IBC Chapter 22 – "Steel"
(2) ANSI/AISC 303-16 – "Code of Standard Practice for Steel Buildings & Bridges"
(3) AISC – "Manual of Steel Construction", Fifteenth Edition (2016)
(4) ANSI/AISC 360-16 – "Specification for Structural Steel Buildings"
(5) AWS D1.1:2015 – "Structural Welding Code – Steel"
(6) 2014 RCSC – "Specification for Structural Joints using High-Strength Bolts"

SUBMITTALS: Submit the following documents to the SER for review:
(1) SHOP DRAWINGS complying with AISC 360 Sections M1and N3 and AISC 303 Section 4.
(2) ERECTION DRAWINGS complying AISC 360 Sections M1and N3 and AISC 303 Section 4.

Make copies of the following documents "Available upon Request" to the SER or Owner's Inspection Agency in electronic or printed form prior to fabrication per AISC 360 Section N3.2 requirements:

(1) Fabricator's written Quality Control Manual that includes, as a minimum::
   a. Material Control Procedures
   b. Inspection Procedures
   c. Non-conformance Procedures
(2) Steel & Anchor Rod suppliers' Material Test Reports (MTR's) indicating the compliance with specifications.
(3) Fastener manufacturer's Certification documenting conformance with the specification.
(4) Filler metal manufacturer's product data for SMAW, FCAW and GMAW indicating:
   a. Product specification compliance
   b. Recommended welding parameters
   c. Recommended storage and exposure requirements including baking
   d. Limitations of use
(5) Welded Headed (Shear) Stud Anchors Manufacturer's certification indicating the meet specifications.
(6) Weld Procedure Specifications (WPS's) for shop and field welding.
(7) Manufacturer's Certificates of Conformance for electrodes, fluxes and gases (welding consumables).
(8) Procedure Qualification Records (PQR's) for WPS's that are not prequalified in accordance with AWS.
(9) Welding personnel Performance Qualification Records (WPQR) and continuity records conforming to AWS standards.

MATERIALS:
Structural steel materials shall conform to materials and requirements listed in AISC 360 section A3 including, but not limited to:

Structural Plate (PL)	ASTM A36, Fy = 36 ksi
Hollow Structural Section – Square/Rect (HSS)	ASTM A500, Grade C Fy = 50 ksi
High Strength, Heavy Hex Structural Bolts	ASTM F3125 Gr. A325/F1852, Type 1 or 3, Plain
Heavy Hex Nuts	ASTM A563, Grade and Finish per RCSC Table 2.1
Washers (Hardened Flat or Beveled)	ASTM F436, Grade and Finish per RCSC Table 2.1
Anchor Rods (Anchor Bolts, typical)	ASTM F1554 Gr. 36
Mild Threaded Rods	ASTM A36, Fy = 36 ksi
Welded Headed (shear) Stud Anchors	ASTM A108 – Nelson/TRW S3L
Welded Headed Stud (WHS) Anchors	ASTM A108 – Nelson/TRW H4L
Deformed Bar Anchors (DBA)	ASTM A496 – Nelson/TRW D2L, Fy = 70 ksi

STRUCTURAL JOINTS USING HIGH-STRENGTH BOLTS:
(1) ASTM F3125 Gr. A325-N bolts – "threads NOT excluded in the shear plane".
(2) High-strength bolted joints have been designed as "BEARING" connections.
(3) Provide ASTM Bolt Grade and Type as specified in the Materials section above.
(4) Provide Washers over outer ply of slotted holes and oversize holes per RCSC Table 6.1.
(5) Provide Nut and Washer grades, types and finishes conforming to RCSC specification Table 2.1.
(6) Provide *fastener assemblies* from a single supplier.
(7) Joint Types shall be:
   a. ST – "Snug Tight", for typical beam end "shear" connections, unless noted otherwise.
   b. SC - "Slip Critical", where specifically indicated. Provide with Class A Faying surface.
(8) Install bolts in joints in accordance with the RCSC Specification Section 8 and Table 4.1.
(9) Inspection is per RCSC Section 9.

ANCHORAGE to CONCRETE:

(1) SHEAR STUDS on STEEL BEAMS for COMPOSITE CONSTRUCTION: Headed Shear Studs welded to tops of Wide Flange Beams, shall be 3/4" diameter WHS with nominal stud lengths as indicated. Unless noted otherwise, provide minimum shear stud height equal to the (metal deck depth + 1 ½") and a maximum shear stud height that allows for ½" of concrete cover over the stud.

(2) EMBEDDED STEEL PLATES for Anchorage to Concrete: Plates (PL) embedded in concrete with studs (WHS) or dowel bar anchors (DBA) shall be of the sizes and lengths as indicated on the plans with minimum 1/2" dia. WHS x 6" long but provide not less than ¾" interior cover or 1 ½" exterior cover to the opposite face of concrete, unless noted otherwise

(3) COLUMN ANCHOR RODS and BASE PLATES: All columns (vertical member assemblies weighing over 300 pounds) shall be provided with a **minimum of four ¾" diameter anchor rods.** Column base plates shall be at least ¾" thick, unless noted otherwise. Cast-in-place anchor rods shall be provided unless otherwise approved by the Engineer. Unless noted otherwise, embedment of cast-in-place anchor rods shall be 12 times the anchor diameter (12D).

FABRICATION:

(1) Conform to AISC 360 Section M2 "Fabrication" and AISC 303 Section 6 "Shop Fabrication".

(2) Quality Control (QC) shall conform to:
   a. AISC 360 Chapter N "Quality Control and Quality Assurance" and
   b. AISC 303 Section 8 "Quality Control"
   c. Fabricator and Erector shall establish and maintain written Quality Control (QC) procedures per AISC 360 section N3.
   d. Fabricator shall perform self-inspections per AISC 360 section N5 to ensure that their work is performed in accordance with Code of Standard Practice, the AISC Specification, Contract Documents and the Applicable Building Code.
   e. QC inspections may be coordinated with Quality Assurance inspections per Section N5.3 where fabricators QA procedures provide the necessary basis for material control, inspection, and control of the workmanship expected by the Special Inspector,

WELDING:
(1) Welding shall conform to AWS D1.1 with Prequalified Welding Processes except as modified by AISC 360 section J2. Welders shall be qualified in accordance with AWS D1 requirements.
(2) Use 70ksi strength, low-hydrogen type electrodes (E7016) or E71T as appropriate for the process selected.
(3) Welding of high strength anchor rods is prohibited unless approved by Engineer.
(4) Welding of headed stud anchors shall be in accordance with AWS D1.1 Chapter 7 "Stud Welding".

ERECTION:
(1) Conform to AISC 360 Section M4 "Erection" and AISC 303 Section 7 "Erection".
(2) Conform to AISC 360 Chapter N "Quality Control and Quality Assurance" and AISC 303 Section 8.
   a. The Erector shall maintain detailed erection quality control procedures that ensure that the work is performed in accordance with these requirements and the Contract Documents.
(3) Steel work shall be carried up true and plumb within the limits defined in AISC 303 Section 7.13.
(4) High strength bolting shall comply with the RCSC requirements including RCSC Section 7.2 "Required Testing", as applicable and AISC 360 Chapter J, Section M2.5 and Section N5.6.
(5) Welding of HEADED STUD ANCHORS shall be in accordance with AWS D1.1 Chapter 7 "Stud Welding".
(6) Provide Headed (Shear) Stud Anchors welded through the metal deck to tops of beams denoted in plans.
(7) The contractor shall provide temporary bracing and safety protection required by AISC 360 Section M4.2 and AISC 303 Section 7.10 and 7.11.

PROTECTIVE COATING REQUIREMENTS:

(1) SHOP PAINTING: Conform to AISC 360 Section M3 and AISC 303 Section 6.5 unless otherwise specified by the project specifications.

(2) INTERIOR STEEL:
   a. Unless noted otherwise, ***do not paint*** any of the steel surfaces meeting the following conditions:
      i. Concealed by the interior building finishes,
      ii. Fireproofed,
      iii. Embedded in concrete,
      iv. Specially prepared as a "faying surface" for Type-SC "slip-critical" connections including bolted connections that form a part of the Seismic Force Resisting System governed by AISC 341 unless the coating conforms to requirements of the RCSC Bolt Specification and is approved by the Engineer.
      v. Welded; if area requires painting, do not paint until after weld inspections and non-destructive testing requirement, if any, are satisfied.
   b. Interior steel, exposed to view, shall be painted with one coat of shop primer unless otherwise indicated in the project specifications. Field touch-ups to match the finish coat or as otherwise indicated in the project specifications.

(3) EXTERIOR STEEL: Exposed exterior steel shall be protected by either:
   a. Paint with an exterior multi-coat system as per the project specifications. Field touch-up painting shall as per the project specifications.

COLD-FORMED STEEL FRAMING

REFERENCE STANDARDS: Conform to:
(1) AISI S100-16 "North American Specification for the Design of Cold-Formed Steel Structural Members"
(2) AISI S202-15 "Code of Standard Practice for Cold-Formed Steel Framing"
(3) AISI S220-15 "North American Standard for Cold Formed Steel Framing – Nonstructural Members"
(4) AISI S230-15 "Standard for Cold-Formed Steel Framing-Prescriptive Method for One- and Two-family Dwellings"
(5) AISI S240-15 "North American Standard for Cold-Formed Steel Structuring Framing"
(6) AISI S400-15/S1-16 "North American Standard for Seismic Design of Cold-formed Steel Structural systems, with Supplement 1, 2016"
(7) AWWC "Wall and Ceiling Standards" Sec. 9.8 "Exterior Steel Studs Wall Systems."
(8) AWS D1.3 "Structural Welding Code - Sheet Steel."

SUBMITTALS: Submit panelized wall shop drawings and floor / roof framing shop drawings for review by the SER, General Contractor and Architect. Shop drawings shall indicate member sizes, spacing, and materials; shop and field assembly details and connections; type and location of welds and other fasteners; bridging and bridging anchorage. Submit product data and proof of ICC approval for framing members and fasteners.

MATERIALS:

Structural Sections	54, 68 and 97-mil; ASTM A653, SS Grade 50 or ASTM A1003 Grade 50, Min Fy=50 KSI 33 and 43-mil; ASTM A653, SS Grade 33, or ASTM A1003 Grade 33, Min Fy=33 KSI
Sheet Metal Screws	Grabber or Buildex TEK-Self-Drilling, #10 screws unless noted otherwise on drawings; ASTM C1513 or SER approved alternate
Fasteners to Steel	Hilti X-U 0.157" Diameter Power Actuated Fasteners – ICC ESR-2269
Fasteners to Concrete	Hilti X-U 0.157" Diameter Power Actuated Fasteners with ¾" embedment– ICC ESR-2269
Weld Material	E60XX electrodes conforming to AWS D1.3
Shearwall Track to Conc.	Embeds per Shearwall Schedule
Shear wall Fasteners	As indicated on the shearwall schedule
Floor Diaphragm Fasteners	Screws as indicated on the floor plan notes
Shear Wall Sheathing	Sureboard® (as defined below)
Grout	4000 psi, shall not contain chlorides or other chemical deleterious to track

GALVANIZED MATERIAL: Studs and track shall be galvanized in accordance with ASTM A653, G60, unless in contact with pressure treated wood. If in contact with pressure treated wood, use G90 or greater coatings. Fastenings not shown on the drawings shall be as recommended by the manufacturer.

SIZE AND PROFILE: Cold-formed steel framing members shall be as specified by the Steel Stud Manufacturer's Association (SSMA) ICC Evaluation Report ESR-3064P and of the size and profile as shown on the drawings. Alternate members equivalent in shape, size, and strength by manufacturers not members of the Steel Stud Manufacturer's Association shall be subject to review and approval by the Architect / Engineer.

JOISTS: Provide C-shaped joists with stiffened flanges (S-sections in SSMA). Spans are assumed to be continuously sheathed at the top flange. A minimum 3-1/2" bearing shall be provided at each end of each joist. Add web stiffeners if bearing is less than 3-1/2", but no less than 1-1/2". All joists must be braced laterally at each end by track or blocking. Joist bridging shall be a maximum 8'-0" oc.

GYPSUM WALL BOARD "SURE BOARD" SHEAR WALLS: Sure Board panels shall not be installed until weather protection is provided unless panels are manufactured using resinous coated glass-fiber-mat faced water resistant core gypsum sheathing board intended for use under exterior wall coverings and have a current ICC report. The steel face must be in contact with the steel stud. Supports for gypsum wall board shall conform to IBC Section 2508. Sure Board wall panels shall be manufactured, identified, and installed in accordance with IAPMO Certificate ES ER-0126 and per the shear wall schedule.

CONNECTORS and FASTENERS: Connectors shall be installed per the manufacturer's instructions. All screws shall be snug with steel surface and screws shall penetrate into steel studs by a minimum of three exposed threads. Connections shall not be stripped. Screws shall be installed a minimum of 3/8" from steel edges and no less than ¾" o.c. spacing. Screws or pins in wood shear walls or horizontal diaphragms shall be driven so that the head is no more than 1/16" below the surface of the sheathing. Where connector straps connect two members, place one-half of the screws in each member.

When fastening to steel, Powder Actuated Fasteners shall be installed a minimum of 1/2" from steel edges and with no less than 1" o.c. spacing. When fastening to concrete, Powder Actuated Fasteners shall be installed a minimum of 3" from concrete edges and with no less than 4" o.c. spacing.

MEMBER CONDITION: All structural cold-formed framing members must be in good condition. Damaged members, members with cracking in the steel at the bend radius locations, and members with significant red rusting or scaling of the protective coating are unacceptable and must be replaced, unless approved by the SER. Handling and lifting of prefabricated panels shall not cause permanent distortion to any member or collateral material. Members not meeting tolerances listed below shall be replaced prior to loading.

ERECTION and TOLERANCES: Axial load bearing cold-formed steel framing shall be erected true and plumb per the requirements and within the specified tolerances listed below. For purposes of this section, camber is defined as the deviation from straightness of a member or any portion of a member with respect to its major axis, and sweep is defined as the deviation from straightness of a member or any portion of a member with respect to its minor axis.
(1) For axial load bearing studs, out of plumbness and out of straightness (camber and sweep) shall not exceed $1/1000^{th}$ of the member length.
(2) For joists, out of straightness (camber and sweep) shall not exceed $1/1000^{th}$ of the member length.
(3) For track, camber shall not exceed $1/1000^{th}$ of the member length.
(4) Erect framing in accordance with manufacturer's instruction and shop drawings.
(5) Studs shall seat into top and bottom tracks. The gap between the end of the stud and the web of the track shall not exceed 1/16" for axial load bearing studs.
(6) Joists and end stiffeners shall be located directly over axial load bearing studs. The use of track as a load distribution member is not permitted.
(7) All axially loaded members shall be aligned vertically to allow for full transfer of the loads down to the foundation.

FIELD CUTS AND NOTCHES: Field cuts and notches of any kind (including widening pre-punched holes) are NOT allowed in any structural cold-formed steel member without prior approval from SER.

PERMANENT WALL BRACING AND BRIDGING: Bridging anchorage design to be based on "All Steel Design" (mechanically braced) or "Sheathing Braced Design" per AISI S240. Reference the floor framing plan notes for type of design used on that floor.
TEMPORARY BRACING: Reference "Temporary Shoring and Bracing" section above. The contractor is responsible for the strength and stability of the structure during construction and shall provide temporary bracing and other elements required to maintain stability until the structure is complete. Temporary bracing shall be designed by a licensed Oregon State registered Structural Engineer PE, SE and submitted to the SER for approval prior to fabrication of framing.

WOOD FRAMING

REFERENCE STANDARDS: Conform to:
(1) IBC Chapter 23 "WOOD"
(2) NDS - "2018 National Design Specification (NDS) for Wood Construction"
(3) ANSI/AWC – SDPWS-15: Special Design Provisions for Wind and Seismic
(4) APA D510C-12 Plywood Design Specification
(5) ANSI/TPI 1-2014 "National Design Standard for Metal-Plate-Connected Wood Truss Construction".
(6) BCSI B1 "Guide to Good Practice for Handling, Installing, Restraining & Bracing of Trusses"
(7) TPI DSB "Recommended Design Specification for Temporary Bracing of Metal Plate Connected Wood Trusses"
(8) APA Report TT-045B "Minimum Nail Penetration for Wood Structural Panel Connections Subject to Lateral Loads"
(9) APA Report TT-061 "1-5/16 Inch-Thick I-Joist Flanges and Diaphragm Nail Penetration

IDENTIFICATION: All sawn lumber and pre-manufactured wood products shall be identified by the grade mark, or a certificate of inspection issued by the certifying agency.

MATERIALS:

(1) Wood Structural Sheathing (Plywood): Wood APA-rated structural sheathing includes: all veneer plywood, oriented strand board, waferboard, particleboard, T1-11 siding, and composites of veneer and wood-based material with T&G joint. **Architect** may disallow OSB. Confirm with **Architect**. Conform to "Construction and Industrial Plywood" based on Product Standard PS 1-09 by the U.S. Dept. of Commerce, and "Performance Standard for Wood-Based Structural-Use Panels" based on Product Standard PS 2-10 by the U.S. Dept. of Commerce and "Plywood Design Specification" based on APA D510C-12 by the American Plywood Association. Unless noted otherwise, sheathing shall comply with the following table:

TABLE of SHEATHING - Use, Minimum Thickness and Minimum APA Rating

Location	Thickness	Span Rating	Plywood Grade	Exposure
Roof	15/32"	32/16	C-D	1

Unless noted otherwise on drawings, install roof and floor panels with long dimension across supports and with panel continuous over two or more spans. End joints shall occur over supports.

(1) Fasteners (nails, bolts, screws, etc) attaching timber connectors (joist hangers, post caps and bases, etc) to PT wood shall have similar corrosion resistance properties (matching protective treatments) as the protected connector. Fasteners (nails, bolts, screws, etc) attaching sawn timber members or sheathing (shear walls) to PT wood shall be corrosion resistant; nails and lag bolts shall be either HDG (ASTM A153) or stainless steel. Verify the suitability of the fastener protection/coating with the wood treatment chemical manufacturer/supplier.

Provide washers under the heads and nuts of all bolts and lag screws bearing on wood.

(2) Lag Bolts/Bolts: Conform to ASTM A307 and IBC Section 2304.10.

(3) Nails and Staples: Conform to ASTM F1667 and IBC Sections 2303.6 and 2304.10.

NAILING REQUIREMENTS: Conform to IBC Section 2304.10 "Connections and fasteners." Unless noted on plans, nail per Table 2304.10.1. Nailing for roof/floor diaphragms/shear walls shall be per drawings. Nails shall be driven flush and shall not fracture the surface of sheathing. Alternate nails may be used but are subject to review and approval by the Structural Engineer. Substitution of staples for the nailing of rated sheathing is subject to review by the structural engineer prior to construction.

WOOD SHRINKAGE AND EXPANSION: Wood materials will expand, or contract based on relative changes in moisture. The contractor is responsible for means and methods of construction related to mitigating and managing the effects of changes in moisture.

MOISTURE CONTENT: The contractor shall make provisions during handling and construction to prevent the structural wood members from exceeding the appropriate moisture content limits. The moisture content for solid sawn wood material used for this project shall not exceed 19%. The moisture content for engineered wood products, laminated lumber and sheathing shall not exceed the limits required by the manufacturer or 12%, whichever is less. The moisture content limits may be more stringent for particular product requirements (eg. finishes, cladding, insulation systems, etc.). The contractor shall refer to the Architect's drawings, project specifications, or installer/product requirements for additional requirements.

SHRINKAGE COMPENSATION FOR MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS: MEP systems, including ductwork, pipes, and other elements that run continuously between levels shall be installed/designed in such a manner to accommodate shrinkage in the wood framing. Wood shrinkage amounts will vary depending on the construction process and materials used. The anticipated shrinkage under typical conditions is expected to range between 1/8" and 1/4" per floor.

CLADDING COMPATIBILITY: The Architect/Owner and contractor shall review the cladding, finishes, insulation systems, other non-structural components and construction procedures proposed for the project with respect to their performance over wood framing. EIFS systems should be avoided on wood-framed projects due to problems with moisture proofing. Note that DCI is not responsible for the attachment of the cladding to the wood studs which needs to be verified and provided by the cladding supplier.

STORAGE & HANDLING: All storage and handling is to be a means and methods provided by the contractor. The contractor is to determine the best practices in order to avoid damage to the members during storage, such as fungal growth, exposure to weather conditions. The following are suggestions to aid the contractor. All materials should be stored level on site and must be raised off the ground a minimum of 6" by means of blocking and separating spaces. It is recommended that the materials are covered with an additional opaque water proof material (i.e. good quality tarpaulin).

When members are wrapped in poly or another material which may inhibit air flow, the material should have slots in the material or perforations to allow for air flow and prevent the accumulation of water and or condensation. Ensure that all exposed members are protective material from exposure should be removed only after the roof or structure providing cover is installed. Members should be constantly protected from weather during transportation, storage, and erection.

For interior glulam members the heat in the building should be gradually increased over a two to three week period in order to provide a gradual change in moisture content. Do not direct any forced air heating systems onto the glulam members. It is recommended to apply the final finish to the glulam member before heat is applied.

Members that are to be exposed to view in the finished structure should be handled using nylon or fabric slings to prevent surface damage. The contractor should use means to protect corners of members to prevent "crushing" during transportation, storage and erection. All bolts should be galvanized, or make sure that they are free of oil to prevent staining. Glulam members should be treated and stained per the architect of records recommendations. The following are provided in order to help guide the contractor in the best practices to preserve the quality of wood products. These notes are not intended to be comprehensive and an end all solution and should be taken under consideration by the contractor and supplemented as necessary.

PRESERVATIVE TREATMENT (PT): Wood materials that are required to be "treated wood" in accordance with IBC Section 2304.12, "Protection Against Decay and Termite Protection" shall conform to the appropriate standards of the American Wood-Preservers Association (AWPA) for sawn lumber, glued laminated timber, round poles, wood piles and marine piles. Follow American Lumber Standards Committee (ALSC) quality assurance procedures. Products shall bear the appropriate mark. Fasteners or anchors in treated wood shall be of stainless steel or hot-dipped galvanized or as per IBC 2304.10.5.

Mud sill plates in normally dry interior applications may be treated with Sodium Borate (DOT - Disodium Octaborate Tetrahydrate) as recent studies have noted less connector corrosion potential than other available wood treatments or the original CCA treated sill plates. Wood treated with Sodium Borate shall be protected during shipment, storage and installation to minimize leaching of the water-soluble preservative from the lumber. Sodium borate pressure treated plates do not require hot-dipped galvanized connectors.

If using preservative treatments other than CCA or sodium borate, fasteners must be hot dipped galvanized or stainless steel. Wood treated with Alkaline Copper Quaternary (ACQ) requires steel components in contact with the wood to be stainless (nails, bolts, screws, washers & lag screws). Fasteners (nails, bolts, screws, washers & lag screws) attaching timber connectors (joist hangers, post caps and bases, etc) to PT wood shall have similar corrosion resistance properties (matching protective treatments) as the protected connector; that is, use hot dipped galvanized or stainless-steel fasteners. Fasteners (nails, bolts, screws, washers & lag screws) attaching sawn timber members or sheathing (shear walls) to Pressure Treated wood shall be corrosion resistant (hot dipped galvanized or stainless steel).

Always verify the suitability of the fastener protection/coating with the wood treatment chemical manufacturer/supplier.

Fire Retardant Treated (FRT) Wood: Wood material that is required to be Fire Retardant Treated Wood to conform to IBC section 2303.2 – "Fire Retardant Treated Wood." Submit ICC report to SER for review and approval prior to construction.

FOR PERMIT
These drawings are sufficiently complete for submission to the jurisdiction having authority for permit. The Contractor shall not use these drawings for construction until Contractor receives written approval for use in construction by the jurisdiction having authority and DCI Engineers.

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PROFESSIONAL ENGINEER LICENSED 13697 STATE OF IDAHO JUSTIN B. COOK

SANDPOINT
CITY OF SANDPOINT

TRAVERS PARK RECREATION CENTER

BID PACKAGE 1

REV	DATE	DESCRIPTION
2	07-24-2023	PERMIT SET
3	08-25-2023	BID PACKAGE 1

PROJ. NO.	22041-0451
DRAWN	JLP
CHECKER	MST
PROJ MNGR	KEA
DATE	05/25/2023

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GENERAL NOTES

S-002

SPECIAL INSPECTIONS

The following Statement and Schedules of Inspections are those Special Inspections and Tests that shall be performed for this project. Special Inspectors shall reference these plans and IBC Chapter 17 for all special inspection requirements.
The owner shall retain an "approved agency" per IBC 1703 to provide special inspections for this project. Special Inspectors shall be qualified persons per IBC 1704.2.1.
Special inspection reports shall be provided on a weekly basis. Submit copies of all inspection reports to the Architect/Engineer and the Authority Having Jurisdiction for review. In addition to special inspection reports and tests, submit reports and certificates noted in IBC 1704.5 to the Authority Having Jurisdiction. Final special inspection reports will be required by each special inspection firm per IBC 1704.2.4.

STATEMENT OF SPECIAL INSPECTIONS:
This statement of Special Inspections has been written with the understanding that the Building Official will:
- **Review and approve the qualifications of the Special Inspectors**
- **Monitor the special inspection activity on the project site to assure that Special Inspectors are qualified and performing their duty as stated within this statement.**
- **Review all Special Inspection Reports submitted to them by the Special Inspector**
- **Perform inspections as required by IBC Section 110.3.**

The following Special Inspections are applicable to this project:
- **Special Inspections for Standard Buildings (per IBC 1705.1) REQUIRED**
- **Special Inspections for Seismic Resistance (per IBC 1705.12) NOT REQUIRED**
- **Testing for Seismic Resistance (per IBC 1705.13) NOT REQUIRED**
- **Special Inspections for Wind Resistance (per IBC 1705.11) NOT REQUIRED**

SPECIAL INSPECTION OF SHOP FABRICATED GRAVITY LOAD-BEARING MEMBERS AND ASSEMBLIES:
Special Inspection of shop fabricated Gravity Load Bearing Members & Assemblies shall be verified by the Special Inspector as stated in Section 1704.2.5 which includes the following:

- **Prior to the start of fabrication:** Special Inspector(s), representing the Owner, shall visit the Fabricator's shop(s) where the work is to be performed, and verifies that the Fabricator maintains detailed Fabrication and Quality Control procedures that provide a basis for inspection, control of workmanship, material control, and fabricator's ability to conform to approved Construction Documents and referenced Standards.
- Fabricator shall have available for Inspector's review, detailed procedures for material control that demonstrates the fabricator's ability to maintain suitable records and procedures such that, at any time during the fabrication process, the material specification, grade and applicable test reports for primary load-carrying members, are capable of being determined.

STRUCTURAL STEEL per IBC 1705.2.1

A qualified Special Inspector of an "approved agency" providing Quality Assurance (QA) Special Inspections for the project shall review and confirm the Fabricator and Erector's Quality Control (QC) procedures for completeness and adequacy relative to AISC 360-16 Chapter N, AISC 303-16 Code of Standard Practice, AWS D1.1-2015 Structural Welding Code, and 2018 IBC code requirements for the fabricator's scope of work.

- QA Agency providing Special Inspections shall provide personnel meeting the minimum qualification requirements for Inspection and Nondestructive Testing NDT per AISC 360 Section N4.
- Verify Fabricator and Erector QC Program per AISC 360 Section N2.
- Inspection of welds and bolts by both QC and QA personnel shall be per the Schedule of Special Inspections below. All provisions of AWS D1.1 Structural Welding Code for statically loaded structures shall apply.
- Nondestructive Testing (NDT) of welds:
  - Non-Destructive Testing (NDT) of welded joints per AISC 360 N5.5.
  - Risk Category for determination of extent of NDT per AISC 360 N5.5b is noted in the Design Criteria and Loads section of these General Requirements.
  - NDT performed shall be documented and reports shall identify the tested weld by piece mark and location of the piece.
  - For field work, the NDT report shall identify the tested weld by location in the structure, piece mark and location of the piece.
- Additional Inspection tasks per AISC 360 Section N5.8.
- Inspection for Composite Construction shall be done per AISC 360 Section N6.

POST-INSTALLED ANCHORS TO CONCRETE AND MASONRY: shall comply with IBC Section 1703. Inspections shall be in accordance with the requirements set forth in the approved ICC Evaluation Report and as indicated by the design requirements specified on the drawings. Refer to the POST INSTALLED ANCHORS section of these notes for anchors that are the basis of the design. Special inspector shall verify anchors are as specified in the POST INSTALLED ANCHORS section of these notes or as otherwise specified on the drawings. Substitutions require approval by the SER and require substantiating calculations and current 2018 IBC recognized ICC Evaluation Services (ES) Report. Special Inspector shall document in their Special Inspection Report compliance with each of the elements required within the applicable ICC Evaluation Services (ES) Report.

PREFABRICATED CONSTRUCTION: All prefabricated construction shall conform to IBC Section 1703.

SCHEDULES OF SPECIAL INSPECTIONS:

TABLE 1705.6
REQUIRED SPECIAL INSPECTIONS AND TESTS OF SOILS

TYPE	CONTINUOUS SPECIAL INSPECTION	PERIODIC SPECIAL INSPECTION
1. Verify materials below shallow foundations are adequate to achieve the design bearing capacity	-	X
2. Verify excavations are extended to proper depth and have reach proper material	-	X
3. Perform classification and testing of compacted fill materials	-	X
4. Verify use of proper materials, densities and lift thickness during placement and compaction of compacted fill	X	-
5. Prior to placement of compacted fill, inspect subgrade and verify that site has been prepared properly	-	X

TABLE 1705.3
REQUIRED SPECIAL INSPECTIONS AND TESTS OF CONCRETE CONSTRUCTION

TYPE	CONTINUOUS SPECIAL INSPECTION	PERIODIC SPECIAL INSPECTION	REFERENCED STANDARD	IBC REFERENCE
1. Inspection, reinforcement, including prestressing tendons, and verify placement.	-	X	ACI 318 Ch. 20, 25.2, 25.3, 26.6.1-26.6.3	1908.4
2. Reinforcing bar welding: a. Verify weldability of reinforcing bars other than ASTM A706 b. Inspect single pass fillet weld maximum 5/16" c. Inspect all other welds	- - X	X X -	AWS D1.4 ACI 318: 26.6.4	-
3. Inspect anchors cast in concrete	-	X	ACI 318: 17.8.2	-
4. Verify use of required design mix	-	X	ACI 318: Ch. 19, 26.4.3, 26.4.4	1904.1, 1904.2, 1908.2, 1908.3
5. Prior to concrete placement, fabricate specimens, for strength tests, perform slump and air content tests, and determine the temperature of the concrete	X	-	ASTM C172 ASTM C31 ACI 318: 26.5, 26.12	1908.10
6. Inspect concrete and shotcrete placement for proper application techniques	X	-	ACI 318: 26.5	1908.6, 1908.7, 1908.8
7. Verify maintenance of specified curing temperature and techniques	-	X	ACI 318 :26.5.3 – 26.5.5	1908.9
8. Inspect formwork for shape, location and dimensions of the concrete member being formed	-	X	ACI 318: 26.11.1.2 (b)	-

MINIMUM REQUIREMENTS FOR INSPECTIONS OF STRUCTURAL STEEL CONSTRUCTION

INSPECTION TASKS	QC	QA	REFERENCED STANDARD
INSPECTION TASKS PRIOR TO WELDING			
1. Welder qualification records and continuity records	P	O	AISC 360 TABLE N5.4-1
2. Welding procedure specifications (WPSs) available	P	P	AISC 360 TABLE N5.4-1
3. Manufacturing certifications for welding consumables available	P	P	AISC 360 TABLE N5.4-1
4. Material identification (type/grade)	O	O	AISC 360 TABLE N5.4-1
5. Welder identification system	O	O	AISC 360 TABLE N5.4-1
6. Fit-up of groove welds (including joint geometry) • Joint preparation • Dimensions (alignment, root opening, root face, bevel) • Cleanliness (condition of steel surfaces) • Tacking (tack welding quality and location) • Backing type and fit (if applicable)	O	O	AISC 360 TABLE N5.4-1
7. Configuration and finish of access holes	O	O	AISC 360 TABLE N5.4-1
8. Fit-up of fillet welds • Dimensions (alignment, gaps at root) • Cleanliness (condition of steel surfaces) • Tacking (tack weld quality and location)	O	O	AISC 360 TABLE N5.4-1
9. Check welding equipment	O	-	AISC 360 TABLE N5.4-1
INSPECTION TASKS DURING WELDING			
1. Use of qualified welders	O	O	AISC 360 TABLE N5.4-2
2. Control and handling of welding consumables • Packaging • Exposure control	O	O	AISC 360 TABLE N5.4-2
3. No welding over cracked tack welds	O	O	AISC 360 TABLE N5.4-2
4. Environmental conditions • Wind speed within limits • Precipitation and temperature	O	O	AISC 360 TABLE N5.4-2
5. WPS followed • Settings on welding equipment • Travel speed • Selected welding materials • Shielding gas type/flowrate • Preheat applied • Interpass temperature maintained (min/max) • Proper position (F, V, H, OH)	O	O	AISC 360 TABLE N5.4-2
6. Welding techniques • Interpass and final cleaning • Each pass within profile limitations • Each pass meets quality requirements	O	O	AISC 360 TABLE N5.4-2
INSPECTION TASKS AFTER WELDING			
1. Welds cleaned	O	O	AISC 360 TABLE N5.4-3
2. Size, length, and locations of welds	P	P	AISC 360 TABLE N5.4-3
3. Welds meet visual acceptance criteria • Crack prohibition • Weld/base-metal fusion • Crater cross section • Weld profiles • Weld size • Undercut • Porosity	P	P	AISC 360 TABLE N5.4-3
4. Arc strikes	P	P	AISC 360 TABLE N5.4-3
5. k-area	P	P	AISC 360 TABLE N5.4-3
6. Weld access holes in rolled heavy shapes and built-up heavy shapes	P	P	AISC 360 TABLE N5.4-3
7. Backing removed and weld tabs removed (if required)	P	P	AISC 360 TABLE N5.4-3
8. Repair activities	P	P	AISC 360 TABLE N5.4-3
9. Document acceptance or rejection of welded joint or member	P	P	AISC 360 TABLE N5.4-3
10. No prohibited welds have been added without the approval of the EOR	P	P	AISC 360 TABLE N5.4-3
INSPECTION TASKS PRIOR TO BOLTING			
1. Manufacturer's certifications available for fastener materials	O	P	AISC 360 TABLE N5.6-1
2. Fasteners marked in accordance with ASTM requirements	O	O	AISC 360 TABLE N5.6-1
3. Correct fasteners selected for the joint detail (grade, type, bolt length if threads are to be excluded from shear plane)	O	O	AISC 360 TABLE N5.6-1
4. Correct bolting procedure selected for joint detail	O	O	AISC 360 TABLE N5.6-1
5. Connecting elements, including the appropriate faying surface condition and hole preparation, if specified, meet applicable requirements	O	O	AISC 360 TABLE N5.6-1
6. Pre-installation verification testing by installation personnel observed and documented for fastener assemblies and methods used.	P	O	AISC 360 TABLE N5.6-1
7. Proper storage provided for bolts, nuts, washers and other fasteners components	O	O	AISC 360 TABLE N5.6-1
INSPECTION TASKS DURING BOLTING			
1. Fastener assemblies, of suitable condition, placed in all holes and washers are positioned as required	O	O	AISC 360 TABLE N5.6-2
2. Joint brought to the snug-tight condition prior to the pre-tensioning operation	O	O	AISC 360 TABLE N5.6-2
3. Fastener component not turned by the wrench prevented from rotating	O	O	AISC 360 TABLE N5.6-2
4. Fasteners are pre-tensioned in accordance with the RCSC Specification, progressing systematically from the most rigid point toward the free edges	O	O	AISC 360-10 TABLE N5.6-2
INSPECTION TASKS AFTER BOLTING			
1. Document acceptance or rejection of bolted connections	P	P	AISC 360 TABLE N5.6-3

O - Observe these items on a random basis. Operations need not be delayed pending these inspections
P - Perform these tasks for each welded joint or member, each bolted connection, or each steel element

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SANDPOINT

CITY OF SANDPOINT

TRAVERS PARK RECREATION CENTER

BID PACKAGE 1

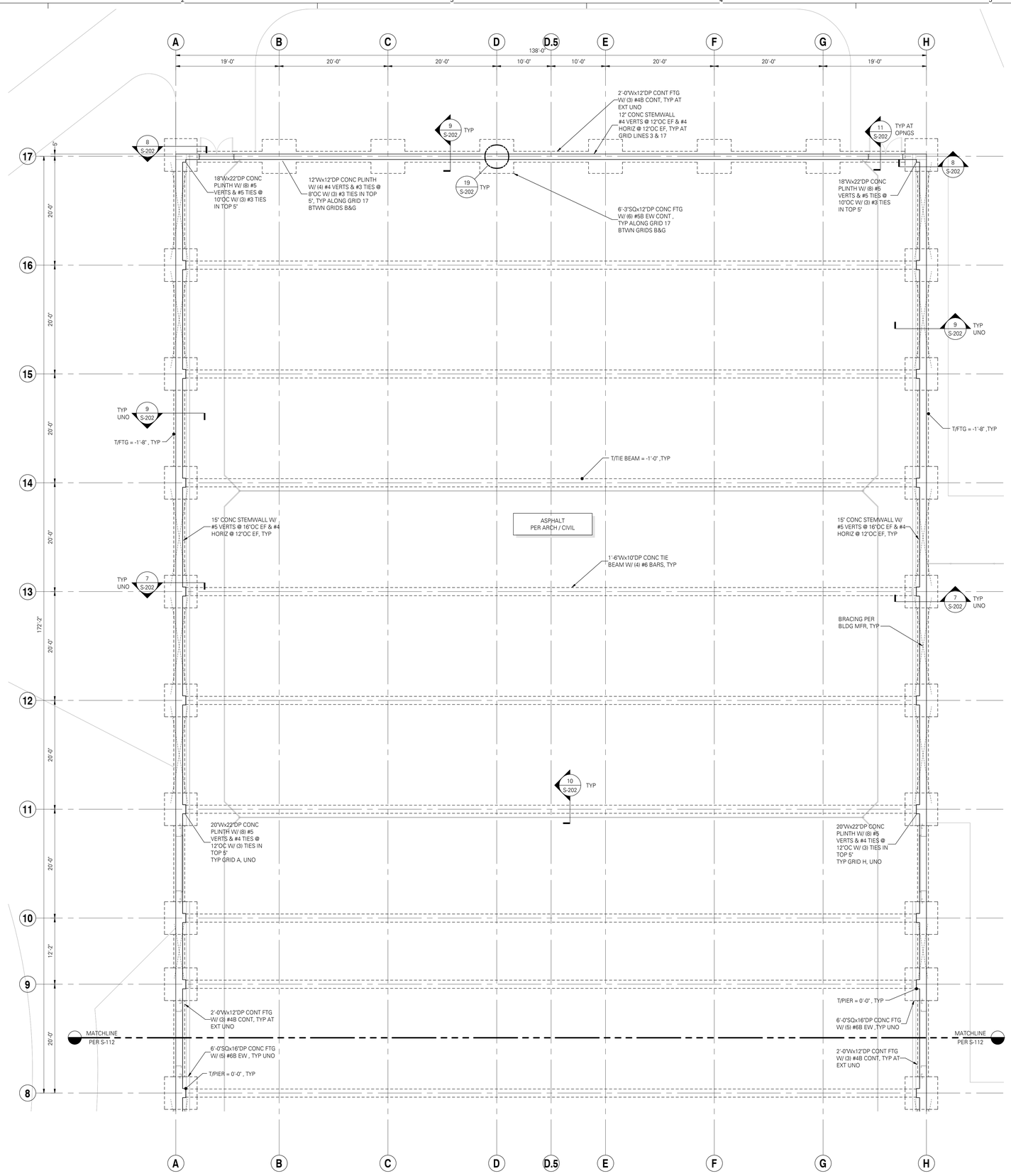
REV	DATE	DESCRIPTION
2	07-24-2023	PERMIT SET
3	08-25-2023	BID PACKAGE 1

PROJ. NO.	22041-0451
DRAWN	JLP
CHECKER	MST
PROJ MNGR	KEA
DATE	05/25/2023

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SPECIAL INSPECTIONS

S-003



FOUNDATION PLAN NOTES:

1. STRUCTURAL GENERAL NOTES, DESIGN CRITERIA, ABBREVIATIONS AND LEGEND PER S1.1, S1.2 AND S1.3.
2. VERIFY ALL DIMENSIONS AND ELEVATIONS WITH THE ARCHITECTURAL DRAWINGS.
3. CONTRACTOR SHALL LOCATE AND VERIFY THE FOLLOWING WITH OTHERS PRIOR TO POURING CONCRETE: ALL DOOR OPENINGS IN FOUNDATION WALLS; DRAINS AND SLOPES; BLOCKOUTS FOR FREEZERS, COOLERS, PLUMBING, SPRINKLERS AND HVAC. ALL DUCTS, CHASES AND PIPES PER MECHANICAL, PLUMBING, ELECTRICAL AND SPRINKLER DRAWINGS. STAIR DETAILS AND GUARDRAILS PER ARCHITECTURAL DRAWINGS.
4. TOP OF SLAB (T/SLAB) ELEVATION ASSUMED 0'-0". FOR ACTUAL T/SLAB ELEVATION REFER TO CIVIL AND ARCHITECTURAL DRAWINGS. PROVIDE 15 MIL VAPOR BARRIER BELOW SLAB AT INTERIOR SPACES. PROVIDE FREE-DRAINING GRANULAR FILL PER GEOTECH REPORT.
5. TYPICAL TOP OF EXTERIOR (T/EXTERIOR) FOOTING ELEVATIONS = -1'-8", UNO.
6. ALL FOOTINGS AND SLABS TO BEAR ON STRUCTURAL FILL, IMPROVED SOIL, SUBGRADE PREPARATION, STRUCTURAL FILL, DRAINAGE SYSTEM, AND OTHER REQUIREMENTS PER GEOTECH REPORT AS NOTED IN THE STRUCTURAL GENERAL NOTES.
7. CJ INDICATES CONTROL JOINT PER PLAN.
8. MOISTURE PROOF ALL CONCRETE STEM AND BASEMENT WALLS PER ARCHITECT. CONTRACTOR TO VERIFY ADDITIONAL LOCATIONS WHICH REQUIRE WATERPROOFING PER ARCHITECTURAL DRAWINGS.
9. STEEL STAIRS SHALL BE BIDDER-DESIGNED, UNO. APPLICABLE DESIGN REQUIREMENTS PER STRUCTURAL GENERAL NOTES.
10. TYPICAL DETAILS PER:

1/S-201	STANDARD HOOKS AND BAR BENDS
2/S-201	TYPICAL PIPE AND TRENCH LOCATIONS AT CONCRETE STEMWALL / FOOTING
5/S-201	PIPE OR CONDUIT EMBEDDED IN SLAB ON GRADE
6/S-201	TYPICAL SLAB ON GRADE JOINT DETAILS WITH REINFORCING
7/S-201	TYPICAL CORNER REINFORCING AT CONCRETE FOOTINGS
9/S-201	TYPICAL LAP SPLICE SCHEDULE
10/S-201	TYPICAL DEPRESSED SLAB DETAIL
11/S-201	TYPICAL ANCHOR BOLT SCHEDULE
12/S-202	PLAN - INTERSECTING SHEAR WALLS
13/S-202	TYPICAL STEEL STUD SHEAR WALL BEARING REQUIREMENTS
15/S-202	TYPICAL SHEAR WALL TO REINFORCED SLAB CONNECTION
16/S-202	TYPICAL SHEAR WALL ELEVATION
17/S-202	HOLD-DOWN SCHEDULE

FOUNDATION PLAN -NORTH
SCALE: 1/8" = 1'-0"

FOR PERMIT
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SANDPOINT

CITY OF SANDPOINT

TRAVERS PARK RECREATION CENTER

BID PACKAGE 1

REV	DATE	DESCRIPTION
1	06-23-2023	50% CD'S
2	07-24-2023	PERMIT SET
3	08-25-2023	BID PACKAGE 1

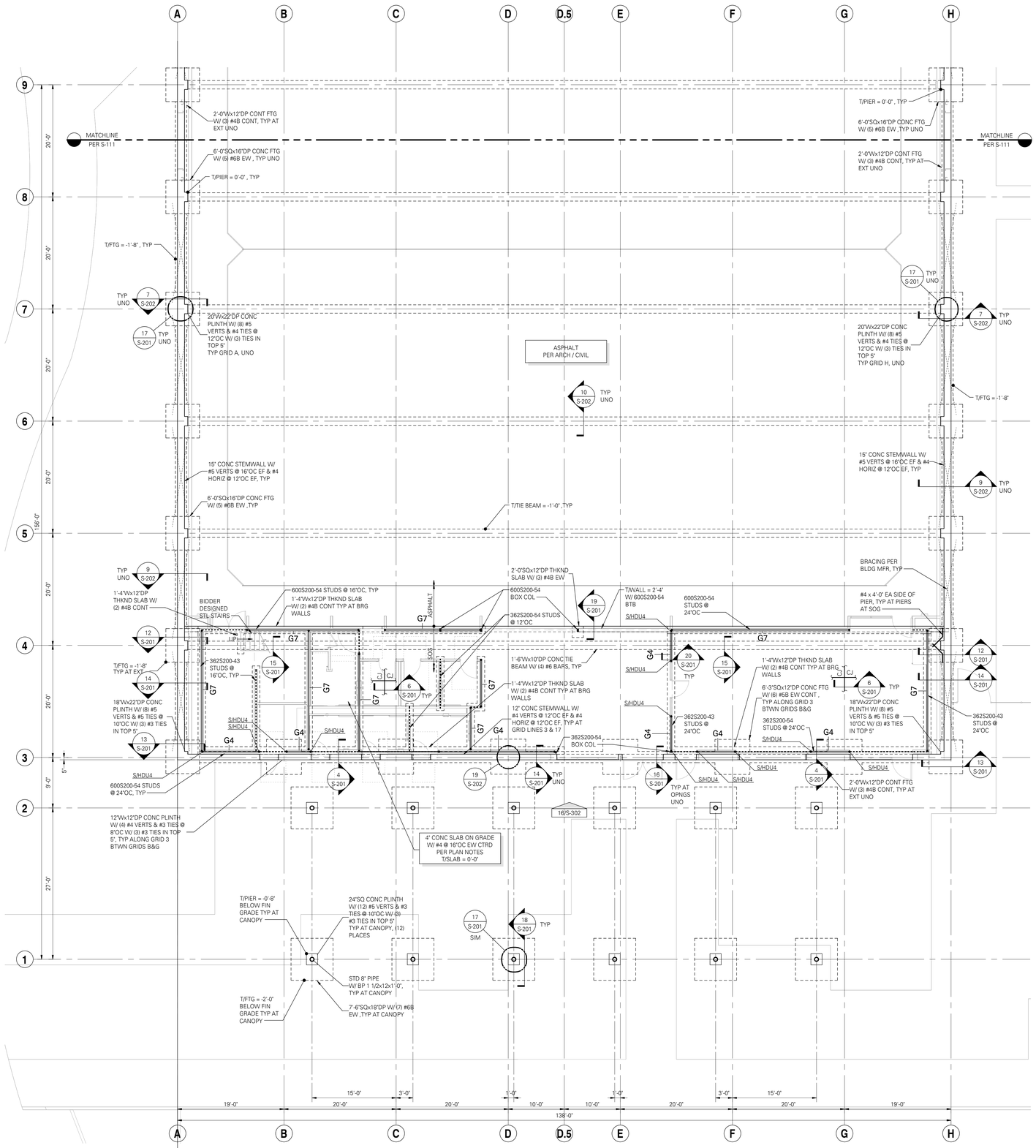
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FOUNDATION PLAN -NORTH

S-111

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FOUNDATION PLAN NOTES:

1. STRUCTURAL GENERAL NOTES, DESIGN CRITERIA, ABBREVIATIONS AND LEGEND PER S1.1, S1.2 AND S1.3.
2. VERIFY ALL DIMENSIONS AND ELEVATIONS WITH THE ARCHITECTURAL DRAWINGS.
3. CONTRACTOR SHALL LOCATE AND VERIFY THE FOLLOWING WITH OTHERS PRIOR TO POURING CONCRETE: ALL DOOR OPENINGS IN FOUNDATION WALLS; DRAINS AND SLOPES; BLOCKOUTS FOR FREEZERS, COOLERS, PLUMBING, SPRINKLERS AND HVAC. ALL DUCTS, CHASES AND PIPES PER MECHANICAL, PLUMBING, ELECTRICAL AND SPRINKLER DRAWINGS. STAIR DETAILS AND GUARDRAILS PER ARCHITECTURAL DRAWINGS.
4. TOP OF SLAB (T/SLAB) ELEVATION ASSUMED 0'-0". FOR ACTUAL T/SLAB ELEVATION REFER TO CIVIL AND ARCHITECTURAL DRAWINGS. PROVIDE 15 MIL VAPOR BARRIER BELOW SLAB AT INTERIOR SPACES. PROVIDE FREE-DRAINING GRANULAR FILL PER GEOTECH REPORT.
5. TYPICAL TOP OF EXTERIOR (T/EXTERIOR) FOOTING ELEVATIONS = -1'-8", UNO.
6. ALL FOOTINGS AND SLABS TO BEAR ON STRUCTURAL FILL, IMPROVED SOIL. SUBGRADE PREPARATION, STRUCTURAL FILL, DRAINAGE SYSTEM, AND OTHER REQUIREMENTS PER GEOTECH REPORT AS NOTED IN THE STRUCTURAL GENERAL NOTES.
7. CJ INDICATES CONTROL JOINT PER PLAN.
8. MOISTURE PROOF ALL CONCRETE STEM AND BASEMENT WALLS PER ARCHITECT. CONTRACTOR TO VERIFY ADDITIONAL LOCATIONS WHICH REQUIRE WATERPROOFING PER ARCHITECTURAL DRAWINGS.
9. STEEL STAIRS SHALL BE BIDDER-DESIGNED, UNO. APPLICABLE DESIGN REQUIREMENTS PER STRUCTURAL GENERAL NOTES.
10. TYPICAL DETAILS PER:

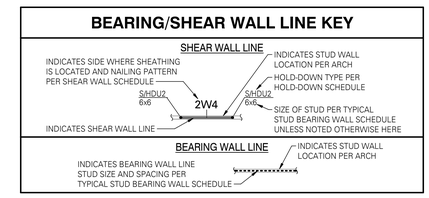
1/S-201	STANDARD HOOKS AND BAR BENDS
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16/S-202	TYPICAL SHEAR WALL ELEVATION
17/S-202	HOLD-DOWN SCHEDULE

STUD AND SHEAR WALL PLAN NOTES:

1. STRUCTURAL GENERAL NOTES, DESIGN CRITERIA, ABBREVIATIONS AND LEGEND PER S-001, S-002 AND S-003.
2. ALL INTERIOR NON-BEARING, NON-STRUCTURAL WALL STUDS AND DEFLECTION TRACKS SHALL BE DESIGNED BY STUD SUPPLIER. ALLOW FOR DEFLECTIONS AS NOTED ON STRUCTURAL GENERAL NOTES. LOAD AND SUBMITTAL REQUIREMENTS PER STRUCTURAL GENERAL NOTES. ATTACH PER 16/S-301.
3. COLD-FORMED BEAMS AND HEADERS SHOWN ON FRAMING PLAN SHALL BE SUPPORTED BY (1) S300-54 OR BY (2) FULL HEIGHT STUDS TO MATCH WALL TYPE MINIMUM EACH END OF BEAM OR HEADER UNO PER 12/S-301. TOP AND BOTTOM TRACK OF HEADER TO BE SAME AS TRACK SPECIFIED FOR BEARING WALLS AT EACH LEVEL UNO. WHERE ADDITIONAL FULL HEIGHT STUDS ARE REQUIRED, THE TOTAL NUMBER OF STUDS TO MATCH WALL TYPE SHALL BE NOTED THUS: ■ ③.
4. STRUCTURAL STEEL BEAMS SHOWN ON FRAMING PLAN SHALL BE SUPPORTED BY A MINIMUM OF (2) BEARING STUDS AND (2) FULL HEIGHT STUDS EACH END OF BEAM UNO. WHERE ADDITIONAL BEARING STUDS ARE REQUIRED, THE TOTAL NUMBER OF STUDS SHALL BE NOTED THUS: ■ ④. WHERE ADDITIONAL FULL HEIGHT STUDS ARE REQUIRED, THE TOTAL NUMBER OF STUDS SHALL BE NOTED THUS: ■ ③.
5. BEARING STUDS TO BE CONTINUOUS TO FOUNDATION.
6. BEARING WALL STUD AND TRACKS SHALL BE PER PLAN. STUDS SHALL ALIGN WITH JOISTS AT LEVELS ABOVE. ATTACH TRACKS PER 14/S-301 UNO IN SHEAR WALL SCHEDULE.
7. BEARING STUDS HAVE BEEN DESIGNED ON THE BASIS OF SHEATHING BRACED DESIGN. GYPSUM BOARD AND/OR SHEAR WALL SHEATHING SHALL BE 5/8" THICK MINIMUM AND ATTACHED DIRECTLY TO THE WALL STUDS WITH A MINIMUM OF #6 @ 12"OC AT FIELD AND EDGES. BRIDGING ANCHORAGE IS NOT REQUIRED AT SHEATHING BRACED DESIGN LEVELS.
8. SHEAR WALL AND SHEATHING ATTACHMENT REQUIREMENTS PER SHEAR WALL SCHEDULE 20/S-202.
9. TYPICAL DETAILS PER:

20/S-202	SHEAR WALL SCHEDULE
9/S-301	TYPICAL STEEL STUD BEARING REQUIREMENTS (NON-SHEAR WALL)
14/S-301	TYPICAL TOP AND BOTTOM TRACK DETAIL
15/S-301	TYPICAL TRACK SPLICE

BEARING/SHEAR WALL LINE KEY



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SANDPOINT

CITY OF SANDPOINT

TRAVERS PARK RECREATION CENTER

BID PACKAGE 1

REV	DATE	DESCRIPTION
1	06-23-2023	50% CD'S
2	07-24-2023	PERMIT SET
3	08-25-2023	BID PACKAGE 1

PROJ. NO.	22041-0451
DRAWN	JLP
CHECKER	MST
PROJ MNGR	KEA
DATE	05/25/2023

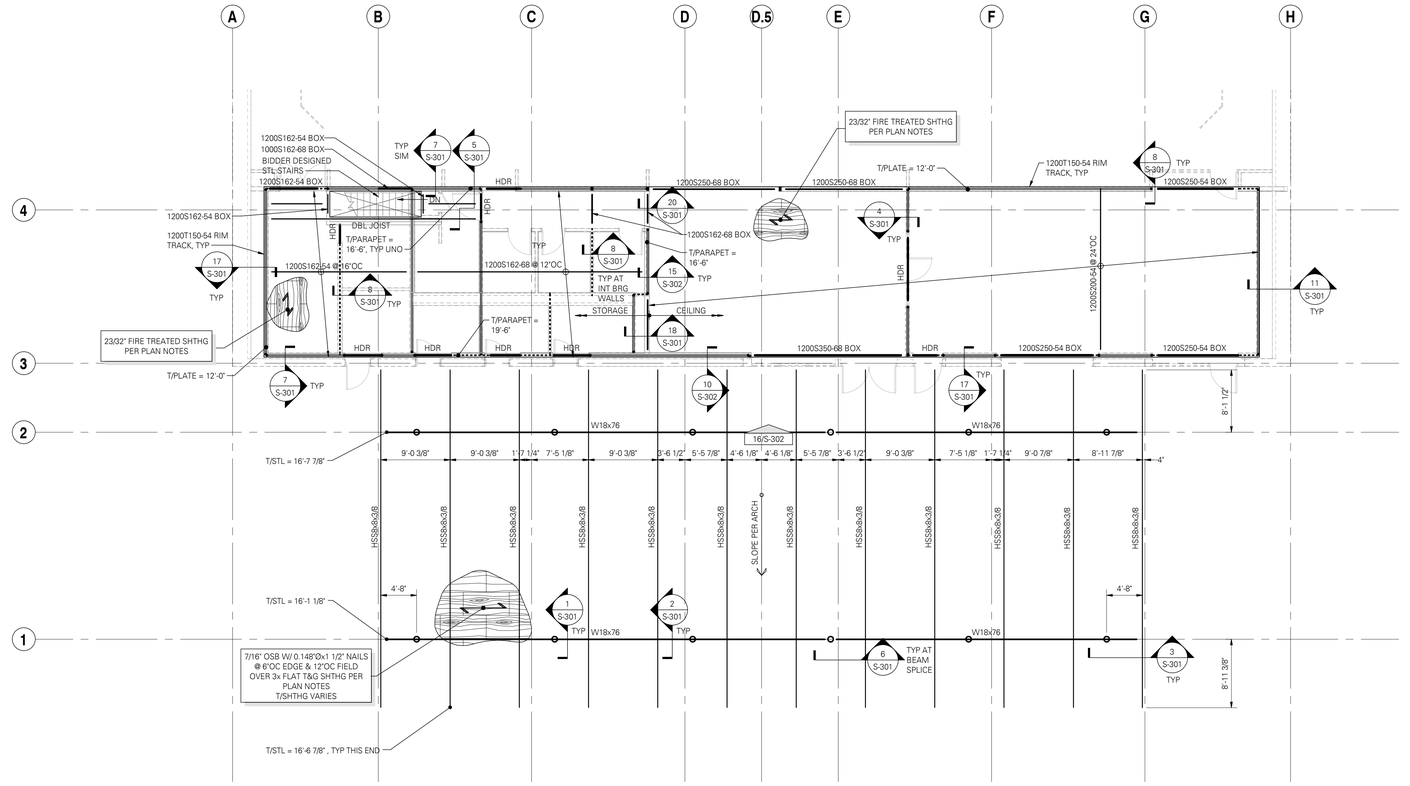
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FOUNDATION PLAN - SOUTH

FOUNDATION PLAN - SOUTH
SCALE: 1/8" = 1'-0"

S-112

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ROOF FRAMING PLAN NOTES:

1. STRUCTURAL GENERAL NOTES, DESIGN CRITERIA, ABBREVIATIONS AND LEGEND PER S-001, S-002 AND S-003.
2. VERIFY ALL DIMENSIONS AND ELEVATIONS WITH THE ARCHITECTURAL DRAWINGS.
3. ALL DUCTS, CHASES AND PIPES SHALL BE PER MECHANICAL, PLUMBING, ELECTRICAL AND SPRINKLER DRAWINGS.
4. ROOF SHEATHING PER PLAN AND STRUCTURAL GENERAL NOTES. SHEATHING TO BE ATTACHED TO ROOF FRAMING WITH #8 SCREWS @ 6"OC AT PANEL EDGES AND @ 12"OC FIELD, UNO. LAY SHEATHING WITH FACE GRAIN (LONG DIRECTION) PERPENDICULAR TO SUPPORTS AND STAGGER PANEL END JOINTS. PROVIDE 1/8" SPACE BETWEEN PANEL ENDS AND EDGES.
5. BEAM AND HEADER SUPPORTS PER STUD AND SHEAR WALL PLAN ON FLOOR BELOW. BEAMS TO BE UNPUNCHED UNO.
6. RIM TRACK SHALL BE PER PLAN. ATTACH W/ (3) #12 SCREWS AT EACH SINGLE STUD. ATTACH RIM TRACK AT HEADERS PER 17/S-301.
7. ATTACH EACH JOIST TO RIM TRACK TAB WITH (3) #10 SCREWS. WHERE RIM TRACK DOES NOT INCLUDE TAB, PROVIDE A CLIP L1 1/2x1 1/2x54MIL x 7" W/ (3) #10 SCREWS EACH LEG AT SINGLE JOISTS.
8. BEARING STUD, SHEAR WALL, HOLD-DOWN, AND POST BELOW PER STUD AND SHEAR WALL PLAN FOR FLOOR BELOW.
9. CONTRACTOR IS RESPONSIBLE FOR ALL TEMPORARY SHORING AND ALL TEMPORARY BRACING/STABILITY OF SYSTEM DUE TO CONSTRUCTION LOADS.
10. JOISTS TO ALIGN OVER STUDS.
11. TYPICAL DETAILS PER:

S-301	TYPICAL STEEL STUD DETAILS
16/S-301	TYPICAL NON-BEARING WALL CONNECTION TO JOISTS
19/S-301	TYPICAL RIM TRACK SPLICE
20/S-302	TYPICAL BOX HEADER

MEZZANINE & CANOPY FRAMING PLAN
SCALE: 1/8" = 1'-0"

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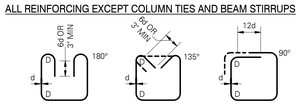
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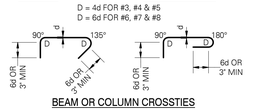
MEZZANINE & CANOPY FRAMING PLAN

S-121



ALL REINFORCING EXCEPT COLUMN TIES AND BEAM STIRRUPS





BEAM OR COLUMN CROSSTIES

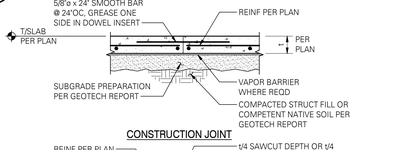
BEAM STIRRUPS AND COLUMN TIES

NOTE:

TIES AND CROSSTIES FOR SHEAR WALL BOUNDARY ELEMENTS SHALL BE DETAILED AS COLUMN TIES/CROSSTIES.

1 STANDARD HOOKS AND BENDS

SCALE: 3/4" = 1'-0" (03400)

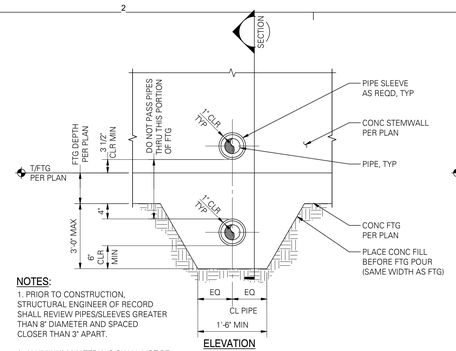


NOTES:

1. CONSTRUCTION JOINT IS A JOINT BETWEEN DIFFERENT POURS. CONTROL JOINT IS A CRACK CONTROL JOINT WITHIN THE SAME POUR.
2. USE "EARLY ENTRY DRY-CUT SAW" AS SOON AS POSSIBLE WITHOUT CAUSING RAVELING OF CONCRETE EDGES. SAWCUT ALONG SHORT DIRECTION OF POUR FIRST.
3. ALIGN A CONSTRUCTION OR CONTROL JOINT WITH RE-ENTRANT SLAB CORNERS, EACH WAY, TYPICAL.
4. CONSTRUCTION/CONTROL JOINT TO ENCLOSE APPROXIMATE SQUARE AREAS 225 SQUARE FEET MAXIMUM, WITH MAXIMUM PANEL ASPECT RATIO OF 1.3 TO 1.0.
5. CONTRACTOR TO SUBMIT CONSTRUCTION/CONTROL JOINT PLAN TO STRUCTURAL ENGINEER OF RECORD FOR REVIEW/APPROVAL.

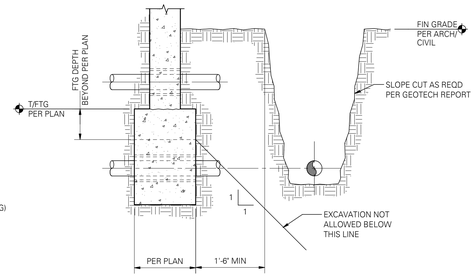
2 TYPICAL PIPE AND TRENCH LOCATIONS AT CONCRETE STEMWALL/FOOTING

SCALE: 3/4" = 1'-0" (03190)



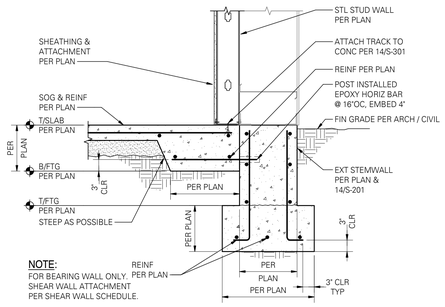
NOTES:

1. PRIOR TO CONSTRUCTION, STRUCTURAL ENGINEER OF RECORD SHALL REVIEW PIPES/SLEEVES GREATER THAN 8" DIAMETER AND SPACED CLOSER THAN 3' APART.
2. ALUMINUM MATERIALS SHALL NOT BE EMBEDDED IN CONCRETE.



4 TYPICAL THICKENED SLAB EDGE FOOTING

SCALE: 3/4" = 1'-0" (03072)

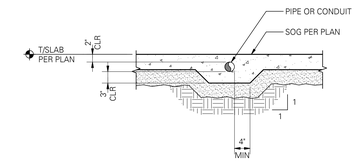


NOTE:

FOR BEARING WALL ONLY. REINF PER PLAN SHEAR WALL ATTACHMENT PER SHEAR WALL SCHEDULE.

5 PIPE OR CONDUIT EMBEDDED IN SLAB ON GRADE

SCALE: 3/4" = 1'-0" (03204)

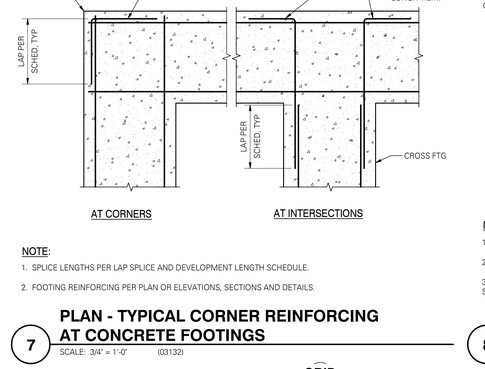


NOTE:

ALUMINUM MATERIALS SHALL NOT BE EMBEDDED IN CONCRETE.

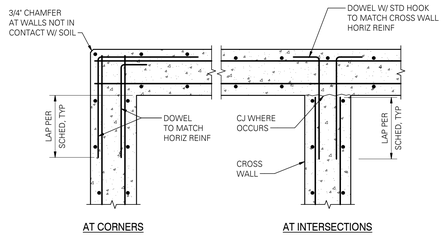
6 TYPICAL SLAB ON GRADE JOINT DETAILS WITH REINFORCING

SCALE: 3/4" = 1'-0" (03201)



NOTE:

1. SPLICE LENGTHS PER LAP SPLICE AND DEVELOPMENT LENGTH SCHEDULE.
2. FOOTING REINFORCING PER PLAN OR ELEVATIONS, SECTIONS AND DETAILS.



NOTES:

1. SPLICE LENGTHS PER LAP SPLICE AND DEVELOPMENT LENGTH SCHEDULE.
2. WALL REINFORCING PER PLAN OR ELEVATIONS, SECTIONS AND DETAILS.
3. AT FOOTINGS AND STEMWALLS, CORNER REINFORCING TO MATCH FOOTING AND STEMWALL HORIZONTAL REINFORCING.

01400 GRADE 60 REINFORCING

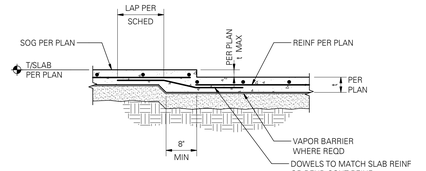
BAR SIZE	MISCELLANEOUS BARS		TOP BARS (see note #5)		HOOKED BARS
	Ld	Splice	Ld	Splice	Ldh
f'c = 3000psi					
#3	17	22	22	28	9
#4	22	29	29	38	11
#5	28	36	36	47	14
#6	33	43	43	56	17
#7	48	63	63	81	20
#8	55	72	72	93	22
#9	62	81	81	105	25
#10	70	91	91	118	28
#11	78	101	101	131	31
#14	93	N/A	121	N/A	38
#18	124	N/A	161	N/A	50
f'c = 4000psi					
#3	15	19	19	25	8
#4	19	25	25	33	10
#5	24	31	31	41	12
#6	29	37	37	49	15
#7	42	54	54	71	17
#8	48	62	62	81	19
#9	54	70	70	91	22
#10	61	79	79	102	25
#11	67	87	87	114	27
#14	81	N/A	105	N/A	33
#18	108	N/A	140	N/A	43

NOTES:

1. ALL TABULATED VALUES ARE IN INCHES.
2. VALUES FOR UNCOATED REINFORCING AND NORMAL WEIGHT CONCRETE WITH CLEAR SPACING > db, CLEAR COVER > db AND MINIMUM STIRRUPS OR TIES THROUGHOUT Ld OR CLEAR SPACING > 2db AND CLEAR COVER > db.
3. DEVELOP ALL REINFORCING IN STRUCTURAL SLABS WITH MINIMUM DEVELOPMENT LENGTH Ld.
4. Ldh = DEVELOPMENT LENGTH OF BAR WITH STANDARD HOOK.
5. TOP BAR = HORIZONTAL BAR WITH MORE THAN 12" OF FRESH CONCRETE BELOW OR AS NOTED ON DOCUMENTS AS "TOP BAR".
6. LAP SPLICE OF DIFFERENT SIZED BARS TO BE THE LARGER OF Ld OF THE LARGER BAR OR SPLICE LENGTH OF THE SMALLER BAR.

9 TYPICAL LAP SPLICE AND DEVELOPMENT LENGTH SCHEDULE

SCALE: 3/4" = 1'-0" (01400)

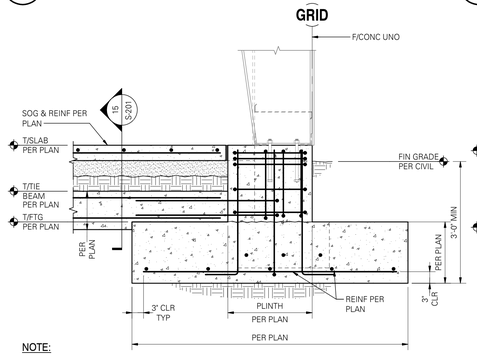


10 TYPICAL DEPRESSED SLAB DETAIL

SCALE: 3/4" = 1'-0" (03202)

7 PLAN - TYPICAL CORNER REINFORCING AT CONCRETE FOOTINGS

SCALE: 3/4" = 1'-0" (03132)

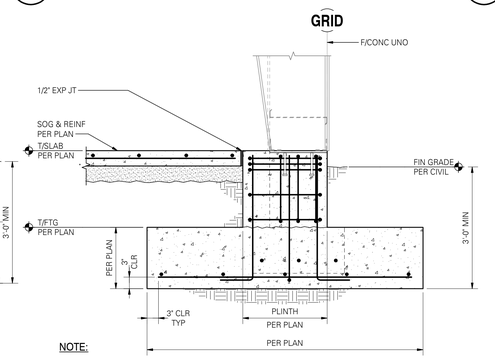


NOTE:

ADDITIONAL INFORMATION PER 13/S-201 & 7/S-202.

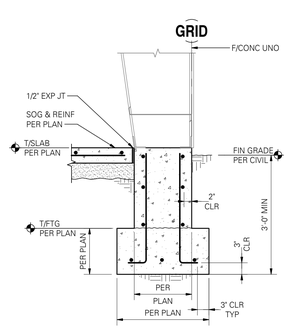
8 PLAN - TYPICAL CORNER REINFORCING

SCALE: 3/4" = 1'-0" (03403)



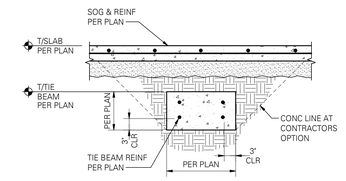
NOTE:

ADDITIONAL INFORMATION PER 8/S-202.



NOTE:

ADDITIONAL INFORMATION PER 9/S-202.



NOTE:

ADDITIONAL INFORMATION PER 10/S-202.

11 TYPICAL ANCHOR BOLT SCHEDULE

SCALE: 1" = 1'-0" (01901)

01901 TYPICAL ANCHOR BOLT SCHEDULE

INSTALLATION TYPE	CAST-IN-PLACE (PRE-AUTHORIZED) [2]				DRILL-IN OPTIONS (SUBMITTAL REQUIRED) [3]	
BOLT TYPE	STANDARD J-BOLT	HEADED ANCHOR	THREADED ROD ANCHOR	SIMPSON "SSTB" ANCHOR BOLT	ADHESIVE ANCHOR	EXPANSION ANCHOR
EMBEDMENT REQUIREMENTS	7 1/2"	12x DIA	TACK 1/4" MIN	PER MFR	NOTE [4]	NOT ALLOWED AT P-T SLAB
LIMITS	5/8"Ø MAX	5/8"Ø THRU 2 1/2"Ø		FOR WOOD FRAME ONLY	5/8"Ø THRU 1"Ø	

PROJECTION NOTE [1]

MIN EMBED UNO PER PLAN

DIA = ANCHOR BOLT DIAMETER (NOMINAL)

NOTES:

[1] CONTRACTOR SHALL DETERMINE THE REQUIRED THREAD PROJECTION SUITABLE FOR THE THICKNESS OF MATERIAL BEING FASTENED PLUS GROUT ALLOWANCE, IF ANY, AND CONSTRUCTION TOLERANCES, UNO.

[2] CONTRACTOR MAY SELECT APPROPRIATE CAST-IN-PLACE ANCHOR BOLT OPTION WITHOUT SUBMITTAL.

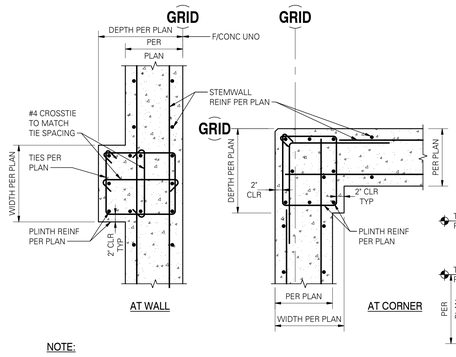
[3] DRILL-IN OPTIONS ARE NOT APPROPRIATE AT ALL CONDITIONS. IF DRILL-IN METHOD IS PREFERRED, SUBMIT MANUFACTURER'S INFORMATION, ALLOWABLE LOAD VS EMBEDMENT DATA AND LOCATIONS OF WHERE SUBSTITUTIONS ARE REQUESTED. ENGINEER WILL DETERMINE IF SUBSTITUTION IS APPROPRIATE FOR LOCATION AND LOADING.

[4] EMBEDMENT OF DRILL-IN ANCHORS SHALL BE PER ENGINEERS'S SUBMITTAL REVIEW COMMENTS. EMBEDMENT SHALL BE (9) NINE TIMES THE NOMINAL ANCHOR DIAMETER, UNO.

[5] AT PRESSURE TREATED SILLS, PROVIDE HOT-DIPPED GALVANIZED OR STAINLESS STEEL ANCHORS.

12 METAL BUILDING FOOTING WITH TIE BEAM AT CONCRETE SLAB

SCALE: 3/4" = 1'-0"

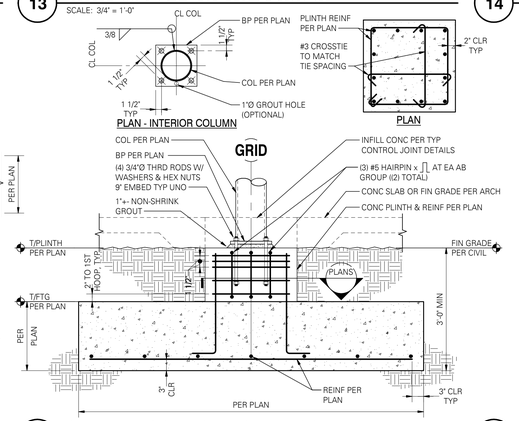


NOTE:

AT SIMILAR CONDITION NO STEMWALL.

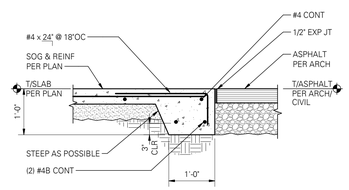
13 METAL BUILDING FOOTING WITH EMBED PLATE AT CORNER

SCALE: 3/4" = 1'-0"



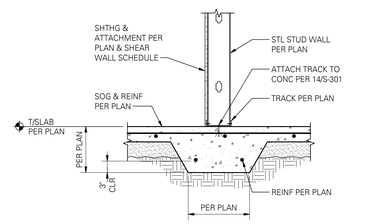
14 TYPICAL METAL BUILDING PERIMETER DETAIL

SCALE: 3/4" = 1'-0"



15 TIE BEAM SECTION

SCALE: 3/4" = 1'-0"

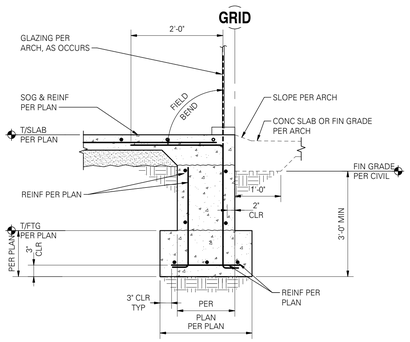


NOTES:

1. COLD JOINT BETWEEN FOOTING AND SLAB NOT PERMITTED.
2. FOR BEARING WALL ONLY. SHEAR WALL ATTACHMENT PER SHEAR WALL SCHEDULE.

16 CONCRETE SLAB AND STEMWALL AT OPENINGS

SCALE: 3/4" = 1'-0" (03033M)



17 PLAN - PLINTH AT STEMWALL

SCALE: 3/4" = 1'-0"

18 SPREAD FOOTING AT STEEL COLUMN

SCALE: 3/4" = 1'-0" (03007M)

19 EXTERIOR THICKENED SLAB EDGE FOOTING AT STUD WALL

SCALE: 3/4" = 1'-0"

20 TYPICAL STEEL STUD WALL AT INTERIOR FOOTING

SCALE: 3/4" = 1'-0" (03073)

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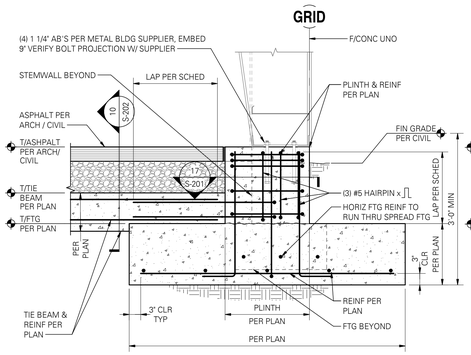
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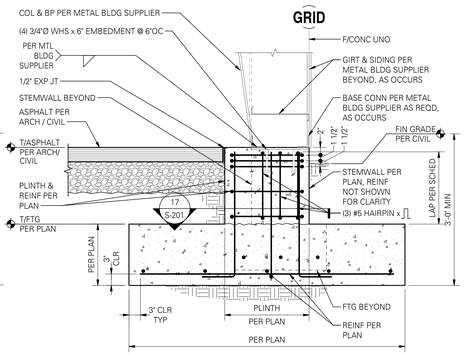
FOUNDATION DETAILS

S-202



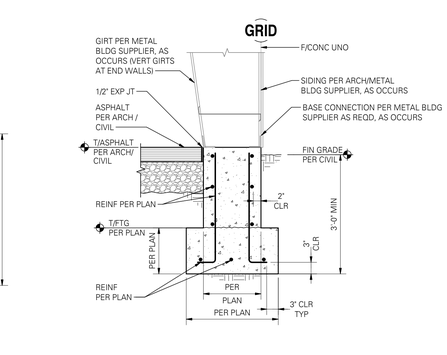
7 METAL BUILDING FOOTING WITH TIE BEAM

SCALE: 3/4" = 1'-0"



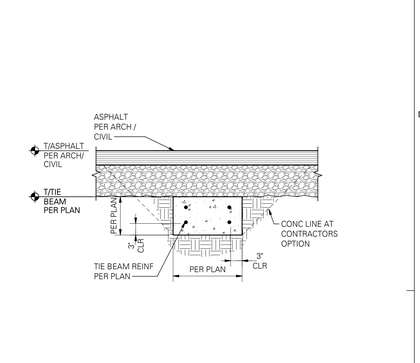
8 METAL BUILDING FOOTING WITH EMBED PLATE AT CORNER

SCALE: 3/4" = 1'-0"



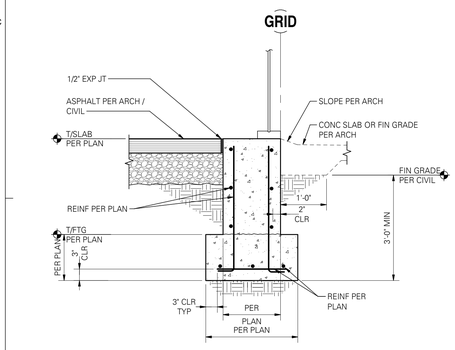
9 TYPICAL METAL BUILDING PERIMETER DETAIL

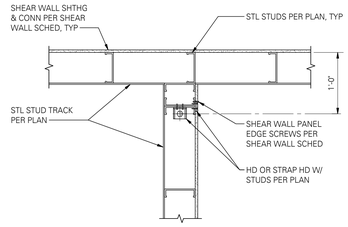
SCALE: 3/4" = 1'-0"

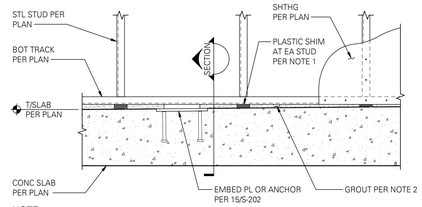


10 TIE BEAM SECTION

SCALE: 3/4" = 1'-0"





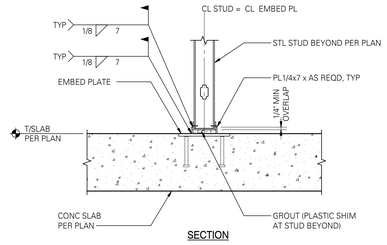


NOTE:

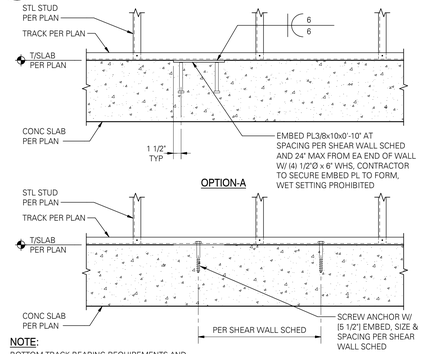
1. SHIMS SHALL BE LOCATED DIRECTLY BENEATH ALL STUDS WITH FULL BEARING. SHIMS SHALL BE POSITIVELY ATTACHED TO THE BOTTOM TRACK AND EXTEND A MIN OF 1/8" ON EACH SIDE OF THE TRACK EXCEPT AT EMBED PLATE. SHIM PRODUCT DATA SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER OF RECORD FOR APPROVAL PRIOR TO INSTALLATION.

2. IN LOCATIONS WHERE THE GAP BETWEEN THE BOTTOM OF THE TRACK AND THE TOP OF SLAB EXCEEDS 1/4", DRY-PACK GROUT SHALL BE PLACED BETWEEN THE SHIMS. PERIODIC SPECIAL INSPECTION IS REQUIRED FOR ALL GROUTING BENEATH STEEL STUD WALLS. A 3/4" DIAMETER HOLE SHALL BE DRILLED AT 10'-0"OC MAX TO ENSURE SOLID GROUTING BENEATH THE TRACK.

3. WHERE THE GAP BETWEEN THE BOTTOM OF THE TRACK AND THE TOP OF SLAB EXCEEDS 1" CONTACT THE STRUCTURAL ENGINEER OF RECORD FOR ALTERNATIVE PROCEDURES.



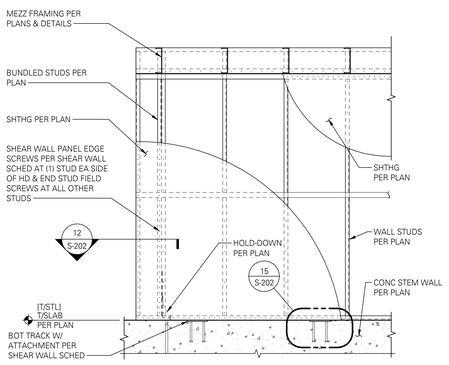
SECTION



NOTE:
BOTTOM TRACK BEARING REQUIREMENTS AND INSTALLATION PROCEDURE PER 13/S-202.

11 CONCRETE SLAB AND STEMWALL AT OPENINGS

SCALE: 3/4" = 1'-0" (03033M)



12 PLAN - INTERSECTING SHEAR WALLS

SCALE: 1" = 1'-0" (07086)

01421

HOLD-DOWN SCHEDULE (STEEL STUDS) [1]

TYPE	STUDS REQUIRED AT HOLD-DOWN [2]	SCREWS	ANCHOR				CAPACITY (LBS) [5]		
			CONCRETE EMBEDMENT [5]			DIAMETER			
			STEMWALL [6]		SPREAD FOOTING				
			CIP [3]	ADHESIVE [4]	CIP OR ADHESIVE [3, 4]		33MIL	43MIL	54MIL
S/HDU4	(2) 362S200-54	(6) #14	8"	8"	8"	5/8"	2320	3825	3970

NOTES:

[1] TYPICAL SHEAR WALL ELEVATION PER 16/S-202. TYPICAL HOLD-DOWN DETAILS PER 12/S-202.

[2] PROVIDE PANEL EDGE SCREWS AT HOLD-DOWN STUDS PER SHEAR WALL SCHEDULE. CONNECT STUDS TOGETHER PER STRUCTURAL GENERAL NOTES. PROVIDE BACK TO BACK STUDS FOR HOLD-DOWN TO CONNECT TO AT END OF STUD BUNDLE.

[3] CAST IN PLACE (CIP) TYPE ANCHOR BOLTS AT HOLD-DOWNS SHALL HAVE A HEX HEAD WITH A STANDARD CUT WASHER UNO.

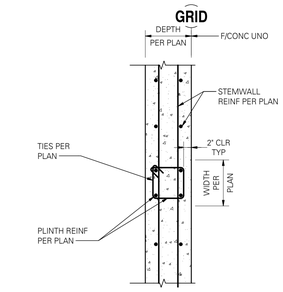
[4] THREADED ROD WITH ADHESIVE PER STRUCTURAL GENERAL NOTES.

[5] BASED ON MINIMUM f'c = [2500] PSI CONCRETE.

[6] STEMWALLS SHALL BE 6" WIDE MINIMUM FOR 5/8"Ø AND SMALLER ANCHOR BOLTS AND 8" WIDE MINIMUM FOR 7/8"Ø AND LARGER ANCHOR BOLTS.

13 TYPICAL STEEL STUD SHEAR WALL BEARING REQUIREMENTS

SCALE: 1" = 1'-0" (07051)



15 TYPICAL SHEAR WALL TO REINFORCED SLAB CONNECTION

SCALE: 1" = 1'-0" (07050B)

01434A

SHEAR WALL SCHEDULE
FOR GYPSUM BOARD SHEATHING

WALL TYPE	MINIMUM STUD AND TRACK THICKNESS	SCREW SPACING AT PANEL EDGES AND FIELD [5]	SHEAR CAPACITY (PLF, ASD) [4]
G7	33MIL	7"OC	232
G4	33MIL	4"OC	340

NOTES:

[1] PROVIDE STRAP BLOCKING AT HORIZONTAL PANEL JOINTS AND SOLID BLOCKING BETWEEN THE FIRST (2) END STUDS.

[2] ATTACH STUD TO TOP AND BOTTOM TRACK PER 14/S-301.

[3] ATTACH BOTTOM TRACK TO CONCRETE WITH PAF @ 4'OC OR STEEL WITH PAF PER 14/S-301.

[4] 1/2" GYPSUM BOARD MINIMUM REQUIRED EACH FACE OF STUD. STUDS SPACED @ 24'OC MAXIMUM.

[5] ATTACH GYPSUM BOARD TO STEEL STUD FRAMING WITH #6 SCREWS MINIMUM IN ACCORDANCE WITH ASTM C954.

[6] STUDS SHALL HAVE MINIMUM FLANGE WIDTH OF 1 5/8".

16 TYPICAL SHEAR WALL ELEVATION

SCALE: 1/2" = 1'-0" (07080M)

17 HOLD-DOWN SCHEDULE

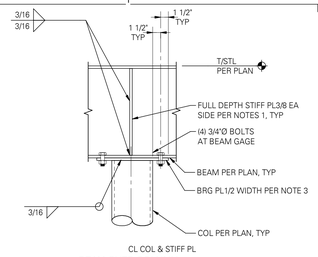
SCALE: 1" = 1'-0" (01421)

19 PLAN - PLINTH AT STEMWALL

SCALE: 3/4" = 1'-0"

20 SHEAR WALL SCHEDULE

SCALE: 1" = 1'-0" (01434A)



BEAM OVER COLUMN
WHERE BEAM CONTINUOUS

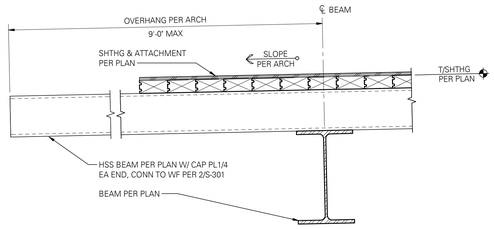
NOTES:

1. CHAMFER CORNERS AS REQUIRED AT BEAM "K" REGION.

2. BEARING PLATE WIDTH = (BEAM WIDTH OR IF COLUMN IS WIDER THAN BEAM, COLUMN WIDTH + 1") MINIMUM.

1 BEAM TO HSS COLUMN CONNECTIONS

SCALE: 1" = 1'-0" (05050M)

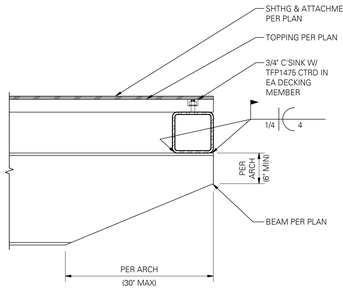


NOTES:

T&G TO HSS ATTACHMENT PER 3/S-301.

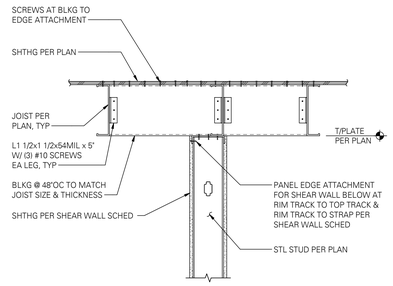
2 HSS BEAM TO WF BEAM AT CANOPY

SCALE: 1" = 1'-0"



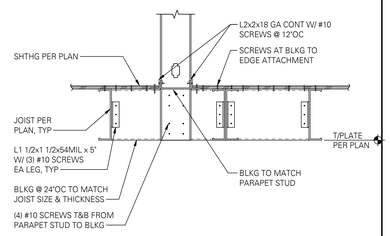
3 CANOPY DETAIL

SCALE: 1" = 1'-0"



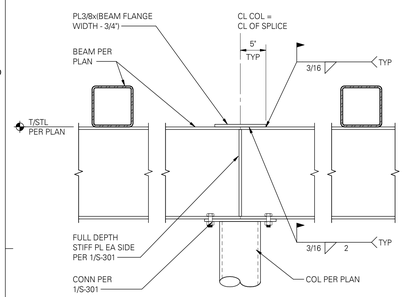
4 TYPICAL INTERIOR WALL AT MEZZANINE WITH JOISTS PARALLEL

SCALE: 1" = 1'-0" (07133)



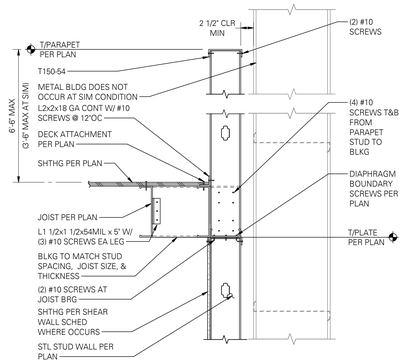
5 TYPICAL PARAPET AT MEZZANINE WITH JOISTS PARALLEL

SCALE: 1" = 1'-0"



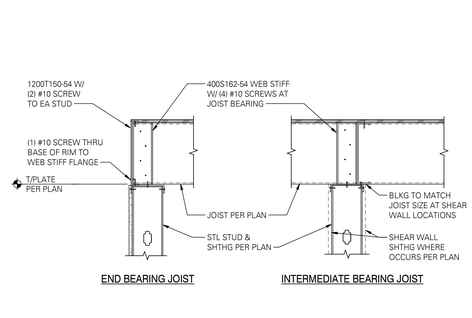
6 BEAM SPLICE OVER COLUMN

SCALE: 1" = 1'-0"



7 TYPICAL EXTERIOR WALL AT MEZZANINE WITH JOISTS PARALLEL

SCALE: 1" = 1'-0"



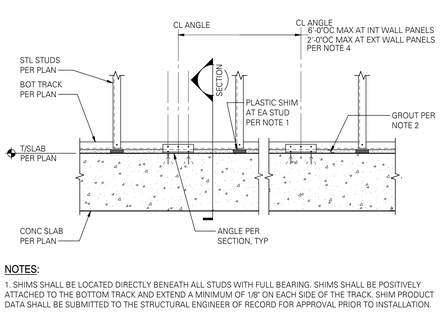
END BEARING JOIST INTERMEDIATE BEARING JOIST

NOTE:

STIFFENER MUST EXTEND TO WITHIN 1/8" OF TOP AND BOTTOM FLANGE OF JOIST.

8 TYPICAL BEARING WALL WEB STIFFENER CONDITION

SCALE: 1" = 1'-0" (07156M)



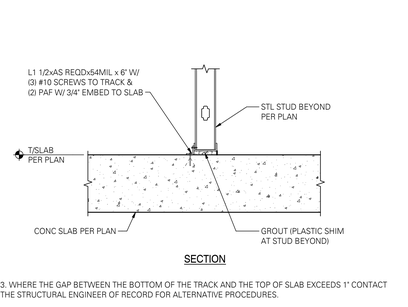
NOTES:

1. SHIMS SHALL BE LOCATED DIRECTLY BENEATH ALL STUDS WITH FULL BEARING. SHIMS SHALL BE POSITIVELY ATTACHED TO THE BOTTOM TRACK AND EXTEND A MINIMUM OF 1/8" ON EACH SIDE OF THE TRACK. SHIM PRODUCT DATA SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER OF RECORD FOR APPROVAL PRIOR TO INSTALLATION.

2. IN LOCATIONS WHERE THE GAP BETWEEN THE BOTTOM OF THE TRACK AND THE TOP OF SLAB EXCEEDS 1/4", DRY-PACK GROUT SHALL BE PLACED BETWEEN THE SHIMS. PERIODIC SPECIAL INSPECTION IS REQUIRED FOR ALL GROUTING BENEATH STEEL STUD WALLS. A 3/4" DIAMETER HOLE SHALL BE DRILLED AT 10'-0"OC MAXIMUM TO ENSURE SOLID GROUTING BENEATH THE TRACK.

9 TYPICAL STEEL STUD BEARING REQUIREMENTS (NON-SHEAR WALL)

SCALE: 1" = 1'-0" (07002M)



SECTION

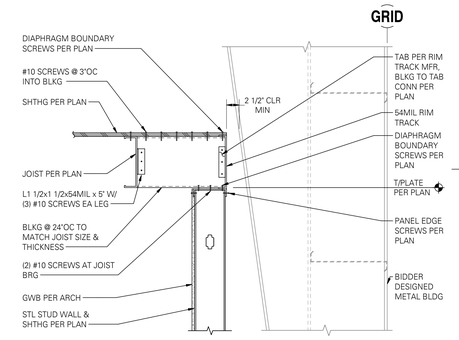
3. WHERE THE GAP BETWEEN THE BOTTOM OF THE TRACK AND THE TOP OF SLAB EXCEEDS 1" CONTACT THE STRUCTURAL ENGINEER OF RECORD FOR ALTERNATIVE PROCEDURES.

4. AT EXTERIOR WALLS, ADDITIONAL ANGLE IS REQUIRED ON EACH SIDE OF DOOR AND WINDOW OPENINGS. INSTALL ANGLES ON INTERIOR FACE OF EXTERIOR STUD WALL.

5. IF FULL AND LEVEL BEARING OF THE BOTTOM TRACK ON SLAB CAN BE ACHIEVED WITHOUT SHIMS AND GROUT, BOTTOM TRACK ATTACHMENT TO SLAB PER 18/S-301.

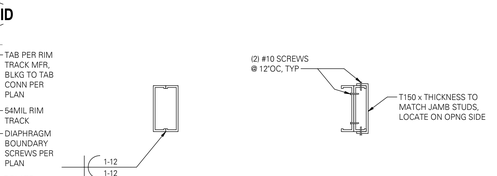
10 TYPICAL NON-BEARING WALL CONNECTION TO JOISTS

SCALE: 1" = 1'-0" (07190M)



11 TYPICAL JOIST PARALLEL TO EXTERIOR WALL

SCALE: 1" = 1'-0" (07211)



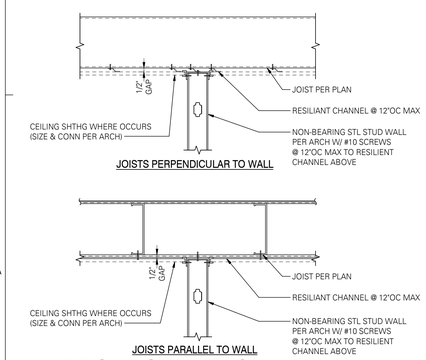
WELDED OPTION SCREWED OPTION

NOTE:

SINGLE JAMB STUDS ARE ACCEPTABLE WHERE ALLOWED PER PLAN NOTES, STUD SIZE PER PLAN NOTES.

12 TYPICAL JAMB STUD DETAIL

SCALE: 1 1/2" = 1'-0" (07103)

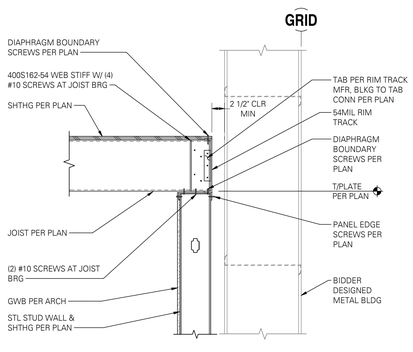


JOISTS PERPENDICULAR TO WALL

JOISTS PARALLEL TO WALL

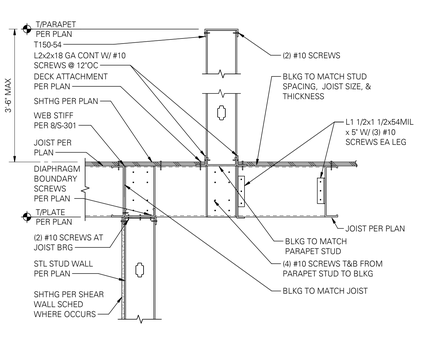
16 TYPICAL NON-BEARING WALL CONNECTION TO JOISTS

SCALE: 1" = 1'-0" (07190M)



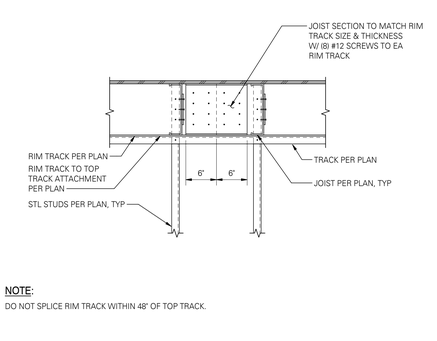
17 TYPICAL JOIST PERPENDICULAR TO EXTERIOR WALL

SCALE: 1" = 1'-0"



18 TYPICAL EXTERIOR WALL AT MEZZANINE WITH JOISTS PERPENDICULAR

SCALE: 1" = 1'-0"

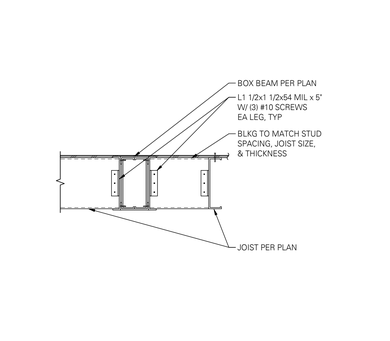


NOTE:

DO NOT SPLICE RIM TRACK WITHIN 48" OF TOP TRACK.

19 TYPICAL RIM TRACK SPLICE

SCALE: 1" = 1'-0" (07101M)



20 BOX BEAM TO BOX BEAM CONNECTION

SCALE: 1" = 1'-0"



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SANDPOINT

CITY OF SANDPOINT

TRAVERS PARK RECREATION CENTER

BID PACKAGE 1

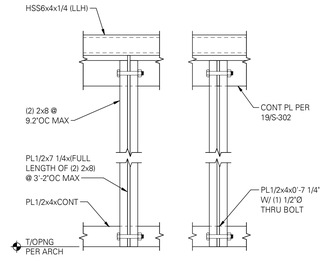
REV	DATE	DESCRIPTION
1	06-23-2023	50% CD'S
2	07-24-2023	PERMIT SET
3	08-25-2023	BID PACKAGE 1

PROJ. NO.	22041-0451
DRAWN	JLP
CHECKER	MST
PROJ MNGR	KEA
DATE	05/25/2023

© ALSC ARCHITECTS, P.S.

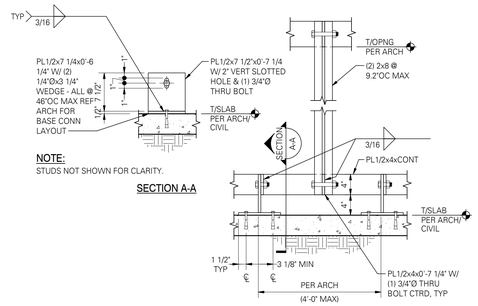
FRAMING DETAILS

S-301



NOTE:
1. FASCIA ATTACHMENT PER 14/S-302.
2. TOP CONNECTION PER 19/S-302.
3. PLATE SPLICE LOCATIONS PER ARCH & 16/S-302

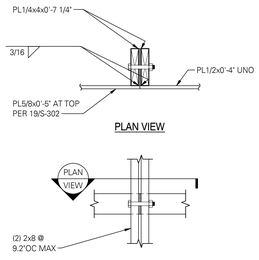
3 LARGE OPENING WOOD SLAT WALL SUPPORT
SCALE: 1" = 1'-0"



NOTE:
STUDS NOT SHOWN FOR CLARITY.

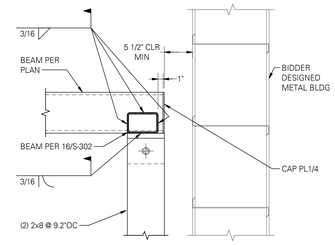
SECTION A-A

4 WOOD SLAT WALL - BOTTOM CONNECTION
SCALE: 1" = 1'-0"



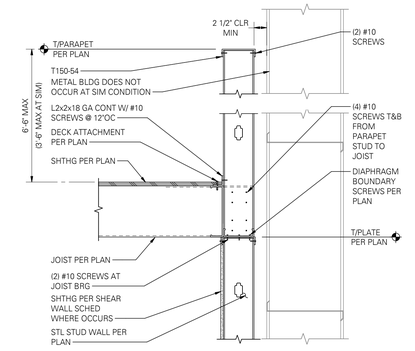
NOTE:
PLATE SPLICE LOCATIONS PER ARCH & 16/S-302.

8 WOOD SLAT WALL SPLICE CONNECTION AT ADJOINING PANELS
SCALE: 1" = 1'-0"

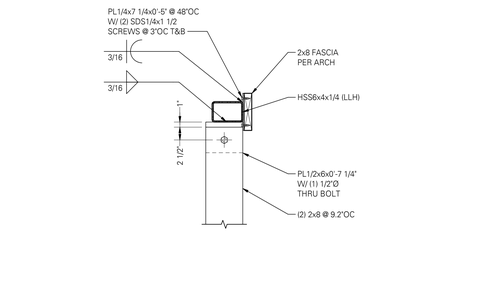


NOTE:
ADDITIONAL TWO 2x8 CONNECTION INFORMATION PER 14/S-302.

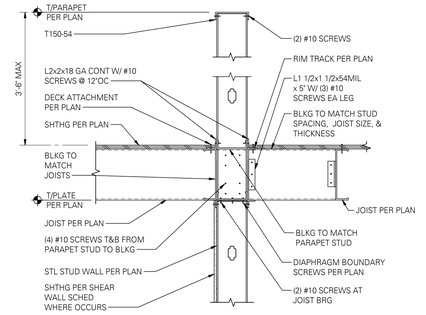
9 HSS INFILL CONNECTION TO HSS BEAMS
SCALE: 1" = 1'-0"



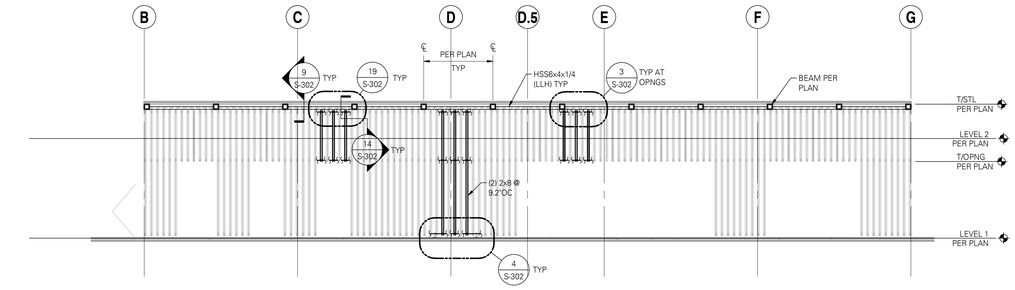
10 TYPICAL EXTERIOR WALL AT MEZZANINE WITH JOISTS PERPENDICULAR
SCALE: 1" = 1'-0"



14 WOOD SLAT WALL - FASCIA CONNECTION
SCALE: 1" = 1'-0"

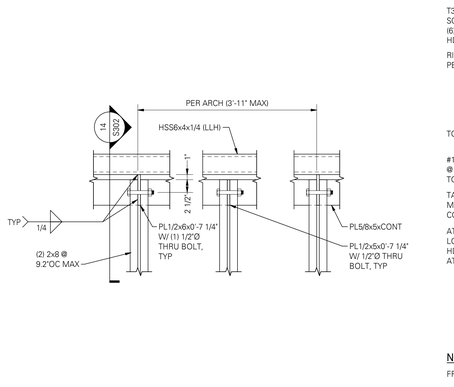


15 TYPICAL EXTERIOR WALL AT MEZZANINE WITH JOISTS PERPENDICULAR
SCALE: 1" = 1'-0"

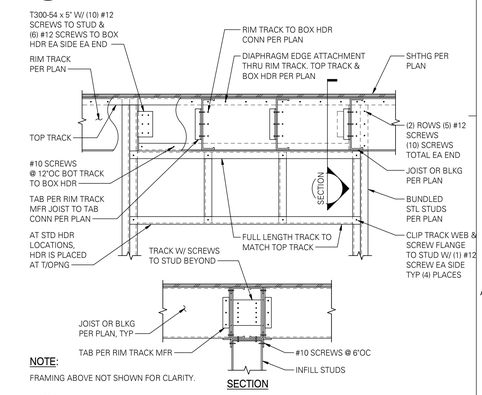


NOTE:
REFERENCE ARCH AND 8/S-302 FOR WOOD SLAT WALL PANELIZATION AND SPLICE LOCATIONS.

16 WOOD SLAT WALL ELEVATION
SCALE: 1/8" = 1'-0"



19 WOOD SLAT WALL - TOP CONNECTION
SCALE: 1" = 1'-0"



NOTE:
FRAMING ABOVE NOT SHOWN FOR CLARITY.

20 TYPICAL BOX HEADER
SCALE: 1" = 1'-0" (07151M)

FOR PERMIT
These drawings are sufficiently complete for submission to the jurisdiction having authority for permit. The Contractor shall not use these drawings for construction until Contractor receives written approval for use in connection by the jurisdiction having authority and ALSC Engineers.

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PROFESSIONAL ENGINEER LICENSED 13697 STATE OF IDAHO JUSTIN B. COOK

SANDPOINT

CITY OF SANDPOINT

TRAVERS PARK RECREATION CENTER

BID PACKAGE 1

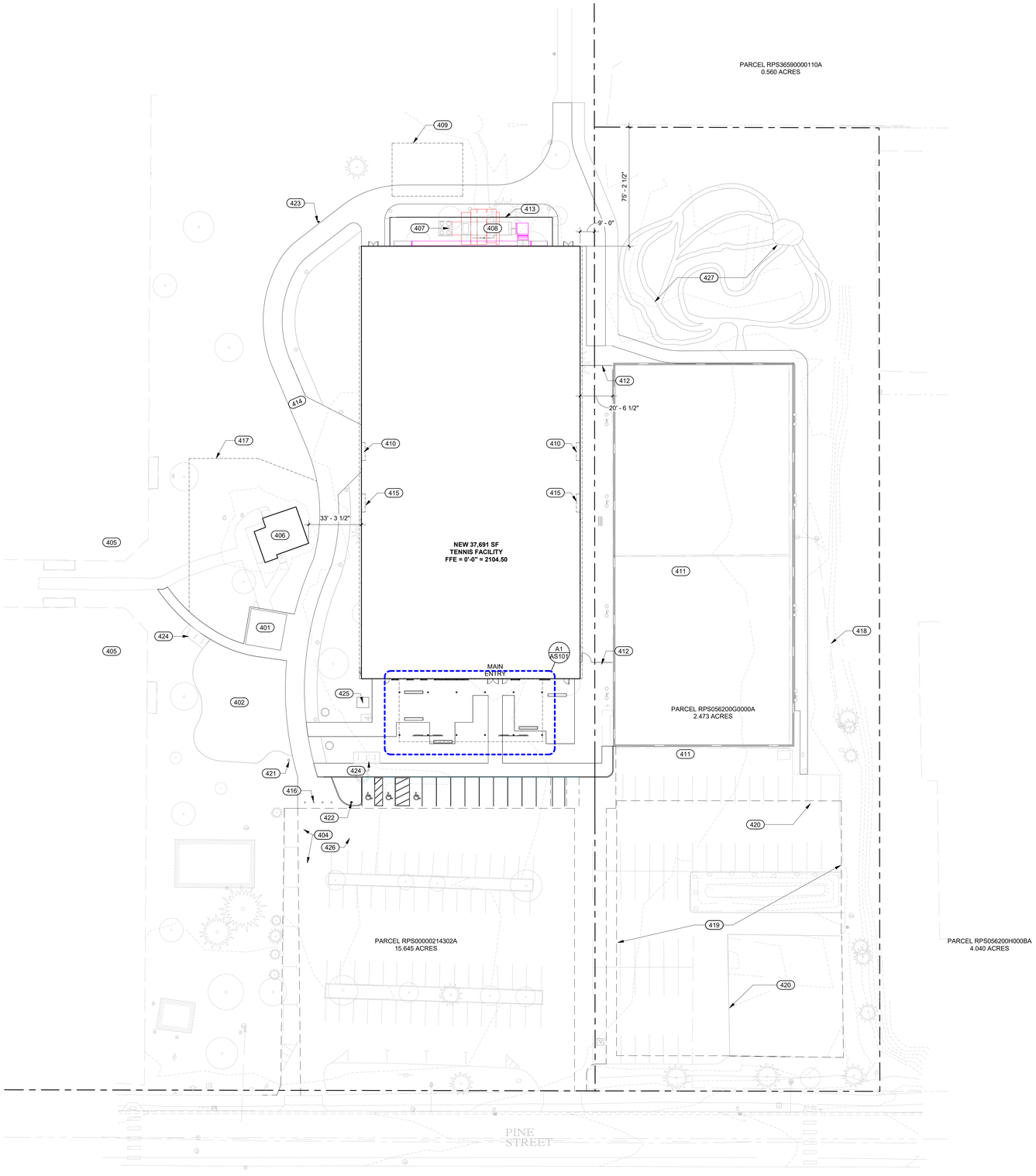
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1	06-23-2023	50% CD'S
2	07-24-2023	PERMIT SET
3	08-25-2023	BID PACKAGE 1

PROJ. NO.	22041-0451
DRAWN	JLP
CHECKER	MST
PROJ MNGR	KEA
DATE	05/25/2023

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FRAMING DETAILS

S-302



A1 SITE PLAN
SCALE: 1" = 30'-0"

PROJECT NORTH

LEGAL DESCRIPTION / ZONING INFORMATION

AHJ: CITY OF SANDPOINT BUILDING & PLANNING DEPT
SANDPOINT CITY CODE, TITLE 9, ZONING

A.	PARCEL NUMBER	RPS00000214302A
B.	PROPERTY ADDRESS	2016 PINE STREET
C.	LEGAL DESCRIPTION	21-57N-2W TAX 2, LESS TAX 26 TRAVER'S PARK
D.	ZONING	RESIDENTIAL SINGLE FAMILY - RS
E.	MAX BUILDING AREA	35% OF LOT AREA
F.	MAX IMPERVIOUS AREA	30% OF LOT AREA
G.	MAX BUILDING HEIGHT	N/A
H.	FRONT YARD SETBACK	20'-0" FROM PROPERTY LINE
I.	SIDE YARD SETBACK	5'-0" FROM PROPERTY LINE
J.	REAR YARD SETBACK	15'-0" FROM PROPERTY LINE
K.	PROPOSED SQUARE FOOTAGE	37,656 SF
L.	PROPOSED BUILDING HEIGHT	55'-0" / 1 STORY
M.	PARKING REQUIREMENTS TOTAL PARKING PROVIDED:	3 NEW ADA STALLS 12 NEW STANDARD STALLS *131 EXISTING STALLS (TBD - BASED ON SKATE PARK EXTENTS)*

CODED NOTES

NUMBER	DESCRIPTION
401	RELOCATED PICNIC SHELTER-SEE LANDSCAPE
402	RELOCATED PLAYGROUND-SEE LANDSCAPE
404	BRONZE STATUE - OFCI, SEE LANDSCAPE
405	EXISTING SOFTBALL FIELD TO REMAIN
406	EXISTING RESTROOMS & CONCESSIONS BUILDING TO REMAIN
407	FUTURE CONDENSER LOCATION
408	AIR HANDLING UNIT-SEE MECH
409	EXISTING BATTING CAGES TO BE RELOCATED
410	OVERHEAD DOOR LOCATION
411	ALT #1: DEMOLISH AND REPLACE EXISTING TENNIS COURTS, SEE CIVIL AND LANDSCAPE. SALVAGE FENCING & SITE LIGHTING FOR POSSIBLE REUSE
412	CHAIN LINK FENCE & GATE
413	SITE OBSCURING FENCE ENCLOSURE
414	12' WIDE ASPHALT TRAIL W/ 8' WIDE GRAVEL SHOULDER FOR 20' FIRE ACCESS
415	ALTERNATE – OVERHEAD DOOR LOCATION
416	REMOVABLE BOLLARD, TYP OF (4) - SEE CIVIL
417	DASHED LINE INDICATES EXTENTS OF FUTURE PLAYGROUND EXTENSION & SPLASH PAD, NIC
418	TRAIL, SEE CIVIL
419	EXTENTS OF PROPOSED SKATE PARK EXPANSION, NIC
420	EXISTING SKATE PARK TO REMAIN
421	EXISTING FIRE HYDRANT
422	NEW FIRE HYDRANT AND FIRE DEPARTMENT CONNECTION - SEE CIVIL
423	NEW FIRE HYDRANT - SEE CIVIL
424	BIKE RACK, SEE LANDSCAPE
425	TRANSFORMER, SEE ELECTRICAL
426	DRINKING FOUNTAIN W/CONCRETE PAD, SEE LANDSCAPE
427	BIKE SKILLS COURSE, NIC

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BID PACKAGE #1

REV	DATE	DESCRIPTION

PROJ. NO.	2023-011
DRAWN	RM
PROJ MNGR	GS
DATE	08/25/23

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SITE PLAN

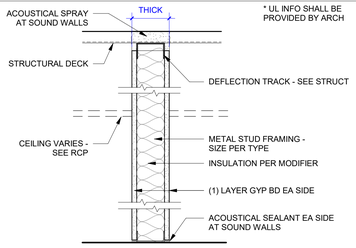
AS100

INTERIOR PARTITIONS

TYPE			THICK	MODIFIER
A	A4	3 5/8" MTL STUD	4 7/8"	**S** SOUND ATTEN INSUL
	A6	6" MTL STUD	7 1/4"	**t** THERMAL INSULATION
	A8	8" MTL STUD	9 1/4"	
				X SMOKE PARTITION

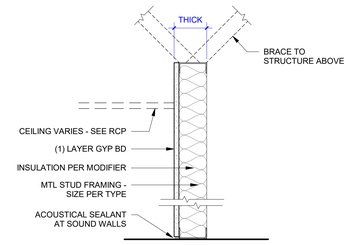
1-HR RATING WHERE INDICATED, IN ACCORDANCE WITH UL FILE # U419 *

* UL INFO SHALL BE PROVIDED BY ARCH



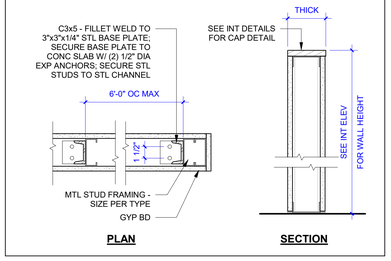
TYPE			THICK	MODIFIER
D	D1	7/8" HAT CHANNEL	1 1/2"	**S** SOUND ATTEN INSUL
	D4	3 5/8" MTL STUD	4 1/4"	**t** THERMAL INSULATION
	D6	6" MTL STUD	6 5/8"	
	D8	8" MTL STUD	8 5/8"	

NON-RATED



TYPE			THICK	MODIFIER
G	G4	3 5/8" MTL STUD	4 3/4"	
	G6	6" MTL STUD	6 3/4"	
	G8	8" MTL STUD	8 1/2"	

NON-RATED

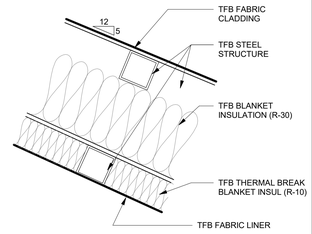


ROOF ASSEMBLIES

xR1

INSULATION CAVITY	U FACTOR	PROPOSED UA	TARGET UA
R-30			

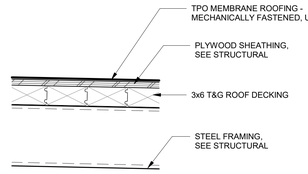
TENSION FABRIC BUILDING SYSTEM ROOF



xR2

INSULATION	U FACTOR	PROPOSED UA	TARGET UA
N/A			

ROOF @ CANOPY

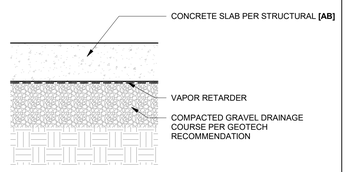


FLOOR ASSEMBLIES

xF1

CONCRETE SLAB ON GRADE

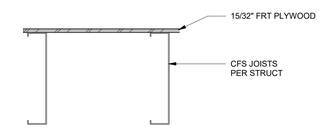
NOT RATED



*NOTE: PROVIDE R-10ci TO A DEPTH OF 24" AT ENTIRE SLAB PERIMETER

xF2

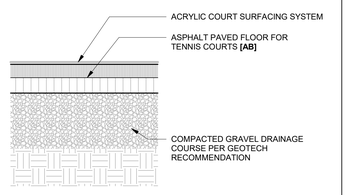
PLYWOOD OVER CFS JOISTS



xF3

ASPHALT PAVED FLOOR ON GRADE

NOT RATED



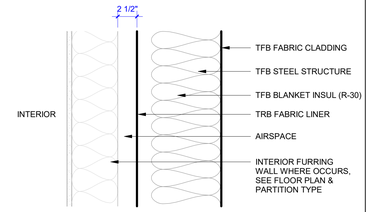
*NOTE: PROVIDE R-10ci TO A DEPTH OF 24" AT ENTIRE SLAB PERIMETER

EXTERIOR WALL ASSEMBLIES

xW1

INSULATION CAVITY		
R-30		

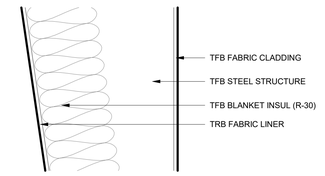
TENSION FABRIC BUILDING SYSTEM @ END WALL



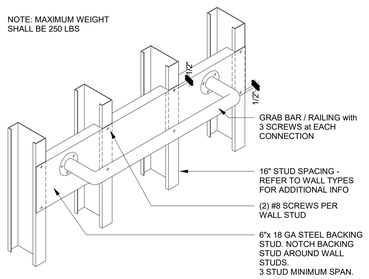
xW2

INSULATION CAVITY + CI		
R-30		

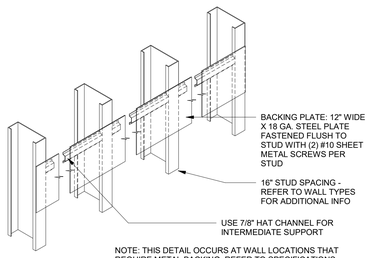
TENSION FABRIC BUILDING SYSTEM @ SIDEWALL



NOTE: MAXIMUM WEIGHT SHALL BE 250 LBS

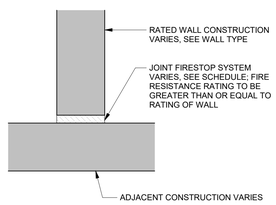


WALL BLOCKING - GRAB BARS & HANDRAILS



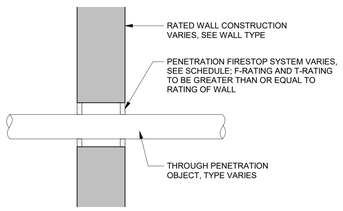
NOTE: THIS DETAIL OCCURS AT WALL LOCATIONS THAT REQUIRE METAL BACKING. REFER TO SPECIFICATIONS. PROVIDE WOOD WALL BLOCKING AT WALL MOUNTED DOOR STOPS.

WALL BLOCKING



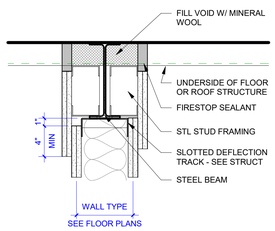
JOINT FIRESTOPPING

SCALE : NOT TO SCALE



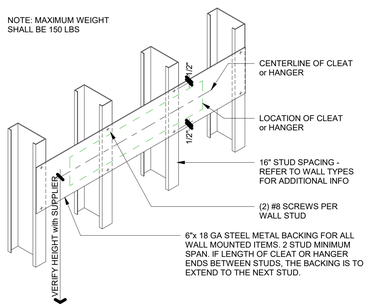
PENETRATION FIRESTOPPING

SCALE : NOT TO SCALE



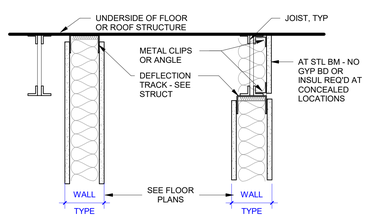
FIRE RESISTANT ASSEMBLY - TOP OF WALL DETAIL @ BEAM

NOTE: MAXIMUM WEIGHT SHALL BE 150 LBS

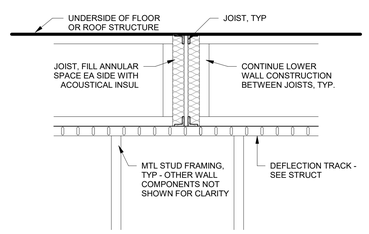


WALL BLOCKING

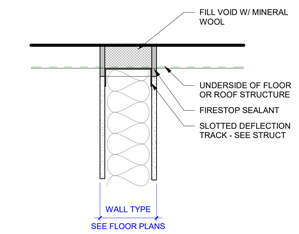
WALL HUNG ACCESSORIES, WALL HUNG CABS



WALL PARALLEL TO JOISTS



WALL PERPENDICULAR TO JOISTS



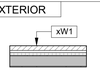
FIRE RESISTANT ASSEMBLY - HEAD OF WALL

TYP TOP OF WALL - FULL HEIGHT WALL - METAL STUD

SCALE : NOT TO SCALE

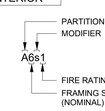
WALL TAG DESIGNATION LEGEND

EXTERIOR

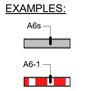


SEE BUILDING ASSEMBLIES ON SHEET A-050

INTERIOR



EXAMPLES:



A6 = 6" METAL STUD W/ GYP BD EA SIDE
s = SOUND ATTENUATION INSULATION

A6 = 6" METAL STUD W/ GYP BD EA SIDE
- = NO MODIFIER
1 = 1-HR FIRE RATING

WALL GENERAL NOTES

1. INTERIOR PARTITIONS SHALL EXTEND FULL HEIGHT TO THE UNDERSIDE OF FLOOR DECK OR ROOF DECK ABOVE, UNO.
2. STUD SPACING SHALL BE 16"OC TYPICAL.
3. WALL TYPES INDICATE GENERIC CONSTRUCTION. FINISH AND COLOR SCHEDULES IDENTIFY SPECIFIC MATERIALS TO BE USED FOR THE SUBSTRATES. THIS MUST BE USED WITH THIS SCHEDULE TO UNDERSTAND THE TOTAL ASSEMBLY AND ITS FINISHES.
4. TYPICAL CONDITIONS (UNO):
   A. PERIMETER RELIEF: WHERE PARTITIONS MEET STRUCTURE OR DISSIMILAR CONSTRUCTION, PROVIDE PERIMETER RELIEF. SEE STRUCTURAL FOR DEFLECTION CRITERIA.
   B. FIRE RATED WALL FACE MATERIAL TERMINATIONS: CONTINUOUS FROM TOP OF FLOOR SLAB TO FLOOR OR ROOF SLAB ABOVE.
   C. ACOUSTICAL WALL SUBSTRATE MATERIAL: CONTINUOUS FROM TOP OF FLOOR SLAB TO FLOOR OR ROOF SLAB ABOVE. SEAL DEFLECTION SPACE AS REQUIRED.
5. SOUND TESTS SHOWN HAVE BEEN CONDUCTED ACCORDING TO THE REQUIREMENTS OF ASTM E 90 FOR LABORATORY TESTS OR ASTM 336 FOR FIELD TESTS. THE CONTRACTOR MUST ADHERE TO SPECIFIED MATERIALS AND CONSTRUCTION DETAILS FOR SOUND AND FIRE RATED ASSEMBLIES, ALL OPENINGS THROUGH THE ASSEMBLY, AND ITS ENTIRE PERIMETER, MUST BE SEALED AIRTIGHT.
6. FIRE RATED WALL CONSTRUCTION: PROVIDE FIRE STOPPING TO MEET FIRE RATINGS REQUIRED. WHERE OPENINGS ARE OVERSIZED, PROVIDE WALL INFILL TO MEET FIRE RATINGS.
7. ACOUSTICAL INFILL: ACCEPTABLE MATERIALS FOR USE AT THESE TOP OF WALL / FLUTE LOCATIONS INCLUDE SEMI-RIGID ACOUSTICAL INSULATION, FOAMED-IN-PLACE INSULATION OR RIGID FOAM FLUTE INSERTS.

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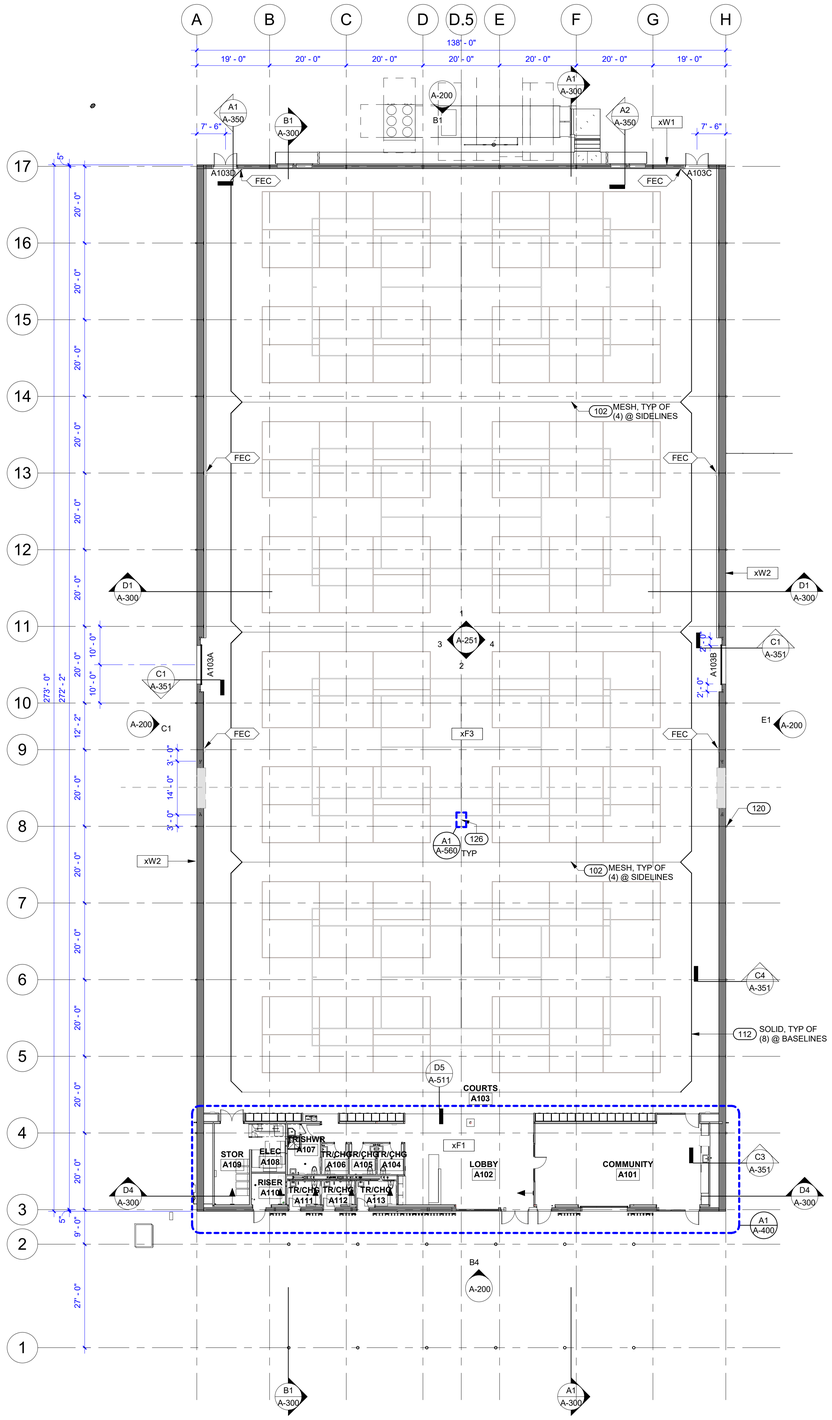
REV	DATE	DESCRIPTION

PROJ. NO.	2023-011
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PROJ MNGR	GS
DATE	08/25/23

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ENVELOPE ASSEMBLIES & PARTITION TYPES

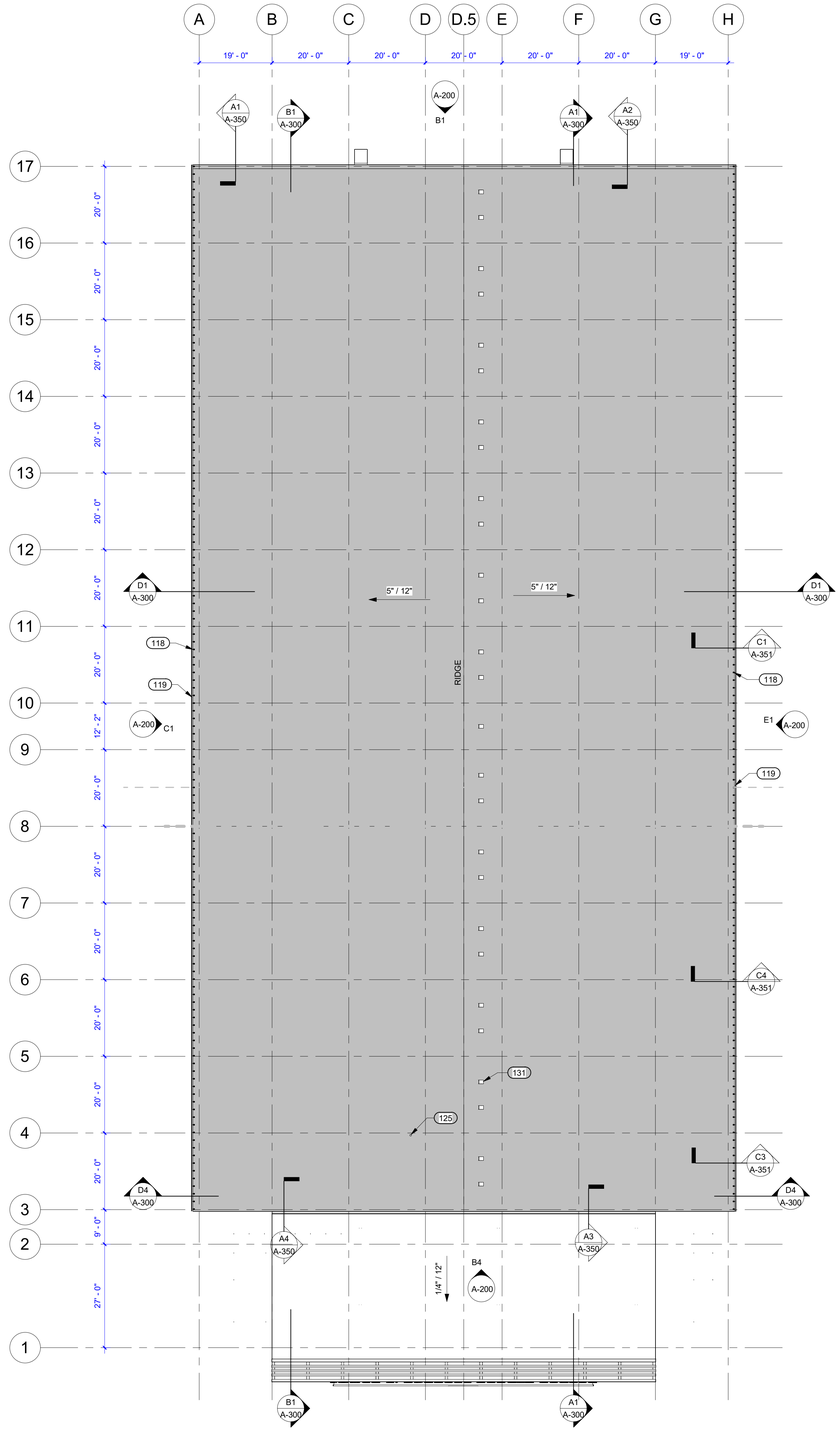
A-050



A1 LEVEL 1 FLOOR PLAN

SCALE: 1/16" = 1'-0"

PROJECT NORTH



A3 ROOF - OVERALL PLAN

SCALE: 1/16" = 1'-0"

GENERAL NOTES

1. DIMENSIONS ARE TO FACE OF STUD AT PARTITIONS, GRID LINES, FACE OF CMU, AND CENTERLINE OF COLUMNS UNO
2. CLR DIMENSIONS INDICATE CLEAR DIMENSIONS FROM FACE OF WALL FINISH
3. WALL TYPES DEFINE THE ENTIRE LENGTH OF A WALL ON THE WALL SIDE NOTED FROM CORNER TO CORNER UNO. SEE SHEET A-051 FOR WALL TYPES LEGEND.
4. ALL WALLS NOT DESIGNATED WITH A WALL TYPE OR NOTED OTHERWISE SHALL BE A6s.
5. SEE DOOR SCHEDULE FOR DOOR AND RELITE FRAME TYPES AND DETAIL REFERENCES
6. SEE GLAZING SCHEDULES FOR CURTAIN WALL AND INTERIOR AND EXTERIOR STOREFRONT SIZES AND INFORMATION
7. SEE ENLARGED PLANS FOR ADDITIONAL NOTES, INTERIOR ELEVATION CALLOUTS AND OTHER DETAILS WITHIN THE CALLOUT AREA.
8. PROVIDE WOOD WALL BLOCKING AT WALL MOUNTED DOOR STOPS. SEE DOOR SCHEDULE AND A-051.

GENERAL NOTES - ROOF

1. ARROWS INDICATE DIRECTION OF SLOPE. ALL SLOPES 1/2" PER FOOT, UNO.
2. SEE MECHANICAL DWGS FOR MORE INFORMATION, EQUIPMENT & ROOF PENETRATIONS
3. PROVIDE TAPERED INSULATION CRICKET AT ALL MECH EQUIPMENT
4. ALL ROOFING TO BE TPO.
5. SEE WALL SECTIONS FOR COPING & PARAPET INFORMATION.
6. REQUIRED SOLAR ZONE PER WSEC C411 IS PROVIDED. MINIMUM AREA HAS BEEN CALCULATED THROUGH METHOD C411.2.2, 20% OF ELECTRICAL SERVICE SIZE - 33,216 SF.
7. ALL ROOFS TO BE xR1 UNO
8. 4" CONC PAD (xR4 ROOF TYPE) TYPICAL AT ALL AHU ROOFTOP - SEE STRUCT FOR PAD LOCATIONS AND EXTENTS

ROOF LEGEND

xR1
FABRIC COLOR: GRAY

xR2

CODED NOTES

NUMBER	DESCRIPTION
102	MESH DIVIDER CURTAIN, 10'-0" HIGH
112	SOLID VINYL BACKSTOP CURTAIN, 10'-0"HIGH
118	ICE BREAKERS @ EAVES PER TFB MFR
119	MTL GUTTER W/ HEAT TRACE, RE: ELEC
120	DOWNSPOUTS @ 40' MAX OC PER TFB MFR
125	PLUMBING VENT STACK, PER MECH COORDINATION LOCATION W/ TFB MFR AND BRACE TO STRUCTURE
126	TENNIS NET SLEEVE & STANDARD, TYP @ 8 LOCATIONS. SEE STRIPING PLAN FOR EXACT PLACEMENT
131	ROOF VENT PER TFB MFR, TYP

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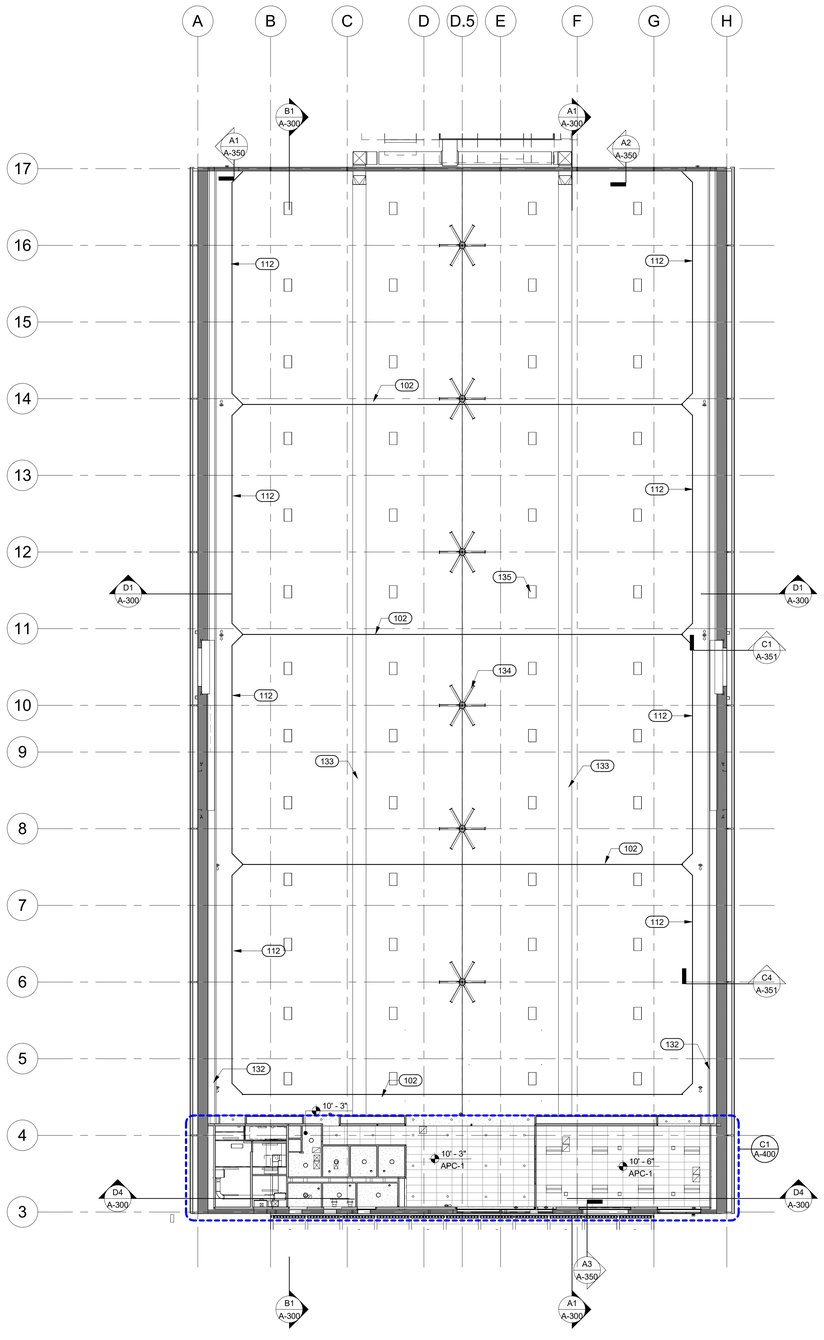
REV	DATE	DESCRIPTION

PROJ. NO.	2023-011
DRAWN	RM
PROJ MNGR	GS
DATE	08/25/23

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FLOOR & ROOF PLAN - OVERALL

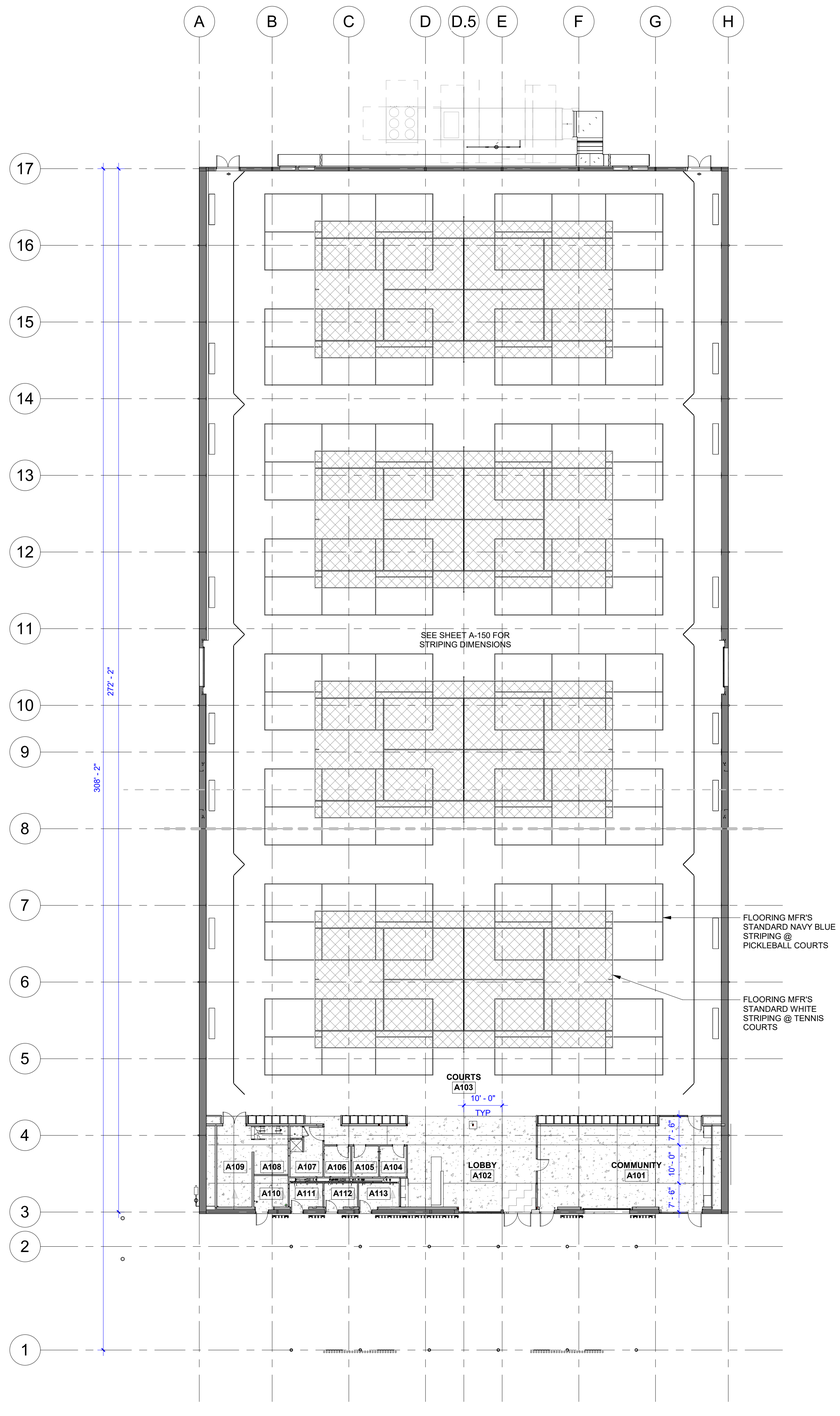
A-110



A1 LEVEL 1 - REFLECTED CEILING PLAN

SCALE: 1/16" = 1'-0"

PROJECT NORTH



A4 LEVEL 1 FLOOR FINISH PLAN

SCALE: 1/16" = 1'-0"

PROJECT NORTH

GENERAL NOTES - CEILING

1. ALL CEILING HEIGHTS LISTED ARE AFF, UNO
2. ACOUSTICAL PANEL CEILINGS AT 10'-0" AFF, UNO
3. GYP BD. CEILINGS AT 9'-0" AFF AND PAINTED P-4, UNO
4. AT ROOMS INDICATED IN FINISH SCHEDULE, PAINT OUT ALL VISIBLE CEILING ELEMENTS INCLUDING, BUT NOT LIMITED TO, STRUCTURE, MECHANICAL EQUIPMENT, DUCTS, PIPES, ETC. PAINT COLOR AS IDENTIFIED IN FINISH SCHEDULE
5. AT ROOMS WITH EXPOSED STRUCTURE AND/OR CEILING CLOUDS, EXTEND GYP BD AT WALLS TO ROOF DECK ABOVE.
6. ALL GYP BD WALLS & SOFFITS EXPOSED TO VIEW &/OR ADJACENT TO CEILING CLOUDS SHALL BE PAINTED TO UNDERSIDE OF STRUCTURE. MATCH COLOR OF GYP BD HORIZ SURFACE TO VERT SURFACE
7. ALL GYP BD SOFFITS TO BE PAINTED P-4, UNO.
8. FOR ROLLER SHADES THAT NOTE CEILING MOUNTED, SEE INT. ELEVATIONS AND SPEC SECTION 12 24 13.1 WINDOW SHADE SCHEDULE FOR LOCATIONS.

CEILING TYPE LEGEND

APC-1

GYP BOARD CEILING PAINTED

WLC-2 SOLID WOOD PANEL

WLC-1 PERFORATED WOOD PANEL

OPEN TO STRUCTURE ABOVE

xS1 EXTERIOR SOFFIT ASSEMBLY

LIGHTS

HVAC

GENERAL NOTES - FLOOR FINISHES

1. SEE 09 00 01 FINISH LEGEND FOR FLOOR MATERIAL TYPE. AT ALL AREAS WHERE NO HATCH PATTERN PROVIDED ASSUME SEALED CONCRETE, REFER TO FINISH SCHEDULE FOR VERIFICATION OF ALL FLOOR FINISHES.
2. FOR ALL RTF TO CONC TRANSITIONS SEE "TS-4" IN FINISH LEGEND. SEE DETAIL A6/A-553
3. FOR ALL PT TO CONC TRANSITIONS SEE "TS-6" IN FINISH LEGEND. SEE DETAIL A4/A-553
4. FOR ALL RTF TO CPT TRANSITIONS SEE "TS-1" IN FINISH LEGEND. SEE DETAIL B6/A-553
5. FOR ALL PT TO CPT TRANSITIONS SEE "TS-7" IN FINISH LEGEND. SEE DETAIL B4/A-553
6. FOR ALL EM TO CONC TRANSITIONS SEE "TS-2" IN FINISH LEGEND. SEE DETAIL A5/A-553.
7. FOR ALL RTF TO PT TRANSITIONS SEE "TS-5" IN FINISH LEGEND. SEE DETAIL B3/A-553
8. FOR ALL QUARRY TILE TO EM SEE "TTS-1" IN FINISH LEGEND. SEE DETAIL A3/A-553
9. FOR ALL EM TO CPT SEE "TS-3" IN FINISH LEGEND. SEE DETAIL B5/A-553
10. AT ALL BOOKCASES (CLASSROOM, LIBRARY, OFFICES, ETC..) AND CASEWORK NOTED AS "MOBILE" OR "MOVEABLE" OR THAT IS NOT ATTACHED TO THE WALL, RUN FLOOR FINISH BELOW, TYP
11. AT ADA ACCESSIBLE BASE CABINETS BELOW A COUNTER MOUNTED SINK, FLOOR FINISH TO BE INSTALLED BELOW CABINET TO THE WALL.
12. AT ALL FLOOR TRANSITIONS THAT OCCUR AT A DOORWAY, ALIGN FLOORING TRANSITION W/ CENTER OF DOOR PANEL, TYP

FLOOR FINISH LEGEND

POLISHED CONCRETE

CONTROL JOINT

ACRYLIC TENNIS COATING SYSTEM
COLOR: MFR'S STANDARD GREEN

ACRYLIC TENNIS COATING SYSTEM
COLOR: MFR'S STANDARD BLUE

ENTRY MAT:
EM-1

NOTE: SEE FINISH LEGEND SPECIFICATIONS FOR FLOORING TYPES

CODED NOTES

NUMBER	DESCRIPTION
102	MESH DIVIDER CURTAIN, 10'-0" HIGH
112	SOLID VINYL BACKSTOP CURTAIN, 10'-0"HIGH
132	FIRE SPRINKLER MAIN FOR BIDDER-DESIGNED FIRE SUPPRESSION SYSTEM. COORDINATE LOCATION AND SUPPORTS FOR MAINS AND BRANCHES WITH TFB STEEL FRAMING LOCATIONS
133	FABRIC DUCT, SEE MECH. COORDINATE LOCATION FOR SUPPORTS WITH TFB STEEL FRAMING LOCATIONS
134	HVLS FAN, SEE MECH. COORDINATE LOCATION FOR SUPPORTS WITH TFB STEEL FRAMING LOCATIONS
135	LIGHT FIXTURE, SEE ELEC. COORDINATE PLACEMENT WITH TFB STEEL FRAMING LOCATIONS

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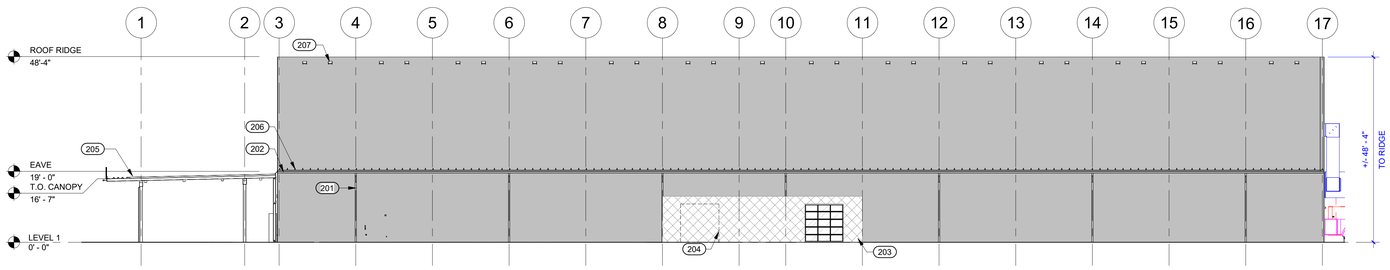
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PROJ MNGR	GS
DATE	08/25/23

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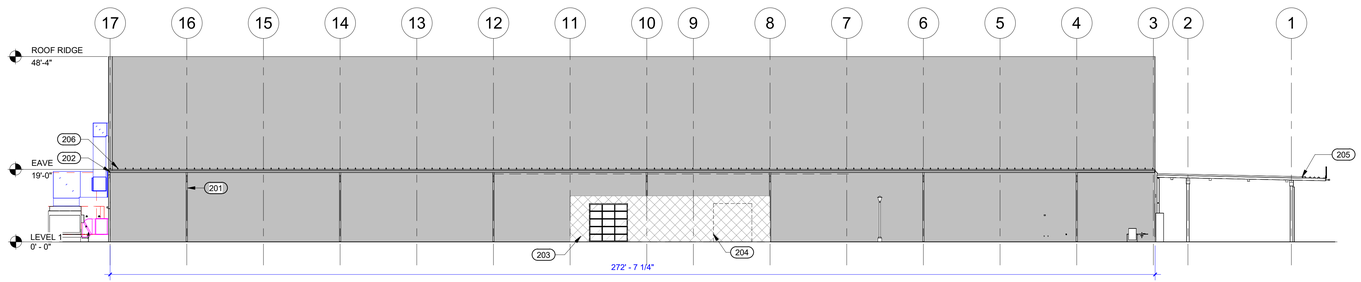
RCP & FINISH PLAN - OVERALL

A-120



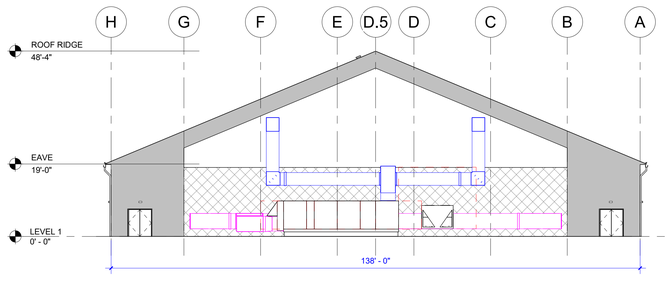
E1 EAST ELEVATION - OVERALL

SCALE: 1/16" = 1'-0"



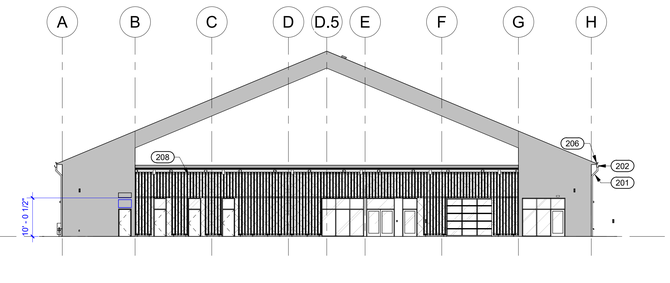
C1 WEST ELEVATION - OVERALL

SCALE: 1/16" = 1'-0"



B1 NORTH ELEVATION - OVERALL

SCALE: 1/16" = 1'-0"



B4 SOUTH ELEVATION - OVERALL

SCALE: 1/16" = 1'-0"

GENERAL NOTES

1. APPLY ANTI-GRAFFITI TO TOP OF 1ST FLOOR WINDOW HEAD AND WATER-REPELLENT COATINGS FULL HEIGHT TO ALL EXPOSED MASONRY AND CONC.
2. ALL PREFIN METAL COPING SHALL BE SM-1. SEE FINISH LEGEND.
3. AT ALL FLASHING THAT IS NOT CONTINUOUS (ABOVE OR BELOW OPENINGS IN THE WALL, THRU-WALL FLASHING TERMINATION AT DOOR JAMBS, ETC.), PROVIDE FLASHING END DAM.
4. ALL LINTELS AND EXPOSED STRUCTURAL STEEL SHAPES SHALL BE PAINTED P-3.
5. C | J DENOTES LOCATION OF MASONRY CONTROL JOINT.

MATERIAL LEGEND

NOTE: SEE FINISHES LEGEND FOR ADDITIONAL INFORMATION

- TENSION FABRIC 1 - GRAY
- TENSION FABRIC 2 - WHITE
- TENSION FABRIC 3 - BLUE
- GLAZING

CODED NOTES

NUMBER	DESCRIPTION
201	DOWNSPOUTS @ 40' MAX O.C. PER TFS MFR
202	MTL GUTTER W/HEAT TRACE, RE: ELEC
203	SEE LEGACY DRAWINGS FOR EXTENT OF BLUE FABRIC
204	ALTERNATE: OH DOOR
205	STEEL ENTRY CANOPY
206	ICE BREAKERS @ EAVES PER TFS MFR
207	ROOF VENT, TYP. SEE LEGACY DRAWINGS FOR LOCATIONS
208	WOOD SLAT WALL

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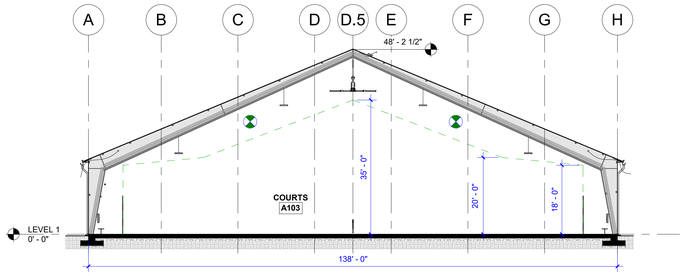
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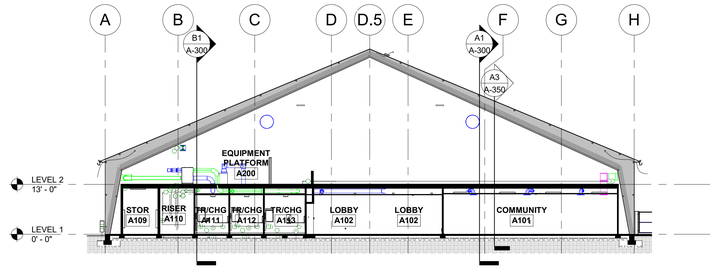
EXTERIOR ELEVATIONS

A-200



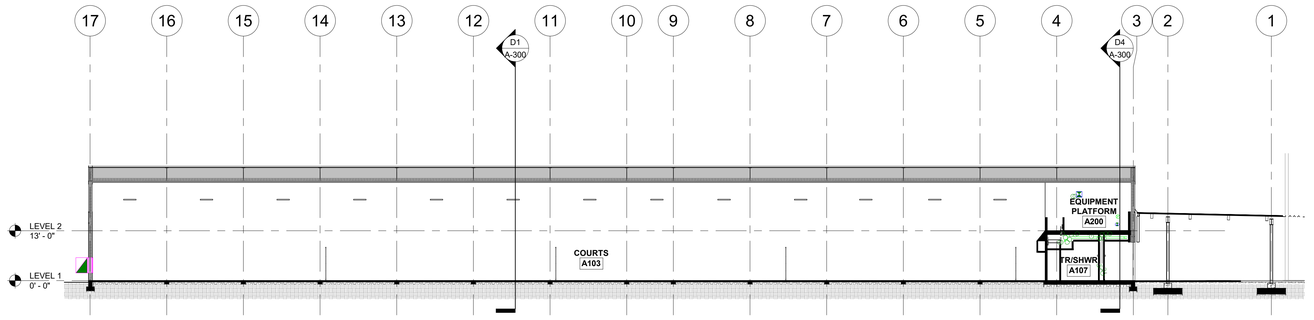
D1 EAST / WEST BUILDING SECTION - THRU COURTS

SCALE: 1/16" = 1'-0"



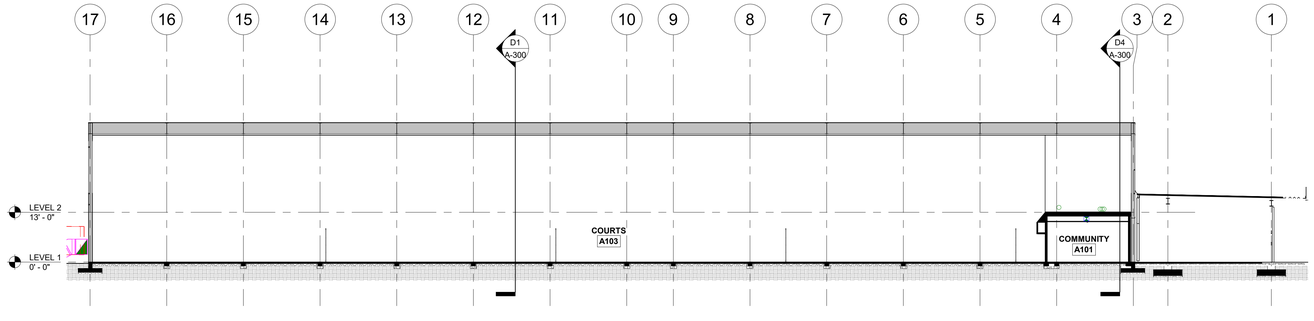
D4 EAST / WEST BUILDING SECTION - THRU LOBBY

SCALE: 1/16" = 1'-0"



B1 NORTH / SOUTH BUILDING SECTION

SCALE: 1/16" = 1'-0"



A1 NORTH / SOUTH BUILDING SECTION3

SCALE: 1/16" = 1'-0"

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BUILDING SECTIONS

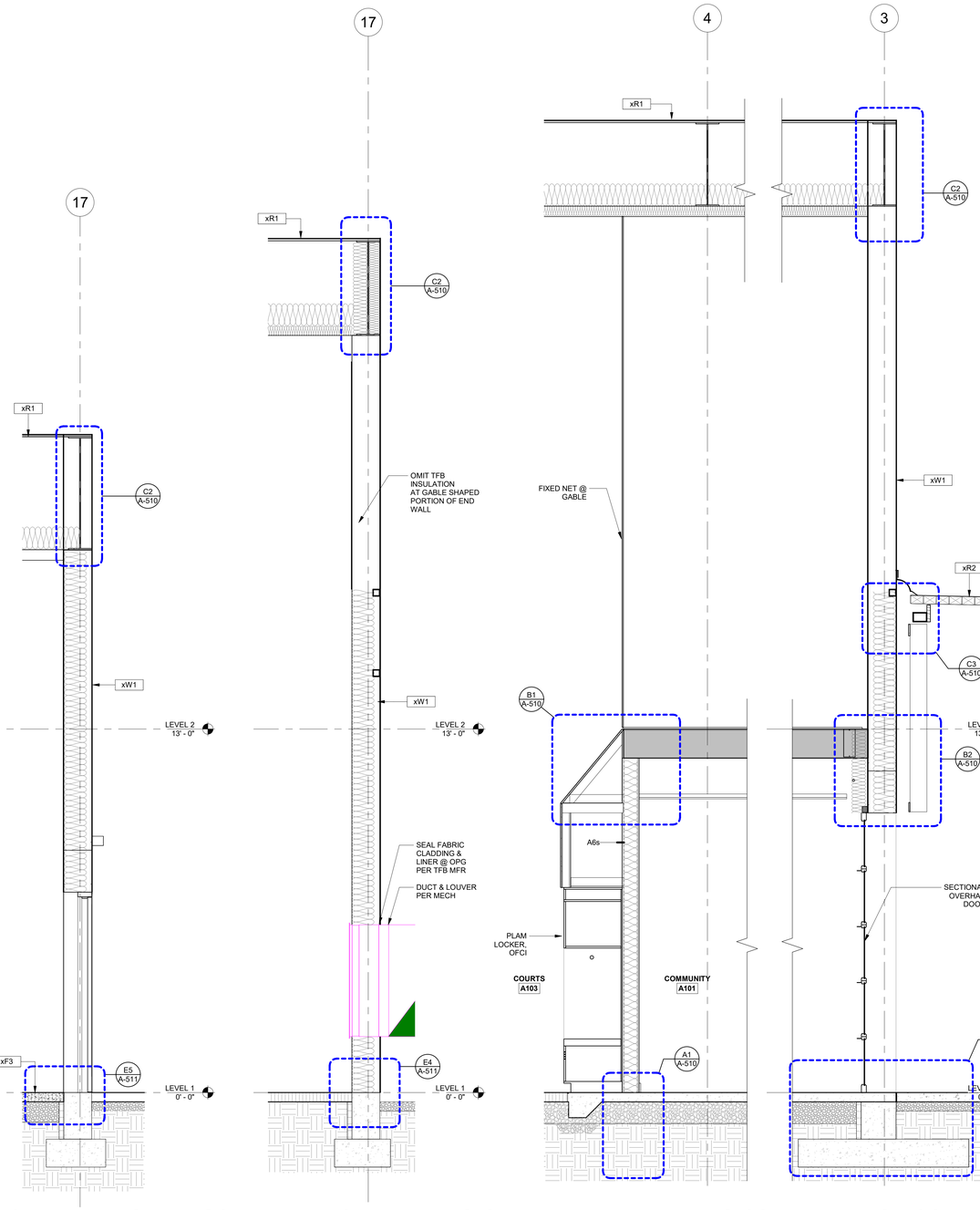
A-300

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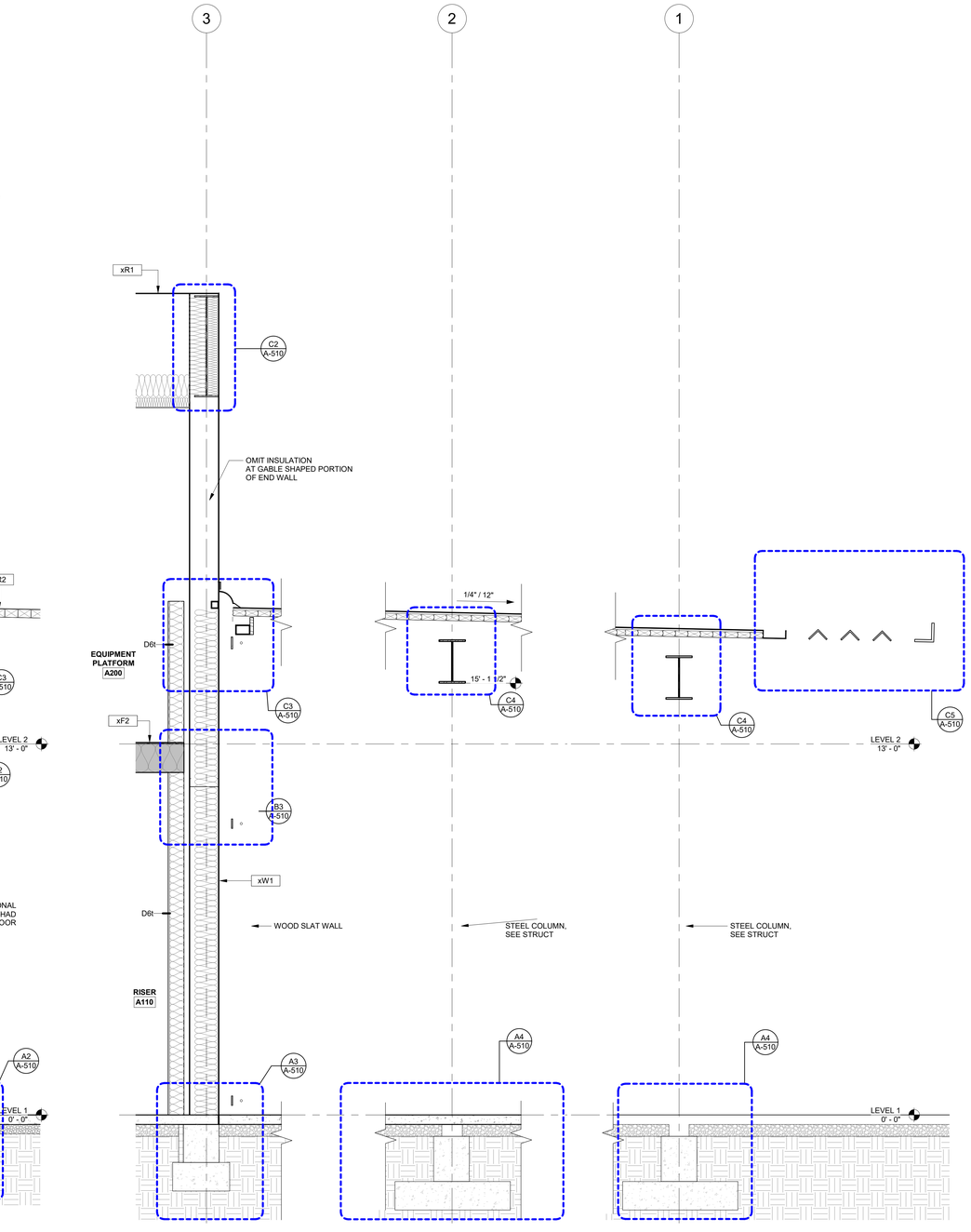
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A1 NORTH WALL @ HM DOOR
SCALE: 1/2" = 1'-0"

A2 NORTH WALL @ GRILL
SCALE: 1/2" = 1'-0"

A3 MEZZ @ SOUTH WALL @ DOOR
SCALE: 1/2" = 1'-0"



A4 RAKE & CANOPY CONNECTION @ SOUTH WALL
SCALE: 1/2" = 1'-0"

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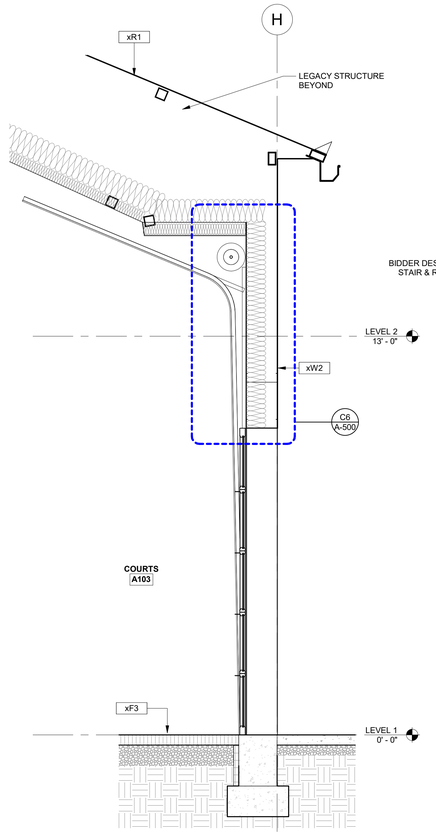
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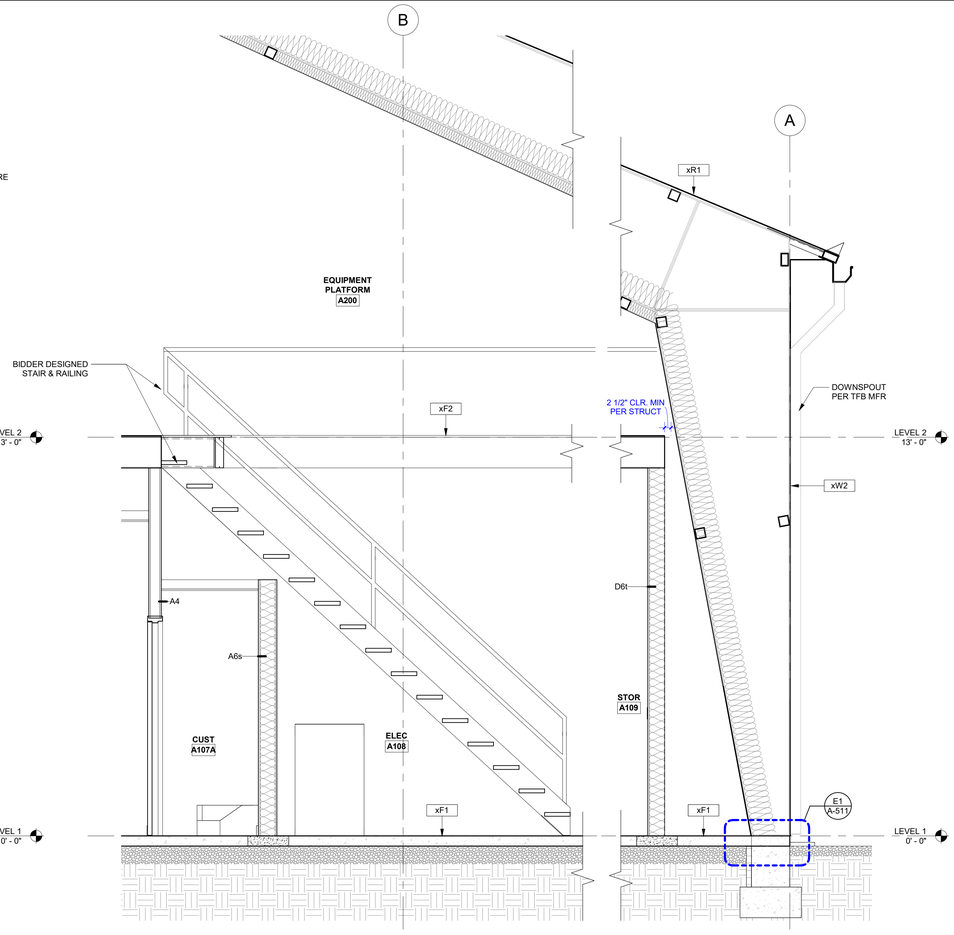
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WALL SECTIONS

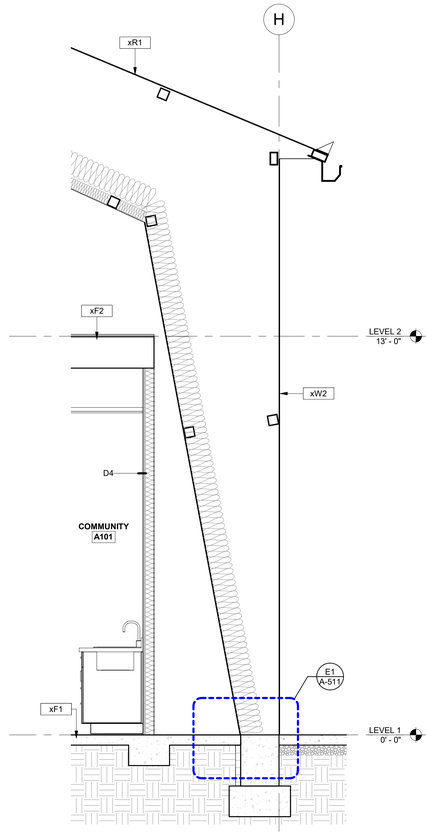
A-350



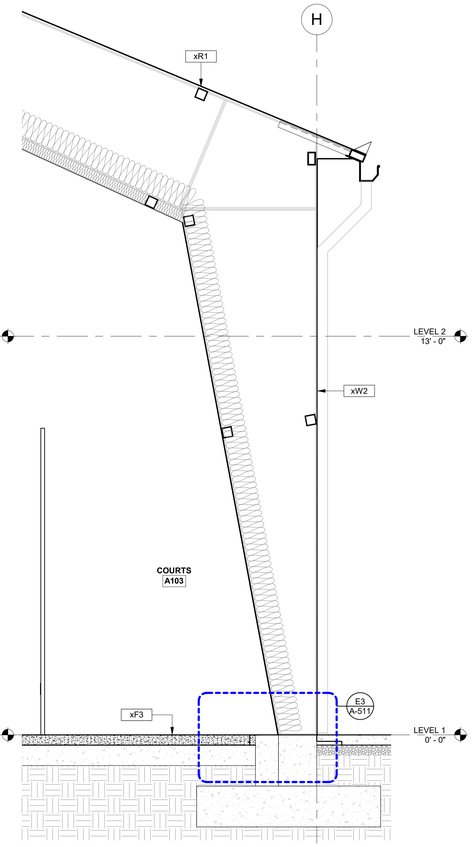
C1 EAVE @ OVERHEAD DOOR
SCALE: 1/2" = 1'-0"



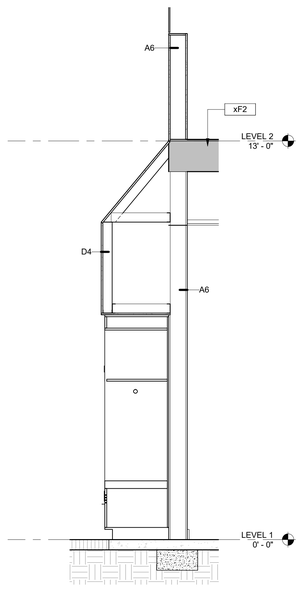
C2 EAVE @ STORAGE ROOM
SCALE: 1/2" = 1'-0"



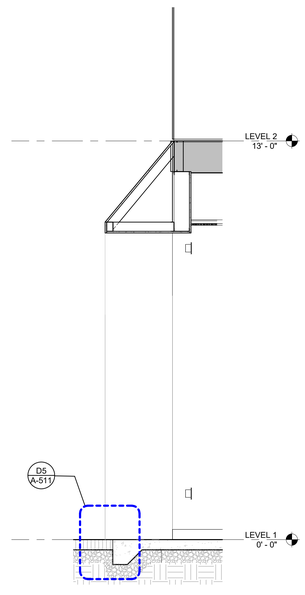
C3 EAVE @ COMMUNITY ROOM
SCALE: 1/2" = 1'-0"



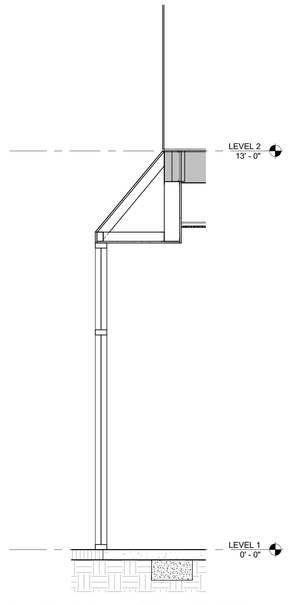
C4 EAVE - TYPICAL
SCALE: 1/2" = 1'-0"



A1 LOCKER WALL @ SOFFIT
SCALE: 1/2" = 1'-0"



A2 SOFFIT @ LOBBY
SCALE: 1/2" = 1'-0"



A3 STOREFRONT @ SOFFIT
SCALE: 1/2" = 1'-0"

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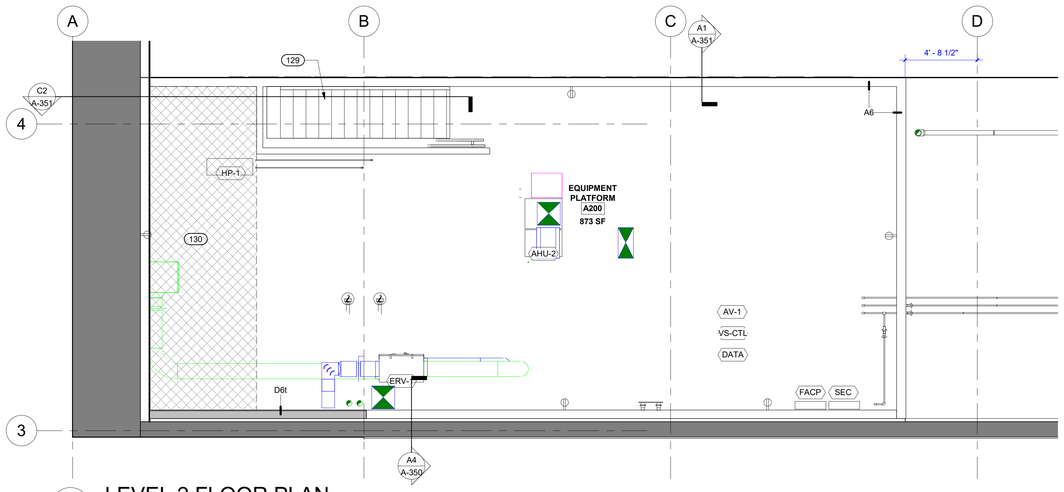
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WALL SECTIONS

A-351



E1 LEVEL 2 FLOOR PLAN

SCALE: 1/4" = 1'-0"

CODED NOTES

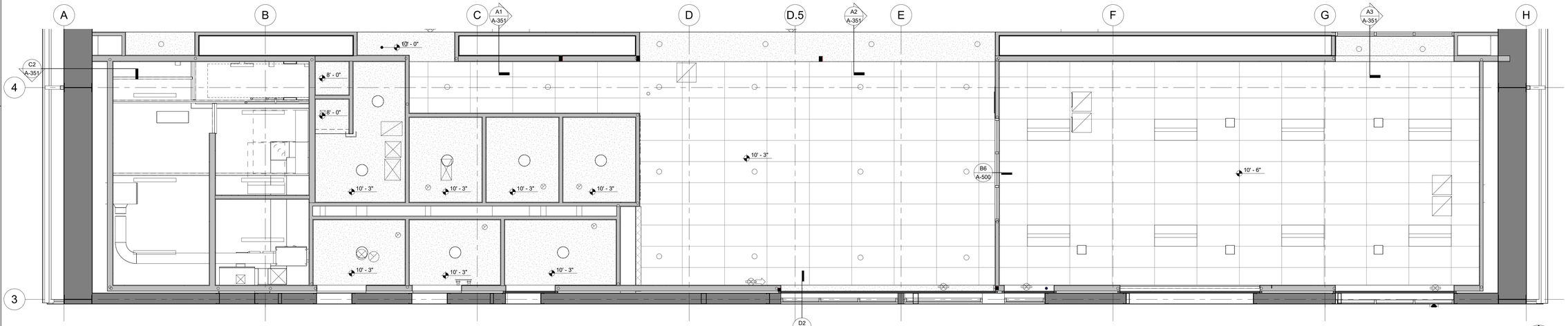
NUMBER	DESCRIPTION
101	CASEWORK
103	APPROXIMATE LOCATION OF FIRE RISER FOR BIDDER-DESIGNED "DRY" FIRE SUPPRESSION SYSTEM. COORDINATE LOCATION WITH OTHER EQUIPMENT AND SYSTEMS AT THIS ROOM.
104	WATER RISER, SEE PLUMBING
105	SINK, SEE PLUMBING
107	DRINKING FOUNTAIN, SEE PLUMBING
108	JANITOR SINK, SEE PLUMBING
109	REFRIGERATOR
121	CHANGING TABLE
127	WOOD SLAT WALL
129	BIDDER DESIGNED STEEL STAIR & RAILING
130	CROSSHATCH INDICATES LOW CLEARANCE AREA

MATERIAL LEGEND - INTERIOR WALL FINISH

- FRP - 1
- FRP-2
- FWP-1 & FWP-2 FABRIC WRAPPED PANELS
- TENSION FABRIC, FWP-3
- NETTING

GENERAL NOTES - INTERIOR ELEVATION

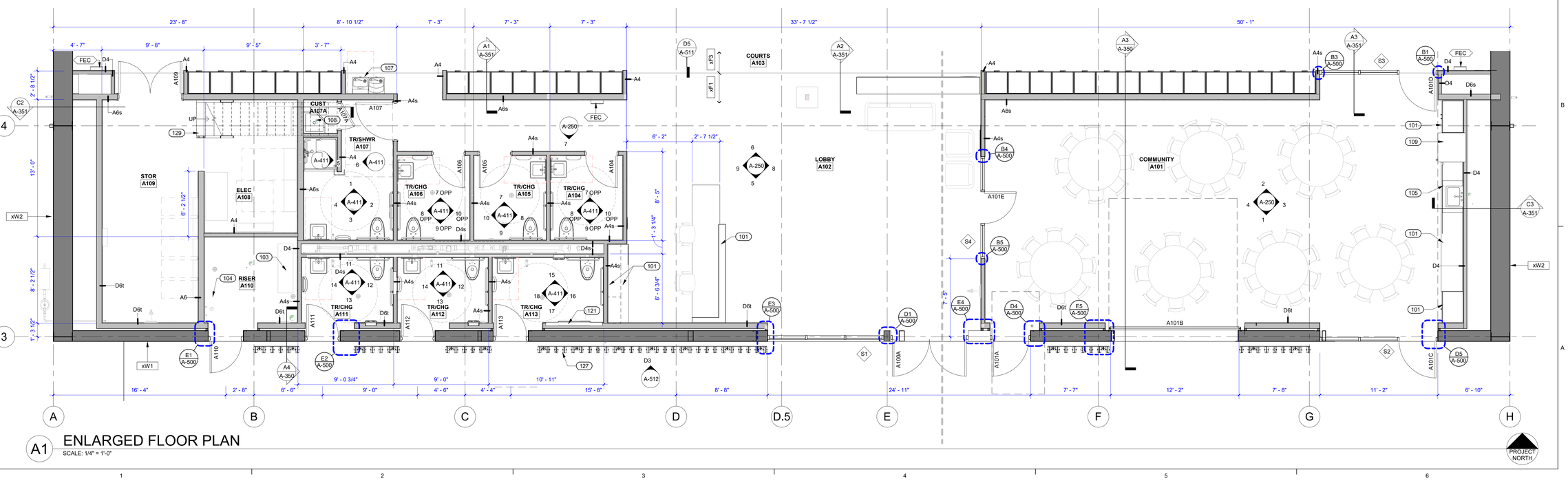
1. DO NOT SCALE DRAWINGS, REFER TO DIMENSIONS
2. SEE E1/A-550 AND D1/A-550 FOR TAGGED CASEWORK TYPES AND CASEWORK (CUSTOM AND TAGGED) GENERAL NOTES
3. SEE A1/A-401 FOR TYPICAL MOUNTING HEIGHTS
4. ALL PAINT, VWC & GYP BD REVEALS TO TERMINATE AT NEAREST INSIDECORNER, UNO
5. HOLLOW METAL DOOR AND RELIGHT FRAMES TO BE PAINTED AS NOTED ON FINISH LEGEND
6. ALL WINDOW SILLS BELOW 12'-0" AFF TO BE PLAM-0X. SEE DETAIL AX/A-XXX.
7. PROVIDE BLOCKING IN WALLS BEHIND ALL WALL HUNG ELEMENTS, INCLUDING BUT NOT LIMITED TO, TACKBOARDS, MARKERBOARDS, LARGE SIGNAGE, COUNTER AND COUNTER SUPPORTS, CASEWORK, TV'S, PROJECTION SCREENS, ETC. WHETHER PROVIDED BY CONTRACTOR OR OWNER.
8. SEE SPEC SECTION 11 30 00.1 FOR RESIDENTIAL APPLIANCES SCHEDULE; VERIFY SIZE OF APPLIANCES PRIOR TO CASEWORK CONSTRUCTION.
9. PAINT ALL MECHANICAL LOUVERS ON INTERIOR TO MATCH ADJACENT WALL SURFACE.
10. SEE FINISH LEGEND FOR MATERIAL KEYWORDS AND FINISH DESCRIPTIONS.
11. ALL MARKER BOARDS TO BE MOUNTED 3'-0" AFF TO BOTTOM OF WRITABLE SURFACE .
16. SEE ROLLER SHADE SPECIFICATIONS FOR LOCATION OF ROLLER SHADES. ROLLER SHADE LOCATIONS ARE NOT SHOWN IN INTERIOR ELEVATION.
17. SEE DOOR FRAME TYPES, A-600, FOR LOCATION OF HORIZONTAL BLINDS. HORIZONTAL BLIND LOCATIONS ARE NOT SHOWN IN INTERIOR ELEVATIONS.
18. AT VERTICAL CONTROL JOINTS, ALIGN ALL REVEALS OR ROUTED JOINTS THAT OCCUR BELOW WITH CONTROL JOINT.
19. ALL LIGHTING NOT SHOWN FOR CLARITY; SEE ELEC DRAWINGS.
20. AT ALL INTERIOR AND EXTERIOR UN-PAINTED MASONRY, PROVIDE CLEAR ANTI-GRAFFITI COATING.
21. CHAMFER OUTSIDE CORNERS AT ALL INTERIOR MASONRY LOCATIONS.
22. ALL EXPOSED STRUCTURE PAINT P-3, UNO.
23. PROVIDE HORIZONTAL BLINDS AT ALL INTERIOR RELITES/WINDOWS, UNLESS OTHERWISE NOTED IN THE HORIZONTAL BLIND AND ROLLER SHADE SCHEDULE.



C1 LEVEL 1 - REFLECTED CEILING PLAN - ENLARGED

SCALE: 1/4" = 1'-0"

PROJECT NORTH



A1 ENLARGED FLOOR PLAN

SCALE: 1/4" = 1'-0"

PROJECT NORTH

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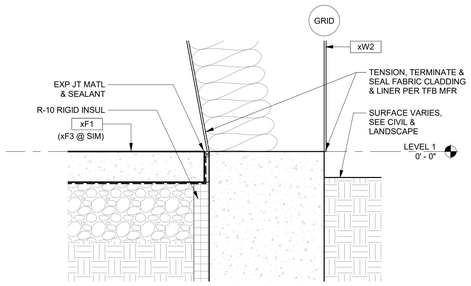
REV	DATE	DESCRIPTION

PROJ. NO.	2023-011
DRAWN	RP,GS
PROJ MNGR	GS
DATE	08/25/23

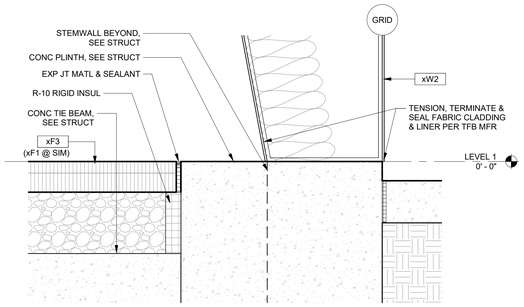
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ENLARGED FLOOR & REFLECTED CEILING PLANS

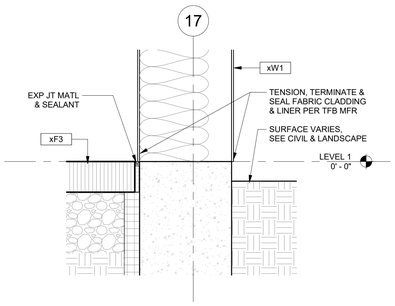
A-400



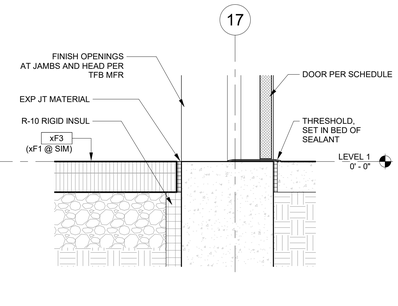
E1 FOUNDATION @ SIDEWALL - TYP
SCALE: 1 1/2" = 1'-0"



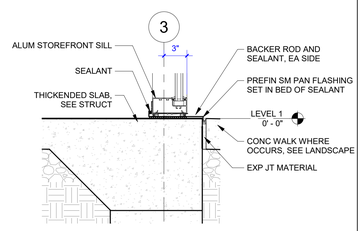
E3 FOUNDATION @ PRIMARY FRAME
SCALE: 1 1/2" = 1'-0"



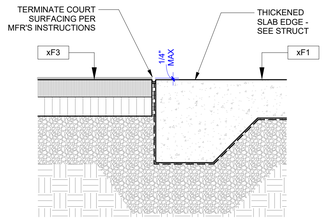
E4 FOUNDATION @ END WALL
SCALE: 1 1/2" = 1'-0"



E5 FOUNDATION @ END WALL DOOR
SCALE: 1 1/2" = 1'-0"



E6 SF SILL @ FDN
SCALE: 1 1/2" = 1'-0"



D5 xF1 / xF3 TRANSITION
SCALE: 1 1/2" = 1'-0"

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EXTERIOR DETAILS

A-511

SYMBOLS & ABBREVIATIONS

FIRE ALARM SYMBOLS

- DOOR HOLD OPEN
- DUCT SMOKE DETECTOR
- FACP — FIRE ALARM CONTROL PANEL
- FAA — FIRE ALARM ANNUNCIATOR PANEL
- FASP — FIRE ALARM SLAVE PANEL
- FIRE BELL
- FLOW SWITCH
- HEAT DETECTOR (CEILING MOUNTED)
- HEAT DETECTOR (WALL MOUNTED) (W)
- HORN (WALL MOUNTED)
- HORN (CEILING MOUNTED) (C)
- MANUAL PULL STATION
- MICROPHONE
- MONITOR MODULE
- OUTPUT RELAY (R)
- SMOKE DETECTOR (CEILING MOUNTED)
- SMOKE DETECTOR (WALL MOUNTED) (W)
- SPEAKER (WALL MOUNTED)
- SPEAKER (CEILING MOUNTED) (C)
- SPEAKER STROBE (WALL MOUNTED)
- SPEAKER STROBE (CEILING MOUNTED) (C)
- STROBE (WALL MOUNTED)
- STROBE (CEILING MOUNTED) (C)
- TAMPER DETECTOR (WITH VALVE)
- TAMPER DETECTOR (WITHOUT VALVE)

SCHEMATIC SYMBOLS

- AMP METER
- AUTOMATIC TRANSFER SWITCH
- AUTOMATIC TRANSFER SWITCH (4-POLE BYPASS ISOLATION)
- CIRCUIT BREAKER
- CIRCUIT BREAKER (GFI)
- 3P-1600 AF / 1200 AT — INDICATES A BREAKER WITH A 1600 AMP FRAME AND A 1200 AMP TRIP SETTING
- CONTACT (N.C.)
- CONTACT (N.O.)
- CONTACT (REMOTE, N.C.)
- CONTACT (REMOTE, N.O.)
- DISCONNECT SWITCH
- ELECTRONIC INTERLOCK
- ENCLOSED CIRCUIT BREAKER
- FEEDER IDENTIFICATION
- FUSE
- FUSIBLE SWITCH
- GENERATOR
- GROUND
- GROUNDED WYE
- INDUCTOR
- LINE TAP
- METER
- MOTOR
- PNL — PANELBOARD (# INDICATES NAME)
- PNL — PANEL OR CABINET
- SEPARABLE CONNECTIONS
- SPACE IN PANELBOARD
- SWITCH
- SPD — SURGE PROTECTION DEVICE
- TRANSFORMER
- VOLT METER
- CUSTOMER METER

GENERAL SYMBOLS

- KEY NOTE
- EQ# — EQUIPMENT IDENTIFIER
- DETAIL NUMBER / DETAIL REFERENCE / SHEET NUMBER
- DETAIL NUMBER / DETAIL REFERENCE / MATCHED SHEET NUMBER / CURRENT SHEET NUMBER (Ref Sheet No.)
- MATCH LINE REFERENCE / Sht # MATCHED SHEET NUMBER
- ROOM NAME AND NUMBER
- CONNECTION TO EXISTING (# INDICATES EXISTING SIZE)
- REVISION NUMBER
- SECTION NUMBER / SECTION REFERENCE / SHEET NUMBER (SIM, A101)
- NORTH ARROW
- CENTER LINE

NOTE:
SYMBOLS AND ABBREVIATIONS ON THE DRAWINGS SHALL BE INTERPRETED IN ACCORDANCE WITH THE LEGENDS WHEREVER APPLICABLE. NOT ALL SYMBOLS AND ABBREVIATIONS IN THE LEGENDS ARE NECESSARILY USED FOR THE PROJECT. ALL SIZES ARE IN INCHES, UNLESS OTHERWISE NOTED.

LINEWEIGHT LEGEND

- NEW WORK
- EXISTING TO REMAIN OR NOT IN CONTRACT
- DEMOLITION
- FUTURE WORK

SECURITY SYMBOLS (RACEWAY ONLY)

- CARD READER
- DOOR INTERLOCK
- DOOR POSITION INDICATION SWITCH (INTERRUPTIBLE)
- DOOR POSITION INDICATION SWITCH (UNINTERRUPTIBLE)
- DURESS ALARM (WITH LIGHT)
- DURESS ALARM (WITHOUT LIGHT)
- ELECTRIC LOCK
- ELECTRIC LOCK (DEADBOLT)
- KEYED SWITCH (K)
- MOTION DETECTOR (M)
- PUSH BUTTON REX (R)
- SECURITY CAMERA (STANDARD)
- SECURITY CONTROL PANEL (SEC)
- SENSOR REX (R)
- KEYPAD
- VSS MONITOR (M)
- WINDOW BREAKAGE DETECTOR (W)

POWER SYMBOLS

- CONDUIT DROP
- CONDUIT RISE
- DISCONNECT SWITCH
- DISTRIBUTION PANEL
- ELECTRICAL PANEL
- JUNCTION BOX (J)
- METER (M)
- MOTOR
- MOTOR STARTER (M)
- MOTOR STARTER (MANUAL) ($)
- PUSH TYPE SWITCH
- RECEPTACLE, 20 AMP DUPLEX
- RECEPTACLE, CEILING MOUNTED
- RECEPTACLE, CEILING 20 AMP DUPLEX
- RECEPTACLE, CEILING DUPLEX STANDBY POWER
- RECEPTACLE, CEILING DUPLEX UPS BACKED (U)
- CH-1A — EQUIPMENT TAG. REFER TO EQUIPMENT SHEDULE SHEET FOR DETAILS.
- RECEPTACLE, DUPLEX
- RECEPTACLE, DUPLEX FLOOR MOUNTED
- RECEPTACLE, DUPLEX GFI (G)
- RECEPTACLE, DUPLEX ISOLATED GROUND
- RECEPTACLE, DUPLEX SWITCHED
- RECEPTACLE, DUPLEX STANDBY POWER
- RECEPTACLE, DUPLEX UPS BACKED (U)
- RECEPTACLE, DUPLEX WITH USB
- RECEPTACLE, QUAD
- RECEPTACLE, QUAD FLOOR MOUNTED
- RECEPTACLE, FLOORBOX. 'X' INDICATES THE QUANTITY OF DUPLEX OUTLETS TO BE INSTALLED. 'Y' INDICATES THE FLOORBOX TYPE. REFER TO SHEET EXXX FOR DETAILS ON EACH TYPE. (X, Y)
- RECEPTACLE, SINGLE
- RECEPTACLE, SPECIAL
- RECEPTACLE, SPECIAL FLOOR MOUNTED
- TRANSFORMER (T)
- CONCEALED CONDUIT: UNLESS OTHERWISE INDICATED, DENOTES 3/4"C-2#12+1#12G
- SURFACE MOUNTED RACEWAY

LIGHTING SYMBOLS

- 1'x4' LIGHT
- 2'x2' LIGHT
- 2'x4' LIGHT
- DOWNLIGHT
- EXIT LIGHT
- PENDANT LIGHT
- POLE MOUNTED LIGHT
- STRIP LIGHT
- TRACK LIGHT
- WALL MOUNTED EMERGENCY LIGHT
- WALL SCONCE
- WALL WASHER
- LIGHT FIXTURE WITH LOWER CASE LETTER INDICATING ZONING FOR LIGHTING CONTROLS (a)
- CRITICAL POWER LIGHT
- EMERGENCY POWER LIGHT
- DAYLIGHT SENSOR (D)
- VACANCY SENSOR (V)
- OCCUPANCY SENSOR (O)
- PHOTOCELL SENSOR (P)
- PDZ — PRIMARY DAYLIGHT ZONE
- SDZ — SECONDARY DAYLIGHT ZONE
- $ — LIGHTING SWITCH (STANDARD)
- $3 — LIGHTING SWITCH (3-WAY)
- $4 — LIGHTING SWITCH (4-WAY)
- $L — LOW VOLTAGE LIGHTING SWITCH DETAILS - SHOWN ON LOW VOLTAGE LIGHTING DETAIL SHEET
- LCP — LIGHTING CONTROL PANEL

ABBREVIATIONS

Ø	DIAMETER	LSI	INDICATES A BREAKER WITH FULLY ADJUSTABLE LONG TIME, SHORT TIME AND INSTANTANEOUS TRIP CHARACTERISTICS
ABV	ABOVE		
AC	ABOVE COUNTER		
AFF	ABOVE FINISH FLOOR	LSIA	INDICATES A BREAKER WITH FULLY ADJUSTABLE LONG TIME, SHORT TIME, INSTANTANEOUS AND GROUND FAULT ALARM TRIP CHARACTERISTICS
AFG	ABOVE FINISH GRADE		
AL	ALUMINUM		
AR	AS REQUIRED	LSIG	INDICATES A BREAKER WITH FULLY ADJUSTABLE LONG TIME, SHORT TIME, INSTANTANEOUS AND GROUND FAULT TRIP CHARACTERISTICS
ATS	AUTOMATIC TRANSFER SWITCH		
BLDG	BUILDING		
C	CONDUIT	MAX	MAXIMUM
CCT	CIRCUIT	MFR	MANUFACTURER
CKT	CIRCUIT	MIN	MINIMUM
CLG	CEILING	MMS	MANUAL MOTOR STARTER
CO	CONDUIT ONLY WITH 1/4" POLYPROPYLENE PULL ROPE	MNT	MOUNT(ED)
CP	CHROME PLATED	(N)	NEW
CT	CURRENT TRANSFORMER	N	NEUTRAL
CU	COPPER	NL	NIGHT LIGHT
(D)	DEMOLISH	N.C.	NORMALLY CLOSED
DIA	DIAMETER	NIC	NOT IN CONTRACT
DISC	DISCONNECT	N.O.	NORMALLY OPEN
DIST	DISTRIBUTION	NORM	NORMAL
DIV	DIVISION	UNO	UNLESS NOTED OTHERWISE
DWG	DRAWING	PNL	PANEL
DX	DUPLEX	QIG	QUAD ISOLATED GROUND
DZ	DAYLIGHT ZONE	REQ'D	REQUIRED
(E)	EXISTING TO REMAIN	RM	ROOM
EA	EACH	SIM	SIMILAR
EM	EMERGENCY	SPST	SINGLE POLE/SINGLE THROW SWITCH
FLR	FLOOR, OR FLOOR MOUNTED	SS	STAINLESS STEEL
FT	FEET	SW	SWITCH
G	GROUND	T	TAMPER PROOF RECEPTACLE
GA	GAUGE	TYP	TYPICAL
GFI	GROUND FAULT INTERRUPT	W	WIDE
GND	GROUND	W/	WITH
H	HIGH	WIN	WITHIN
HT	HEIGHT	W/O	WITHOUT
IG	ISOLATED GROUND	WP	WEATHERPROOF. RECEPTACLES TO BE GFCI
IN	INCHES	X	EXISTING DEVICE TO BE REPLACED WITH NEW DEVICE
L	LONG		AT SAME LOCATION
LI	INDICATES A BREAKER WITH FULLY ADJUSTABLE LONG TIME AND INSTANTANEOUS TRIP CHARACTERISTICS	XFMR	TRANSFORMER

ANNOTATION

+XX" MOUNTING HEIGHT (AFF OR AFG)

(n)x"C-a#b-c#d
n = QUANTITY OF CONDUIT
x = SIZE OF CONDUIT
a = QUANTITY OF CONDUCTORS
b = CONDUCTOR WIRE SIZE
c = QUANTITY OF GROUND
d = GROUND WIRE SIZE

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PROJ MNGR	JET
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LEGENDS & ABBREVIATIONS - ELECTRICAL

E001

GENERAL NOTES:

1. AVISTA CONTACT: ROB SHERRILL
   PHONE (CELL): 208-714-7894
   EMAIL: ROB.SHERRILL@AVISTACORP.COM
2. CONTACT TO AVISTA UTILITIES AT MINIMUM ONE MONTH PRIOR TO WORK FOR COORDINATION.
3. LOCATIONS AND DIMENSIONS SHOWN ARE APPROXIMATE. FIELD VERIFICATION AND MEASUREMENTS ARE REQUIRED PRIOR TO WORK.

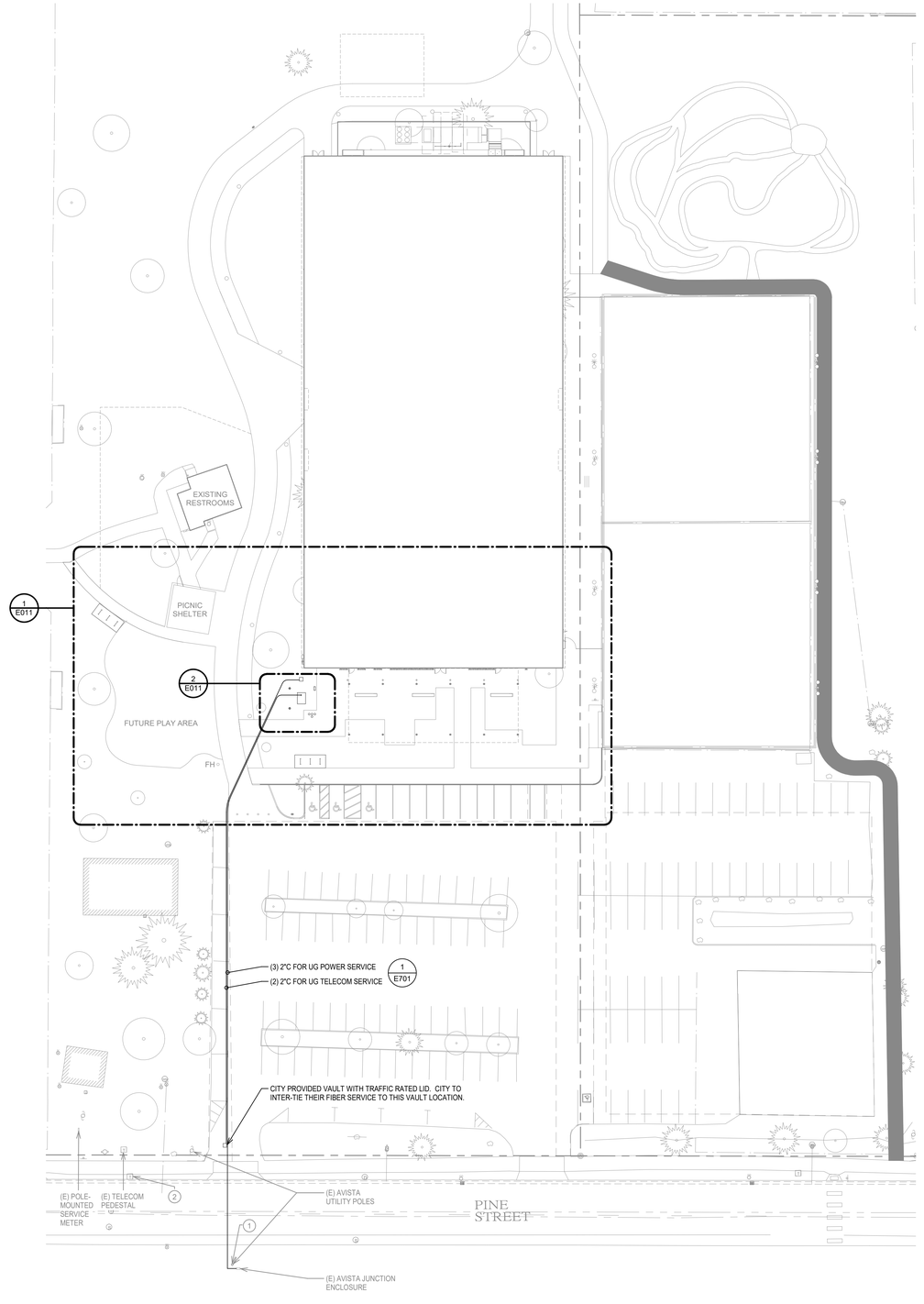
(#) KEYNOTES:

1. ZIPLY AND YYVE INTERNET SERVICES ON EXISTING POLE.
2. TING SERVICES AT UNDERGROUND ON NORTH SIDE OF PINE STREET.



SITE PLAN DEMOLITION & EXISTING - ELECTRICAL

1" = 30'-0"



SITE PLAN - ELECTRICAL

1" = 30'-0"

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SITE PLANS - ELECTRICAL

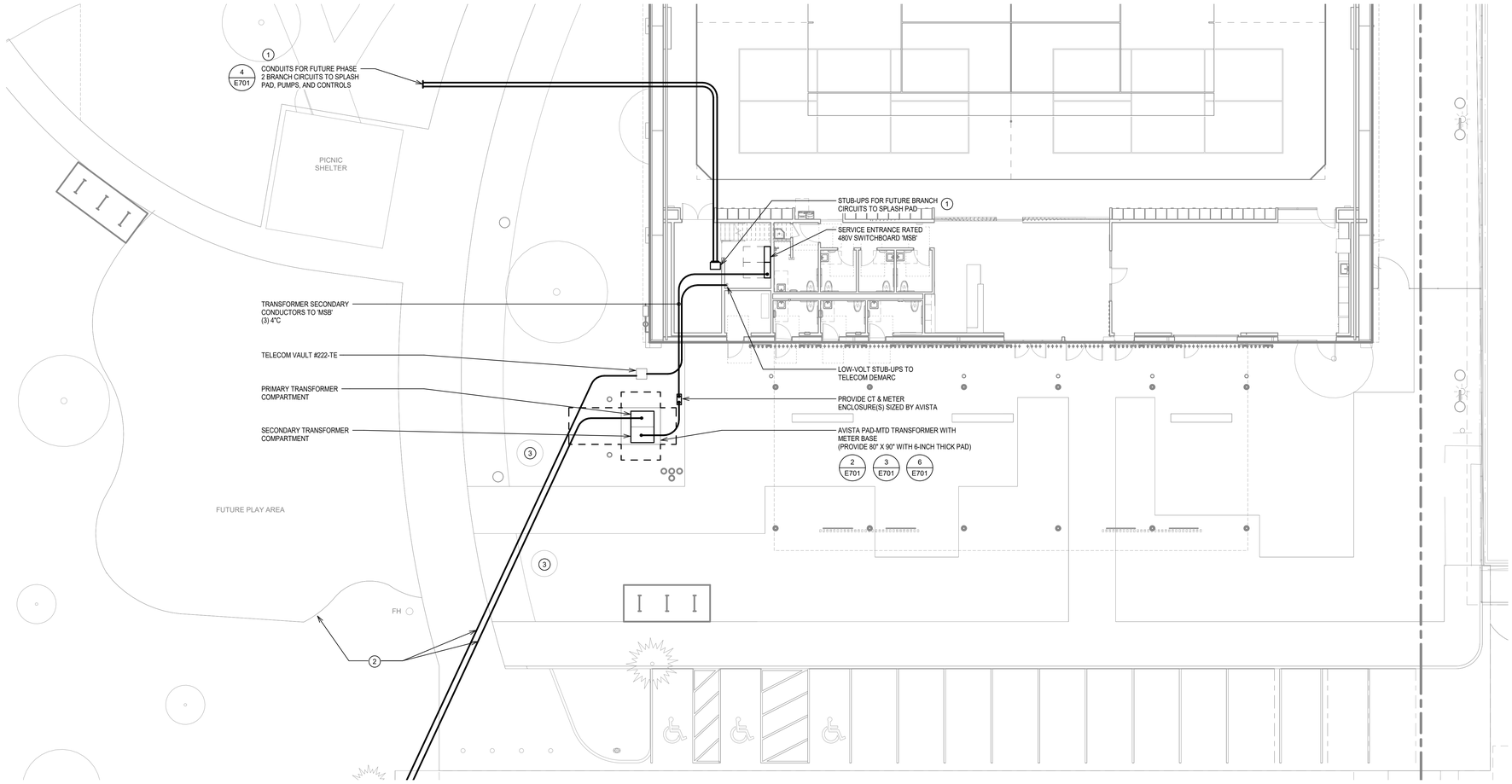
E010

GENERAL NOTES:

1. AVISTA CONTACT: ROB SHERRILL
   PHONE (CELL): 208-714-7894
   EMAIL: ROB.SHERRILL@AVISTACORP.COM
2. CONTACT TO AVISTA UTILITIES AT MINIMUM ONE MONTH PRIOR TO WORK FOR COORDINATION.
3. LOCATIONS AND DIMENSIONS SHOWN ARE APPROXIMATE. FIELD VERIFICATION AND MEASUREMENTS ARE REQUIRED PRIOR TO WORK
4. ALL EXTERIOR RECEPTACLES SHALL BE TAMPER RESISTANT TYPE..

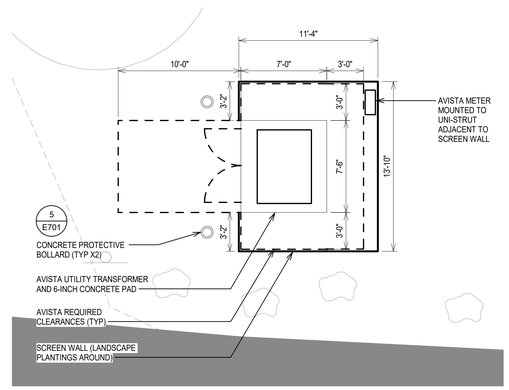
(#) KEYNOTES:

1. PROVIDE (12) 2"C & (2) 4"C FROM CAPPED STUB-UPS IN THE ELECTRICAL ROOM TO BURIED AND CAPPED CONDUITS (WITH PULL STRINGS) TO LOCATIONS SHOWN.
2. MARK-OUT AREA FOR FUTURE SPLASH PAD / PLAY AREA. KEEP UTILITY CONDUITS AWAY FROM THIS AREA WITH APPROPRIATE COORDINATED UTILITY CLEARANCES PRIOR TO INSTALLATION. CONFIRM FUTURE PLAY AREA DIMENSIONS PRIOR TO INSTALLATION. ADJUST ROUTING AS REQUIRED TO MEET THE CLEARANCES AND AVOID THE SPLASH PAD / PLAY AREA FOOTPRINT COMPLETELY.
3. COORDINATE UTILITIES AROUND SCULPTURE FOOTPRINTS.



1 N ENLARGED SITE PLAN - ELECTRICAL

1" = 10'-0"



2 ENLARGED PLAN - AVISTA TRANSFORMER CLEARANCES

1 : 60

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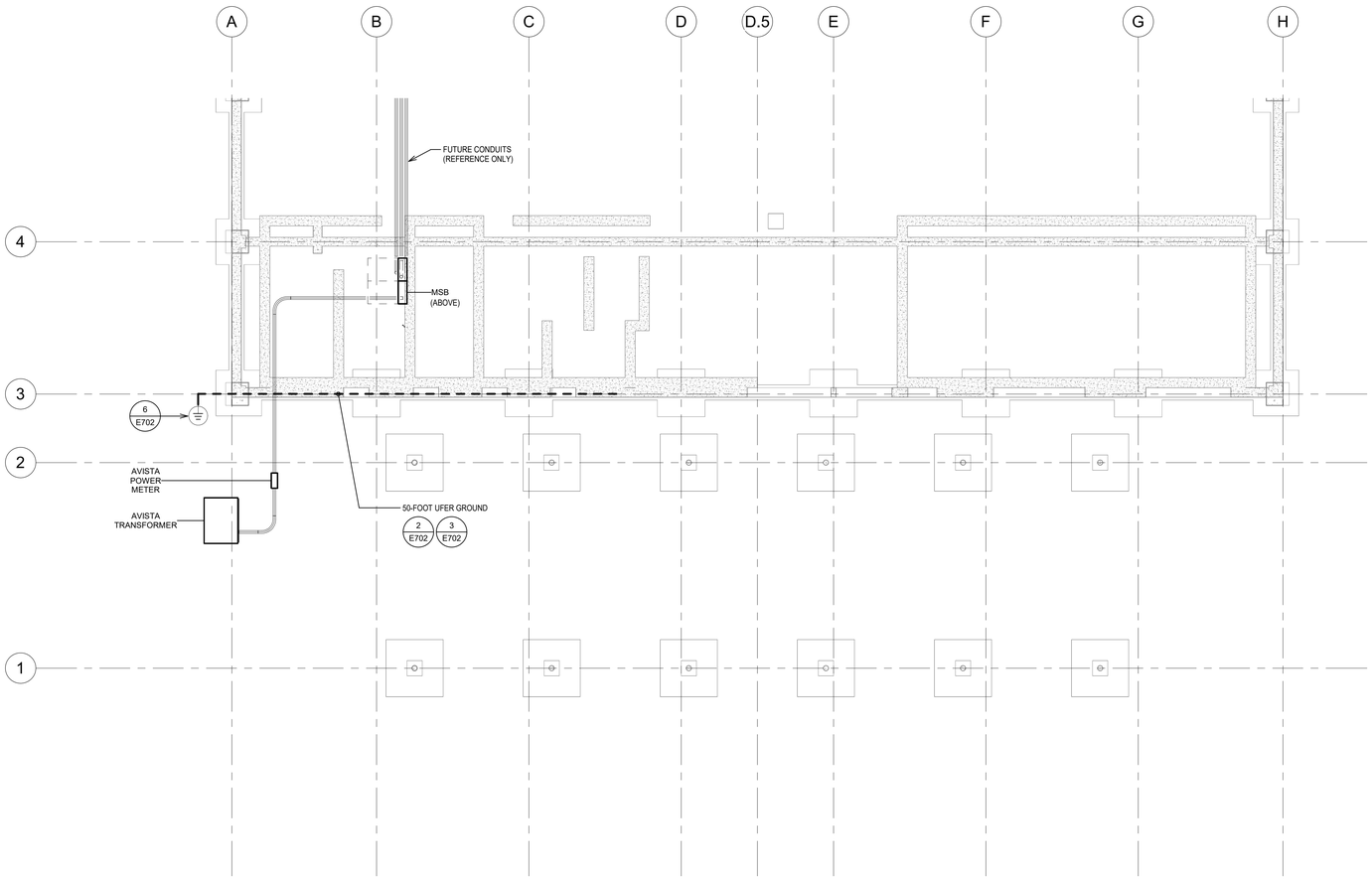
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ENLARGED SITE PLANS - ELECTRICAL

E011



KEYNOTES:

1. NOT USED.

1 FOUNDATION FLOOR PLAN - POWER
N.T.S.

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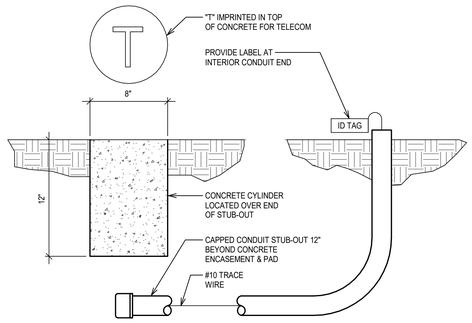
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FOUNDATION FLOOR PLAN - POWER

E100



4 TYPICAL CONDUIT STUB-OUT DETAIL
N.T.S.

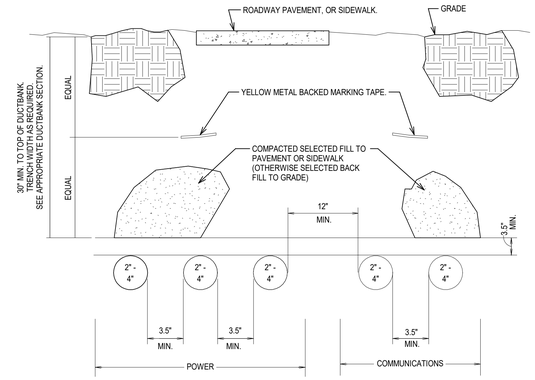
GENERAL NOTES:

A. REFERENCE SPECIFICATION SECTION 26 05 43 FOR CONDUIT AND DUCT INSTALLATION AT ENTRANCE INTO BUILDINGS.

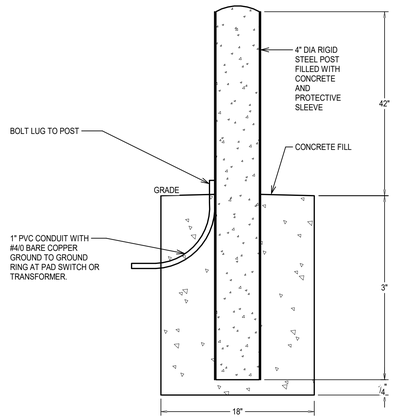
B. DIMENSIONS APPLY TO ALL DUCTBANKS UNLESS SPECIFICALLY NOTED OTHERWISE.

C. REFER TO AVISTA BLUE BOOK FOR ADDITIONAL UNDERGROUND REQUIREMENTS.

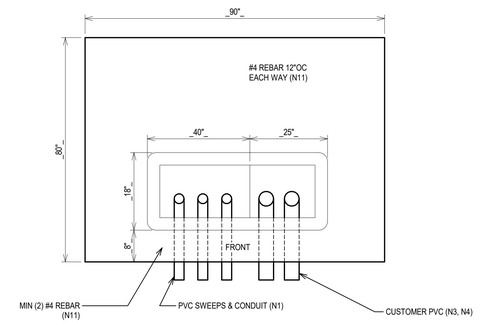
D. CONDUITS SHALL BE SCHEDULE 40 PVC UNLESS NOTED OTHERWISE.



1 DUCTBANK SECTION
N.T.S.

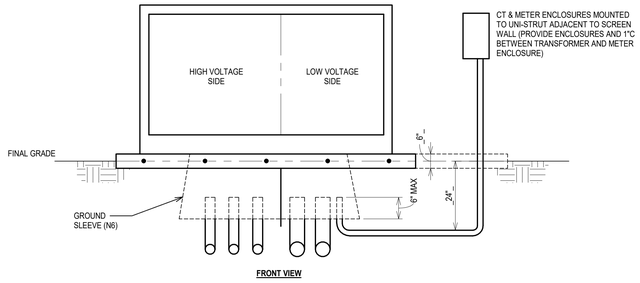


5 TYPICAL PROTECTIVE POST
N.T.S.



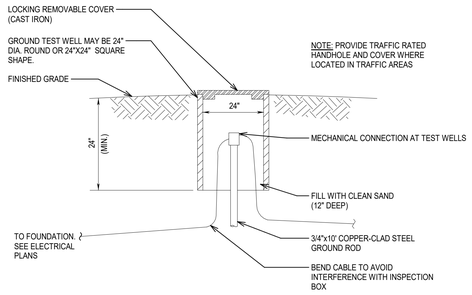
TOP VIEW

UTILIZE:
- SCHED 40 PVC
- 24" RADIUS SWEEPS
- GRAY

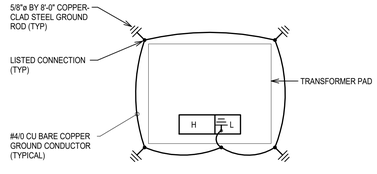


FRONT VIEW

2 TRANSFORMER PAD DETAIL
N.T.S.



6 HANDHOLE/GROUND WELL SYSTEM TEST & SPLICE POINT DETAIL
N.T.S.



3 PAD MOUNTED EQUIPMENT GROUNDING
N.T.S.

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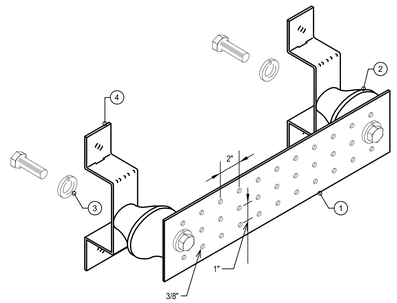
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DETAILS - ELECTRICAL - SITE

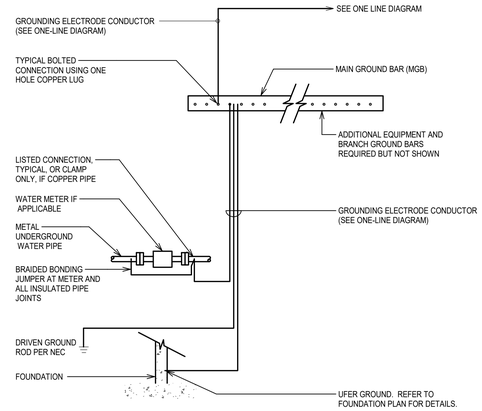
E701



(#) NOTES:

1. COPPER GROUND BAR (1/4" x 4" x 12") HOLE CENTERS SHALL MATCH NEMA DOUBLE LUG SPACING.
2. INSULATORS
3. LOCKWASHERS
4. WALL MOUNTING BRACKET
5. ALL GROUND BAR CONNECTIONS SHALL BE MADE WITH 2-HOLE LONG BARREL COMPRESSION LUGS. USE ILSCO TYPE CLND COMPRESSION LUGS OR APPROVED EQUAL. COORDINATE SIZES WITH WIRE SIZE.

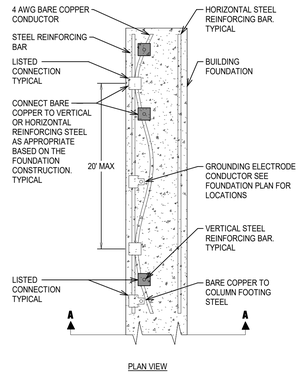
1 GROUND BAR DETAIL
N.T.S.



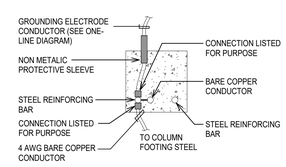
NOTES:

1. ALL WIRE SIZES SHOWN ARE MINIMUM SIZE TO BE INSTALLED. ALL GROUNDING ELECTRODE CONDUCTOR SIZES SHALL CONFORM TO NEC ARTICAL 250-94.

2 TYPICAL BUILDING GROUNDING ELECTRODE SYSTEM DETAIL
N.T.S.



PLAN VIEW



SECTION A-A

NOTES:

1. DETAIL IS FOR REFERENCE ONLY. EXACT FOUNDATION CONFIGURATION MAY VARY. REFER TO STRUCTURAL DRAWINGS FOR EXACT FOUNDATION CONFIGURATION PRIOR TO INSTALLATION.
2. SEE SHEET E011 FOR ADDITIONAL UFER GROUND REQUIREMENTS.
3. COMPLY WITH THE PROVISIONS OF NEC 250.52.

3 TYPICAL CONCRETE ENCASED (UFER) GROUNDING DETAIL
N.T.S.

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DETAILS - ELECTRICAL - GROUNDING

E702

Client Name: City of Sandpoint
Project Name: Travers Park Recreation Center
ALSC Job No. 2023-011

ALSC Architects, P
203 N. Washington, Ste 400
Spokane, WA 99201
September 15, 2023

ADDENDUM NO. ___1____

The additions, omissions, clarifications and corrections contained herein shall be made to drawings and specifications for the project and shall be included in scope of work and proposals to be submitted. References made below to specifications and drawings shall be used as a general guide only. Bidder shall determine the work affected by Addendum items.

In the Specification:

In the Drawings:

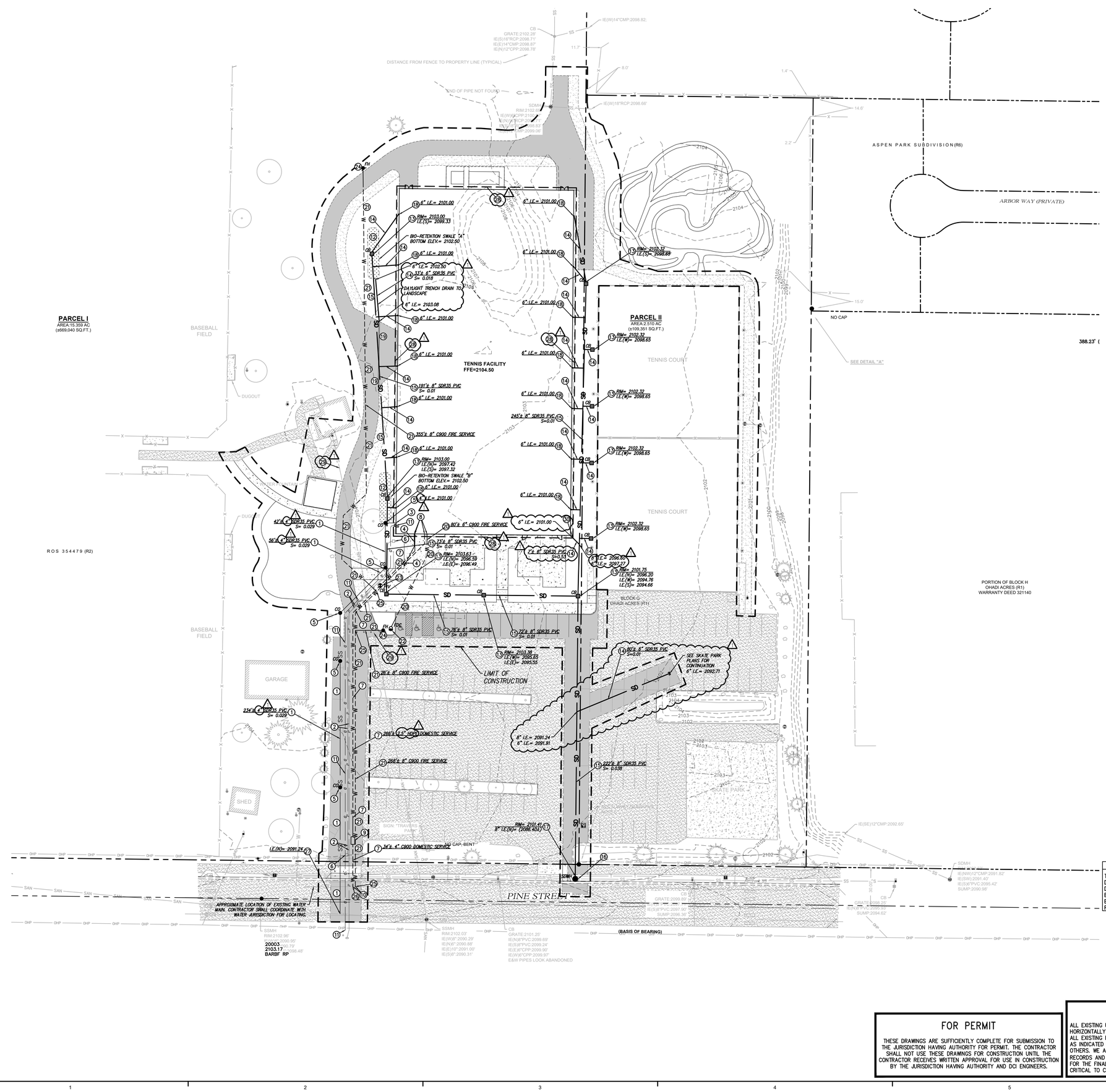
C-140	Stormwater & Utility Plan	REVISE size of sanitary sewer to 4”
		REVISE size of domestic water service to 2.5”
		ADD foundation drain and callouts
		ADD stub to skate park for storm drain tie-in
		REVISE trench drain to daylight into swale
		ADD scope for pot holing existing sewer service
S-111	Foundation Plan – North	REVISE top of continuous footing elevations and pad footing elevations.
S-112	Foundation Plan – South	REVISE top of continuous footing elevations and pad footing elevations.
S-201	Foundation Details	ADD continuous footing drain in details 4, 13, 14, and 16.
		REVISE Detail 12 to reflect top of footing elevation / tie beam and continuous footing drain.
S-202	Foundation Details	ADD continuous footing drain in details 8, 9, and 11.
		REVISE detail 7 to reflect top of footing elevation / tie beam and continuous footing drain.

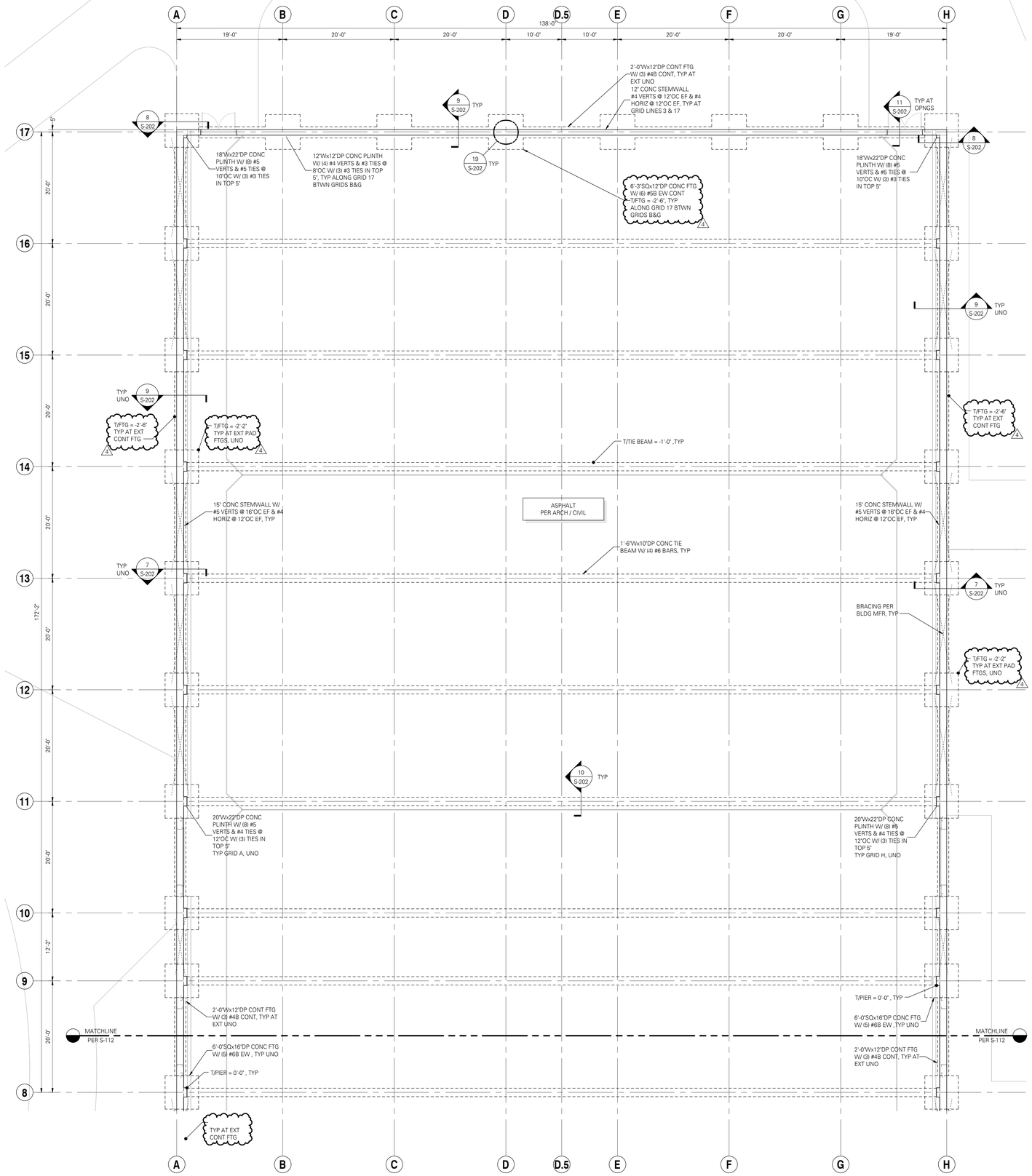
Acceptance of Substitutions

Add the following to approved list of manufacturers at this time.

This approval is an approval of quality only. No attempt has been made to check each material as to special features, capacities or physical dimensions especially required by this project. It shall be the responsibility of supplier, manufacturer and Contractor to check all requirements before submitting for final approval. Final approval of exact features, sizes, capacities, etc., all of which must match materials indicated/specified, will be determined when submitted during construction period. Certain approvals are subject to conditions as noted.

	SECTION	ITEM	MANUFACTURER


PARCEL I
AREA:15.359 AC
(±669,040 SQ.FT.)
PARCEL II
AREA:2.510 AC
(±109,351 SQ.FT.)
TENNIS FACILITY
FFE=2104.50
TENNIS COURT
TENNIS COURT
TENNIS COURT
BASEBALL FIELD
BASEBALL FIELD
DUGOUT
DUGOUT
GARAGE
SHED
SKATE PARK
SKATE PARK
LIMIT OF CONSTRUCTION
ASPEN PARK SUBDIVISION(R6)
ARBOR WAY (PRIVATE)
NO CAP
SEE DETAIL "A"
388.23' (
PORTION OF BLOCK H
OHADI ACRES (R1)
WARRANTY DEED 321140
BLOCK G
OHADI ACRES (R1)
ROS 354479 (R2)
PINE STREET
(BASIS OF BEARING)
APPROXIMATE LOCATION OF EXISTING WATER MAIN. CONTRACTOR SHALL COORDINATE WITH WATER JURISDICTION FOR LOCATING.
DISTANCE FROM FENCE TO PROPERTY LINE (TYPICAL)
END OF PIPE NOT FOUND
CB GRATE:2102.28' IE(S)16"RCP:2098.71' IE(E)14"CMP:2098.87' IE(N)12"CPP:2098.78'
IE(W)14"CMP:2098.82'
IE(W)18"RCP:2098.66'
SDMH RIM:2102.65' IE(W)8"CPP:2100.82' IE(N)8"PVC:2100.92' IE(S)8"PVC:2099.09'
IE(NW)12"CMP:2092.65'
IE(SW)12"CMP:2091.82'
IE(S)8"PVC:2095.42'
SUMP:2090.98'
SSMH RIM:2102.96' IE(E)8"PVC:2090.95' IE(W)8"PVC:2090.79' IE(S)8"PVC:2090.48'
20003 2103.17 BARBF. RP
SSMH RIM:2102.03' IE(W)8":2090.29' IE(N)6":2090.88' IE(E)10":2091.00' IE(S)8":2090.31'
CB GRATE:2101.25' IE(N)8"PVC:2099.69' IE(S)8"PVC:2099.24' IE(E)6"CPP:2099.90' IE(W)6"CPP:2099.87' E&W PIPES LOOK ABANDONED
CB GRATE:2098.25' IE(S)8"PVC:2097.90' SUMP:2096.90
CB GRATE:2098.25' RIM:2097.93' SUMP:2094.62
6" I.E.= 2101.00
RIM= 2103.00 I.E.(S)= 2099.33
BIO-RETENTION SWALE "A" BOTTOM ELEV.= 2102.50
6" I.E.= 2102.50
35'± 6" SDR35 PVC S= 0.018
DAYLIGHT TRENCH DRAIN TO LANDSCAPE
8" I.E.= 2103.08
191'± 8" SDR35 PVC S= 0.01
355'± 8" C900 FIRE SERVICE
RIM= 2103.00 I.E.(N)= 2097.42 I.E.(S)= 2097.32
BIO-RETENTION SWALE "B" BOTTOM ELEV.= 2102.50
42'± 4" SDR35 PVC S= 0.029
56'± 4" SDR35 PVC S= 0.029
234'± 4" SDR35 PVC S= 0.029
I.E.(N)= 2091.24
RIM= 2102.32 I.E.(W)= 2098.65
245'± 8" SDR35 PVC S=0.01
80'± 6" C900 FIRE SERVICE
235'± 8" SDR35 PVC S= 0.01
RIM= 2103.63 I.E.(N)= 2096.59 I.E.(S)= 2096.49
7'± 6" SDR35 PVC S=0.53
RIM= 2096.60 I.E.= 2091.27
RIM= 2101.75 I.E.(N)= 2096.20 I.E.(W)= 2094.76 I.E.(S)= 2094.66
70'± 8" SDR35 PVC S= 0.01
22'± 8" SDR35 PVC S= 0.01
RIM= 2103.38 I.E.(W)= 2095.83 I.E.(E)= 2095.55
286'± 8" C900 FIRE SERVICE
268'± 2" HDPE DOMESTIC SERVICE
288'± 8" C900 FIRE SERVICE
34'± 4" C900 DOMESTIC SERVICE
NO CAP-BENT
I.E.(N)= 2091.24
RIM= 2101.41 8" I.E.(N)= (2086.402)
80'± 8" SDR35 PVC S=0.01
SEE SKATE PARK PLANS FOR CONTINUATION 8" I.E.= 2092.71
8" I.E.= 2091.24 6" I.E.= 2091.91
222'± 8" SDR35 PVC S= 0.038
RIM= 2102.32 I.E.(W)= 2098.69
RIM= 2102.32 I.E.(W)= 2098.65
RIM= 2102.32 I.E.(W)= 2098.65
RIM= 2102.32 I.E.(W)= 2098.65
6" I.E.= 2097.27
6" I.E.= 2096.60
6" I.E.= 2101.00
6" I.E.= 2101.00
6" I.E.= 2101.00



FOUNDATION PLAN NOTES:

1. STRUCTURAL GENERAL NOTES, DESIGN CRITERIA, ABBREVIATIONS AND LEGEND PER S1.1, S1.2 AND S1.3.
2. VERIFY ALL DIMENSIONS AND ELEVATIONS WITH THE ARCHITECTURAL DRAWINGS.
3. CONTRACTOR SHALL LOCATE AND VERIFY THE FOLLOWING WITH OTHERS PRIOR TO POURING CONCRETE: ALL DOOR OPENINGS IN FOUNDATION WALLS; DRAINS AND SLOPES; BLOCKOUTS FOR FREEZERS, COOLERS, PLUMBING, SPRINKLERS AND HVAC. ALL DUCTS, CHASES AND PIPES PER MECHANICAL, PLUMBING, ELECTRICAL AND SPRINKLER DRAWINGS. STAIR DETAILS AND GUARDRAILS PER ARCHITECTURAL DRAWINGS.
4. TOP OF SLAB (T/SLAB) ELEVATION ASSUMED 0'-0". FOR ACTUAL T/SLAB ELEVATION REFER TO CIVIL AND ARCHITECTURAL DRAWINGS. PROVIDE 15 MIL VAPOR BARRIER BELOW SLAB AT INTERIOR SPACES. PROVIDE FREE-DRAINING GRANULAR FILL PER GEOTECH REPORT.
5. TYPICAL TOP OF EXTERIOR (T/EXTERIOR) FOOTING ELEVATIONS = -1'-8", UNO.
6. ALL FOOTINGS AND SLABS TO BEAR ON STRUCTURAL FILL, IMPROVED SOIL, SUBGRADE PREPARATION, STRUCTURAL FILL, DRAINAGE SYSTEM, AND OTHER REQUIREMENTS PER GEOTECH REPORT AS NOTED IN THE STRUCTURAL GENERAL NOTES.
7. CJ INDICATES CONTROL JOINT PER PLAN.
8. MOISTURE PROOF ALL CONCRETE STEM AND BASEMENT WALLS PER ARCHITECT. CONTRACTOR TO VERIFY ADDITIONAL LOCATIONS WHICH REQUIRE WATERPROOFING PER ARCHITECTURAL DRAWINGS.
9. STEEL STAIRS SHALL BE BIDDER-DESIGNED, UNO. APPLICABLE DESIGN REQUIREMENTS PER STRUCTURAL GENERAL NOTES.
10. TYPICAL DETAILS PER:

1/S-201	STANDARD HOOKS AND BAR BENDS
2/S-201	TYPICAL PIPE AND TRENCH LOCATIONS AT CONCRETE STEMWALL / FOOTING
5/S-201	PIPE OR CONDUIT EMBEDDED IN SLAB ON GRADE
6/S-201	TYPICAL SLAB ON GRADE JOINT DETAILS WITH REINFORCING
7/S-201	TYPICAL CORNER REINFORCING AT CONCRETE FOOTINGS
9/S-201	TYPICAL LAP SPLICE SCHEDULE
10/S-201	TYPICAL DEPRESSED SLAB DETAIL
11/S-201	TYPICAL ANCHOR BOLT SCHEDULE
12/S-202	PLAN - INTERSECTING SHEAR WALLS
13/S-202	TYPICAL STEEL STUD SHEAR WALL BEARING REQUIREMENTS
15/S-202	TYPICAL SHEAR WALL TO REINFORCED SLAB CONNECTION
16/S-202	TYPICAL SHEAR WALL ELEVATION
17/S-202	HOLD-DOWN SCHEDULE

FOUNDATION PLAN -NORTH
SCALE: 1/8" = 1'-0"

FOR PERMIT
These drawings are sufficiently complete for submission to the jurisdiction having authority for permit. The Contractor shall not use these drawings for construction until Contractor receives written approval for use in construction by the jurisdiction having authority and ALSC Engineers.

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PROFESSIONAL ENGINEER LICENSED 13697 STATE OF IDAHO JUSTIN B. COOK

SANDPOINT
CITY OF SANDPOINT

TRAVERS PARK RECREATION CENTER

BID PACKAGE 1

REV	DATE	DESCRIPTION
1	06-23-2023	50% CD'S
2	07-24-2023	PERMIT SET
3	08-25-2023	BID PACKAGE 1
4	09-15-2023	ADDENDUM 1

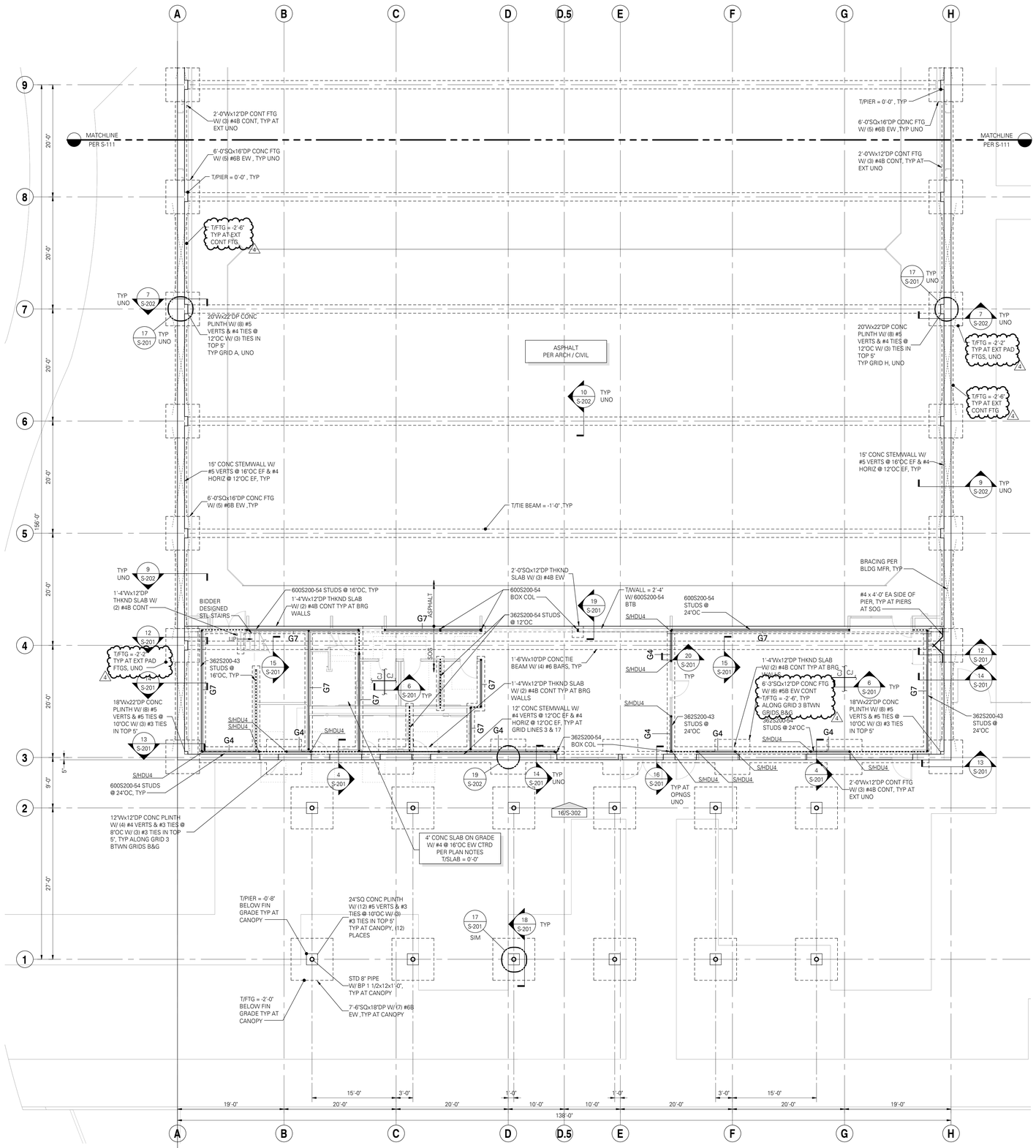
PROJ. NO.	22041-0451
DRAWN	JLP
CHECKER	MST
PROJ MNGR	KEA
DATE	05/25/2023

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FOUNDATION PLAN -NORTH

S-111

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FOUNDATION PLAN NOTES:

1. STRUCTURAL GENERAL NOTES, DESIGN CRITERIA, ABBREVIATIONS AND LEGEND PER S1.1, S1.2 AND S1.3.
2. VERIFY ALL DIMENSIONS AND ELEVATIONS WITH THE ARCHITECTURAL DRAWINGS.
3. CONTRACTOR SHALL LOCATE AND VERIFY THE FOLLOWING WITH OTHERS PRIOR TO POURING CONCRETE: ALL DOOR OPENINGS IN FOUNDATION WALLS; DRAINS AND SLOPES; BLOCKOUTS FOR FREEZERS, COOLERS, PLUMBING, SPRINKLERS AND HVAC. ALL DUCTS, CHASES AND PIPES PER MECHANICAL, PLUMBING, ELECTRICAL AND SPRINKLER DRAWINGS. STAIR DETAILS AND GUARDRAILS PER ARCHITECTURAL DRAWINGS.
4. TOP OF SLAB (T/SLAB) ELEVATION ASSUMED 0'-0". FOR ACTUAL T/SLAB ELEVATION REFER TO CIVIL AND ARCHITECTURAL DRAWINGS. PROVIDE 15 MIL VAPOR BARRIER BELOW SLAB AT INTERIOR SPACES. PROVIDE FREE-DRAINING GRANULAR FILL PER GEOTECH REPORT.
5. TYPICAL TOP OF EXTERIOR (T/EXTERIOR) FOOTING ELEVATIONS = -1'-8", UNO.
6. ALL FOOTINGS AND SLABS TO BEAR ON STRUCTURAL FILL, IMPROVED SOIL, SUBGRADE PREPARATION, STRUCTURAL FILL, DRAINAGE SYSTEM, AND OTHER REQUIREMENTS PER GEOTECH REPORT AS NOTED IN THE STRUCTURAL GENERAL NOTES.
7. CJ INDICATES CONTROL JOINT PER PLAN.
8. MOISTURE PROOF ALL CONCRETE STEM AND BASEMENT WALLS PER ARCHITECT. CONTRACTOR TO VERIFY ADDITIONAL LOCATIONS WHICH REQUIRE WATERPROOFING PER ARCHITECTURAL DRAWINGS.
9. STEEL STAIRS SHALL BE BIDDER-DESIGNED, UNO. APPLICABLE DESIGN REQUIREMENTS PER STRUCTURAL GENERAL NOTES.
10. TYPICAL DETAILS PER:

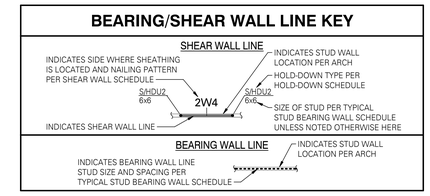
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16/S-202	TYPICAL SHEAR WALL ELEVATION
17/S-202	HOLD-DOWN SCHEDULE

STUD AND SHEAR WALL PLAN NOTES:

1. STRUCTURAL GENERAL NOTES, DESIGN CRITERIA, ABBREVIATIONS AND LEGEND PER S-001, S-002 AND S-003.
2. ALL INTERIOR NON-BEARING, NON-STRUCTURAL WALL STUDS AND DEFLECTION TRACKS SHALL BE DESIGNED BY STUD SUPPLIER. ALLOW FOR DEFLECTIONS AS NOTED ON STRUCTURAL GENERAL NOTES. LOAD AND SUBMITTAL REQUIREMENTS PER STRUCTURAL GENERAL NOTES. ATTACH PER 16/S-301.
3. COLD-FORMED BEAMS AND HEADERS SHOWN ON FRAMING PLAN SHALL BE SUPPORTED BY (1) S300-54 OR BY (2) FULL HEIGHT STUDS TO MATCH WALL TYPE MINIMUM EACH END OF BEAM OR HEADER UNO PER 12/S-301. TOP AND BOTTOM TRACK OF HEADER TO BE SAME AS TRACK SPECIFIED FOR BEARING WALLS AT EACH LEVEL UNO. WHERE ADDITIONAL FULL HEIGHT STUDS ARE REQUIRED, THE TOTAL NUMBER OF STUDS TO MATCH WALL TYPE SHALL BE NOTED THUS: ■ ③.
4. STRUCTURAL STEEL BEAMS SHOWN ON FRAMING PLAN SHALL BE SUPPORTED BY A MINIMUM OF (2) BEARING STUDS AND (2) FULL HEIGHT STUDS EACH END OF BEAM UNO. WHERE ADDITIONAL BEARING STUDS ARE REQUIRED, THE TOTAL NUMBER OF STUDS SHALL BE NOTED THUS: ■ ④. WHERE ADDITIONAL FULL HEIGHT STUDS ARE REQUIRED, THE TOTAL NUMBER OF STUDS SHALL BE NOTED THUS: ■ ③.
5. BEARING STUDS TO BE CONTINUOUS TO FOUNDATION.
6. BEARING WALL STUD AND TRACKS SHALL BE PER PLAN. STUDS SHALL ALIGN WITH JOISTS AT LEVELS ABOVE. ATTACH TRACKS PER 14/S-301 UNO IN SHEAR WALL SCHEDULE.
7. BEARING STUDS HAVE BEEN DESIGNED ON THE BASIS OF SHEATHING BRACED DESIGN. GYPSUM BOARD AND/OR SHEAR WALL SHEATHING SHALL BE 5/8" THICK MINIMUM AND ATTACHED DIRECTLY TO THE WALL STUDS WITH A MINIMUM OF #6 @ 12"OC AT FIELD AND EDGES. BRIDGING ANCHORAGE IS NOT REQUIRED AT SHEATHING BRACED DESIGN LEVELS.
8. SHEAR WALL AND SHEATHING ATTACHMENT REQUIREMENTS PER SHEAR WALL SCHEDULE 20/S-202.
9. TYPICAL DETAILS PER:

20/S-202	SHEAR WALL SCHEDULE
9/S-301	TYPICAL STEEL STUD BEARING REQUIREMENTS (NON-SHEAR WALL)
14/S-301	TYPICAL TOP AND BOTTOM TRACK DETAIL
15/S-301	TYPICAL TRACK SPLICE

BEARING/SHEAR WALL LINE KEY



FOR PERMIT
These drawings are sufficiently complete for submission to the jurisdiction having authority for permit. The Contractor shall not use these drawings for construction until Contractor receives written approval for use in construction by the jurisdiction having authority and ALSC Engineers.

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PROFESSIONAL ENGINEER LICENSED 13697 STATE OF IDAHO JUSTIN B. COOK

SANDPOINT

CITY OF SANDPOINT

TRAVERS PARK RECREATION CENTER

BID PACKAGE 1

REV	DATE	DESCRIPTION
1	06-23-2023	50% CD'S
2	07-24-2023	PERMIT SET
3	08-25-2023	BID PACKAGE 1
4	09-15-2023	ADDENDUM 1

PROJ. NO.	22041-0451
DRAWN	JLP
CHECKER	MST
PROJ MNGR	KEA
DATE	05/25/2023

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FOUNDATION PLAN - SOUTH

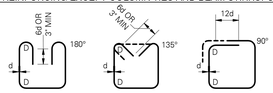
S-112

FOUNDATION PLAN - SOUTH
SCALE: 1/8" = 1'-0"

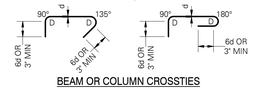
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ALL REINFORCING EXCEPT COLUMN TIES AND BEAM STIRRUPS



STIRRUP | STIRRUP OR TIE



BEAM OR COLUMN CROSSTIES

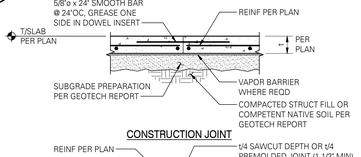
BEAM STIRRUPS AND COLUMN TIES

NOTE:

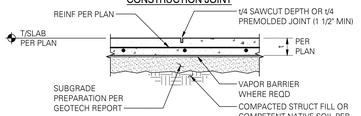
TIES AND CROSSTIES FOR SHEAR WALL BOUNDARY ELEMENTS SHALL BE DETAILED AS COLUMN TIES/CROSSTIES.

1 STANDARD HOOKS AND BENDS

SCALE: 3/4" = 1'-0" (03400)



CONSTRUCTION JOINT



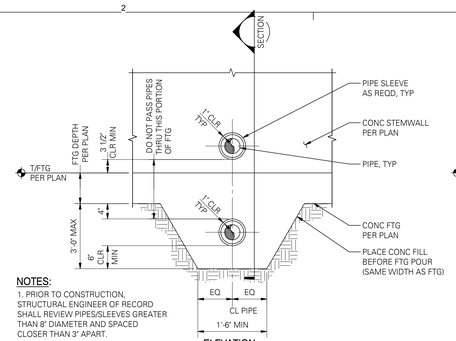
CONTROL JOINT

NOTES:

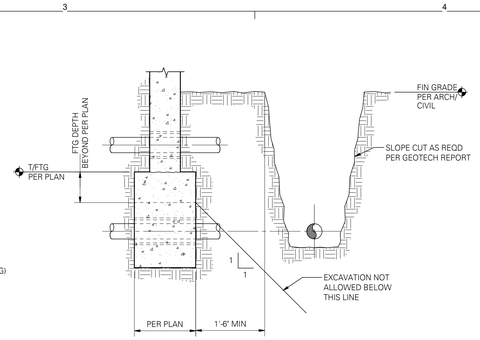
1. CONSTRUCTION JOINT IS A JOINT BETWEEN DIFFERENT POURS. CONTROL JOINT IS A CRACK CONTROL JOINT WITHIN THE SAME POUR.
2. USE "EARLY ENTRY DRY-CUT SAW" AS SOON AS POSSIBLE WITHOUT CAUSING RAVELING OF CONCRETE EDGES. SAWCUT ALONG SHORT DIRECTION OF POUR FIRST.
3. ALIGN A CONSTRUCTION OR CONTROL JOINT WITH RE-ENTRANT SLAB CORNERS, EACH WAY, TYPICAL.
4. CONSTRUCTION/CONTROL JOINT TO ENCLOSE APPROXIMATE SQUARE AREAS 225 SQUARE FEET MAXIMUM, WITH MAXIMUM PANEL ASPECT RATIO OF 1.3 TO 1.0.
5. CONTRACTOR TO SUBMIT CONSTRUCTION/CONTROL JOINT PLAN TO STRUCTURAL ENGINEER OF RECORD FOR REVIEW/APPROVAL.

2 TYPICAL PIPE AND TRENCH LOCATIONS AT CONCRETE STEMWALL/FOOTING

SCALE: 3/4" = 1'-0" (03190)



ELEVATION



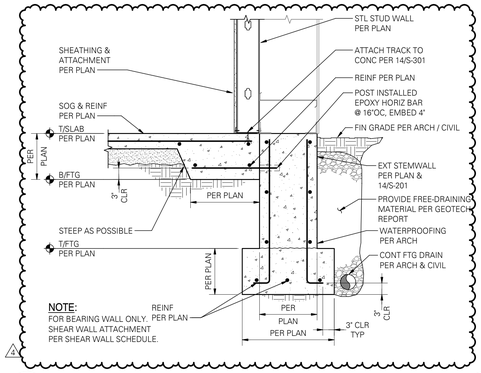
SECTION

NOTES:

1. PRIOR TO CONSTRUCTION, STRUCTURAL ENGINEER OF RECORD SHALL REVIEW PIPES/SLEEVES GREATER THAN 8" DIAMETER AND SPACED CLOSER THAN 3' APART.
2. ALUMINUM MATERIALS SHALL NOT BE EMBEDDED IN CONCRETE.

4 TYPICAL THICKENED SLAB EDGE FOOTING

SCALE: 3/4" = 1'-0" (03072)

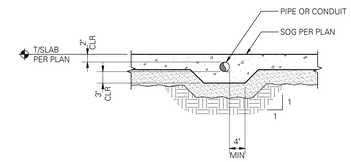


NOTE:

FOR BEARING WALL ONLY. SHEAR WALL ATTACHMENT PER SHEAR WALL SCHEDULE.

5 PIPE OR CONDUIT EMBEDDED IN SLAB ON GRADE

SCALE: 3/4" = 1'-0" (03204)



NOTE:

ALUMINUM MATERIALS SHALL NOT BE EMBEDDED IN CONCRETE.

6 TYPICAL SLAB ON GRADE JOINT DETAILS WITH REINFORCING

SCALE: 3/4" = 1'-0" (03201)

01901 TYPICAL ANCHOR BOLT SCHEDULE

INSTALLATION TYPE	CAST-IN-PLACE (PRE-AUTHORIZED) [2]				DRILL-IN OPTIONS (SUBMITTAL REQUIRED) [3]	
BOLT TYPE	STANDARD J-BOLT	HEADED ANCHOR	THREADED ROD ANCHOR	SIMPSON "SSTB" ANCHOR BOLT	ADHESIVE ANCHOR	EXPANSION ANCHOR
EMBEDMENT REQUIREMENTS	7 1/2"	12x DIA, 1/4" MIN, TACK	PER MFR	FOR WOOD FRAME ONLY	NOTE [4]	NOT ALLOWED AT P-T SLAB
LIMITS	5/8"Ø MAX	5/8"Ø THRU 2 1/2"Ø			5/8"Ø THRU 1"Ø	

PROJECTION NOTE [1] | MIN EMBED UNO PER PLAN

DIA = ANCHOR BOLT DIAMETER (NOMINAL)

NOTES:

[1] CONTRACTOR SHALL DETERMINE THE REQUIRED THREAD PROJECTION SUITABLE FOR THE THICKNESS OF MATERIAL BEING FASTENED PLUS GROUT ALLOWANCE, IF ANY, AND CONSTRUCTION TOLERANCES, UNO.

[2] CONTRACTOR MAY SELECT APPROPRIATE CAST-IN-PLACE ANCHOR BOLT OPTION WITHOUT SUBMITTAL.

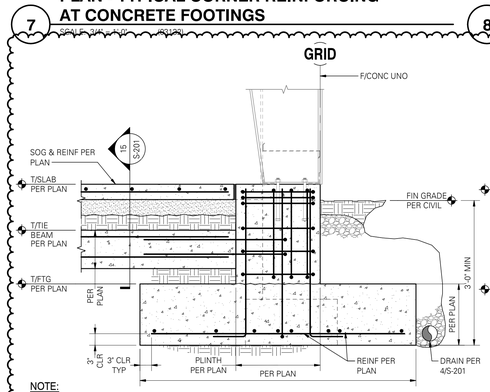
[3] DRILL-IN OPTIONS ARE NOT APPROPRIATE AT ALL CONDITIONS. IF DRILL-IN METHOD IS PREFERRED, SUBMIT MANUFACTURER'S INFORMATION, ALLOWABLE LOAD VS EMBEDMENT DATA AND LOCATIONS OF WHERE SUBSTITUTIONS ARE REQUESTED. ENGINEER WILL DETERMINE IF SUBSTITUTION IS APPROPRIATE FOR LOCATION AND LOADING.

[4] EMBEDMENT OF DRILL-IN ANCHORS SHALL BE PER ENGINEERS'S SUBMITTAL REVIEW COMMENTS. EMBEDMENT SHALL BE (9) NINE TIMES THE NOMINAL ANCHOR DIAMETER, UNO.

[5] AT PRESSURE TREATED SILLS, PROVIDE HOT-DIPPED GALVANIZED OR STAINLESS STEEL ANCHORS.

7 PLAN - TYPICAL CORNER REINFORCING AT CONCRETE FOOTINGS

SCALE: 3/4" = 1'-0" (03120)

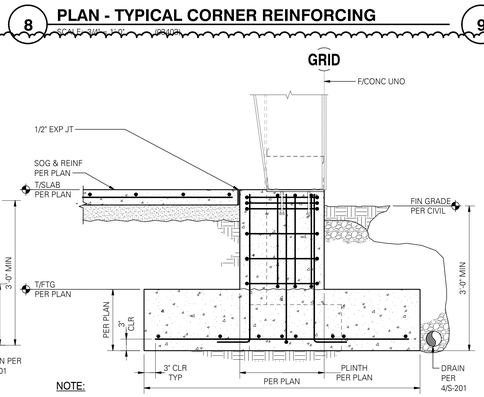


NOTE:

ADDITIONAL INFORMATION PER 13/S-201 & 7/S-202.

8 PLAN - TYPICAL CORNER REINFORCING

SCALE: 3/4" = 1'-0" (03120)



NOTE:

ADDITIONAL INFORMATION PER 8/S-202.

9 TYPICAL LAP SPLICE AND DEVELOPMENT LENGTH SCHEDULE

SCALE: 3/4" = 1'-0" (03402)

01400 GRADE 60 REINFORCING

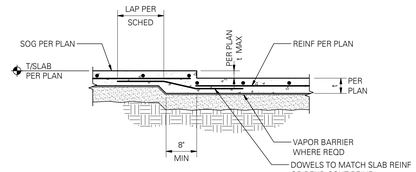
BAR SIZE	MISCELLANEOUS BARS		TOP BARS (see note #5)		HOOKED BARS
	Ld	Splice	Ld	Splice	Ldh
f'c = 3000psi					
#3	17	22	22	28	9
#4	22	29	29	38	11
#5	28	36	36	47	14
#6	33	43	43	56	17
#7	48	63	63	81	20
#8	55	72	72	93	22
#9	62	81	81	105	25
#10	70	91	91	118	28
#11	78	101	101	131	31
#14	93	N/A	121	N/A	38
#18	124	N/A	161	N/A	50
f'c = 4000psi					
#3	15	19	19	25	8
#4	19	25	25	33	10
#5	24	31	31	41	12
#6	29	37	37	49	15
#7	42	54	54	71	17
#8	48	62	62	81	19
#9	54	70	70	91	22
#10	61	79	79	102	25
#11	67	87	87	114	27
#14	81	N/A	105	N/A	33
#18	108	N/A	140	N/A	43

NOTES:

1. ALL TABULATED VALUES ARE IN INCHES.
2. VALUES FOR UNCOATED REINFORCING AND NORMAL WEIGHT CONCRETE WITH CLEAR SPACING > db, CLEAR COVER > db AND MINIMUM STIRRUPS OR TIES THROUGHOUT Ld OR CLEAR SPACING > 2db AND CLEAR COVER > db.
3. DEVELOP ALL REINFORCING IN STRUCTURAL SLABS WITH MINIMUM DEVELOPMENT LENGTH Ld.
4. Ldh = DEVELOPMENT LENGTH OF BAR WITH STANDARD HOOK.
5. TOP BAR = HORIZONTAL BAR WITH MORE THAN 12" OF FRESH CONCRETE BELOW OR AS NOTED ON DOCUMENTS AS "TOP BAR".
6. LAP SPLICE OF DIFFERENT SIZED BARS TO BE THE LARGER OF Ld OF THE LARGER BAR OR SPLICE LENGTH OF THE SMALLER BAR.

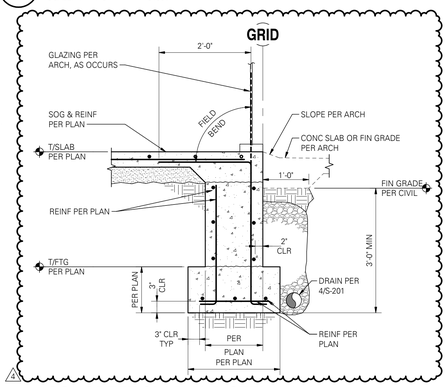
10 TYPICAL DEPRESSED SLAB DETAIL

SCALE: 3/4" = 1'-0" (03202)



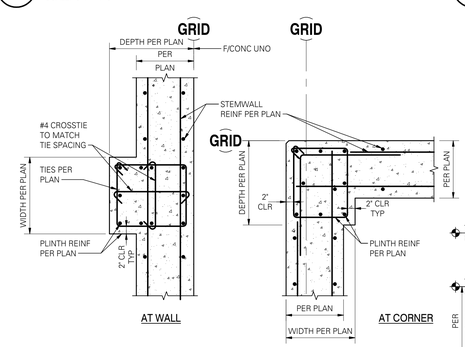
11 TYPICAL ANCHOR BOLT SCHEDULE

SCALE: 1" = 1'-0" (01901)



12 METAL BUILDING FOOTING WITH TIE BEAM AT CONCRETE SLAB

SCALE: 3/4" = 1'-0"

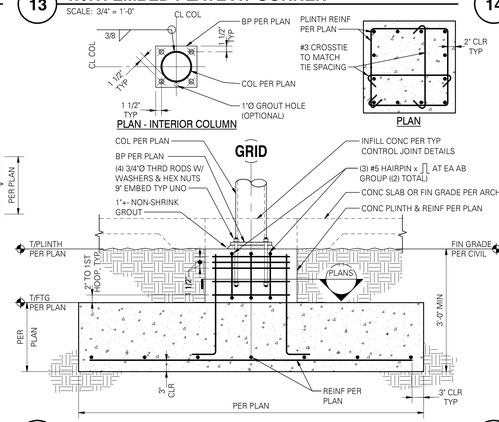


NOTE:

AT SIMILAR CONDITION NO STEMWALL.

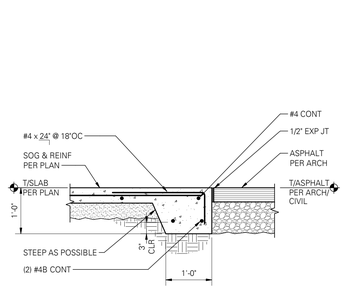
13 METAL BUILDING FOOTING WITH EMBED PLATE AT CORNER

SCALE: 3/4" = 1'-0"



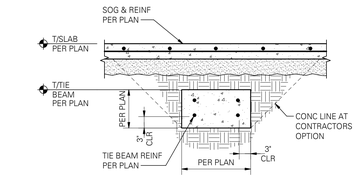
14 TYPICAL METAL BUILDING PERIMETER DETAIL

SCALE: 3/4" = 1'-0"



15 TIE BEAM SECTION

SCALE: 3/4" = 1'-0"



NOTE:

ADDITIONAL INFORMATION PER 10/S-202.

16 CONCRETE SLAB AND STEMWALL AT OPENINGS

SCALE: 3/4" = 1'-0" (03033M)

17 PLAN - PLINTH AT STEMWALL

SCALE: 3/4" = 1'-0"

18 SPREAD FOOTING AT STEEL COLUMN

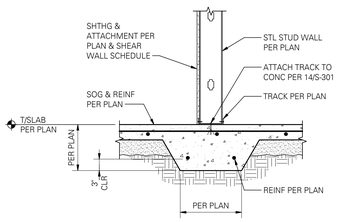
SCALE: 3/4" = 1'-0" (03007M)

19 EXTERIOR THICKENED SLAB EDGE FOOTING AT STUD WALL

SCALE: 3/4" = 1'-0"

20 TYPICAL STEEL STUD WALL AT INTERIOR FOOTING

SCALE: 3/4" = 1'-0" (03073)



NOTES:

1. COLD JOINT BETWEEN FOOTING AND SLAB NOT PERMITTED.
2. FOR BEARING WALL ONLY. SHEAR WALL ATTACHMENT PER SHEAR WALL SCHEDULE.

FOR PERMIT

These drawings are sufficiently complete for submission to the jurisdiction having authority for permit. The Contractor shall not use these drawings for construction until Contractor receives written approval for use in construction by the jurisdiction having authority and ALSC Engineers.

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CITY OF SANDPOINT

TRAVERS PARK RECREATION CENTER

BID PACKAGE 1

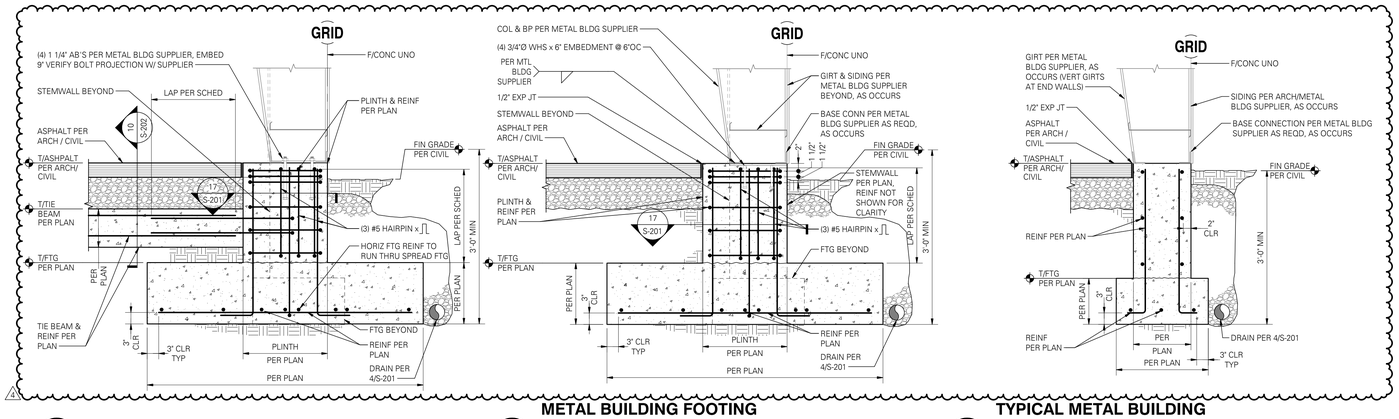
REV	DATE	DESCRIPTION
2	07-24-2023	PERMIT SET
3	08-25-2023	BID PACKAGE 1
4	09-15-2023	ADDENDUM 1

PROJ. NO.	22041-0451
DRAWN	JLP
CHECKER	MST
PROJ MNGR	KEA
DATE	05/25/2023

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FOUNDATION DETAILS

S-201

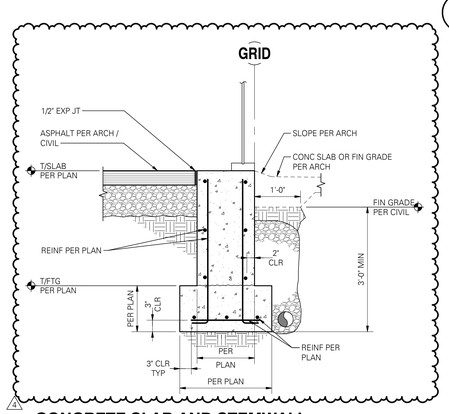


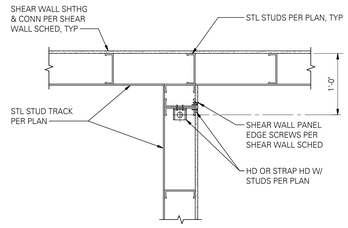
7 METAL BUILDING FOOTING WITH TIE BEAM
SCALE: 3/4" = 1'-0"

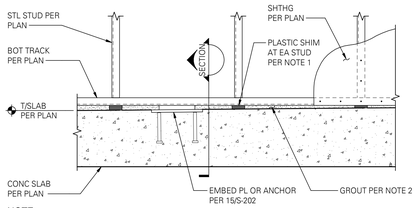
8 METAL BUILDING FOOTING WITH EMBED PLATE AT CORNER
SCALE: 3/4" = 1'-0"

9 TYPICAL METAL BUILDING PERIMETER DETAIL
SCALE: 3/4" = 1'-0"

10 TIE BEAM SECTION
SCALE: 3/4" = 1'-0"





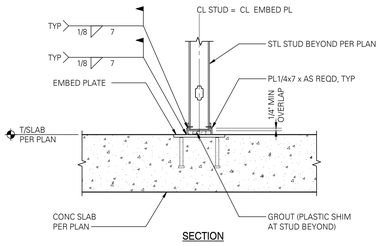


NOTE:

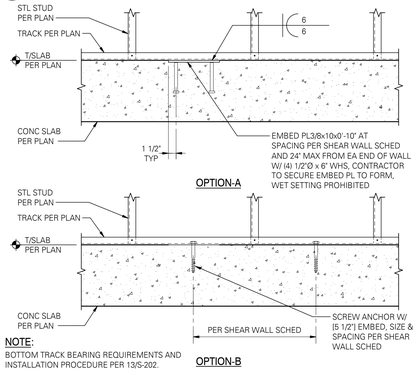
1. SHIMS SHALL BE LOCATED DIRECTLY BENEATH ALL STUDS WITH FULL BEARING. SHIMS SHALL BE POSITIVELY ATTACHED TO THE BOTTOM TRACK AND EXTEND A MIN OF 1/8" ON EACH SIDE OF THE TRACK EXCEPT AT EMBED PLATE. SHIM PRODUCT DATA SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER OF RECORD FOR APPROVAL PRIOR TO INSTALLATION.

2. IN LOCATIONS WHERE THE GAP BETWEEN THE BOTTOM OF THE TRACK AND THE TOP OF SLAB EXCEEDS 1/4", DRY-PACK GROUT SHALL BE PLACED BETWEEN THE SHIMS. PERIODIC SPECIAL INSPECTION IS REQUIRED FOR ALL GROUTING BENEATH STEEL STUD WALLS. A 3/4" DIAMETER HOLE SHALL BE DRILLED AT 10'-0"OC MAX TO ENSURE SOLID GROUTING BENEATH THE TRACK.

3. WHERE THE GAP BETWEEN THE BOTTOM OF THE TRACK AND THE TOP OF SLAB EXCEEDS 1" CONTACT THE STRUCTURAL ENGINEER OF RECORD FOR ALTERNATIVE PROCEDURES.



SECTION



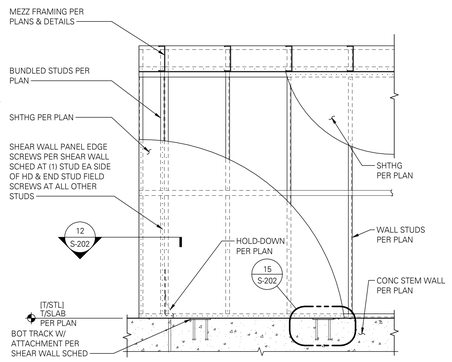
NOTE:
BOTTOM TRACK BEARING REQUIREMENTS AND INSTALLATION PROCEDURE PER 13/S-202.

11 CONCRETE SLAB AND STEMWALL AT OPENINGS
SCALE: 3/4" = 1'-0" (03033M)

12 PLAN - INTERSECTING SHEAR WALLS
SCALE: 1" = 1'-0" (07086)

13 TYPICAL STEEL STUD SHEAR WALL BEARING REQUIREMENTS
SCALE: 1" = 1'-0" (07051)

15 TYPICAL SHEAR WALL TO REINFORCED SLAB CONNECTION
SCALE: 1" = 1'-0" (07050B)



16 TYPICAL SHEAR WALL ELEVATION
SCALE: 1/2" = 1'-0" (07080M)

01421

HOLD-DOWN SCHEDULE (STEEL STUDS) [1]

TYPE	STUDS REQUIRED AT HOLD-DOWN [2]	SCREWS	ANCHOR				CAPACITY (LBS) [5]		
			CONCRETE EMBEDMENT [5]						
			STEMWALL [6]		SPREAD FOOTING				
			CIP [3]	ADHESIVE [4]	CIP OR ADHESIVE [3, 4]	DIAMETER	33MIL	43MIL	54MIL
S/HDU4	(2) 362S200-54	(6) #14	8"	8"	8"	5/8"	2320	3825	3970

NOTES:

[1] TYPICAL SHEAR WALL ELEVATION PER 16/S-202. TYPICAL HOLD-DOWN DETAILS PER 12/S-202.

[2] PROVIDE PANEL EDGE SCREWS AT HOLD-DOWN STUDS PER SHEAR WALL SCHEDULE. CONNECT STUDS TOGETHER PER STRUCTURAL GENERAL NOTES. PROVIDE BACK TO BACK STUDS FOR HOLD-DOWN TO CONNECT TO AT END OF STUD BUNDLE.

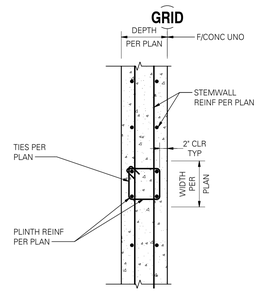
[3] CAST IN PLACE (CIP) TYPE ANCHOR BOLTS AT HOLD-DOWNS SHALL HAVE A HEX HEAD WITH A STANDARD CUT WASHER UNO.

[4] THREADED ROD WITH ADHESIVE PER STRUCTURAL GENERAL NOTES.

[5] BASED ON MINIMUM f'c = [2500] PSI CONCRETE.

[6] STEMWALLS SHALL BE 6" WIDE MINIMUM FOR 5/8"Ø AND SMALLER ANCHOR BOLTS AND 8" WIDE MINIMUM FOR 7/8"Ø AND LARGER ANCHOR BOLTS.

17 HOLD-DOWN SCHEDULE
SCALE: 1" = 1'-0" (01421)



19 PLAN - PLINTH AT STEMWALL
SCALE: 3/4" = 1'-0"

01434A

SHEAR WALL SCHEDULE
FOR GYPSUM BOARD SHEATHING

WALL TYPE	MINIMUM STUD AND TRACK THICKNESS	SCREW SPACING AT PANEL EDGES AND FIELD [5]	SHEAR CAPACITY (PLF, ASD) [4]
G7	33MIL	7"OC	232
G4	33MIL	4"OC	340

NOTES:

[1] PROVIDE STRAP BLOCKING AT HORIZONTAL PANEL JOINTS AND SOLID BLOCKING BETWEEN THE FIRST (2) END STUDS.

[2] ATTACH STUD TO TOP AND BOTTOM TRACK PER 14/S-301.

[3] ATTACH BOTTOM TRACK TO CONCRETE WITH PAF @ 4'OC OR STEEL WITH PAF PER 14/S-301.

[4] 1/2" GYPSUM BOARD MINIMUM REQUIRED EACH FACE OF STUD. STUDS SPACED @ 24'OC MAXIMUM.

[5] ATTACH GYPSUM BOARD TO STEEL STUD FRAMING WITH #6 SCREWS MINIMUM IN ACCORDANCE WITH ASTM C954.

[6] STUDS SHALL HAVE MINIMUM FLANGE WIDTH OF 1 5/8".

20 SHEAR WALL SCHEDULE
SCALE: 1" = 1'-0" (01434A)

FOR PERMIT
These drawings are sufficiently complete for submission to the jurisdiction having authority for permit. The Contractor shall not use these drawings for construction until Contractor receives written approval for use in construction by the jurisdiction having authority and DCI Engineers.

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SANDPOINT

CITY OF SANDPOINT

TRAVERS PARK RECREATION CENTER

BID PACKAGE 1

REV	DATE	DESCRIPTION
2	07-24-2023	PERMIT SET
3	08-25-2023	BID PACKAGE 1
4	09-15-2023	ADDENDUM 1

PROJ. NO.	22041-0451
DRAWN	JLP
CHECKER	MST
PROJ MNGR	KEA
DATE	05/25/2023

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FOUNDATION DETAILS

S-202

9/12/2023 10:58:32 AM C:_local\revit\Struct_22041-0451_R2022_jpeterson.JNHPC.rvt

SECTION 13 31 23

TENSION FABRIC BUILDING SYSTEMS

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

A. The fabric building superstructure is comprised of solid flange and solid web rigid frames. The primary frames have welded plate tapered columns with side-wall girts, and tapered rafters with simple span purlins inset into the lower flange line. Fabric membrane panels are attached to the exterior of the frames and are tensioned to clad the exterior of the building's roof, side walls and end walls. Fabric membrane panels are attached to the interior side of the frames and are tensioned to line the building's interior. Blanket insulation is provided in the cavity between the two membranes. Roof ventilation is provided from the eaves to the ridge.

B. Section Includes:

1. Structural-steel framing.
2. Fabric cladding.
3. Fabric tensioning system.
4. Thermal insulation.
5. Accessories.

C. Related Requirements:

1. Section 03 30 00 "Cast-in-Place Concrete".
2. Section 08 11 13 "Hollow Metal Doors & Frames" for exterior doors and frames in metal buildings.
3. Section 08 36 13 "Sectional Doors" for sectional doors in metal building systems.

1.3 REFERENCES

A. American Institute of Steel Construction (AISC):

1. AISC 360 - Specification for Structural Steel Buildings, June 22, 2010.
2. AISC 341 - AISC Seismic Provisions for Structural Steel Buildings, June 22, 2010.
3. AISC 303 - Code of Standard Practice for Steel Buildings and Bridges, April 14th, 2010.

B. American Iron and Steel Institute (AISI) :

1. AISI S100 - North American Specification for the Design of Cold-Formed Steel Structural Members, 2012 Edition.

C. American Welding Society (AWS)

1. AWS D1.1/D1.1M - Structural Welding Code - Steel.
2. AWS D1.3/D1.3M - Structural Welding Code - Sheet Steel.

D. American Society of Heating, Refrigeration and Air Conditioning Engineers (ASHRAE):

1. ASHRAE 90.1-2010 - Energy Standard for Buildings Except Low-Rise Residential Buildings (I-P Edition).

E. ASTM International (ASTM): Latest versions of:

1. ASTM A 6/A 6M - Standard Specification for General Requirements for Rolled Structural Steel Bars, Plates, Shapes, and Sheet Piling.
2. ASTM A 36/A 36M - Standard Specification for Carbon Structural Steel.
3. ASTM A 325 - Standard Specification for Structural Bolts, Steel, Heat-Treated, 120/105 ksi Minimum Tensile Strength.
4. ASTM A 475 - Standard Specification for Zinc-Coated Steel Wire Strand.
5. ASTM A 490 Standard Specification for Structural Bolts, Alloy Steel, Heat Treated, 150 ksi Minimum Tensile Strength
6. ASTM A 500/A 500M - Standard Specification for Cold-Formed Welded and Seamless Carbon Steel Structural Tubing in Rounds and Shapes.
7. ASTM A 529/A 529M - Standard Specification for High-Strength Carbon-Manganese Steel of Structural Quality.
8. ASTM A 563 - Standard Specification for Carbon and Alloy Steel Nuts.
9. ASTM A 572/A 572M - Standard Specification for High-Strength Low-Alloy Columbium-Vanadium Structural Steel.
10. ASTM A 653/A 653M - Standard Specification for Steel Sheet, Zinc-Coated (Galvanized) or Zinc-Iron Alloy-Coated (Galvannealed) by the Hot-Dip Process.
11. ASTM A 792/A 792M - Standard Specification for Steel Sheet, 55 Percent Aluminum- Zinc Alloy-Coated by Hot-Dip Process.
12. ASTM A 992/A 992M - Standard Specification for Structural Steel Shapes.
13. ASTM A 1011/A 1011M - Standard Specification for Steel, Sheet and Strip, Hot- Rolled, Carbon, Structural, High-Strength, Low-Alloy and High-Strength Low-Alloy with Improved Formability and Ultra-High Strength
14. ASTM A 1018/A 1018A - Standard Specification for Steel, Sheet and Strip, Heavy-Thickness Coils, Hot-Rolled, Carbon, Commercial, Drawing, Structural, High-Strength Low-Alloy, High-Strength Low-Alloy with Improved Formability, and Ultra-High Strength
15. ASTM C 518 - Standard Test Method for Steady-State Thermal Transmission Properties by Means of the Heat Flow Meter Apparatus.
16. ASTM C 1363 - Standard Test Method for Thermal Performance of Building Materials and Envelope Assemblies by Means of a Hot Box Apparatus.
17. ASTM D 635 - Standard Test Method for Rate of Burning and/or Extent and Time of Burning of Plastics in a Horizontal Position.
18. ASTM D 1003 - Standard Test Method for Haze and Luminous Transmittance of Transparent Plastics.
19. ASTM D 1494 - Standard Test Method for Diffuse Light Transmission Factor of Reinforced Plastics Panels.
20. ASTM D 1929 - Standard Test Method for Determining Ignition Temperature of Plastics.
21. ASTM D 2240 - Standard Test Method for Rubber Property—Durometer Hardness.
22. ASTM D 2244 - Standard Practice for Calculation of Color Tolerances and Color Differences from Instrumentally Measured Color Coordinates.
23. ASTM D 4214 - Standard Test Methods for Evaluating the Degree of Chalking of Exterior Paint Films.
24. ASTM E 84 - Standard Test Method for Surface Burning Characteristics of Building Materials.

25. ASTM E 72 - Standard Test Methods of Conducting Strength Tests of Panels for Building Construction.
26. ASTM E 283 - Standard Test Method for Determining Rate of Air Leakage through Exterior Windows, Curtain Walls, and Doors under Specified Pressure Differences Across Specimen.
27. ASTM E 331 - Standard Test Method for Water Penetration of Exterior Windows, Skylights, Doors, and Curtain Walls by Uniform Static Air Pressure Difference.
28. ASTM E 1592 - Standard Test Method for Structural Performance of Sheet Metal Roof and Siding Systems by Uniform Static Air Pressure Difference.
29. ASTM E 1646 - Standard Test Method for Water Penetration of Exterior Metal Roof Panel Systems by Uniform Static Air Pressure Difference.
30. ASTM E 1680 - Standard Test Method for Rate of Air Leakage Through Exterior Metal Roof Panel Systems.
31. ASTM E 1980 - Standard Practice for Calculating Solar Reflectance Index of Horizontal and Low-Sloped Opaque Surfaces.
32. ASTM F 436 - Standard Specification for Hardened Steel Washers
33. ASTM F 1941 - Standard Specification for Electrodeposited Coatings on Threaded Fasteners (Unified Inch Screw Threads (UN/UNR))

F. Cool Roof Rating Council (CRRC):

1. CRRC-1 Standard, 2008.
2. Product Rating Program Manual for CRRC-1, November 19th, 2013.

G. Factory Mutual Approvals (FM Approvals):

1. FM 4471 - Approval Standard for Class 1 Panel Roofs.
2. FM 4880 - Approval Standard for Class 1 Fire Rating of Insulated Wall or Wall and Roof/Ceiling Panels, Interior Finish Materials or Coatings and Exterior Wall Systems.
3. FM 4881 - Approval Standard for Class 1 Exterior Wall Systems.

H. International Accreditation Service (IAS):

1. Accreditation Criteria 472 (AC472) - Accreditation Criteria for Inspection Programs for Manufacturers of Metal Building Systems, latest edition.

I. Metal Building Manufacturers Association (MBMA):

1. Metal Building Systems Manual, 2012 Edition. J. National Fenestration Rating Council (NFRC):
2. NFRC 100 - Procedure for Determining Fenestration Product U-factors, 2014
3. NFRC 200 - Procedure for Determining Fenestration Product Solar Heat Gain Coefficient and Visible Transmittance at Normal Incidence, 2010.

J. National Fire Protection Association (NFPA):

1. NFPA 285 - Standard Fire Test Method for Evaluation of Fire Propagation Characteristics of Exterior Non-Load-Bearing Wall Assemblies Containing Combustible Components, 2012 Edition.

K. Research Council on Structural Connections (RCSC):

1. RCSC Specification for Structural Joints Using ASTM A 325 or A 490 Bolts, December 31, 2009.

L. Underwriters Laboratories (UL):

1. UL-580 - Tests for Uplift Resistance of Roof Assemblies.
2. UL-790 - Standard Test Methods for Fire Tests of Roof Coverings.
3. UL-2218 - Impact Resistance of Prepared Roof Covering Materials.

1.4 COORDINATION

A. Coordinate sizes and locations of concrete foundations and casting of anchor-rod inserts into foundation walls and footings. Anchor rod installation, concrete, reinforcement, and formwork requirements are specified in Section 03 30 00 "Cast-in-Place Concrete."

B. Coordinate fabric cladding, tensioning system and structural framing with rain drainage work, flashing, trim, and construction of supports and other adjoining work to provide a leakproof, secure, and noncorrosive installation.

C. Coordinate work of Hollow Metal Door Frames, Aluminum Framed Entrances and Storefronts, HVAC Equipment openings and penetrations and manufacturer’s accessories with installation of fabric cladding.

1.5 PREINSTALLATION MEETINGS

A. Preinstallation Conference: Conduct conference at Project site.

1. Review methods and procedures related to tension fabric building systems including, but not limited to, the following:

   a. Condition of foundations and other preparatory work performed by other trades.
   b. Structural load limitations.
   c. Construction schedule. Verify availability of materials and erector's personnel, equipment, and facilities needed to make progress and avoid delays.
   d. Required tests, inspections, and certifications.
   e. Unfavorable weather and forecasted weather conditions and impact on construction schedule.

2. Review methods and procedures related to tension fabric cladding including, but not limited to, the following:

   a. Compliance with requirements for purlin, rafter and support conditions, including flatness, alignment between and attachment to structural members.
   b. Structural limitations of purlins, rafters, girts and columns during and after cladding.
   c. Flashings, special roof and siding details, wall penetrations, roof drainage, roof penetrations, wall openings, equipment curbs, and condition of other construction that will affect fabric cladding.
   d. Temporary protection requirements for fabric cladding during and after installation.
   e. Observation and repair after fabric cladding installation.

3. Review methods and procedures related to sequencing of the interior asphalt flooring to optimize quality of both the asphalt surface and tension fabric building system and so that the installation of each scope of work does not compromise the finished quality of the other.

1.6 ACTION SUBMITTALS

A. Product Data: For each type of tension fabric building system component.

1. Include construction details, material descriptions, dimensions of individual components and profiles, and finishes for the following:

    a. Fabric cladding.
    b. Fabric tensioning system.
    c. Thermal insulation.

B. Shop Drawings: Indicate components by others. Include full building plan, elevations, sections, details and the following:

1. Anchor-Bolt Plans: Submit anchor-bolt plans and templates before foundation work begins. Include location, diameter, and minimum required projection of anchor bolts required to attach metal building to foundation. Indicate column reactions at each location.
2. Rigid Frame Drawings: Show complete fabrication of primary and secondary framing; include provisions for openings. Indicate welds and bolted connections, distinguishing between shop and field applications. Include transverse cross-sections.
3. Fabric Cladding Layout Drawings: Show layouts of panels including methods of support. Include details of edge conditions, joints, corners, anchorages, tensioning, attachment, trim, flashings, closures, and special details. Distinguish between factory- and field-assembled work.

    a. Show roof-mounted items including pipe penetrations.
    b. Show wall-mounted items including personnel doors, sectional doors, louvers, and lighting fixtures.

4. Accessory Drawings: Include details of the following items, at a scale of not less than 1-1/2 inches per 12 inches (1:8):

    a. Flashing and trim.
    b. Gutters.
    c. Downspouts.
    d. Ice Breakers

5. Structural Design Calculations: 2 sets sealed and signed by a professional engineer licensed in accordance with applicable state law.
6. Documentation including test reports supporting Thermal Transmission Coefficients (U-factors) of building envelope components specified in this section.

C. Quality Control Submittals:

1. IAS AC472 Certificate for each facility involved in the design and fabrication of the Metal Building System.
2. Certified Erector Certificate issued to the erector by the manufacturer.
3. Material Test Reports (MTR) for all steel material used in the manufacture of primary and secondary framing members, panels and bolts specified in this section and when required by ASTM A 6/A 6MA.

D. Samples for Initial Selection: For units with factory-applied finishes.

E. Samples for Verification: For the following products:

1. Fabric Cladding: 12 inches long by 12 inches wide. Include fasteners, closures, and other exposed panel accessories.
2. Flashing and Trim: Nominal 12 inches (300 mm) long. Include fasteners and other exposed accessories.
3. Accessories: Nominal 12-inch- (300-mm-) long Samples for each type of accessory.

F. Delegated-Design Submittal: For tension fabric building system.

1. Include analysis data indicating compliance with performance requirements and design data signed and sealed by the qualified professional engineer responsible for their preparation.

1.7 INFORMATIONAL SUBMITTALS

A. Qualification Data: For manufacturer.

B. Welding certificates.

C. Letter of Design Certification: Signed and sealed by a qualified professional engineer. Include the following:

1. Name and location of Project.
2. Order number.
3. Name of manufacturer.
4. Name of Contractor.
5. Building dimensions including width, length, height, and roof slope.
6. Indicate compliance with AISC standards for hot-rolled steel and AISI standards for cold-rolled steel, including edition dates of each standard.
7. Governing building code and year of edition.
8. Design Loads: Include dead load, roof live load, collateral loads, roof snow load, deflection, wind loads/speeds and exposure, seismic design category or effective peak velocity-related acceleration/peak acceleration, and auxiliary loads (cranes).
9. Load Combinations: Indicate that loads were applied acting simultaneously with concentrated loads, according to governing building code.
10. Building-Use Category: Indicate category of building use and its effect on load importance factors.

D. Material Test Reports: For each of the following products:

1. Structural steel including chemical and physical properties.
2. Bolts, nuts, and washers including mechanical properties and chemical analysis.
3. Tension-control, high-strength, bolt-nut-washer assemblies.
4. Shop primers.
5. Nonshrink grout.

E. Source quality-control reports.

F. Field quality-control reports.

G. Sample Warranties: For special warranties.

1.8 CLOSEOUT SUBMITTALS

A. Maintenance Data: For metal panel finishes and door hardware to include in maintenance manuals.

1.9 QUALITY ASSURANCE

A. Manufacturer Qualifications: A qualified manufacturer.

1. Accreditation: Building supplier must have a quality program in place that includes the following fabric seam testing procedures per ASTM D4851: sheer test, peel test, and creep test.
2. Accreditation: Building supplier must be CSA-A660 certified for quality of manufacturing of steel buildings.
3. Accreditation: Building supplier must be ISO 9001 certified.
4. Engineering Responsibility: Preparation of comprehensive engineering analysis and Shop Drawings by a professional engineer who is legally qualified to practice in jurisdiction where Project is located.

B. Welding Qualifications: Qualify procedures and personnel according to the following:

1. AWS D1.1/D1.1M, "Structural Welding Code - Steel."
2. AWS D1.3, "Structural Welding Code - Sheet Steel."

1.10 DELIVERY, STORAGE, AND HANDLING

A. Deliver components, sheets, panels, and other manufactured items so as not to be damaged or deformed. Package components for protection during transportation and handling.

B. Unload, store, and erect components in a manner to prevent damage.

C. Store components to ensure dryness, with positive slope for drainage of water. Do not store components in contact with other materials that might cause staining, denting, or other surface damage.

1.11 FIELD CONDITIONS

A. Weather Limitations: Proceed with fabric cladding installation only when weather conditions permit cladding to be installed according to manufacturers' written instructions and warranty requirements.

1.12 WARRANTY

A. Special Warranty on Cladding Fabric: Manufacturer agrees to repair or replace fabric cladding and liner panels that show evidence of deterioration or damage within specified warranty period.

1. Warranty Period: 25 years from date of Substantial Completion.

B. Special Weathertightness Warranty: Manufacturer agrees to repair or replace fabric cladding assemblies that leak or otherwise fail to remain weathertight within specified warranty period.

1. Warranty Period: 20 years from date of Substantial Completion.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

A. Source Limitations: Obtain tension fabric building system components, including primary and secondary framing, fabric cladding assembly and tensioning systems, from a single source.

B. Basis of Design Manufacturer: Legacy Building Solutions – Tension Fabric Building.

2.2 SYSTEM DESCRIPTION

A. Provide a complete, integrated set of mutually dependent components and assemblies that form a tension fabric building system capable of withstanding structural and other loads, thermally induced movement, and exposure to weather without failure or infiltration of water into building interior.

B. Primary-Frame Type:

1. Rigid Clear Span: Solid-member, structural-framing system without interior columns.

C. End-Wall Framing: Manufacturer's standard, for buildings not required to be expandable, consisting of load-bearing end-wall and corner columns and rafters.

D. Secondary-Frame Type: Manufacturer's standard purlins , joists and girts.

E. Eave Height: As indicated by height on Drawings.

F. Bay Spacing: As indicated on Drawings.

G. Roof Slope: As indicated on Drawings.

H. Roof System: Manufacturer's standard PVC coated polyester fabric cladding.

I. Exterior Wall System: Manufacturer's standard PVC coated polyester fabric cladding.

2.3 PERFORMANCE REQUIREMENTS

A. Delegated Design: Engage a qualified professional engineer, as defined in Section 01 40 00 “Quality Requirements”, to tension fabric building system.

B. Structural Performance: Tension fabric building systems shall withstand the effects of gravity loads and the following loads and stresses within limits and under conditions indicated.

1. Design Loads: As indicated on Drawings.
2. Deflection and Drift Limits: As indicated on Structural Drawings.

C. Seismic Performance: Tension fabric building system shall withstand the effects of earthquake motions determined according to ASCE/SEI 7, reference structural drawings for additional Seismic Force Resisting System Requirements.

D. Thermal Movements: Allow for thermal movements from ambient and surface temperature changes by preventing buckling, opening of joints, overstressing of components, failure of joint sealants, failure of connections, and other detrimental effects. Base calculations on surface temperatures of materials due to both solar heat gain and nighttime-sky heat loss.

1. Temperature Change: 120 deg. F (67 deg C), ambient; 180 deg F (100 deg C), material surfaces.

E. Fire Propagation Characteristics: PVC coated polyester fabric cladding shall meet the requirements for fire propagation performance as specified in NFPA 701. PVC coated polyester fabric liner shall have a Class A flame spread rating as specified by ASTM E84.

F. Structural Performance for Metal Roof Panels: Provide metal panel systems capable of withstanding the effects of the following loads, based on testing according to ASTM E1592:

1. Wind Loads: As indicated on Drawings.

G. Air Infiltration for Fabric Roof Cladding: Air leakage of not more than 0.06 cfm/sq. ft. (0.3 L/s per sq. m) when tested according to ASTM E1680.

H. Air Infiltration for Fabric Wall Cladding: Air leakage of not more than 0.06 cfm/sq. ft. (0.3 L/s per sq. m) when tested according to ASTM E283.

I. Water Penetration for Fabric Roof Cladding: No water penetration when tested according to ASTM E1646.

J. Water Penetration for Fabric Wall Cladding: No water penetration when tested according to ASTM E331.

K. Wind-Uplift Resistance: Provide Fabric Roof Cladding assemblies that comply with UL 580 for wind-uplift-resistance class indicated.

1. Uplift Rating: UL 90.

L. Thermal Performance for Opaque Elements: Provide the following maximum U-factors and minimum R-values when tested according to ASTM C1363 or ASTM C518:

1. Roof:

a. U-Factor: See drawings.
b. R-Value: See drawings.

2. Walls:

a. U-Factor: See drawings.
b. R-Value: See drawings.

2.4 STRUCTURAL-STEEL FRAMING

A. Structural Steel: Comply with AISC 360, "Specification for Structural Steel Buildings."

B. Bolted Connections: Comply with RCSC's "Specification for Structural Joints Using High-Strength Bolts."

C. Welded Connections: All shop connections shall be in accordance with the American Welding Society (AWS) Code for Building Construction.

D. Cold-Formed Steel: Comply with AISI's "North American Specification for the Design of Cold-Formed Steel Structural Members" for design requirements and allowable stresses.

E. Primary Framing: Manufacturer's standard primary-framing system, designed to withstand required loads and specified requirements. Primary framing includes transverse frames; rafters, rake, and canopy beams; sidewall, intermediate, end-wall, and corner columns; and wind bracing.

1. General: Provide frames with attachment plates, bearing plates, and splice members. Factory drill for field-bolted assembly. Provide frame span and spacing indicated.

a. Slight variations in span and spacing may be acceptable if necessary to comply with manufacturer's standard, as approved by Architect.

2. Rigid Clear-Span Frames: All rigid frames shall be welded, built-up “I” sections or mill-rolled structural sections. Tubular cords and webs are not permitted. Interior columns are not permitted.
3. Plates, Stiffeners, etc.: All base plates, splice plates, cap plates, and stiffeners shall be factory welded into place on the structural members.
4. Bolt Holes, etc.: All base plates and flanges shall be shop fabricated to include bolt connection holes. Webs shall be shop fabricated to include cable brace or rod brace holes and flange brace holes.
5. Frame Configuration: Single gable.
6. Exterior Column: Tapered.
7. Rafter: Tapered.

F. End-Wall Framing: Manufacturer's standard primary end-wall framing fabricated for field-bolted assembly to comply with the following:

1. End-Wall Columns: Cold-formed HSS, mill-rolled structural sections, or built-up “I” sections as required by design.
2. Plates, Stiffeners, etc.: All base plates, splice plates, cap plates, and stiffeners shall be factory welded into place on the structural members.
3. Bolt Holes, etc.: All base plates and flanges shall be shop fabricated to include bolt connection holes. Webs shall be shop fabricated to include cable brace or rod brace holes and flange brace holes.

G. Secondary Framing: Manufacturer's standard secondary framing, including purlins, girts, eave struts, flange bracing, base members, gable angles, clips, headers, jambs, and other miscellaneous structural members. Unless otherwise indicated, fabricate framing from metallic-coated steel sheet, to comply with the following:

1. Purlins: Purlins shall be HSS tubes that are precision drilled or cut at the factory to provide for field bolting to the primary framing. They shall be simple span as required by design. To provide a stronger connection all purlins must bolt directly to the frame, not by using secondary clips or angles. Retain depths in "Depth" Subparagraph below if manufacturer does not determine depths. Insert manufacturer's proprietary size if required.
2. Peak Purlins: Peak purlins shall be round to prevent fabric wear and shall be sized for adequate performance.
3. Base or Sill Angles: Manufacturer's standard base angle, minimum 3-by-2-inch (76-by-51-mm), fabricated from zinc-coated (galvanized) steel sheet.
4. Framing for Openings: Channel shapes. Frame head and jamb of door openings and head, jamb, and sill of other openings.
5. Miscellaneous Structural Members: Manufacturer's standard sections fabricated from zinc-coated (galvanized) steel sheet; designed to withstand required loads.

H. Bracing: Provide adjustable wind bracing using any method as follows:

1. Solid Steel Cross Rods (or cables): ASTM A36; ASTM A572, Grade 50; or ASTM A529, Grade 50; of size and connection type required to withstand design loads.
2. Flange Braces: Provide lateral bracing for the compression flange of all primary framing members as needed so that the flange compressive stress is within the allowable limits for any combination of loadings.
3. Rigid Portal Frames: Fabricated from shop-welded, built-up steel plates or structural-steel shapes to match primary framing; of size required to withstand design loads.

I. Anchor Rods: Headed anchor rods as indicated in Anchor Rod Plan for attachment of metal building to foundation.

J. Materials:

1. Primary Framing Steel for all built-up sections shall meet as applicable the physical and chemical properties of the following:

   a. ASTM A1011, Grade 55
   b. ASTM A572, Grade 55
   c. ASTM A529, Grade 55.

2. Primary Framing Steel for end-wall HSS sections and purlins shall meet the physical and chemical properties of the following:

   a. ASTM A500 Grade B, Fy = 46 KSI.

3. Secondary Framing Steel used to form “C” sections shall meet the physical and chemical properties of the following:

   a. ASTM A1003
   b. ASTM A654
   c. ASTM A924, Fy = 50 KSI

4. Channels, Angles, M-Shapes, and S-Shapes: ASTM A36/A36M; ASTM A572/A572M, Grade 50 or 55 (345 or 380); or ASTM A529/A529M, Grade 50 or 55 (345 or 380).
5. Plate and Bar: ASTM A36/A36M; ASTM A572/A572M, Grade 50 or 55 (345 or 380); or ASTM A529/A529M, Grade 50 or 55 (345 or 380).
6. Steel Pipe: ASTM A53/A53M, Type E or S, Grade B.
7. Cold-Formed Hollow Structural Sections: ASTM A500, Grade B or C, structural tubing.
8. Structural-Steel Sheet: Hot-rolled, ASTM A1011/A1011M, Structural Steel (SS), Grades 30 through 55 (205 through 380), or High-Strength Low-Alloy Steel (HSLAS) or High-Strength Low-Alloy Steel with Improved Formability (HSLAS-F), Grades 45 through 70 (310 through 480); or cold-rolled, ASTM A1008/A1008M, Structural Steel (SS), Grades 25 through 80 (170 through 550), or HSLAS, Grades 45 through 70 (310 through 480).
9. Metallic-Coated Steel Sheet: ASTM A653/A653M, SS, Grades 33 through 80 (230 through 550), or HSLAS or HSLAS-F, Grades 50 through 80 (340 through 550); with G60 (Z180) coating designation; mill phosphatized.

   a. Zinc-Coated (Galvanized) Steel Sheet: ASTM A653/A653M, SS, Grades 33 through 80 (230 through 550), or HSLAS or HSLAS-F, Grades 50 through 80 (340 through 550); with G90 (Z275) coating designation.
   b. Aluminum-Zinc Alloy-Coated Steel Sheet: ASTM A792/A792M, SS, Grade 50 or 80 (340 or 550); with Class AZ50 (AZM150) coating.

10. Non-High-Strength Bolts, Nuts, and Washers: ASTM A307, Grade A, carbon-steel, hex-head bolts; ASTM A563 (ASTM A563M) carbon-steel hex nuts; and ASTM F844 plain (flat) steel washers.

    a. Finish: Hot-dip zinc coating, ASTM F2329, Class C or Mechanically deposited zinc coating, ASTM B695, Class 50.

11. High-Strength Bolts, Nuts, and Washers: ASTM F3125/F3125M,Grade A325 (Grade A325M), Type 1, heavy-hex steel structural bolts; ASTM A563, Grade DH, (ASTM A563M, Class 10S) heavy-hex carbon-steel nuts; and ASTM F436/F436M, Type 1, hardened carbon-steel washers.

a. Finish: Hot-dip zinc coating, ASTM F2329, Class C or Mechanically deposited zinc coating, ASTM B695, Class 50.

12. Tension-Control, High-Strength Bolt-Nut-Washer Assemblies: ASTM F3125/F3125M, Grade F1852, Type 1, heavy-hex head assemblies consisting of steel structural bolts with splined ends; ASTM A563, Grade DH, (ASTM A563M, Class 10S) heavy-hex carbon-steel nuts; and ASTM F436/F436M, Type 1 hardened carbon-steel washers.

    a. Finish: Mechanically deposited zinc coating, ASTM B695, Class 50.

13. Unheaded Anchor Rods: ASTM F1554, Grade 36.

    a. Configuration: Straight.
    b. Nuts: ASTM A563 (ASTM A563M) heavy-hex carbon steel.
    c. Plate Washers: ASTM A36/A36M carbon steel.
    d. Washers: ASTM F436 (ASTM F436M) hardened carbon steel.
    e. Finish: Hot-dip zinc coating, ASTM F2329, Class C.

14. Headed Anchor Rods: ASTM F1554, Grade 36.

    a. Configuration: Straight.
    b. Nuts: ASTM A563 (ASTM A563M) heavy-hex carbon steel.
    c. Plate Washers: ASTM A36/A36M carbon steel.
    d. Washers: ASTM F436 (ASTM F436M) hardened carbon steel.
    e. Finish: Hot-dip zinc coating, ASTM F2329, Class C.

15. Threaded Rods: ASTM A307, Grade A.

    a. Nuts: ASTM A563 (ASTM A563M) [heavy-]hex carbon steel.
    b. Washers: ASTM F436 (ASTM F436M) hardened or ASTM A36/A36M carbon steel.
    c. Finish: Hot-dip zinc coating, ASTM F2329, Class C or Mechanically deposited zinc coating, ASTM B695, Class 50.

K. Finish: All uncoated structural steel members shall be factory primed. Apply specified primer immediately after cleaning and pretreating.

1. Clean and prepare in accordance with SSPC-SP7.
2. Coat with manufacturer's standard primer. Apply primer to primary and secondary framing to a minimum dry film thickness of 1 mil (0.025 mm).

2.5 ROOF AND WALL FABRIC CLADDING SYSTEM

A. General:

1. Provide fabric clad roof, side wall and end wall assemblies that function as exterior walls that meet the following requirements:

    a. Air infiltration: Maximum air infiltration of 0.04 cubic feet per minute per square foot of specimen area when tested to ASTM E 283 at a pressure differential of +/- 1.57 psf (75 Pa).
    b. Water infiltration: No uncontrollable water leakage when tested to ASTM E 331 at a 6.24 psf pressure differential when sprayed with 5 gallons of water per hour per square foot of specimen area.

2. Pre-fabricated fabric cladding panels shall cover one structural bay width each. At walls, fabric cladding panels shall be continuous from sill to eave line. At roof, fabric cladding panels shall be continuous from eave to eave.
3. Roof to Gable Wall Connection: The structure membrane shall form a continuous, weather tight shell over the framework. Manufacture gable wall fabric so that it is connected to the adjacent side wall and roof cladding without the use of cantenary cables, winches, belting or PVC pipes.
4. Sidewall and Roof Panels: Sidewall fabric panels must be completely independent of the roof fabric panels.
5. The fabric membrane shall be designed to allow a factor of safety at design loads of at least three (3) times the theoretical design strength of the fabric material.
6. The structure must be capable of accepting and integrating a straight vertical metal panel wall system finish to the exterior if necessary in the future. Manufacturer shall demonstrate such capability with their design submittal.

B. Outer Weather Fabric Membrane Material:

1. Type: PVC coated polyester fabric with a minimum coated weight of 28 +1/-1 oz/sy (ASTM D3776).
2. Panel Strength: Determine and certify panel strength with minimum values as follows:

    a. Grab Tensile Strength (lbs.): 695/745 (ASM D 5034)
    b. Strip Tensile Strength (lbs.): 527/507 (ASTM D 751)
    c. Tear Strength (lbs.): 74/126 (ASTM D 751)
    d. Flame Resistance: Meets NFPA 701
    e. Flame Spread: Meets ASTM E84

C. Fabric Tensioning:

1. Eave/Overhang Tensioning System: The eave of the roof shall project 18” from the side wall. Provide a rectangular tension tube with a minimum size of of 3”x6”, 11 ga steel. The configuration must allow for the fabric roof panels to achieve proper tension with a mechanical tensioning system that can then be removed so that no winches or straps are visible. The configuration must allow for future tensioning to occur.
2. Exterior Base Tensioning System: The fabric cladding will be provided with a mechanical tensioning system that allows the fabric to be fully tensioned around the structure’s perimeter. The system shall be designed such that the membrane can be tightly and neatly secured over the structural frame and foundation and such that the system has remaining range of adjustment. The base tensioning must be done by mechanical means and have no winches or straps visible after installation is complete. The final termination for the fabric cladding will be secured by a 1” square aluminum tube secured into an aluminum J member to accommodate.
3. Membrane Seal at Openings and Base: Provide all materials and methods necessary to fully tension and seal the membrane material around all door, ventilation and other openings as well as around the structure perimeter below the main tensioning system. This seal shall provide a neat finished appearance and eliminate any loose fabric cladding that could otherwise be damaged by flapping or abrasion. Fabric cladding shall be attached to every frame using a continuous aluminum keder rail attachment system. Both sides of the keder rail shall be secured directly to the top flange of the rigid frame with bolts as Metal thickness options in “Material” Subparagraph below correspond to obsolete 26, 24, and 22 gage, respectively.

D. Fabric Attachment:

1. Fabric cladding shall be attached to every frame using a continuous aluminum keder rail attachment system. Both sides of the keder rail shall be secured directly to the top flange of the rigid frame with bolts as required properly secure the keder rail from uplift forces applied by the fabric cladding.
2. Each fabric panel shall be designed to achieve 100% seal over each frame and aluminum extrusion.
3. Where roof fabric cladding is in contact with steel supports, the fabric cladding is to be double layered.
4. Gable fabric cladding is to be attached to all vertical and horizontal steel supporting members.
5. The aluminum extrusion / fabric cladding attachment system shall be designed so that the fabric cladding is a minimum of 1.5" above the outer flange of the frame to prevent wear and damage to the fabric cladding.

2.6 INTERIOR FABRIC LINER SYSTEM

A. General:

1. Design interior fabric liner system to achieve a weather-tight seal from the inside out to prevent corrosion of steel frames and secondary bracing and provide an attractive interior finish.
2. Design and install factory welded monolithic panels spanning from peak to grade of the structure. Monolithic panels will be no less than 80' in length.
3. Minimize liner seams and field connections in the interior fabric liner system. All liner seams must be hand welded during installation to achieve proper seal.

B. Interior Fabric Liner System Material:

1. Type: PVC coated polyester fabric with a minimum coated weight of 19 +2/-1 oz/sy (ASTM D3776).
2. Panel Strength: Determine and certify panel strength, with minimum values as follows:

    a. Grab Tensile Strength (lbs.): 463/494 (ASM D 5034)
    b. Strip Tensile Strength (lbs.): 341/335 (ASTM D 751)
    c. Tear Strength (lbs.): 39/42 (ASTM D 751)
    d. Flame Resistance: Meets NFPA 701
    e. Flame Spread: Meets ASTM E84

C. Liner Fabric Tensioning:

1. Provide mechanical tensioning system that allows the fabric to be fully tensioned around the structure perimeter.
2. Tensioning system shall function such that the membrane can be ttightly and neatly secured over the structural frame and foundation and such that the system has remaining range of adjustment.
3. Base tensioning must be completed by mechanical means and there shall be no winches or straps visible after installation is complete.

D. Liner Cavity Ventilation System:

1. Provide adequate ventilation in the cavity between the exterior fabric panels and the interior liner panels with intakes in the soffit panels and roof vents near the ridge.

2.8 ACCESSORIES

A. General: Provide accessories as standard with tension fabric building system manufacturer and as specified. Fabricate and finish accessories at the factory to greatest extent possible, by manufacturer's standard procedures and processes. Comply with indicated profiles and with dimensional and structural requirements.

1. Form exposed sheet metal accessories that are without excessive oil-canning, buckling, and tool marks and that are true to line and levels indicated, with exposed edges folded back to form hems.

B. Framing for Doors and Openings

1. Provide jamb and header framing for door and glazing openings shown on drawings.
2. Framing shall be designed to resist applicable horizontal wind loads and shall consist of HSS and/or light-gauge framing members and jamb and header locations.

C. Thermal Insulation:

1. Glass Fiber Blanket Insulation: ASTM C 991, Type II; 0.5-lb/cu. Ft. density; 2-inch-wide, continuous, vapor-tight edge tabs; with a flame-spread index of 25 or less.
2. The entire cavity between fabric cladding and liner – sidewalls, endwalls and roof – must be fully insulated.

    a. R-Value: R-30

3. Thermal Breaks:

    a. At all roof areas where steel members span from exterior fabric to interior fabric liner, a thermal break of at least R-10 must be provided under the inner flange of the frame.
    b. Thermal breaks of at least R-0.75 must be provided on the inside flange of sidewall frames and the inside face of the endwall vertical columns.

4. Provide accessories required for supporting insulation within the cavity.
5. Insulation in the rafter sections must be supported by purlins, cables or belting no greater than 6 feet on center to prevent sagging.
6. Building manufacturer shall provide the U-Value calculations for the roof, sidewall and endwall systems to ensure that the building complies with energy code requirements.

C. Gutters & Downspouts: Provide manufacturer’s recommended gutter and downspout system. Configuration, supports sufficient to withstand friction from sliding snow, material and thickness shall be designed by manufacturer, who shall demonstrate with their submission their experience with and methodology of providing said system.

1. Size system to handle a 1-in-5 year rainfall intensity for local area.
2. Color for material to be selected by Architect from manufacturer’s standard color options.
3. Strainers: Bronze, copper, or aluminum wire ball type at outlets. Service walkways are not available from all manufacturers.

D. Snow and Ice Breaker System: Provide manufacturer-designed and recommended snow and ice breaker system at locations shown on drawings.

E. Soffit and Ridge Vents: Provide manufacturer’s standard intake and exhaust vents of size and quantity to provide sufficient cavity ventilation.

F. Pipe Flashing: Manufacturer's standard premolded pipe collar with flexible aluminum ring bonded to base.

G. Materials:

1. Fasteners: Self-tapping screws, bolts, nuts, self-locking rivets and bolts, end-welded studs, and other suitable fasteners designed to withstand design loads. Provide fasteners with heads matching color of materials being fastened by means of plastic caps or factory-applied coating.

    a. Fasteners for Metal Wall Panels: Self-drilling or self-tapping, zinc-plated, hex-head carbon-steel screws, with EPDM sealing washers bearing on weather side of metal panels.
    b. Fasteners for Metal Wall Panels: Self-drilling, Type 410 stainless steel or self-tapping, Type 304 stainless-steel or zinc-alloy-steel hex washer head, with EPDM sealing washers bearing on weather side of metal panels.
    c. Fasteners for Flashing and Trim: Blind fasteners or self-drilling screws with hex washer head.
    d. Blind Fasteners: High-strength aluminum or stainless-steel rivets.

2. Corrosion-Resistant Coating: Cold-applied asphalt mastic, compounded for 15-mil (0.4-mm) dry film thickness per coat. Provide inert-type noncorrosive compound free of asbestos fibers, sulfur components, and other deleterious impurities.
3. Nonmetallic, Shrinkage-Resistant Grout: ASTM C1107/C1107M, factory-packaged, nonmetallic aggregate grout, noncorrosive, nonstaining, mixed with water to consistency suitable for application and a 30-minute working time.
4. Metal Panel Sealants:

    a. Sealant Tape: Pressure-sensitive, 100 percent solids, gray polyisobutylene-compound sealant tape with release-paper backing. Provide permanently elastic, nonsag, nontoxic, nonstaining tape of manufacturer's standard size.
    b. Joint Sealant: ASTM C920; one part elastomeric polyurethane or polysulfide; of type, grade, class, and use classifications required to seal joints in metal panels and remain weathertight; and as recommended by metal building system manufacturer.

2.9 FABRICATION

A. General: Design components and field connections required for erection to permit easy assembly.

1. Mark each piece and part of the assembly to correspond with previously prepared erection drawings, diagrams, and instruction manuals.
2. Fabricate structural framing to produce clean, smooth cuts and bends. Punch holes of proper size, shape, and location. Members shall be free of cracks, tears, and ruptures.

B. Tolerances: Comply with MBMA's "Metal Building Systems Manual" for fabrication and erection tolerances.

C. Primary Framing: Shop fabricate framing components to indicated size and section, with baseplates, bearing plates, stiffeners, and other items required for erection welded into place. Cut, form, punch, drill, and weld framing for bolted field assembly.

1. Make shop connections by welding or by using high-strength bolts.
2. Join flanges to webs of built-up members by a continuous, submerged arc-welding process.

3. Brace compression flange of primary framing with steel angles or cold-formed structural tubing between frame web and purlin web or girt web, so flange compressive strength is within allowable limits for any combination of loadings.
4. Weld clips to frames for attaching secondary framing if applicable, or punch for bolts.
5. Shop Priming: Prepare surfaces for shop priming according to SSPC-SP 7. Shop prime primary framing with specified primer after fabrication.

D. Secondary Framing: Shop fabricate framing components to indicated size and section by roll forming or break forming, with baseplates, bearing plates, stiffeners, and other plates required for erection welded into place. Cut, form, punch, drill, and weld secondary framing for bolted field connections to primary framing.

1. Make shop connections by welding or by using non-high-strength bolts.

E. Fabric Panels: Fabricate and finish fabric panels at the factory to greatest extent possible, by manufacturer's standard procedures and processes, as necessary to fulfill indicated performance requirements. Comply with indicated dimensional and structural requirements.

2.10 SOURCE QUALITY CONTROL

A. Special Inspection: Owner will engage a qualified special inspector to perform source quality control inspections and to submit reports.

1. Accredited Manufacturers: Special inspections will not be required if fabrication is performed by an IAS AC472-accredited manufacturer approved by authorities having jurisdiction to perform such Work without special inspection.

a. After fabrication, submit copy of certificate of compliance to authorities having jurisdiction, certifying that Work was performed according to Contract requirements.

PART 3 - EXECUTION

3.1 EXAMINATION

A. Examine substrates, areas, and conditions, with erector present, for compliance with requirements for installation tolerances and other conditions affecting performance of the Work.

B. Before erection proceeds, survey elevations and locations of concrete- and masonry-bearing surfaces and locations of anchor rods, bearing plates, and other embedments to receive structural framing, with erector present, for compliance with requirements and tension fabric building system manufacturer's tolerances.

1. Engage land surveyor to perform surveying.

C. Proceed with erection only after unsatisfactory conditions have been corrected.

3.2 PREPARATION

A. Clean and prepare surfaces to be painted according to manufacturer's written instructions for each particular substrate condition.

B. Provide temporary shores, guys, braces, and other supports during erection to keep structural framing secure, plumb, and in alignment against temporary construction loads and loads equal in intensity to design loads. Remove temporary supports when permanent structural framing, connections, and bracing are in place unless otherwise indicated.

3.3 ERECTION OF STRUCTURAL FRAMING

A. Erect metal building system according to manufacturer's written instructions and drawings.

B. Do not field cut, drill, or alter structural members without written approval from metal building system manufacturer's professional engineer.

C. Set structural framing accurately in locations and to elevations indicated, according to AISC specifications referenced in this Section. Maintain structural stability of frame during erection.

D. Base and Bearing Plates: Clean concrete- and masonry-bearing surfaces of bond-reducing materials, and roughen surfaces prior to setting plates. Clean bottom surface of plates.

1. Set plates for structural members on wedges, shims, or setting nuts as required.
2. Tighten anchor rods after supported members have been positioned and plumbed. Do not remove wedges or shims but, if protruding, cut off flush with edge of plate before packing with grout.
3. Promptly pack grout solidly between bearing surfaces and plates so no voids remain. Neatly finish exposed surfaces; protect grout and allow to cure. Comply with manufacturer's written installation instructions for shrinkage-resistant grouts.

E. Align and adjust structural framing before permanently fastening. Before assembly, clean bearing surfaces and other surfaces that will be in permanent contact with framing. Perform necessary adjustments to compensate for discrepancies in elevations and alignment.

1. Level and plumb individual members of structure.
2. Make allowances for difference between temperature at time of erection and mean temperature when structure will be completed and in service.

F. Primary Framing and End Walls: Erect framing level, plumb, rigid, secure, and true to line. Level baseplates to a true even plane with full bearing to supporting structures, set with double-nutted anchor bolts. Use grout to obtain uniform bearing and to maintain a level base-line elevation. Moist-cure grout for not less than seven days after placement.

1. Make field connections using high-strength bolts installed according to RCSC's "Specification for Structural Joints Using High-Strength Bolts" for bolt type and joint type specified.

    a. Joint Type: Snug tightened or pretensioned as required by manufacturer.

G. Secondary Framing: Erect framing level, plumb, rigid, secure, and true to line. Field bolt secondary framing to clips attached to primary framing.

1. Provide rake or gable purlins with tight-fitting closure channels and fasciae.
2. Locate and space wall girts to suit openings such as doors and windows.
3. Provide supplemental framing at entire perimeter of openings, including doors, windows, louvers, ventilators, and other penetrations of roof and walls.

H. Bracing: Install bracing in roof and sidewalls where indicated on erection drawings.

1. Tighten rod and cable bracing to avoid sag.
2. Locate interior end-bay bracing only where indicated.

I. Framing for Openings: Provide shapes of proper design and size to reinforce openings and to carry loads and vibrations imposed, including equipment furnished under mechanical and electrical work. Securely attach to structural framing.

J. Erection Tolerances: Maintain erection tolerances of structural framing within AISC 303.

3.4 METAL PANEL INSTALLATION, GENERAL

A. Fabricate and finish metal panels and accessories at the factory, by manufacturer's standard procedures and processes, as necessary to fulfill indicated performance requirements demonstrated by laboratory testing. Comply with indicated profiles and with dimensional and structural requirements.

B. On-Site Fabrication: Subject to compliance with requirements of this Section, metal panels may be fabricated on-site using UL-certified, portable roll-forming equipment if panels are of same profile and warranted by manufacturer to be equal to factory-formed panels. Fabricate according to equipment manufacturer's written instructions and to comply with details shown.

C. Examination: Examine primary and secondary framing to verify that structural-panel support members and anchorages have been installed within alignment tolerances required by manufacturer.

1. Examine roughing-in for components and systems penetrating metal panels, to verify actual locations of penetrations relative to seams before metal panel installation.

D. General: Anchor metal panels and other components of the Work securely in place, with provisions for thermal and structural movement.

1. Field cut metal panels as required for doors, windows, and other openings. Cut openings as small as possible, neatly to size required, and without damage to adjacent metal panel finishes.

a. Field cutting of metal panels by torch is not permitted unless approved in writing by manufacturer.

2. Install metal panels perpendicular to structural supports unless otherwise indicated.
3. Flash and seal metal panels with weather closures at perimeter of openings and similar elements. Fasten with self-tapping screws.
4. Locate and space fastenings in uniform vertical and horizontal alignment.
5. Locate metal panel splices over structural supports with end laps in alignment.
6. Lap metal flashing over metal panels to allow moisture to run over and off the material.

E. Lap-Seam Metal Panels: Install screw fasteners using power tools with controlled torque adjusted to compress EPDM washers tightly without damage to washers, screw threads, or metal panels. Install screws in predrilled holes.

1. Arrange and nest side-lap joints so prevailing winds blow over, not into, lapped joints. Lap ribbed or fluted sheets one full rib corrugation. Apply metal panels and associated items for neat and weathertight enclosure. Avoid "panel creep" or application not true to line.

F. Metal Protection: Where dissimilar metals contact each other or corrosive substrates, protect against galvanic action by painting contact surfaces with corrosion-resistant coating, by applying rubberized-asphalt underlayment to each contact surface, or by other permanent separation as recommended by metal roof panel manufacturer.

G. Joint Sealers: Install gaskets, joint fillers, and sealants where indicated and where required for weatherproof performance of metal panel assemblies. Provide types of gaskets, fillers, and sealants indicated; or, if not indicated, provide types recommended by metal panel manufacturer.

1. Seal metal panel end laps with double beads of tape or sealant the full width of panel. Seal side joints where recommended by metal panel manufacturer.
2. Prepare joints and apply sealants to comply with requirements in Section 079200 "Joint Sealants."

3.5 METAL ROOF PANEL INSTALLATION

A. General: Provide metal roof panels of full length from eave to ridge unless otherwise indicated or restricted by shipping limitations.

1. Install ridge caps as metal roof panel work proceeds.
2. Flash and seal metal roof panels with weather closures at eaves and rakes. Fasten with self-tapping screws.

B. Metal Roof Panel Installation Tolerances: Shim and align metal roof panels within installed tolerance of 1/4 inch in 20 feet (6 mm in 6 m) on slope and location lines and within 1/8-inch (3-mm) offset of adjoining faces and of alignment of matching profiles.

3.6 METAL WALL PANEL INSTALLATION

A. General: Install metal wall panels in orientation, sizes, and locations indicated on Drawings. Install panels perpendicular to girts, extending full height of building, unless otherwise indicated. Anchor metal wall panels and other components of the Work securely in place, with provisions for thermal and structural movement.

1. Unless otherwise indicated, begin metal panel installation at corners with center of rib lined up with line of framing.
2. Shim or otherwise plumb substrates receiving metal wall panels.
3. When two rows of metal panels are required, lap panels 4 inches (102 mm) minimum.
4. When building height requires two rows of metal panels at gable ends, align lap of gable panels over metal wall panels at eave height.
5. Rigidly fasten base end of metal wall panels and allow eave end free movement for thermal expansion and contraction. Predrill panels.
6. Flash and seal metal wall panels with weather closures at eaves and rakes, and at perimeter of all openings. Fasten with self-tapping screws.
7. Install screw fasteners in predrilled holes.
8. Install flashing and trim as metal wall panel work proceeds.
9. Apply elastomeric sealant continuously between metal base channel (sill angle) and concrete, and elsewhere as indicated on Drawings; if not indicated, as necessary for waterproofing.
10. Align bottom of metal wall panels and fasten with blind rivets, bolts, or self-drilling or self-tapping screws.
11. Provide weatherproof escutcheons for pipe and conduit penetrating exterior walls.

B. Metal Wall Panels: Install metal wall panels on exterior side of girts. Attach metal wall panels to supports with fasteners as recommended by manufacturer.

C. Insulated Metal Wall Panels: Install insulated metal wall panels on exterior side of girts. Attach panels to supports at each panel joint using concealed clip and fasteners at maximum 42 inches (1067 mm) o.c., spaced not more than manufacturer's recommendation. Fully engage tongue and groove of adjacent insulated metal wall panels.

1. Install clips to supports with self-tapping fasteners.
2. Apply continuous ribbon of sealant to panel joint on concealed side of insulated metal wall panels as vapor seal; apply sealant to panel joint on exposed side of panels as weather seal.

D. Installation Tolerances: Shim and align metal wall panels within installed tolerance of 1/4 inch in 20 feet (6 mm in 6 m), noncumulative; level, plumb, and on location lines; and within 1/8-inch (3-mm) offset of adjoining faces and of alignment of matching profiles.

3.7 THERMAL INSULATION INSTALLATION

A. General: Install insulation concurrently with metal panel installation, in thickness indicated to cover entire surface, according to manufacturer's written instructions.

1. Set vapor-retarder-faced units with vapor retarder toward warm side of construction unless otherwise indicated. Do not obstruct ventilation spaces except for firestopping.
2. Tape joints and ruptures in vapor retarder, and seal each continuous area of insulation to the surrounding construction to ensure airtight installation.
3. Install factory-laminated, vapor-retarder-faced units straight and true in one-piece lengths, with both sets of facing tabs sealed, to provide a complete vapor retarder.

3.8 ACCESSORY INSTALLATION

A. General: Install accessories with positive anchorage to building and weathertight mounting, and provide for thermal expansion. Coordinate installation with flashings and other components.

1. Install components required for a complete metal roof panel assembly, including trim, copings, ridge closures, seam covers, flashings, sealants, gaskets, fillers, closure strips, and similar items.
2. Install components for a complete metal wall panel assembly, including trim, copings, corners, seam covers, flashings, sealants, gaskets, fillers, closure strips, and similar items.
3. Where dissimilar metals contact each other or corrosive substrates, protect against galvanic action by painting contact surfaces with corrosion-resistant coating, by applying rubberized-asphalt underlayment to each contact surface, or by other permanent separation as recommended by manufacturer.

B. Flashing and Trim: Comply with performance requirements, manufacturer's written installation instructions, and SMACNA's "Architectural Sheet Metal Manual." Provide concealed fasteners where possible, and set units true to line and level. Install work with laps, joints, and seams that will be permanently watertight and weather resistant.

1. Install exposed flashing and trim that is without excessive oil-canning, buckling, and tool marks and that is true to line and levels indicated, with exposed edges folded back to form hems. Install sheet metal flashing and trim to fit substrates and to result in waterproof and weather-resistant performance.

2. Expansion Provisions: Provide for thermal expansion of exposed flashing and trim. Space movement joints at a maximum of 10 feet (3 m) with no joints allowed within 24 inches (600 mm) of corner or intersection. Where lapped or bayonet-type expansion provisions cannot be used or would not be sufficiently weather resistant and waterproof, form expansion joints of intermeshing hooked flanges, not less than 1 inch (25 mm) deep, filled with mastic sealant (concealed within joints).

C. Gutters: Join sections with riveted-and-soldered or lapped-and-sealed joints. Attach gutters to eave with gutter hangers spaced as required for gutter size, but not more than 36 inches (914 mm) o.c. using manufacturer's standard fasteners. Provide end closures and seal watertight with sealant. Provide for thermal expansion.

D. Downspouts: Join sections with 1-1/2-inch (38-mm) telescoping joints. Provide fasteners designed to hold downspouts securely 1 inch (25 mm) away from walls; locate fasteners at top and bottom and at approximately 60 inches (1524 mm) o.c. in between.

1. Provide elbows at base of downspouts to direct water away from building.
2. Tie downspouts to underground drainage system indicated.

E. Pipe Flashing: Form flashing around pipe penetration and metal roof panels. Fasten and seal to panel as recommended by manufacturer.

3.9 FIELD QUALITY CONTROL

A. Special Inspections: Owner will engage a qualified special inspector to perform field quality control special inspections and to submit reports.

B. Product will be considered defective if it does not pass tests and inspections.

C. Prepare test and inspection reports.

3.10 CLEANING AND PROTECTION

A. Repair damaged galvanized coatings on galvanized items with galvanized repair paint according to ASTM A780/A780M and manufacturer's written instructions.

B. Touchup Painting: After erection, promptly clean, prepare, and prime or reprime field connections, rust spots, and abraded surfaces of prime-painted structural framing, bearing plates, and accessories.

1. Clean and prepare surfaces by SSPC-SP 2, "Hand Tool Cleaning," or by SSPC-SP 3, "Power Tool Cleaning."
2. Apply a compatible primer of same type as shop primer used on adjacent surfaces.

C. Touchup Painting: Cleaning and touchup painting are specified in Section 09 91 13 "Exterior Painting" and Section 09 91 23 "Interior Painting."

D. Metal Panels: Remove temporary protective coverings and strippable films, if any, as metal panels are installed. On completion of metal panel installation, clean finished surfaces as recommended by metal panel manufacturer. Maintain in a clean condition during construction.

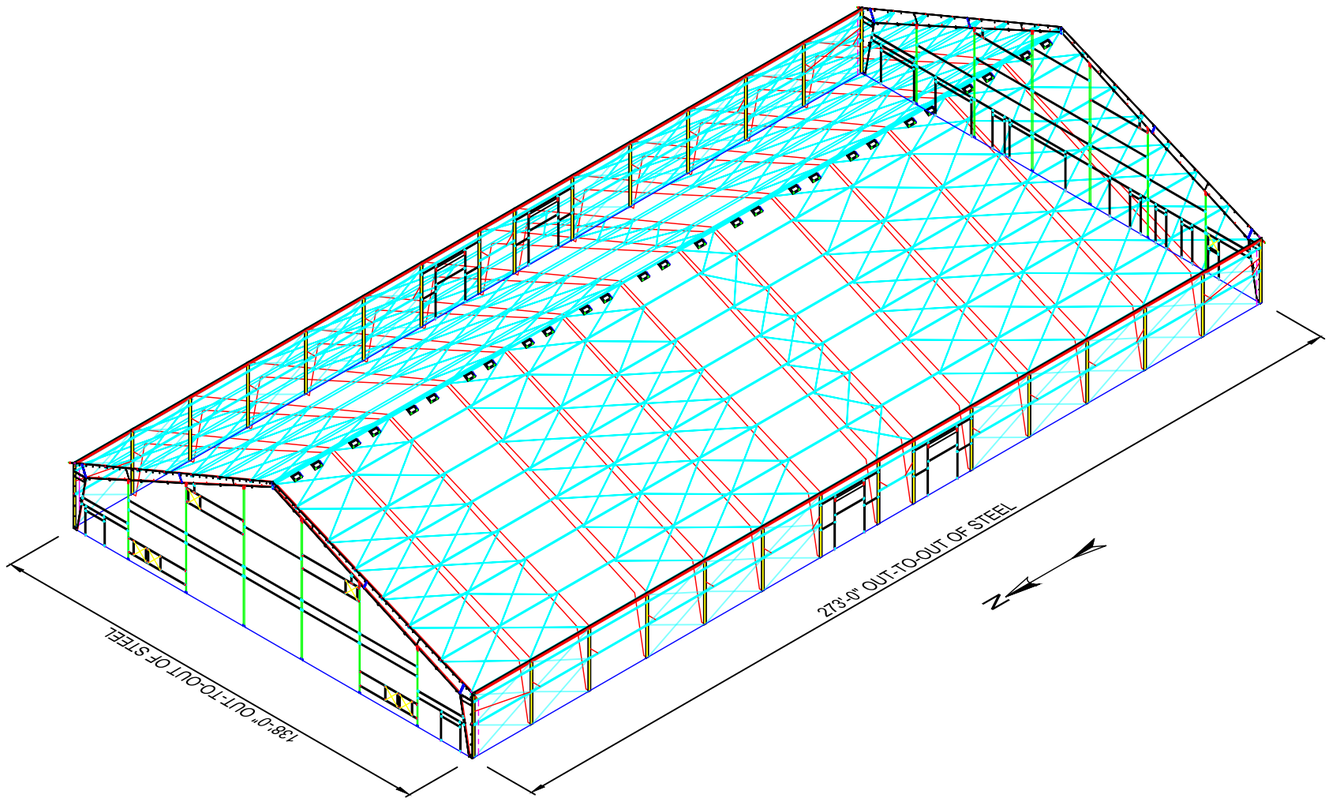
1. Replace metal panels that have been damaged or have deteriorated beyond successful repair by finish touchup or similar minor repair procedures.

END OF SECTION 13 31 23

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U.S. PATENTS
9,038,349; 9,334,653
OTHER PATENTS PENDING

SHEET INDEX

DRAWING SET:	DATE:
BP & REACTIONS	5/3/2023
IN-HOUSE REVIEW	5/24/2023
IN-HOUSE APPROVAL	5/25/2023
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Project No.: 2023-25
Date: 9/11/2023
Drawn/Checked By: NJK / TEM

Sheet Number:

S0.0

BUILDING LOADS / DESCRIPTION:

WIDTH: 138 LENGTH: 313 HEIGHT: 19.5 / 19.5
(BUILDING DIMENSIONS ARE NOMINAL. REFER TO PLANS).

THIS STRUCTURE IS DESIGNED UTILIZING THE LOADS INDICATED AND APPLIED AS REQUIRED BY : IBC 18 / IBC 18 .
FABRIC DESIGN UTILIZING THE LOADS INDICATED UNDER ASCE 55-16 OR CSA S367-12; WHICHEVER IS ENFORCEABLE.

THE CONTRACTOR IS TO CONFIRM THAT THESE LOADS COMPLY WITH THE REQUIREMENTS OF THE LOCAL BUILDING DEPARTMENT.

ROOF DEAD LOAD:	2.000	PSF
COLLATERAL LOAD:	5	PSF
ROOF LIVE LOAD:	20.00	PSF
ROOF SNOW LOAD (Ps):	40.52	PSF
GROUND SNOW LOAD:	56	PSF
BASIC/ULTIMATE WIND SPEED:	104	MPH
SEISMIC DESIGN CATEGORY:	C	
IMPORTANCE FACTORS:		
WIND LOAD:	1.00	
SNOW LOAD:	1.0000	
SEISMIC LOAD:	1.00	
HORIZONTAL DRIFT:	H/74	

LEGACY BUILDING SOLUTIONS(LBS) FOLLOWS THE GUIDELINES OUTLINED IN THE AISC AND MBMA CODES OF STANDARD PRACTICE. LBS STANDARD PRODUCT SPECIFICATIONS, DESIGN, FABRICATION, AND QUALITY CRITERIA SHALL GOVERN ALL WORK UNLESS STIPULATED OTHERWISE IN CONTRACT DOCUMENTS. IN CASE OF DISCREPANCIES BETWEEN LBS STRUCTURAL PLANS AND PLANS FOR OTHER TRADES LBS PLANS SHALL GOVERN.

IT IS THE RESPONSIBILITY OF THE OWNER TO OBTAIN APPROVALS AND PERMITS FROM ALL GOVERNING AGENCIES AND JURISDICTIONS AS REQUIRED. APPROVAL OF LBS DRAWINGS CONSTITUTES THE ACCEPTANCE OF LBS INTERPRETATION OF THE CONTRACT PURCHASE ORDER. UNLESS SPECIFIC DESIGN CRITERIA CONCERNING INTERFACE DESIGN AND DETAILS ARE FURNISHED AS PART OF THE CONTRACT, LBS DESIGN ASSUMPTIONS SHALL GOVERN.

LBS ENGINEERS ARE NOT PROJECT ENGINEERS OR ENGINEER OF RECORD FOR THE OVERALL PROJECT. LBS ENGINEERING SUPPLIES SEALED ENGINEERING DESIGN DATA AND DRAWINGS FOR LBS SUPPLIED MATERIAL AS PART OF THE OVERALL PROJECT FOR USE BY OTHERS TO OBTAIN PERMITS, APPROVALS, AND COORDINATE WITH OTHER TRADES. THE OWNER OR A/E FIRM ARE RESPONSIBLE FOR THE OVERALL PROJECT COORDINATION INCLUDING COORDINATION WITH APPROPRIATE INSPECTION AND TESTING AGENCIES. ALL INTERFACE AND/OR COMPATIBILITY OF ANY MATERIALS NOT FURNISHED BY LBS ARE TO BE CONSIDERED AND COORDINATED BY THE OWNER OR A/E FIRM.

GENERAL

WHEN LBS IS NOT THE CONTRACTED ERECTOR, THE GENERAL CONTRACTOR AND/OR ERECTOR IS SOLELY RESPONSIBLE FOR ACCURATE, QUALITY WORKMANSHIP IN ERECTING THE BUILDING IN CONFORMANCE WITH THIS DRAWING. DETAILS REFERENCED IN THIS DRAWING AND INDUSTRY STANDARDS PERTAINING TO PROPER ERECTION INCLUDING THE USE OF TEMPORARY BRACING.

WHEN LBS IS NOT THE CONTRACTED ERECTOR; LBS IS NOT RESPONSIBLE FOR ANY ERRORS OR DAMAGE IN THE ERECTION OF THE COMPONENTS IN THIS DRAWING, NOR THE INSPECTION OF THE ERECTED COMPONENTS TO DETERMINE THE SAME.

THIS CERTIFICATION AND ENGINEERING SEAL APPLIES ONLY TO PRODUCTS DESIGNED AND FABRICATED BY LBS OR ITS AFFILIATE COMPANIES FOR THE LOADING CONDITIONS DESIGNATED ON THESE DRAWINGS. CONCRETE FOUNDATIONS, STEEL COMPONENTS BY OTHERS AND ERECTION SUPERVISION ARE NOT THE RESPONSIBILITIES OF LBS OR THE CERTIFYING ENGINEER.

ERECTION

THE ERECTOR MUST PROVIDE SAFE WORKING CONDITIONS AND PRACTICES CONFORMING TO ALL SAFETY REGULATIONS. ALL LIFTING DEVICES ARE TO BE DESIGNED TO LIFT THE VARIOUS BUILDING COMPONENTS. SLINGS AND SPREADER BARS ARE TO BE USED TO PREVENT PERMANENT DEFORMATION OF ALL STRUCTURAL COMPONENTS.

ERECTION MUST START AT A BRACED BAY. ERECT AND TEMPORARILY SUPPORT RIGID FRAMES. USE TEMPORARY BRACING AS REQUIRED TO ENSURE STABILITY OF THE FRAMES. INSTALL PURLINS AND CROSS BRACING. PLUMB AND SQUARE RIGID FRAMES IN ACCORDANCE WITH CSA S16-1 AND OSHA 29 CFR PART 1926-SAFETY STANDARD FOR STEEL ERECTION.

ENSURE ALL PURLINS REMAIN PARALLEL AND ALL STRUCTURAL FRAMING MEMBERS ARE PLUMB LEVEL AND ALIGNED.

FIELD MODIFICATIONS

MODIFICATIONS TO THIS BUILDING FROM DETAILS AND INSTRUCTIONS CONTAINED ON THESE DRAWINGS MUST BE APPROVED IN WRITING BY LBS BUILDING ENGINEERS. THIS INCLUDES, BUT IS NOT LIMITED TO, REMOVAL OF ROOF OR WALL COVERING, REMOVING OR MOVING STRUCTURAL PURLINS OR SUPPORTS, REMOVING OR MOVING STRUCTURAL CROSS BRACING OR FLANGE BRACING, OR CORRECTION OF FABRICATION ERRORS, ETC. THE OWNER/ERECTOR SHALL NOT IMPOSE LOADS TO THIS STRUCTURE BEYOND WHAT IS SPECIFIED FOR THE BUILDING IN THE CONTRACT DOCUMENTS. LBS ACCEPTS NO RESPONSIBILITY FOR THE CONSEQUENCES OF ANY UNAUTHORIZED ADDITIONS, ALTERATIONS, OR ADDED LOADS TO THIS STRUCTURE.

LEGACY BUILDING SOLUTIONS (LBS) RESERVES THE RIGHT TO PROCURE MATERIALS FROM VENDORS OF THEIR CHOOSING BOTH FOREIGN AND DOMESTIC

IT IS THE RESPONSIBILITY OF THE ERECTOR TO ENSURE THE PROPER BOLT TIGHTNESS IN ACCORDANCE WITH APPLICABLE REGULATIONS. SEE RCSC SPECIFICATION FOR STRUCTURAL JOINTS USING A325 OR A490 BOLTS. SEE TABLE 4.1 FOR SUMMARY OF CONNECTIONS. TABLES 8.1 AND 8.2 FOR INSTALLATION REQUIREMENTS AND SECTIONS 9.1-3 FOR DETAIL INSPECTION REQUIREMENTS.

WHEN BOLT INSPECTIONS ARE NOT SPECIFICALLY REQUIRED, A325 BOLTS IN PRIMARY FRAMING AND BRACING CONNECTIONS MAY BE "SNUG TIGHT" EXCEPT AS FOLLOWS; 1) PRETENSION A325 BOLTS IF BUILDING SUPPORTS A CRANE GREATER THAN 5 TON CAPACITY. 2) PRETENSION A325 BOLTS IF BUILDING SUPPORTS MACHINERY THAT CREATES VIBRATION, IMPACT, OR STRESS REVERSALS ON CONNECTIONS. 3) PRETENSION A325 BOLTS IF LOCATED IN HIGH SEISMIC AREAS. FOR IBC BASED CODES; HIGH SEISMIC IS DESIGN CATEGORIES D, E OR F. 4) IF FOR ANY OTHER REASON A BOLT INSPECTION IS REQUIRED, USE AN APPROVED TIGHTENING METHOD PER THE RCSC.

ALL A490 BOLTS SHALL BE PRE-TENSIONED JOINTS

ALL OTHER HEX BOLTS SHALL CONFORM TO SAE GR.5 OR EQUAL U.N.O.

IN CANADA, ALL A325 AND A490 BOLTS SHALL BE "PRE-TENSIONED", EXCEPT FOR SECONDARY MEMBERS.

SECONDARY MEMBERS ARE ALWAYS SNUG TIGHT, UNLESS INDICATED OTHERWISE IN ERECTION DRAWING DETAILS.

FOUNDATION

FOUNDATION MUST BE LEVEL, SQUARE AND SMOOTH. ANCHOR BOLTS MUST BE PLACED AS SHOWN ON DRAWINGS

ANCHOR BOLTS

ANCHOR DIAMETERS, LENGTHS, AND PROJECTIONS TO BE DETERMINED BY FOUNDATION ENGINEER

ANCHOR BOLT PROJECTIONS BASED ON NO GROUT ARE $2\frac{1}{2}$" MIN TO 4" MAX.

MATERIAL SPECIFICATIONS

3 PLATE WELDED SECTIONS	
A529, A572, A1011	GRADE 55
MISC. STEEL SHAPES	
A36	GRADE 36
MISC. STEEL SHAPES	
A529, A572, A588, A709, A992	GRADE 50
COLD FORMED MEMBERS	
ASTM A1003, A653	GRADE 50
HSS MEMBERS	
A500 GRADE B	46 KSI

STANDARD PRIMER:

COATINGS OF STRUCTURAL PLATES RECEIVE A 1.5-3.0 DFT COAT OF GRAY OXIDE PRIMER THAT MEETS OR EXCEEDS THE PERFORMANCE REQUIREMENTS OF THE SPECIFICATION SSPC-1.

CROSS BRACING - PER PLANS

ROOF ALUMINUM EXTRUSION ALLOY 6061-T6, ROCKWELL A HARDNESS 40, TENSILE STRENGTH (ULTIMATE 45KSI, YIELD 40KSI) AND ELONGATION 12%.

SIDEWALL ALUMINUM EXTRUSION ALLOY 6005A-T5, ROCKWELL E HARDNESS (83-98), TENSILE STRENGTH (ULTIMATE 38KSI, YIELD 31KSI) AND ELONGATION 7%.

ROOF PLAN NOTES

USE OF BOLTS SPECIFIED IN DRAWING DETAILS IS REQUIRED FOR ALL CONNECTIONS

CABLE/ROD AND PURLIN BRACING ARE INTEGRAL PARTS OF THE STRUCTURAL SYSTEM AND SHOULD BE PROPERLY INSTALLED PRIOR TO ERECTION OF ROOF FABRIC AND END PANELS. REMOVAL OR ALTERATION OF ANY BRACING WITHOUT PRIOR AUTHORIZATION FROM LBS ENGINEERING IS PROHIBITED

MATERIAL STORAGE

HDG, ALUMINIZED, AND COLORED MATERIALS ARE SUBJECT TO CORROSION AND DISCOLORATION IF THEY ARE IMPROPERLY STORED. SHORT TERM SITE STORAGE OF STEEL COMPONENTS MAY BE TOLERATED PROVIDED CARE IS TAKEN TO KEEP MATERIALS DRY AT ALL TIMES. IF STEEL IS STORED OUTSIDE PROPER DRAINAGE MUST BE PROVIDED. IN ADDITION STEEL SHOULD NEVER BE STORED IN DIRECT CONTACT WITH GROUND AND SHOULD BE SET ON BLOCKING AT ALL TIMES

FABRIC/LINER NOTES

EXTERIOR FABRIC IS AN INTEGRAL PART OF THE BUILDING ENVELOPE, REMOVAL OR ALTERATION WITHOUT PRIOR AUTHORIZATION IS PROHIBITED. ALL TEARS MUST BE REPAIRED IMMEDIATELY TO AVOID POTENTIAL LOSS

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TRAVERS PARK
138'-0"X273'-0"
SANDPOINT , ID

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U.S. PATENTS
9,038,349; 9,334,653
OTHER PATENTS PENDING

BUILDING SPECS.

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EXTERIOR FABRIC

ExxoTec Elite H58973-0286	
Base Fabric	100% Polyester
Coating Material	PVC
Total Weight	28 oz/yd²
Grab Tensile ASTM D-5034	696/745 lbs
Strip Tensile (W/F) ASTM D-751	527/507 lbs/in
Tear Resistance (W/F) ASTM D-751	74/126 lbs
Weld Adhesion ASTM D 751	19 lbs/in
Flex Resistance DIN 53359 A	At least 100,000 bends
Translucency PA 2001/41	*12%
Hydrostatic Resistance ASTM D 751- Procedure A EN13501-1, DIN 4102-1, NF P 92-503ff, UNI 9177, BS 7837	psi. 670 lbs
Low Temperature ASTM D 2136	-40 - 158° F -40 - 70° C

*VALUE SHOWN IS FOR WHITE ONLY

FR Performance
This product meets the requirements of SIS 620082, Cal. T19, NFPA 701, ASTM E84, CAN/ULC S109, CAN/ULC S102.

INTERIOR FABRIC

ExxoTec Pro H5871-0287	
Base Fabric	100% Polyester
Coating Material	PVC
Total Weight	19 oz/yd²
Grab Tensile ASTM D-5034	463/494 lbs
Strip Tensile (W/F) ASTM D-751	341/335 lbs/in
Tear Resistance (W/F) ASTM D-751	39/42 lbs
Weld Adhesion ASTM D 751	19 lbs/in
Flex Resistance DIN 53359 A	At least 100,000 bends
Translucency PA 2001/41	*16%
Hydrostatic Resistance ASTM D 751- Procedure A EN13501-1, DIN 4102-1, NF P 92-503ff, UNI 9177, BS 7837	psi. 612 lbs
Low Temperature ASTM D 2136	-22 - 158° F -30 - 70° C

*VALUE SHOWN FOR WHITE ONLY

FR Performance
This product meets the requirements of SIS 620082, Cal. T19, NFPA 701, ASTM E84, CAN/ULC S109, CAN/ULC S102.

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FABRIC SPECS.

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ENDWALL COLUMN:

BASIC COLUMN REACTIONS (k)

Frm Line	Col Line	Dead Vert	Wind Press Horz	Wind Suct Horz	Seis Long Horz
17	G	0.3	-4.8	5.4	0.2
17	F	0.7	-6.8	7.5	0.2
17	E	1.5	-8.7	9.7	0.3
17	D	1.5	-8.7	9.7	0.3
17	C	0.7	-6.8	7.5	0.2
17	B	0.3	-4.8	5.4	0.2
3	B	0.3	-4.8	5.4	0.2
3	D	0.7	-6.8	7.5	0.2
3	C	1.5	-8.7	9.7	0.3
3	E	1.5	-8.7	9.7	0.3
3	F	0.7	-6.8	7.5	0.2
3	G	0.3	-4.8	5.4	0.2

ENDWALL COLUMN:

MAXIMUM REACTIONS, ANCHOR BOLTS, & BASE PLATES

Frm Line	Col Line	Column_Reactions(k) Load Id	Hmax H	V Vmax	Load Id	Hmin H	V Vmin	Bolt(in) Qty	Dia	Base_Plate(in) Width	Length
17	G	7	3.2	0.2	8	-2.9	0.2	4	0.750		SEE PLAN
		6	-0.1	0.3							
17	F	7	4.5	0.4	8	-4.1	0.4	4	0.750		SEE PLAN
		6	-0.2	0.8							
17	E	7	5.8	0.9	8	-5.2	0.9	4	0.750		SEE PLAN
		6	-0.2	1.5							
17	D	7	5.8	0.9	8	-5.2	0.9	4	0.750		SEE PLAN
		6	-0.2	1.5							
17	C	7	4.5	0.4	8	-4.1	0.4	4	0.750		SEE PLAN
		6	-0.2	0.8							
17	B	7	3.2	0.2	8	-2.9	0.2	4	0.750		SEE PLAN
		6	-0.1	0.3							
3	B	7	3.2	0.2	8	-2.9	0.2	4	0.750		SEE PLAN
		6	-0.1	0.3							
3	C	7	4.5	0.4	8	-4.1	0.4	4	0.750		SEE PLAN
		6	-0.2	0.8							
3	D	7	5.8	0.9	8	-5.2	0.9	4	0.750		SEE PLAN
		6	-0.2	1.5							
3	E	7	5.8	0.9	8	-5.2	0.9	4	0.750		SEE PLAN
		6	-0.2	1.5							
3	F	7	4.5	0.4	8	-4.1	0.4	4	0.750		SEE PLAN
		6	-0.2	0.8							
3	G	7	3.2	0.2	8	-2.9	0.2	4	0.750		SEE PLAN
		6	-0.1	0.3							

ANCHOR BOLT SUMMARY

Qty	Locate	Dia (in)
⊠ 48	Endwall	3/4"
⊕ 104	Frame	1 1/4"

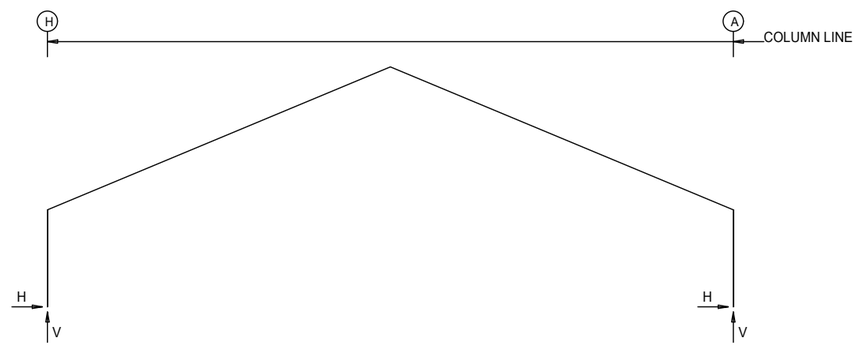
BUILDING BRACING REACTIONS

Loc	Wall Line	Col Line	± Reactions(k) Wind Horz	Wind Vert	Seismic Horz	Seismic Vert	Panel_Shear (lb/ft) Wind	Seis	Note
L_EW	17								(h)
F_SW	A	17,16	1.7	1.5	11.6	10.0			
		16,15	1.7	1.5	11.6	10.0			
		15,14	1.7	1.5	11.6	10.0			
		14,13	1.7	1.5	11.6	10.0			
		13,12	1.7	1.5	11.6	10.0			
		12,11	1.7	1.5	11.6	10.0			
		10,9	1.7	2.4	11.6	16.4			
		8,7	1.7	1.5	11.6	10.0			
		7,6	1.7	1.5	11.6	10.0			
		6,5	1.7	1.5	11.6	10.0			
		4,3	1.7	1.5	11.6	10.0			
R_EW	3								(h)
B_SW	H	3,4	1.7	1.5	11.6	10.0			
		5,6	1.7	1.5	11.6	10.0			
		6,7	1.7	1.5	11.6	10.0			
		7,8	1.7	1.5	11.6	10.0			
		9,10	1.7	2.4	11.6	16.4			
		11,12	1.7	1.5	11.6	10.0			
		12,13	1.7	1.5	11.6	10.0			
		13,14	1.7	1.5	11.6	10.0			
		14,15	1.7	1.5	11.6	10.0			
		15,16	1.7	1.5	11.6	10.0			
		16,17	1.7	1.5	11.6	10.0			

(h)Rigid frame at endwall

Reactions for seismic represent shear force, Eh

FRAME LINES: 17 16 15 14 13 12 11 10 9 8 7 6 5 4 3



RIGID FRAME:

MAXIMUM REACTIONS, ANCHOR BOLTS, & BASE PLATES

Frm Line	Col Line	Column_Reactions(k) Load Id	Hmax H	V Vmax	Load Id	Hmin H	V Vmin	Bolt(in) Qty	Dia	Base_Plate(in) Width	Length	Thick
17*	H	1	53.0	71.3	2	-7.3	-7.3		SEE S1.2	SEE S1.2	15.00	0.750
					4	-1.8	-10.4					
17*	A	3	7.3	-7.3	1	-53.0	71.3		SEE S1.2	SEE S1.2	15.00	0.750
		1	-53.0	71.3	5	1.8	-10.4					
17*	Frame lines:	17 16 15 14 13 12 11 10 9		8	7	6	5	4	3			

RIGID FRAME:

BASIC COLUMN REACTIONS (k)

Frame Line	Column Line	-----Dead---- Horiz	Vert	--Collateral- Horiz	Vert	-----Live---- Horiz	Vert	-----Snow---- Horiz	Vert	--Wind_Left1- Horiz	Vert	-Wind_Right1- Horiz	Vert
17*	H	5.0	7.9	5.7	7.5	12.5	16.6	42.3	55.9	-17.3	-20.0	-6.4	-18.7
17*	A	-5.0	7.9	-5.7	7.5	-12.5	16.6	-42.3	55.9	6.4	-18.7	17.3	-20.0

Frame Line	Column Line	--Wind_Left2- Horiz	Vert	-Wind_Right2- Horiz	Vert	--Wind_Long1- Horiz	Vert	--Wind_Long2- Horiz	Vert	-Seismic_Left Horiz	Vert	Seismic_Right Horiz	Vert
17*	H	-13.2	-9.2	-2.2	-7.8	-8.1	-25.2	-12.1	-22.4	-3.3	-0.9	3.3	0.9
17*	A	2.2	-7.8	13.2	-9.2	12.1	-22.4	8.1	-25.2	-3.3	0.9	3.3	-0.9

Frame Line	Column Line	-Seismic_Long Horiz	Vert	F1UNB_SL_L- Horiz	Vert	F1UNB_SL_R- Horiz	Vert
17*	H	0.0	-16.4	36.2	53.9	36.2	33.0
17*	A	0.0	-16.4	-36.2	33.0	-36.2	53.9

17* Frame lines: 17 16 15 14 13 12 11 10 9 8 7 6 5 4 3

NOTES FOR REACTIONS

Building reactions are based on the following building data:

Width (ft)	=	138.0
Length (ft)	=	273.0
Eave Height (ft)	=	19.5/ 19.5
Roof Slope (rise/12)	=	5.0/ 5.0
Dead Load (psf)	=	2.0
Collateral Load (psf)	=	5.0
Roof Live Load(psf)	=	20.0
Frame Live Load(psf)	=	12.0
Snow Load (psf)	=	40.5
Wind Speed (mph)	=	104.0
Wind Code	=	IBC 18
Exposure	=	C
Closure	=	Enclosed
Importance Wind	=	1.00
Importance Seismic	=	1.00
Seismic Zone	=	C
Seismic Coeff (Fa*Ss)	=	0.51

ID	Description
1	Dead+Collateral+Snow+Slide_Snow
2	0.6Dead+0.6Wind_Left1
3	0.6Dead+0.6Wind_Right1
4	0.6Dead+0.6Wind_Long1L
5	0.6Dead+0.6Wind_Long2L
6	1.05Dead+1.05Collateral+0.7Seismic_LongR
7	0.6Dead+0.6Wind_Right2+0.6Wind_Suction
8	0.6Dead+0.6Wind_Pressure+0.6Wind_Long2L

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U.S. PATENTS
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BUILDING REACTIONS

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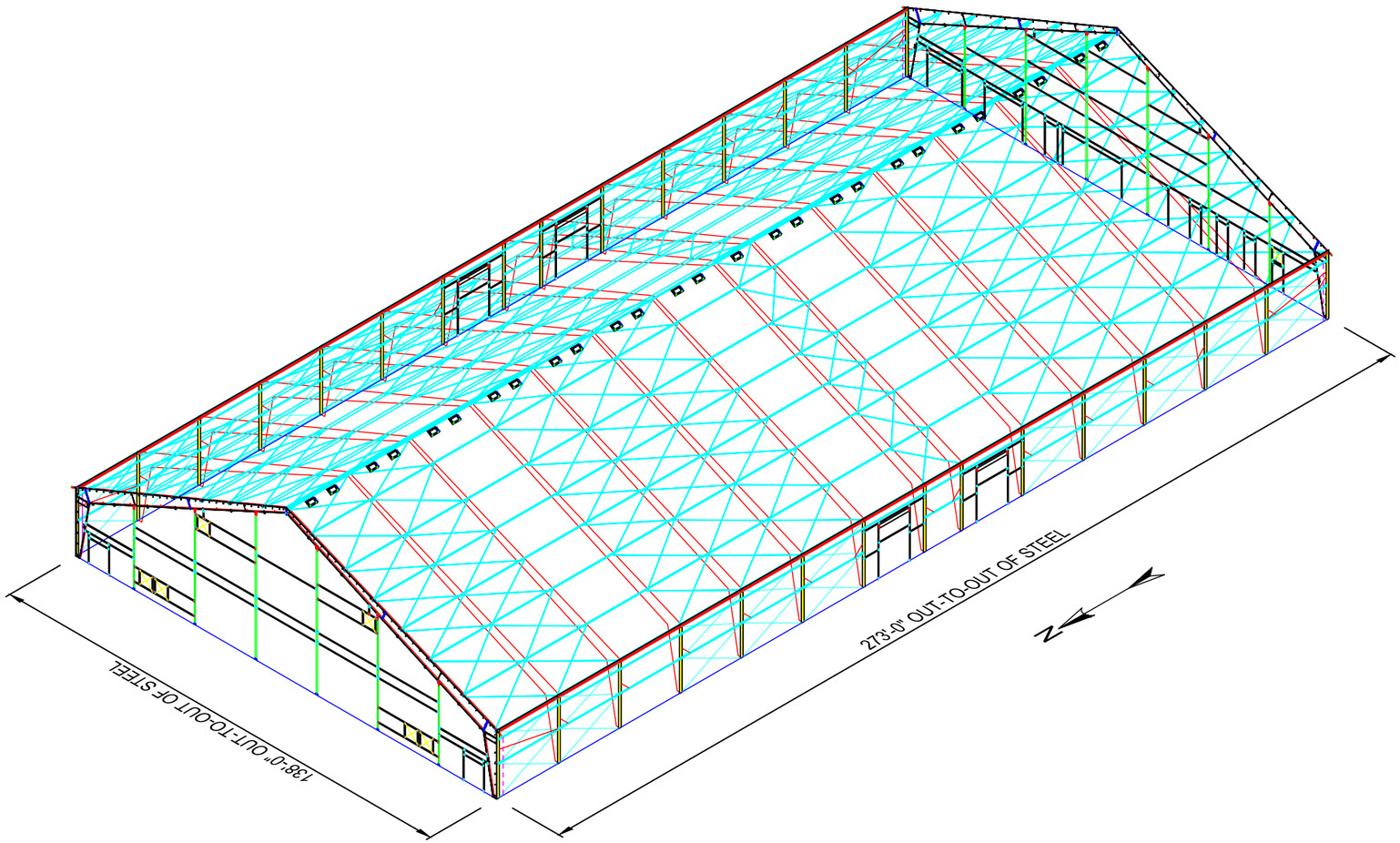
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3D VIEW 1

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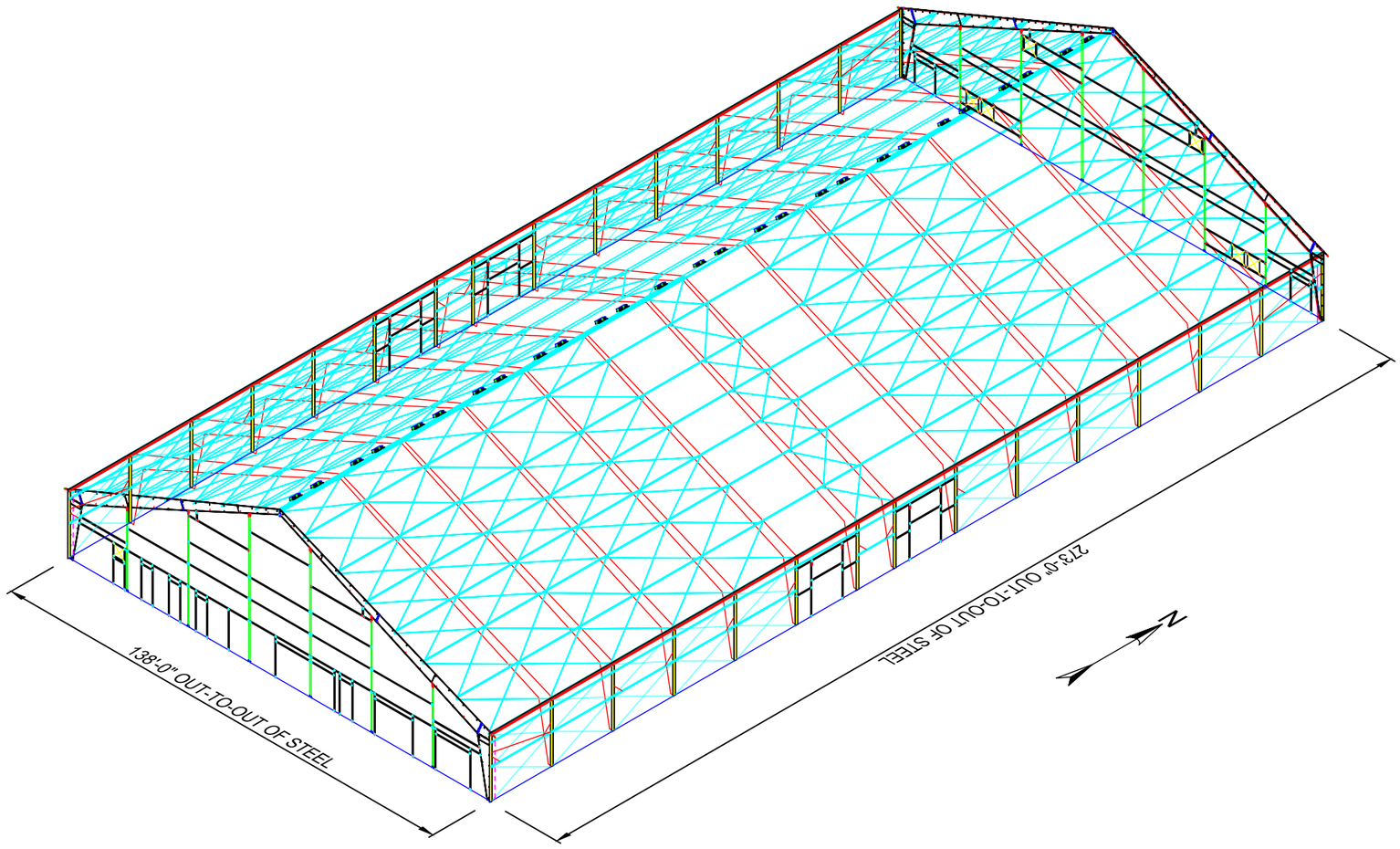
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3D VIEW 2

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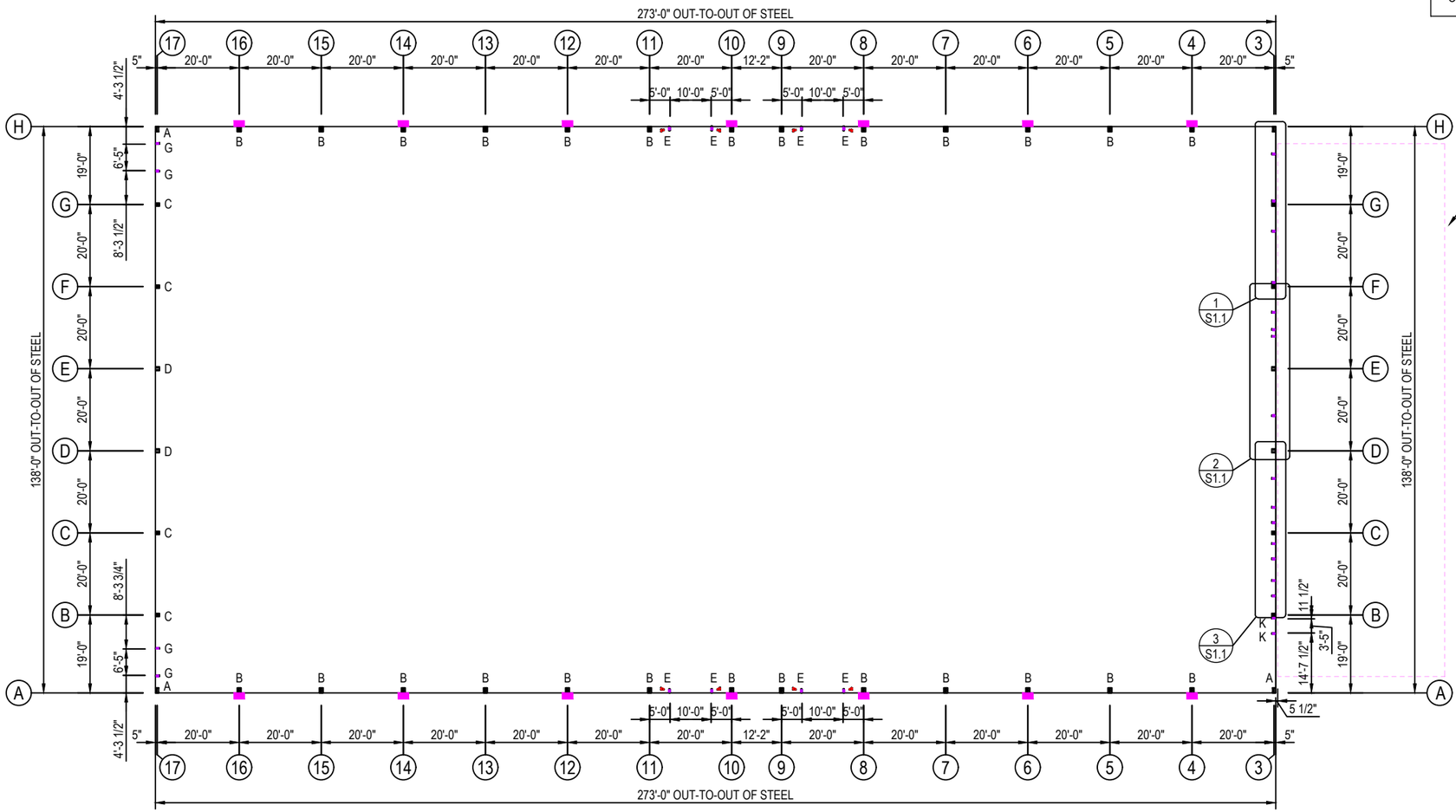
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ALL OPENING DIMENSIONS
R.O. CLEAR

APPROVER TO VERIFY ALL
OPENING DIMENSIONS



1 BASEPLATE LAYOUT
SCALE: 1/32" = 1'-0"

DENOTES DOWNSPOUT LOCATIONS
MAXIMUM OF 40' O.C.

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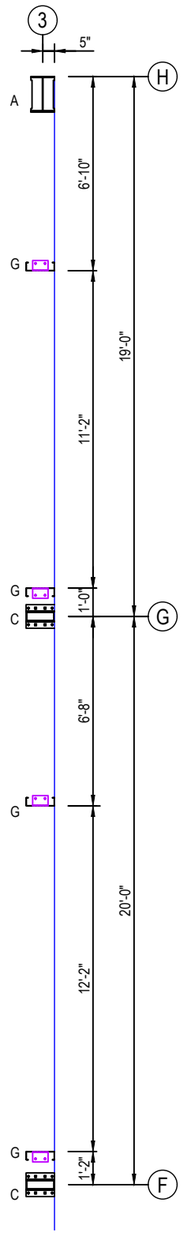
BASE PLATE PLAN

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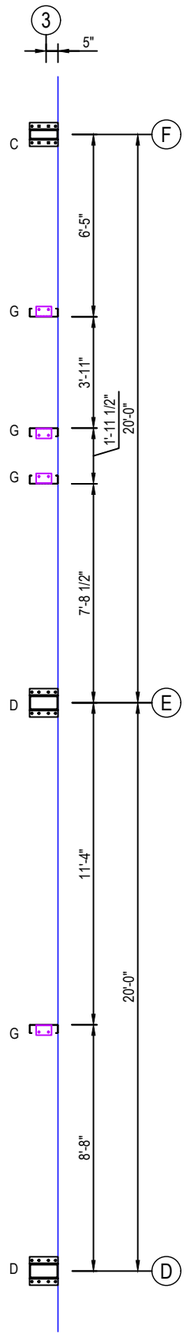
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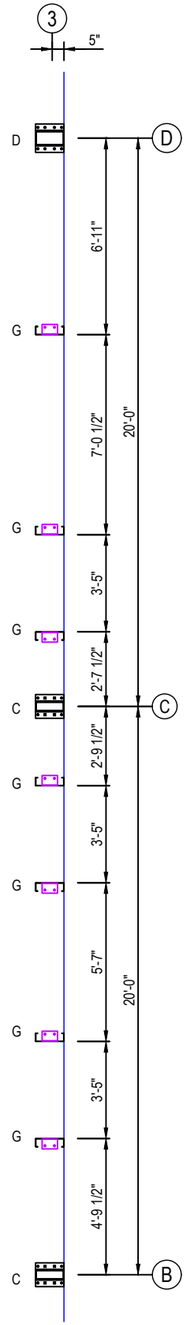
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1 ENLARGED BASEPLATE PLAN
SCALE: 3/16" = 1'-0"



2 ENLARGED BASEPLATE PLAN
SCALE: 3/16" = 1'-0"



3 ENLARGED BASEPLATE PLAN
SCALE: 3/16" = 1'-0"

ALL OPENING DIMENSIONS R.O. CLEAR

APPROVER TO VERIFY ALL OPENING DIMENSIONS

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BASE PLATE ENLARGED PLANS

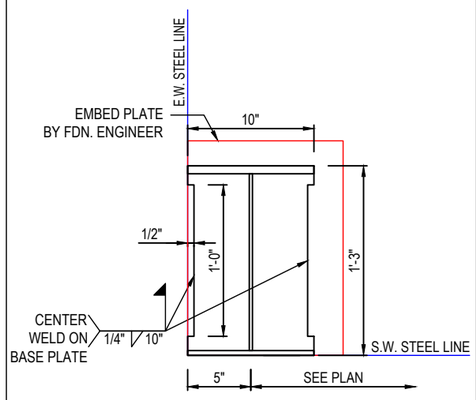
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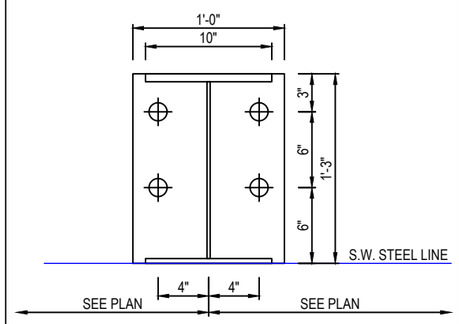
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ANCHOR BOLT DIA. = N.A.
BASE PLT. BRG. ELEV. = 100'-0"



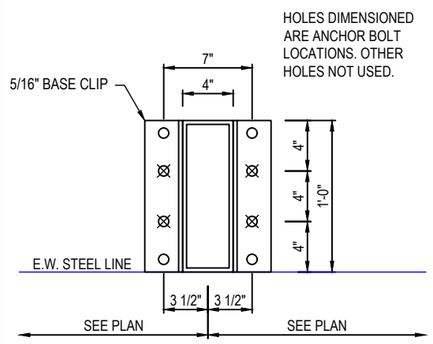
DETAIL A (ROTATE / MIRROR AS NEEDED)

ANCHOR BOLT DIA. = 1 1/4" (BY OTHERS)
BASE PLT. BRG. ELEV. = 100'-0'



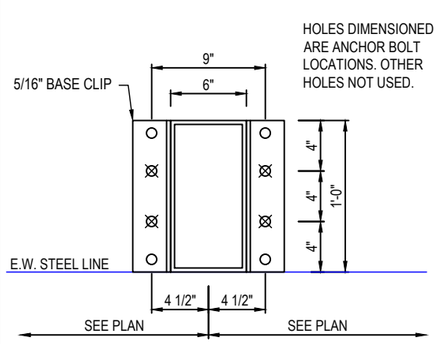
DETAIL B (ROTATE / MIRROR AS NEEDED)

ANCHOR BOLT DIA. = 3/4" (BY OTHERS)
BASE PLT. BRG. ELEV. = 100'-0'



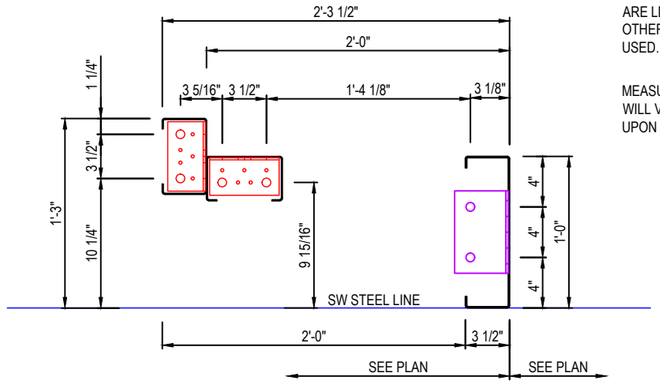
DETAIL C (ROTATE / MIRROR AS NEEDED)

ANCHOR BOLT DIA. = 3/4" (BY OTHERS)
BASE PLT. BRG. ELEV. = 100'-0'



DETAIL D (ROTATE / MIRROR AS NEEDED)

ANCHOR BOLT DIA. = 1/2"x4" LDT (BY LEGACY)
BASE PLT. BRG. ELEV. = 100'-0"

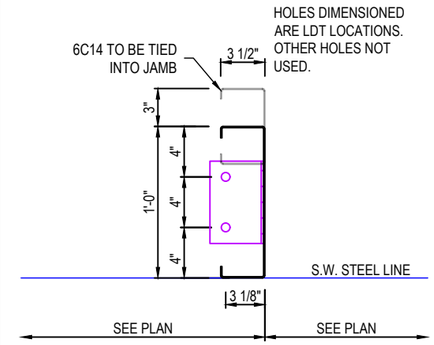


HOLES DIMENSIONED ARE LDT LOCATIONS. OTHER HOLES NOT USED.

MEASUREMENTS WILL VARY BASED UPON DOOR SHOPS

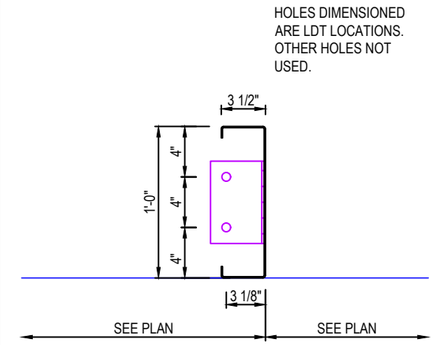
DETAIL E (ROTATE / MIRROR AS NEEDED)

ANCHOR BOLT DIA. = 1/2"x4" LDT (BY LEGACY)
BASE PLT. BRG. ELEV. = 100'-0"



DETAIL F (ROTATE / MIRROR AS NEEDED)

ANCHOR BOLT DIA. = 1/2"x4" LDT (BY LEGACY)
BASE PLT. BRG. ELEV. = 100'-0"



DETAIL G (ROTATE / MIRROR AS NEEDED)

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TRAVERS PARK
138'-0"X273'-0"
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U.S. PATENTS
9,038,349; 9,334,653
OTHER PATENTS PENDING

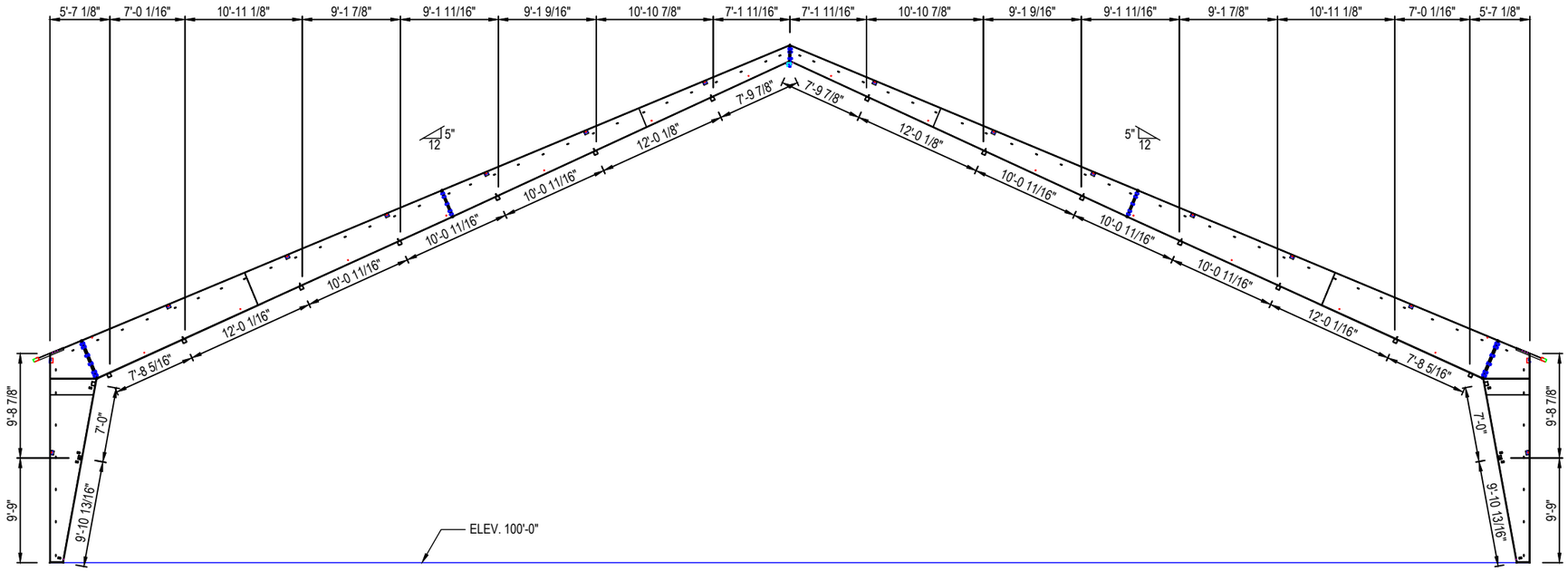
BASE PLATE DETAILS

DRAWING SET:		DATE:
1	BP & REACTIONS	5/3/2023
1	IN-HOUSE REVIEW	5/24/2023
1	IN-HOUSE APPROVAL	5/25/2023
2	CUSTOMER APPROVAL	9/11/2023
1		

Project No.: 2023-25
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Sheet Number:

S1.2



1 TYP. PURLIN SPACING
SCALE: 5/64" = 1'-0"

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U.S. PATENTS
9,038,349; 9,334,653
OTHER PATENTS PENDING

TYP. PURLIN SPACING

DRAWING SET:		DATE:
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1	IN-HOUSE REVIEW	5/24/2023
1	IN-HOUSE APPROVAL	5/25/2023
2	CUSTOMER APPROVAL	9/11/2023

Project No.: 2023-25
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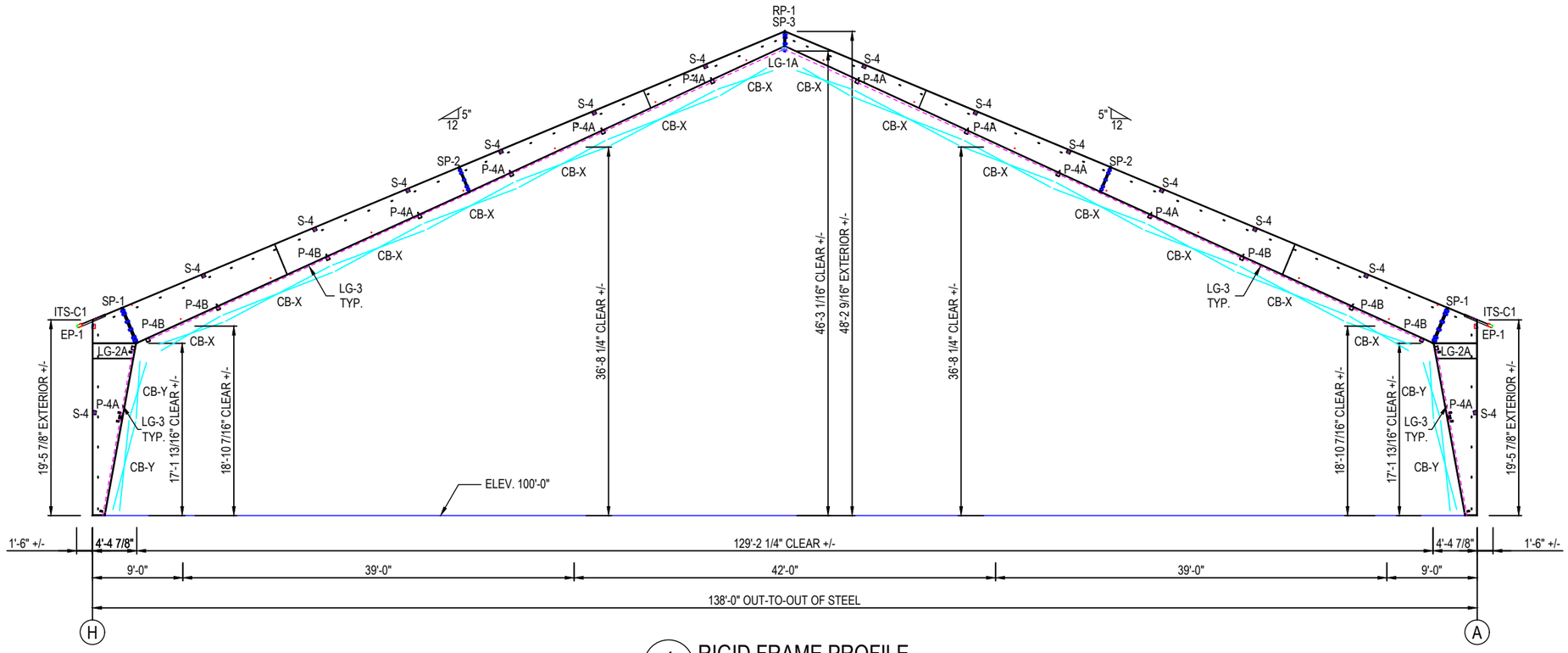
Sheet Number:

S2.1

SPLICE BOLT TABLE						
	QTY					
MARK	TOP	BOT	INT	TYPE	DIA	LENGTH
SP-1	2	2	8	A325	1.500	4.75
SP-2	2	2	6	A325	1.000	3.75
SP-3	2	2	2	A325	1.250	4.25

*ALL A325 BOLTS TO RECEIVE (2) WASHERS
BOLT INSPECTION UNKNOWN APPROVER TO VERIFY

MEMBER TABLE RIGID FRAME ELEVATIONS		
MARK	PART	LENGTH
P-4A	HSS 4x4x14ga	19'-11 1/16"
P-4B	HSS 4x4x11ga	19'-11 1/16"
S-4	HSS 4x4x14ga	19'-6"
RP-1	4" ROUND x 11ga	19'-11 3/4"
EP-1	HSS 5x3x11ga	19'-10 1/2"
CB-X	3/8" CBL	TBD
CB-Y	1/2" CBL	TBD
ITS-C1	HSS 6x3x11ga	19'-8"
LG-1A	HSS 4x4x11ga	19'-3"
LG-2A	HSS 4x4x11ga	19'-11 1/16"
LG-3	HSS 3x3x14ga	C.T.F. (12'-0")



1 RIGID FRAME PROFILE
F.L. 3 &17 AT BAY 3 & 16 SCALE: 5/64" = 1'-0"

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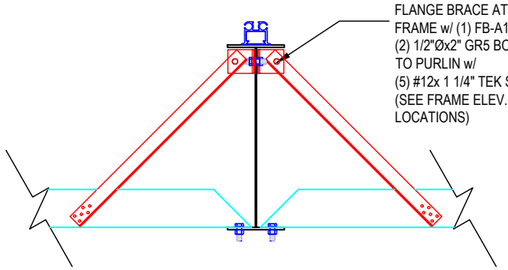
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U.S. PATENTS
9,038,349; 9,334,653
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RIGID FRAME PROFILE:
F.L. 3 &17 AT BAY 3 & 16

DRAWING SET:	DATE:
BP & REACTIONS	5/3/2023
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Date: 9/11/2023
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S2.2

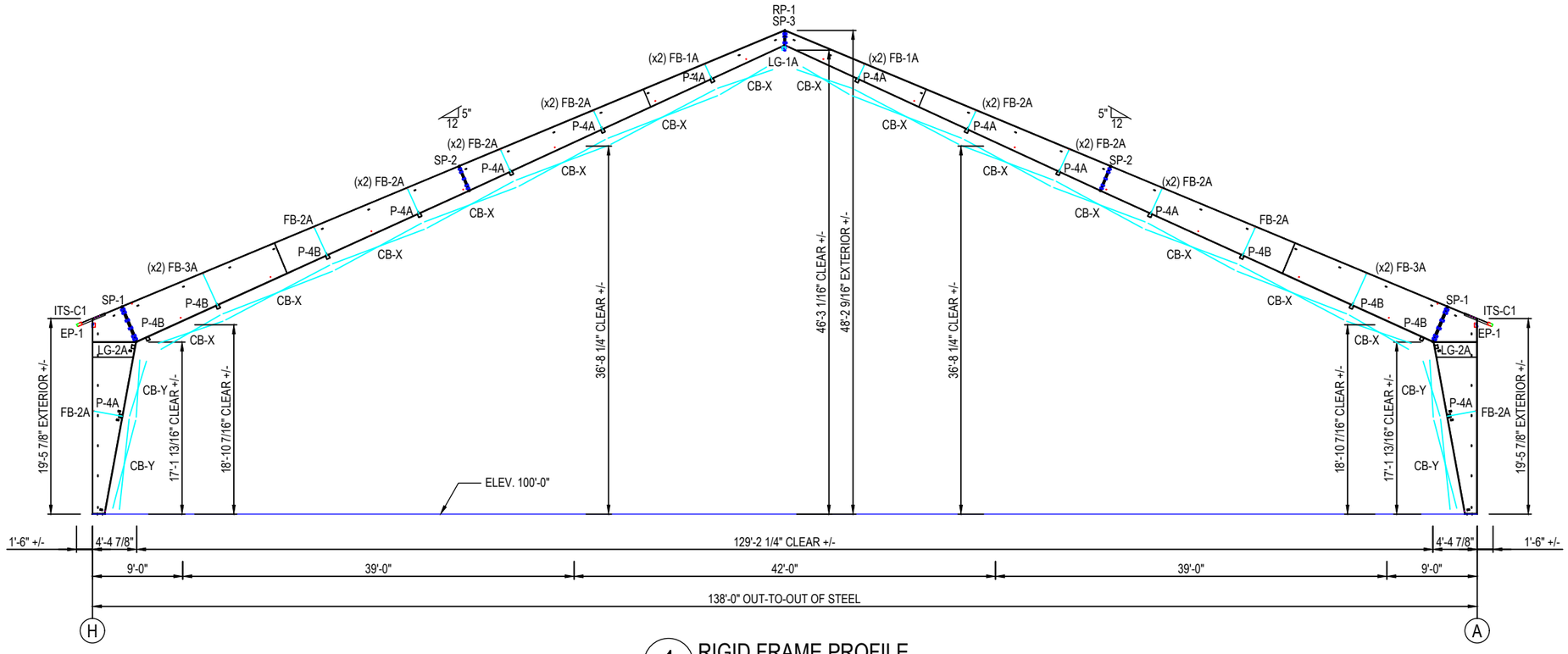


2 DOUBLE FLANGE BRACE DETAIL

SPLICE BOLT TABLE						
	QTY					
MARK	TOP	BOT	INT	TYPE	DIA	LENGTH
SP-1	2	2	8	A325	1.500	4.75
SP-2	2	2	6	A325	1.000	3.75
SP-3	2	2	2	A325	1.250	4.25

*ALL A325 BOLTS TO RECEIVE (2) WASHERS
BOLT INSPECTION UNKNOWN APPROVER TO VERIFY

MEMBER TABLE RIGID FRAME ELEVATIONS		
MARK	PART	LENGTH
P-4A	HSS 4x4x14ga	19'-11 1/16"
P-4B	HSS 4x4x11ga	19'-11 1/16"
RP-1	4" ROUND x 11ga	19'-11 3/4"
EP-1	HSS 5x3x11ga	19'-10 1/2"
CB-X	3/8" CBL	TBD
CB-Y	1/2" CBL	TBD
FB-1A	L1.5x1.5x1/8"	3'-0"
FB-2A	L2x2x3/16"	5'-0"
FB-3A	L2.5x2.5x3/16"	7'-0"
ITS-C1	HSS 6x3x11ga	19'-8"
LG-1A	HSS 4x4x11ga	19'-3"
LG-2A	HSS 4x4x11ga	19'-11 1/16"



1 RIGID FRAME PROFILE
F.L. 4-7, 11-13, 15 AT BAYS 4-7, 11-13, 15 SCALE: 5/64" = 1'-0"

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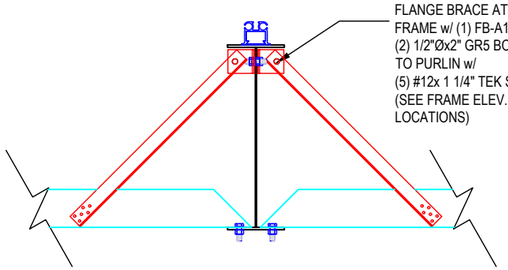
RIGID FRAME PROFILE:
F.L. 4-7, 11-13, 15 AT BAYS 4-7, 11-13, 15

DRAWING SET:	DATE:
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IN-HOUSE REVIEW	5/24/2023
IN-HOUSE APPROVAL	5/25/2023
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S2.3

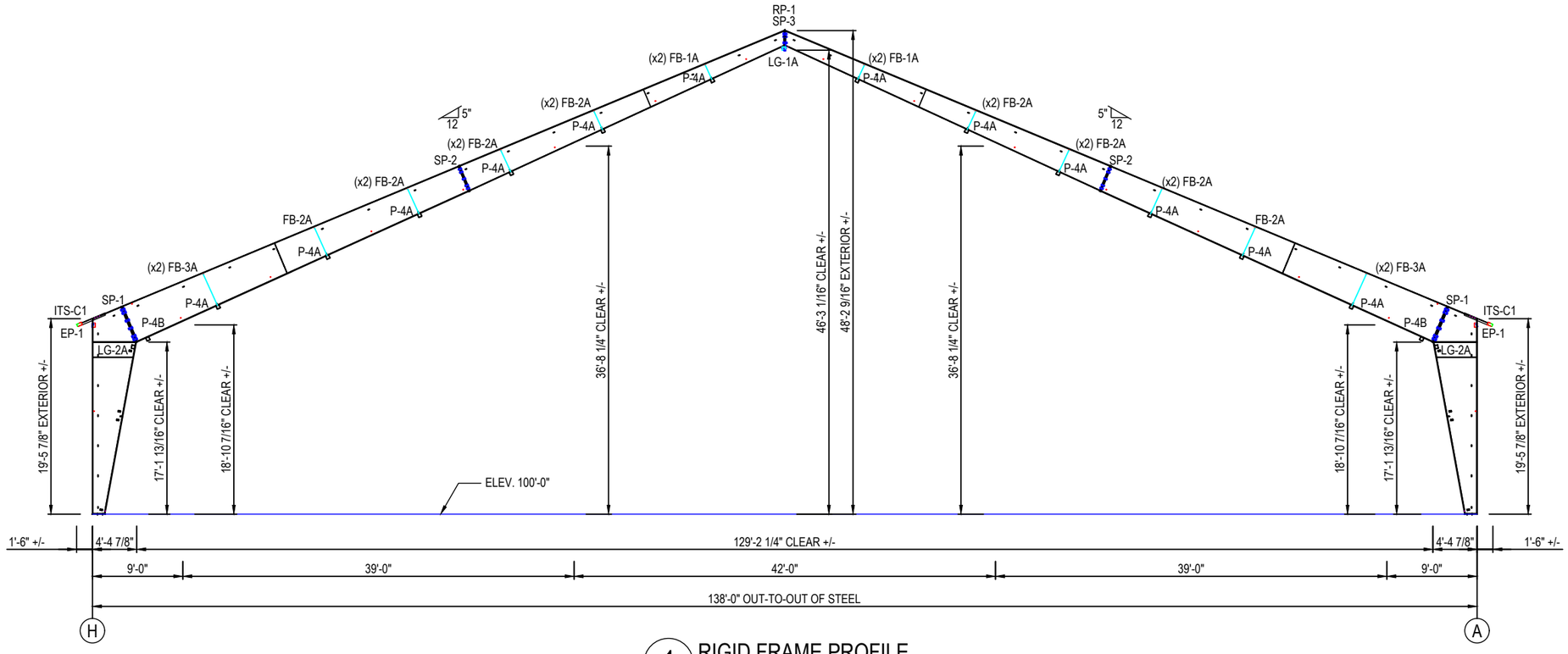


2 DOUBLE FLANGE BRACE DETAIL

SPLICE BOLT TABLE						
	QTY					
MARK	TOP	BOT	INT	TYPE	DIA	LENGTH
SP-1	2	2	8	A325	1.500	4.75
SP-2	2	2	6	A325	1.000	3.75
SP-3	2	2	2	A325	1.250	4.25

*ALL A325 BOLTS TO RECEIVE (2) WASHERS
BOLT INSPECTION UNKNOWN APPROVER TO VERIFY

MEMBER TABLE RIGID FRAME ELEVATIONS		
MARK	PART	LENGTH
P-4A	HSS 4x4x14ga	19'-11 1/16"
RP-1	4" ROUND x 11ga	19'-11 3/4"
EP-1	HSS 5x3x11ga	19'-10 1/2"
FB-1A	L1.5x1.5x1/8"	3'-0"
FB-2A	L2x2x3/16"	5'-0"
FB-3A	L2.5x2.5x3/16"	7'-0"
ITS-C1	HSS 6x3x11ga	19'-8"
LG-1A	HSS 4x4x11ga	19'-3"
LG-2A	HSS 4x4x11ga	19'-11 1/16"



1 RIGID FRAME PROFILE
F.L. 8, 10 AT BAYS 8, 10 SCALE: 5/64" = 1'-0"

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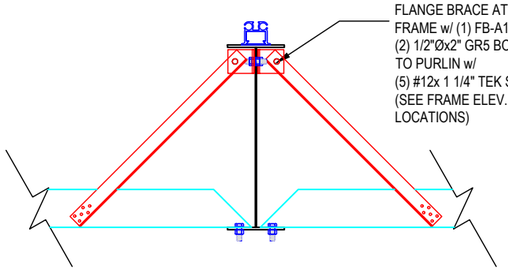
RIGID FRAME PROFILE:
F.L. 8, 10 AT BAYS 8, 10

DRAWING SET:	DATE:
BP & REACTIONS	5/3/2023
IN-HOUSE REVIEW	5/24/2023
IN-HOUSE APPROVAL	5/25/2023
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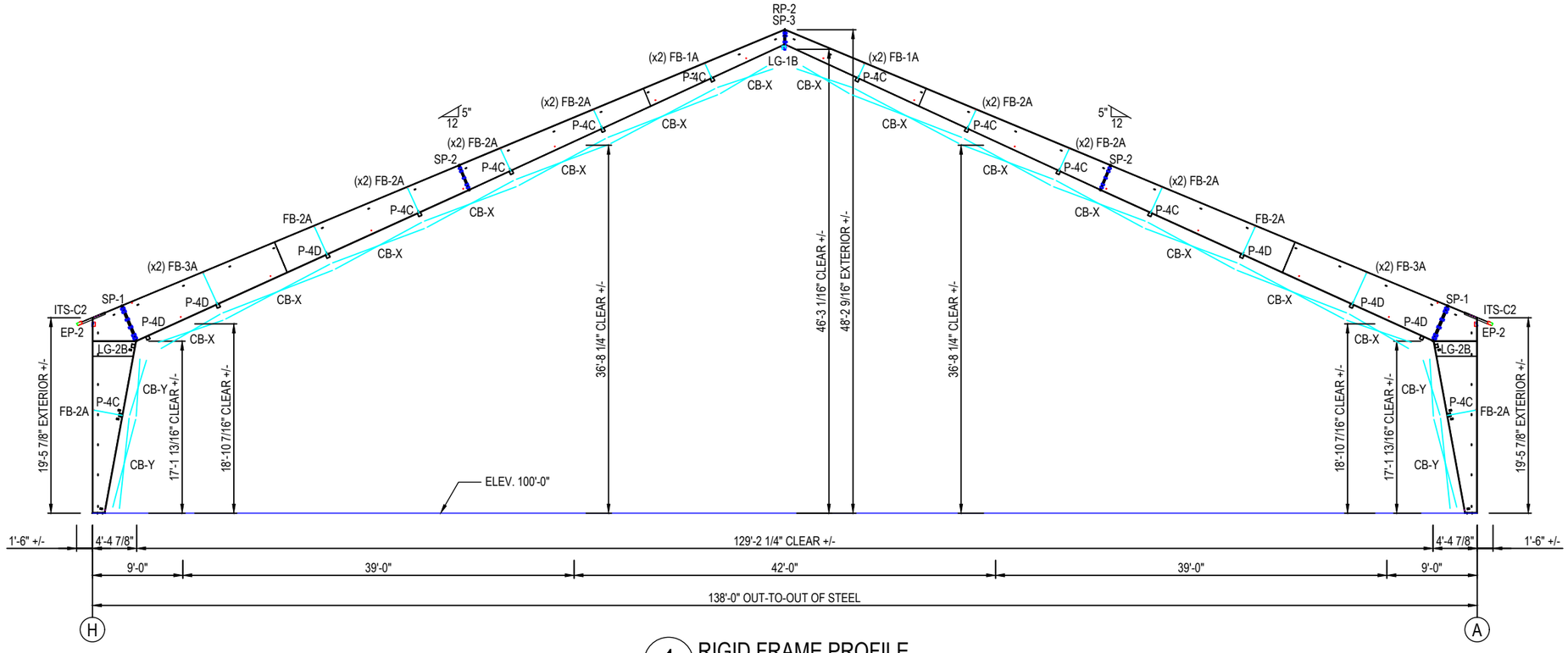


2 DOUBLE FLANGE BRACE DETAIL

SPLICE BOLT TABLE						
MARK	QTY TOP	BOT	INT	TYPE	DIA	LENGTH
SP-1	2	2	8	A325	1.500	4.75
SP-2	2	2	6	A325	1.000	3.75
SP-3	2	2	2	A325	1.250	4.25

*ALL A325 BOLTS TO RECEIVE (2) WASHERS
BOLT INSPECTION UNKNOWN APPROVER TO VERIFY

MEMBER TABLE RIGID FRAME ELEVATIONS		
MARK	PART	LENGTH
P-4C	HSS 4x4x14ga	12'-1 1/16"
P-4D	HSS 4x4x11ga	12'-1 1/16"
RP-2	4" ROUND x 11ga	12'-1 3/4"
EP-2	HSS 5x3x11ga	12'-0 1/2"
CB-X	3/8" CBL	TBD
CB-Y	1/2" CBL	TBD
FB-1A	L1.5x1.5x1/8"	3'-0"
FB-2A	L2x2x3/16"	5'-0"
FB-3A	L2.5x2.5x3/16"	7'-0"
ITS-C2	HSS 6x3x11ga	11'-10"
LG-1B	HSS 4x4x11ga	11'-5"
LG-2B	HSS 4x4x11ga	11'-1 1/16"



1 RIGID FRAME PROFILE
F.L. 9 AT BAY 9 SCALE: 5/64" = 1'-0"

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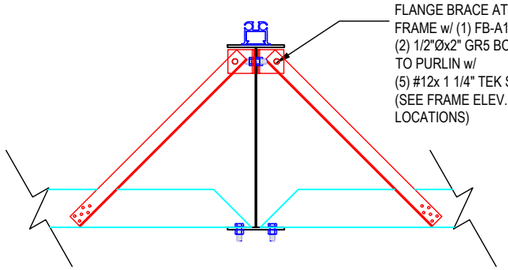
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RIGID FRAME PROFILE:
F.L. 9 AT BAY 9

DRAWING SET:	DATE:
BP & REACTIONS	5/3/2023
IN-HOUSE REVIEW	5/24/2023
IN-HOUSE APPROVAL	5/25/2023
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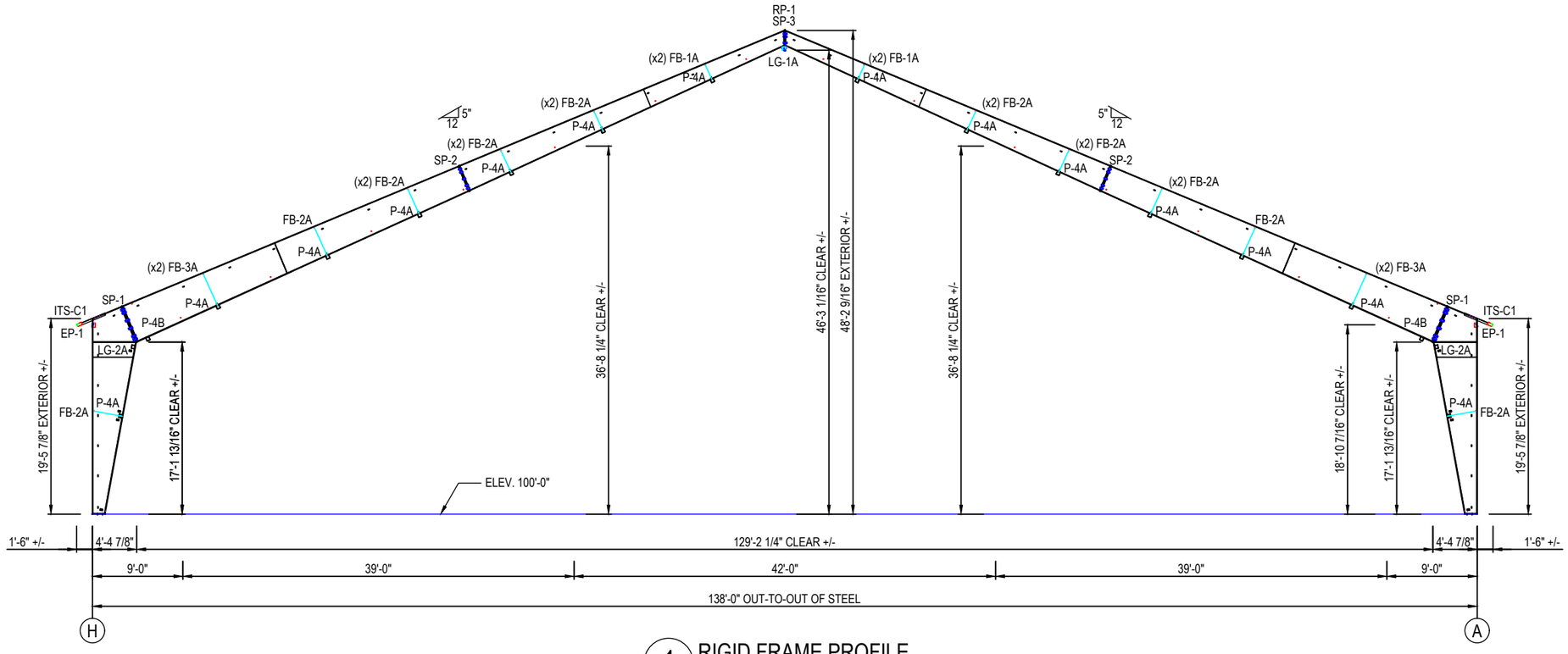


2 DOUBLE FLANGE BRACE DETAIL

SPLICE BOLT TABLE						
	QTY					
MARK	TOP	BOT	INT	TYPE	DIA	LENGTH
SP-1	2	2	8	A325	1.500	4.75
SP-2	2	2	6	A325	1.000	3.75
SP-3	2	2	2	A325	1.250	4.25

*ALL A325 BOLTS TO RECEIVE (2) WASHERS
BOLT INSPECTION UNKNOWN APPROVER TO VERIFY

MEMBER TABLE RIGID FRAME ELEVATIONS		
MARK	PART	LENGTH
P-4A	HSS 4x4x14ga	19'-11 1/16"
RP-1	4" ROUND x 11ga	19'-11 3/4"
EP-1	HSS 5x3x11ga	19'-10 1/2"
FB-1A	L1.5x1.5x1/8"	3'-0"
FB-2A	L2x2x3/16"	5'-0"
FB-3A	L2.5x2.5x3/16"	7'-0"
ITS-C1	HSS 6x3x11ga	19'-8"
LG-1A	HSS 4x4x11ga	19'-3"
LG-2A	HSS 4x4x11ga	19'-11 1/16"



1 RIGID FRAME PROFILE
F.L. 14 AT BAY 14 SCALE: 5/64" = 1'-0"

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RIGID FRAME PROFILE:
F.L. 14 AT BAY 14

DRAWING SET:	DATE:
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IN-HOUSE REVIEW	5/24/2023
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S2.6

INSTALLERS TO COORDINATE WITH ON-SITE GENERAL CONTRACTOR TO CONFIRM LOCATIONS OF INDUSTRIAL FAN FRAMING

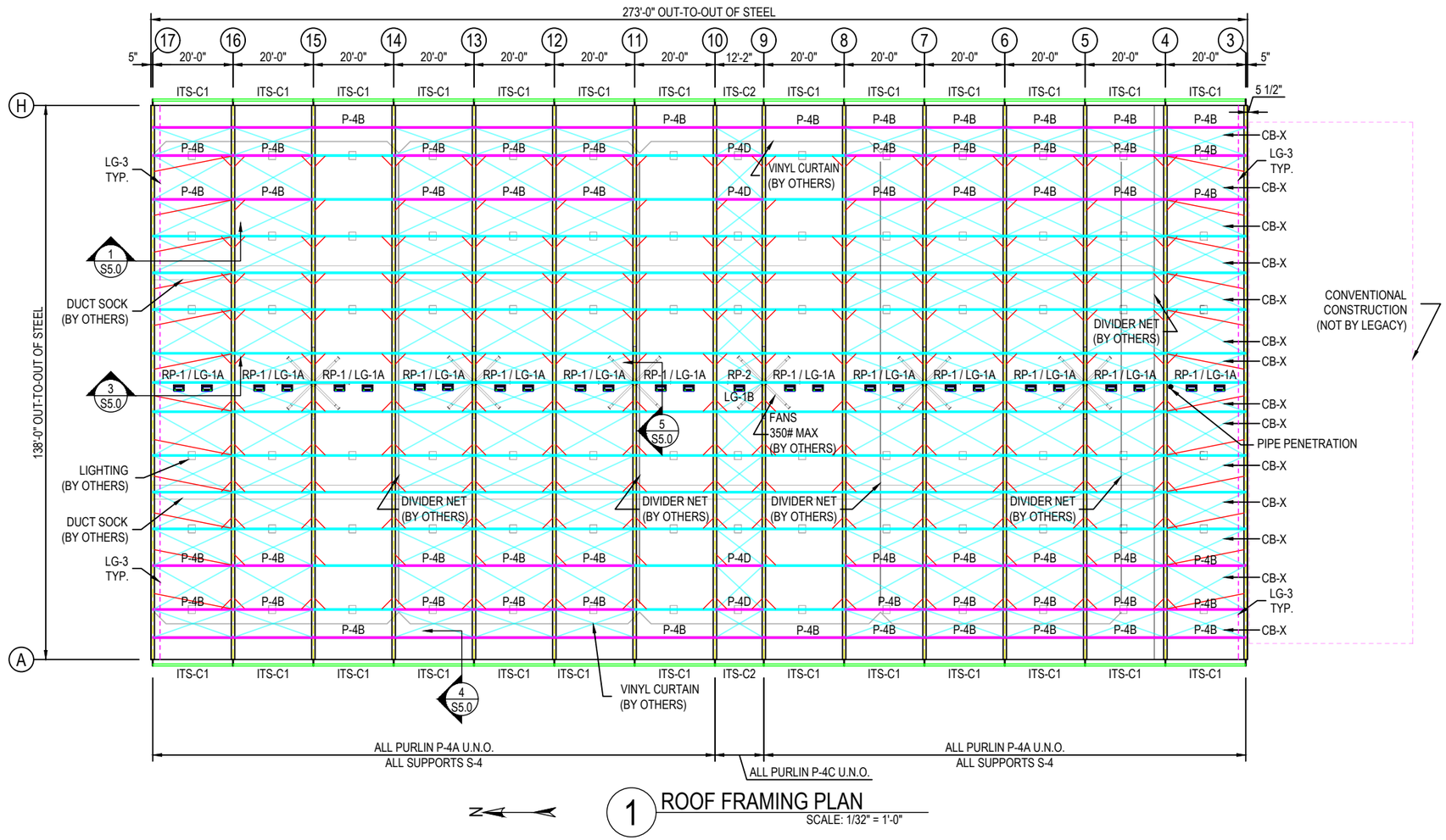
ATTACHMENT POINT LOCATIONS MUST BE IDENTIFIED FOR ALL ANCILLARY ITEMS. WHERE EXISTING PURLINS WILL BE USED TO SUPPORT HANGING ITEMS, UPGRADED MEMBERS MAY BE REQUIRED. IF EXACT LOCATIONS ARE REQUIRED FOR THIS EQUIPMENT THAT DO NOT MATCH THE CURRENT DESIGNED PURLIN LAYOUT, ADDITIONAL SECONDARY SUPPORT MEMBERS MAY BE REQUIRED. ADDITIONAL, AND UPGRADED, FRAMING PROVIDED BY LEGACY BUILDING SOLUTIONS MAY REQUIRE A CHANGE ORDER. RE: S0.1 FOR DESIGNED COLLATERAL LOAD INCLUDED.

MEMBER TABLE
RIGID FRAME ELEVATIONS

MARK	PART	LENGTH
P-4A	HSS 4x4x14ga	19'-11 1/16"
P-4B	HSS 4x4x11ga	19'-11 1/16"
P-4C	HSS 4x4x14ga	12'-1 1/16"
P-4D	HSS 4x4x11ga	12'-1 1/16"
RP-1	4" ROUND x 11ga	19'-11 3/4"
RP-2	4" ROUND x 11ga	12'-1 3/4"
S-4	HSS 4x4x14ga	19'-6"
CB-X	3/8" CBL	TBD
FB-1A	L1.5x1.5x1/8"	3'-0"
FB-2A	L2x2x3/16"	5'-0"
FB-3A	L2.5x2.5x3/16"	7'-0"
ITS-C1	HSS 6x3x11ga	19'-8"
ITS-C2	HSS 6x3x11ga	11'-10"
LG-1A	HSS 4x4x11ga	19'-3"
LG-1B	HSS 4x4x11ga	11'-5"
LG-3	HSS 3x3x14ga	C.T.F. (12'-0")

NOTE:
ALL TOP FLANGES OF RIGID FRAME MUST BE BRACED WITH FLANGE BRACE OR SUPPORT PURLINS AT ALL NOTED PURLIN LOCATIONS

/ - DENOTES FLANGE BRACE LOCATION



1 ROOF FRAMING PLAN
SCALE: 1/32" = 1'-0"

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9,038,349; 9,334,653
OTHER PATENTS PENDING

ROOF FRAMING PLAN

DRAWING SET:	DATE:
BP & REACTIONS	5/3/2023
IN-HOUSE REVIEW	5/24/2023
IN-HOUSE APPROVAL	5/25/2023
2 CUSTOMER APPROVAL	9/11/2023

Project No.: 2023-25
Date: 9/11/2023
Drawn/Checked By: NJK / TEM

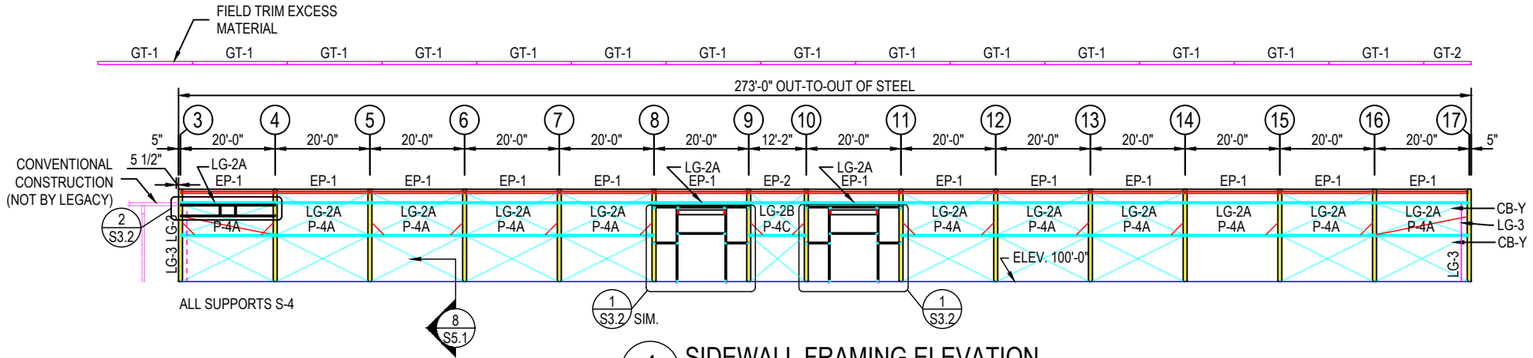
Sheet Number:

S3.0

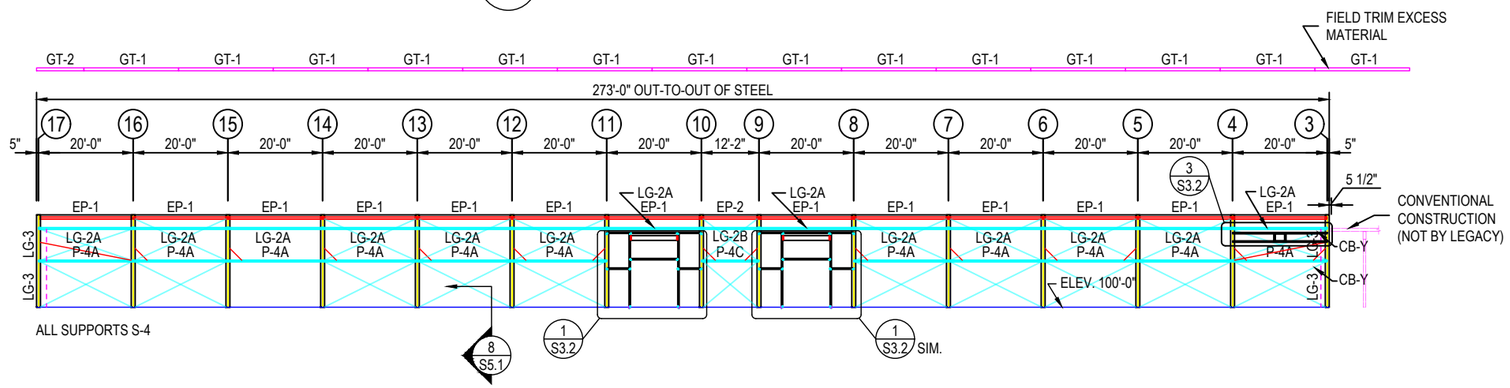
MEMBER TABLE		
MARK	PART	LENGTH
P-4A	HSS 4x4x14ga	19'-11 1/16"
P-4C	HSS 4x4x14ga	12'-1 1/16"
EP-1	HSS 5x3x11ga	19'-10 1/2"
EP-2	HSS 5x3x11ga	12'-0 1/2"
S-4	HSS 4x4x14ga	19'-6"
CB-Y	1/2" CBL	TBD
FB-2A	L2x2x3/16"	5'-0"
LG-2A	HSS 4x4x11ga	19'-11 1/16"
LG-2B	HSS 4x4x11ga	11'-1 1/16"
LG-3	HSS 3x3x14ga	C.T.F. (12'-0")
GT-1	26ga. GUTTER	20'-2"
GT-2	26ga. GUTTER	10'-2"

NOTE:
ALL TOP FLANGES OF RIGID FRAME MUST BE BRACED WITH FLANGE BRACE OR SUPPORT PURLINS AT ALL NOTED PURLIN LOCATIONS

/ - DENOTES FLANGE BRACE LOCATION



1 SIDEWALL FRAMING ELEVATION
FRAME LINE H SCALE: 1/32" = 1'-0"



2 SIDEWALL FRAMING ELEVATION
FRAME LINE A SCALE: 1/32" = 1'-0"

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TRAVERS PARK
138'-0"X273'-0"
SANDPOINT , ID

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U.S. PATENTS
9,038,349; 9,334,653
OTHER PATENTS PENDING

SIDE WALL FRAMING ELEVATIONS

DRAWING SET:	DATE:
BP & REACTIONS	5/3/2023
IN-HOUSE REVIEW	5/24/2023
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2 CUSTOMER APPROVAL	9/11/2023

Project No.: 2023-25
Date: 9/11/2023
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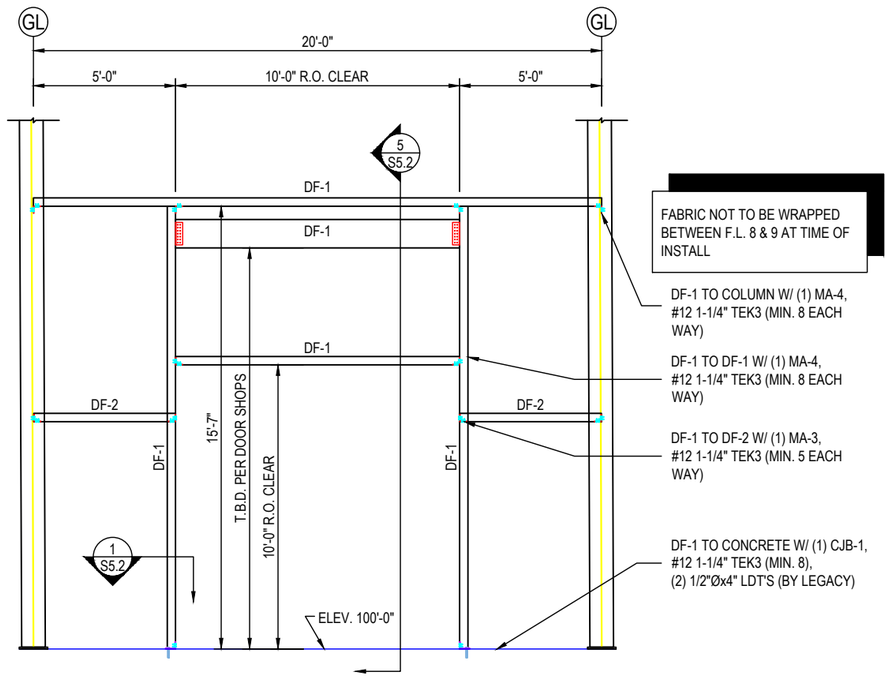
Sheet Number:
S3.1

MEMBER TABLE		
MARK	PART	LENGTH
DF-1	12C12	C.T.F. (20'-0")
DF-2	6C14	C.T.F. (20'-0")
VF-1	12C12	C.T.F. (20'-0")
VF-2	6C14	C.T.F. (20'-0")

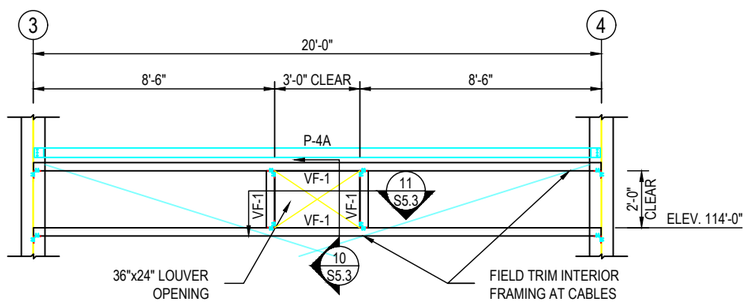
DOOR OPENINGS TO BE FRAMED W/ DF-2 AT INTERIOR

VENT OPENINGS TO BE FRAMED W/ VF-2 AT INTERIOR

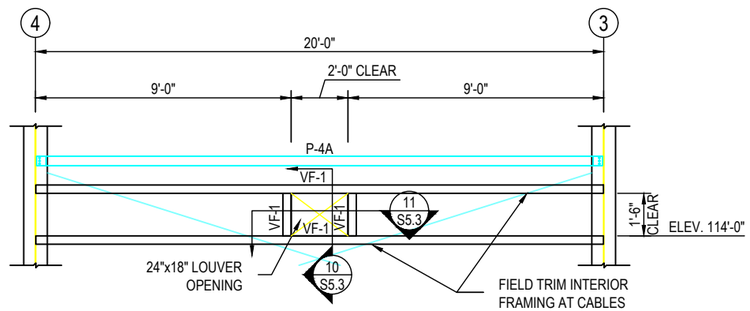
APPROVER TO VERIFY ALL OPENING DIMENSIONS



1 OVERHEAD DOOR DETAIL
AT SIDEWALLS SCALE: 3/16" = 1'-0"



2 OPENING DETAIL
AT F.L. H SCALE: 3/16" = 1'-0"



3 OPENING DETAIL
AT F.L. A SCALE: 3/16" = 1'-0"

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TRAVERS PARK
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U.S. PATENTS
9,038,349; 9,334,653
OTHER PATENTS PENDING

SIDEWALL FRAMING - ENLARGED ELEVATIONS

DRAWING SET:		DATE:
△	BP & REACTIONS	5/3/2023
△	IN-HOUSE REVIEW	5/24/2023
△	IN-HOUSE APPROVAL	5/25/2023
△2	CUSTOMER APPROVAL	9/11/2023
△		

Project No.: 2023-25
Date: 9/11/2023
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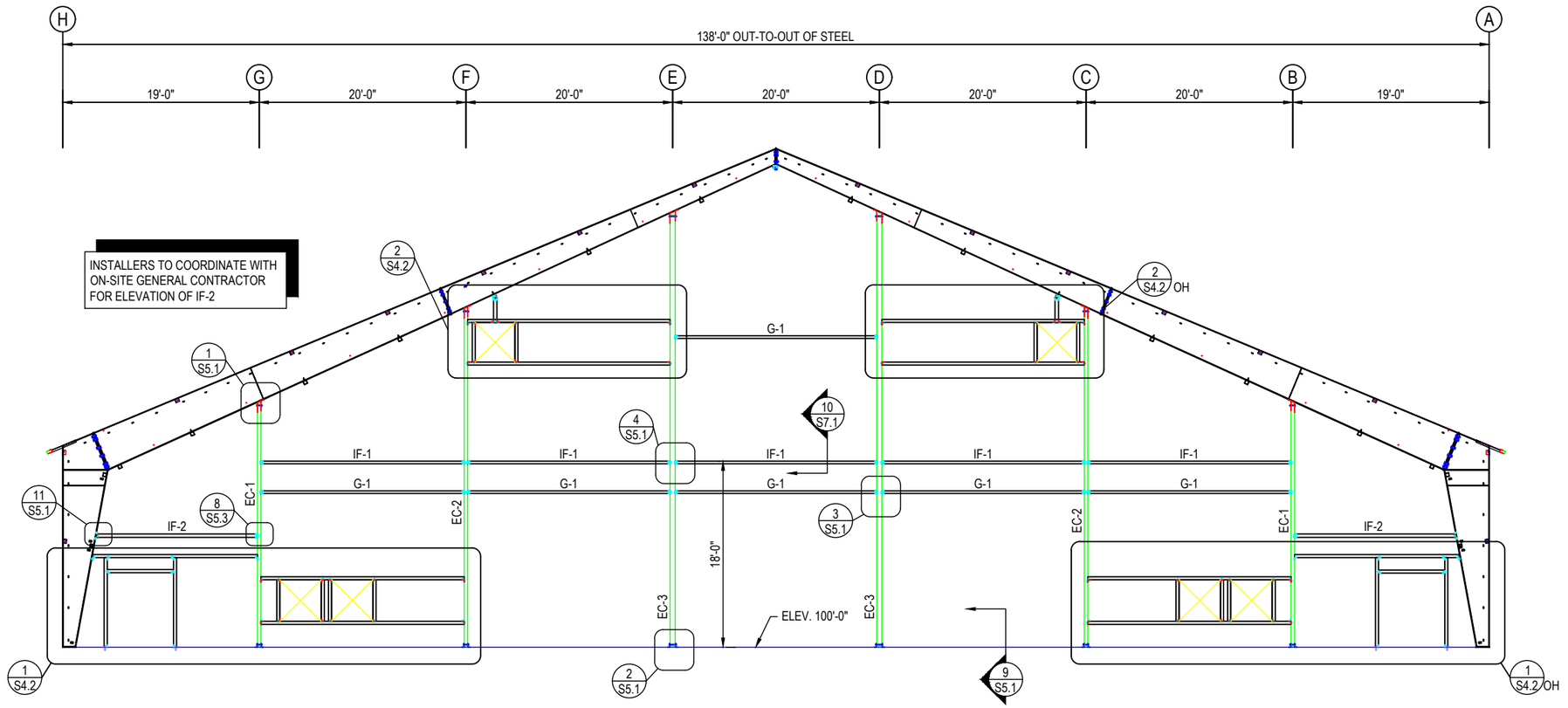
Sheet Number:

S3.2

BOLT TABLE FRAME LINE 17	* ALL A325 BOLTS TO RECEIVE (2) WASHERS		
LOCATION	QUAN	DIA	LENGTH
EC-1 To Rigid Frame	4	3/4"	2 1/2"
	2	3/4"	6"
EC-1 To Anchor Clip	2	3/4"	6"
EC-2 To Rigid Frame	4	3/4"	2"
	2	3/4"	6"
EC-2 To Anchor Clip	2	3/4"	6"
EC-3 To Rigid Frame	4	3/4"	2"
	2	3/4"	8"
EC-3 To Anchor Clip	2	3/4"	8"

MEMBER TABLE FRAME LINE 17		
MARK	PART	LENGTH
EC-1	HSS 12x4x1/4"	23'-4 1/4"
EC-2	HSS 12x4x1/4"	32'-5 5/8"
EC-3	HSS 12x6x5/16"	41'-7 7/8"
G-1	HSS 3x3x14ga	C.T.F. (20'-0")
IF-1	HSS 3x3x14ga	C.T.F. (20'-0")
IF-2	HSS 4x4x11ga	C.T.F. (20'-0")

APPROVER TO VERIFY ALL OPENING DIMENSIONS



1 ENDWALL FRAMING ELEVATION

FRAME LINE 17 SCALE: 5/64" = 1'-0"

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END WALL FRAMING ELEVATIONS
FRAME LINE 17

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IN-HOUSE APPROVAL	5/25/2023
2 CUSTOMER APPROVAL	9/11/2023

Project No.: 2023-25
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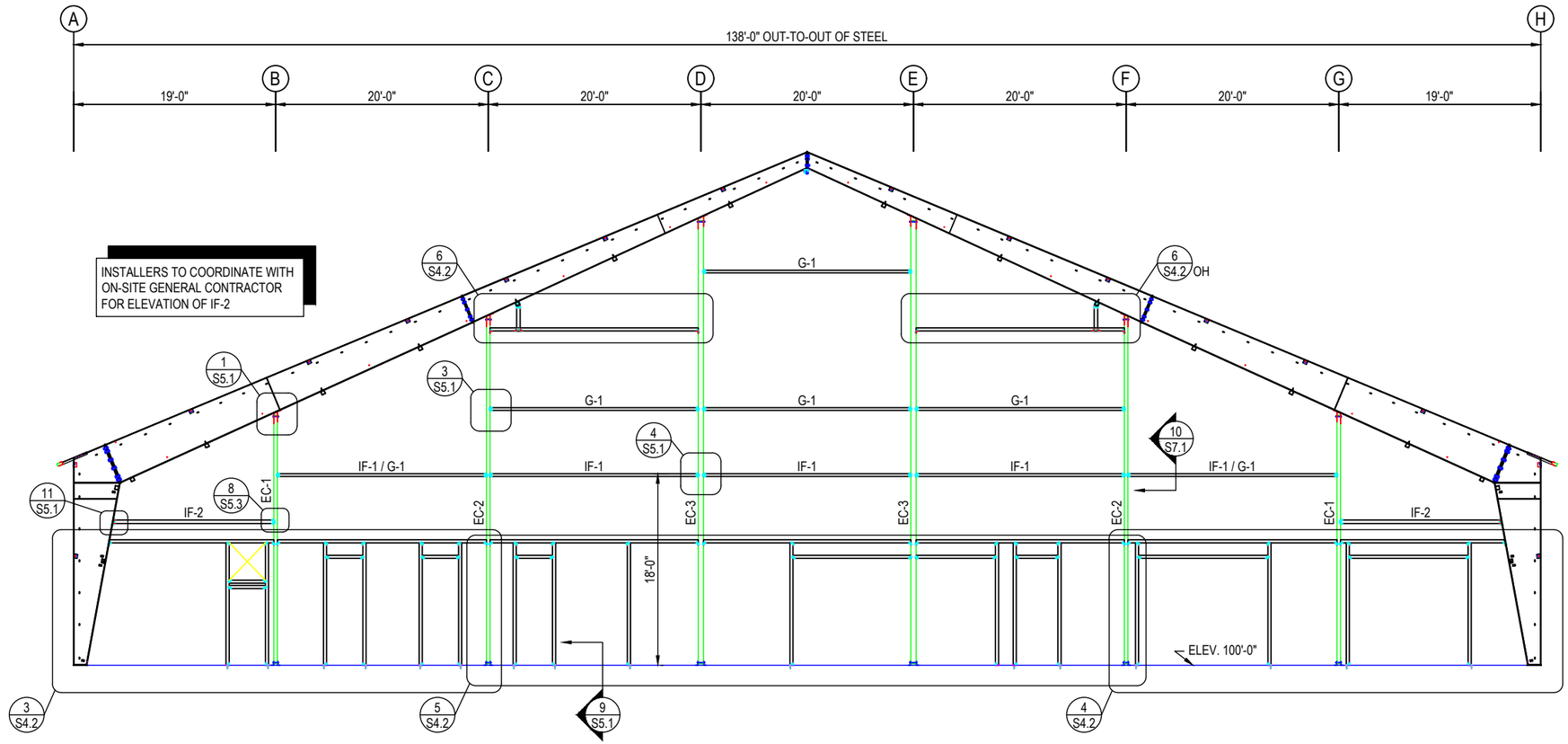
S4.0

BOLT TABLE FRAME LINE 3	* ALL A325 BOLTS TO RECEIVE (2) WASHERS		
LOCATION	QUAN	DIA	LENGTH
EC-1 To Rigid Frame	4	3/4"	2 1/2"
	2	3/4"	6"
EC-1 To Anchor Clip	2	3/4"	6"
EC-2 To Rigid Frame	4	3/4"	2"
	2	3/4"	6"
EC-2 To Anchor Clip	2	3/4"	6"
EC-3 To Rigid Frame	4	3/4"	2"
	2	3/4"	8"
EC-3 To Anchor Clip	2	3/4"	8"

MEMBER TABLE FRAME LINE 3		
MARK	PART	LENGTH
EC-1	HSS 12x4x1/4"	23'-4 1/4"
EC-2	HSS 12x4x1/4"	32'-5 5/8"
EC-3	HSS 12x6x5/16"	41'-7 7/8"
G-1	HSS 3x3x14ga	C.T.F. (20'-0")
IF-1	HSS 3x3x14ga	C.T.F. (20'-0")
IF-2	HSS 4x4x11ga	C.T.F. (20'-0")

APPROVER TO VERIFY ALL OPENING DIMENSIONS

INSTALLERS TO COORDINATE WITH ON-SITE GENERAL CONTRACTOR FOR ELEVATION OF IF-2



1 ENDWALL FRAMING ELEVATION

FRAME LINE 3 SCALE: 5/64" = 1'-0"

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TRAVERS PARK
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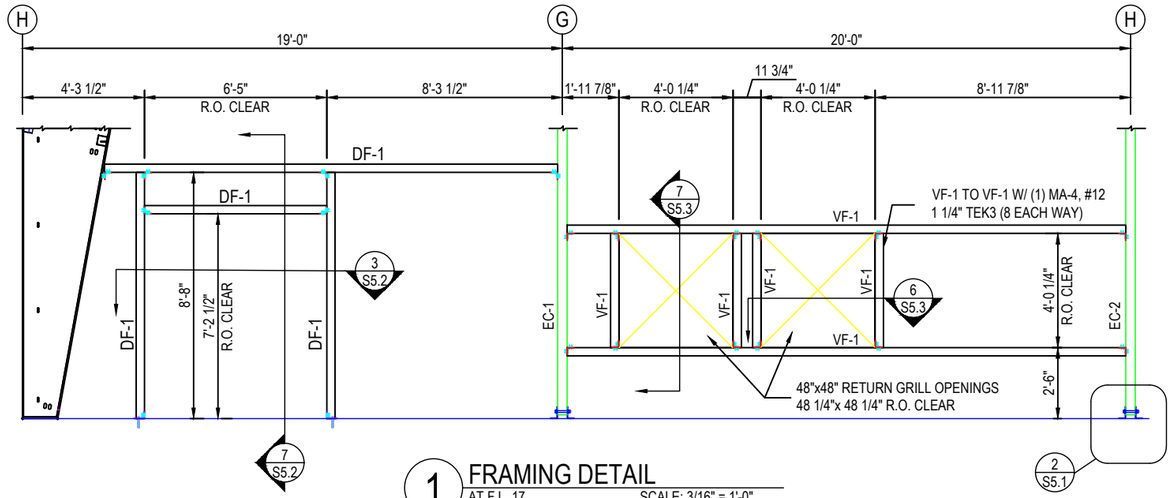
END WALL FRAMING ELEVATIONS
FRAME LINE 3

DRAWING SET:	DATE:
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Project No.: 2023-25
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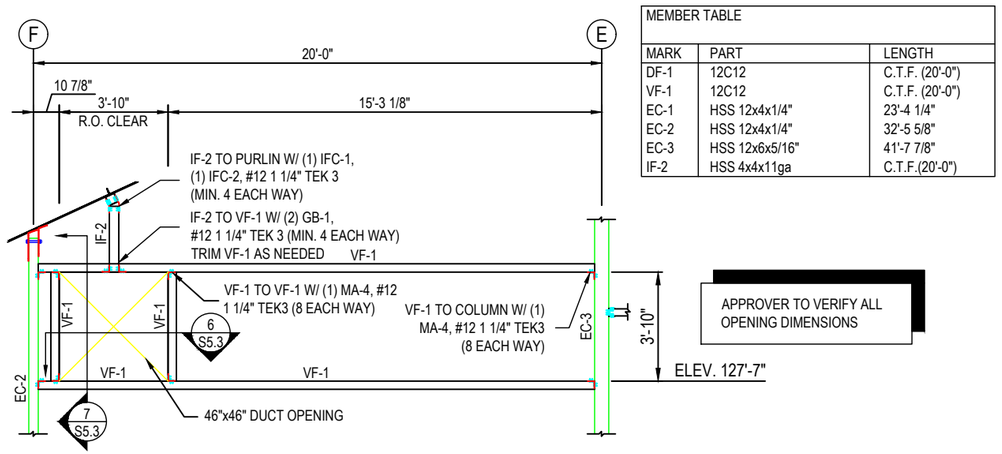
Sheet Number:

S4.1



1 FRAMING DETAIL

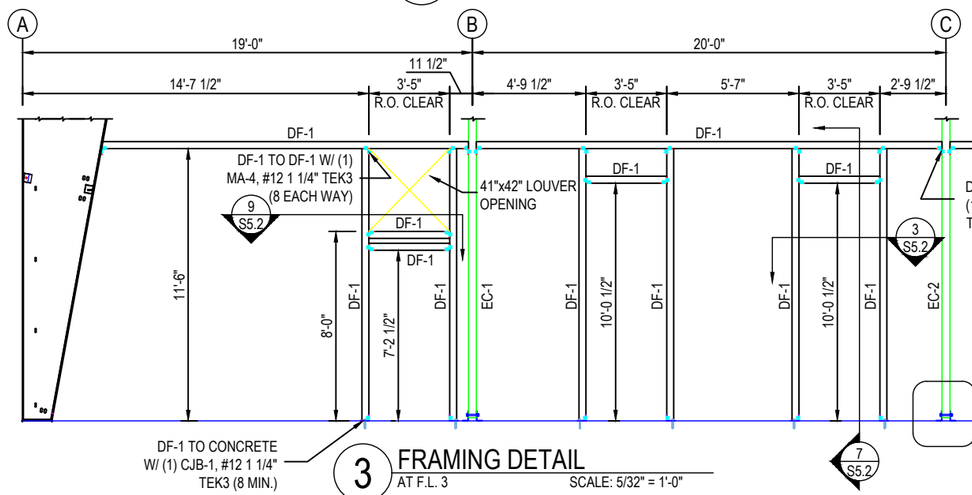
AT F.L. 17 SCALE: 3/16" = 1'-0"



2 DUCT OPENING DETAIL

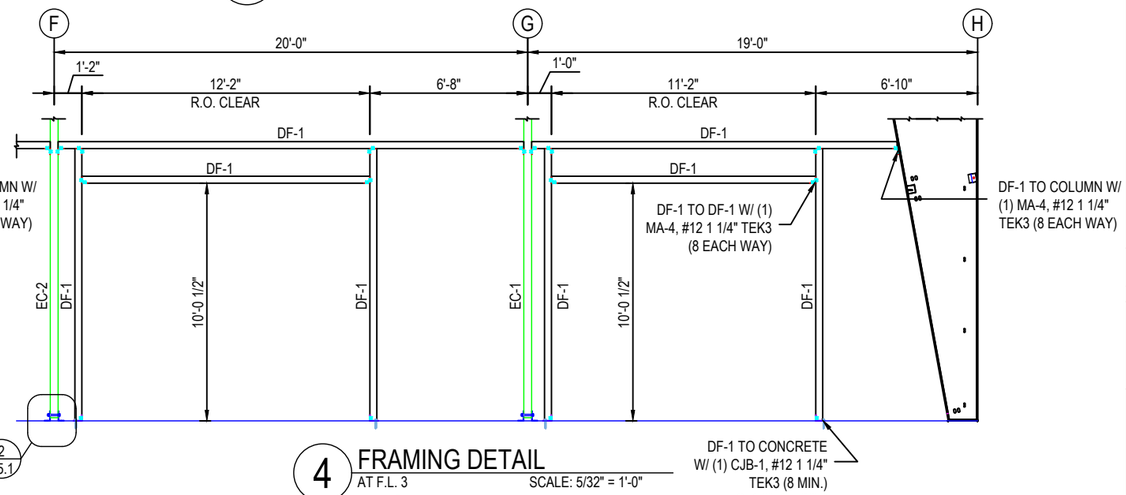
AT F.L. 17 SCALE: 3/16" = 1'-0"

MEMBER TABLE		
MARK	PART	LENGTH
DF-1	12C12	C.T.F. (20'-0")
VF-1	12C12	C.T.F. (20'-0")
EC-1	HSS 12x4x1/4"	23'-4 1/4"
EC-2	HSS 12x4x1/4"	32'-5 5/8"
EC-3	HSS 12x6x5/16"	41'-7 7/8"
IF-2	HSS 4x4x11ga	C.T.F.(20'-0")



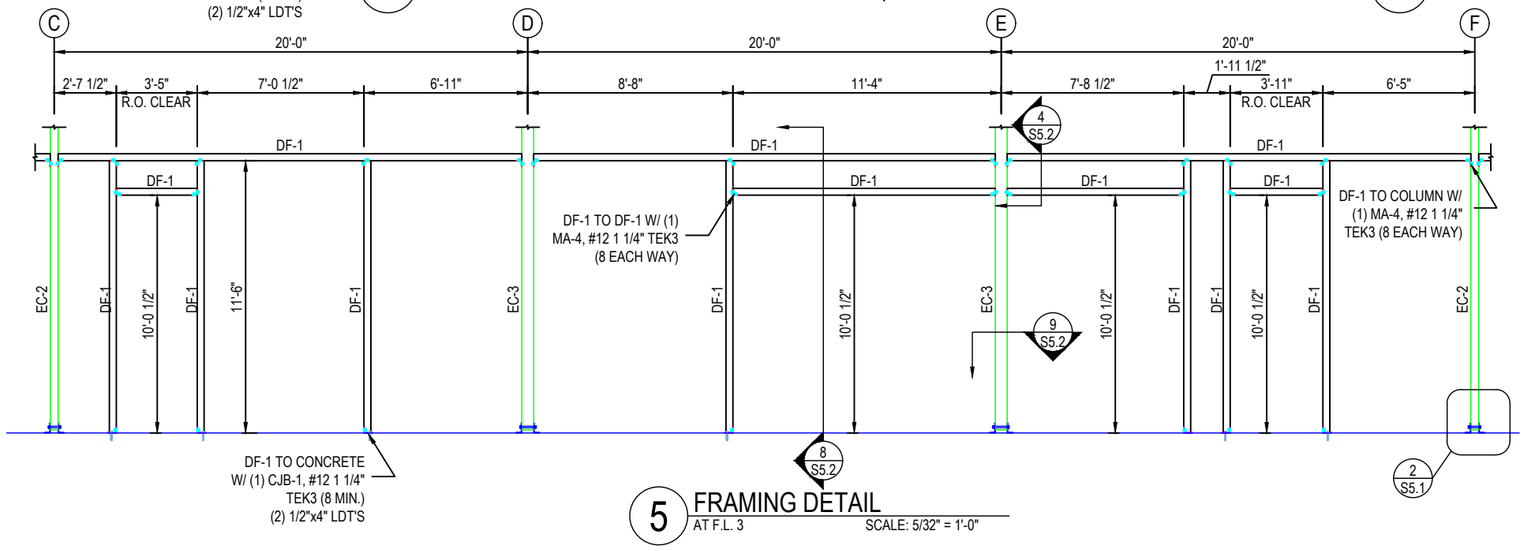
3 FRAMING DETAIL

AT F.L. 3 SCALE: 5/32" = 1'-0"



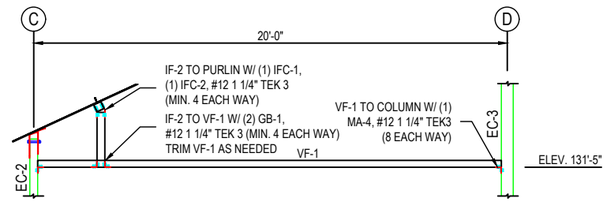
4 FRAMING DETAIL

AT F.L. 3 SCALE: 5/32" = 1'-0"



5 FRAMING DETAIL

AT F.L. 3 SCALE: 5/32" = 1'-0"



6 FRAMING DETAIL

AT F.L. 3 SCALE: 5/32" = 1'-0"

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Item # 6.

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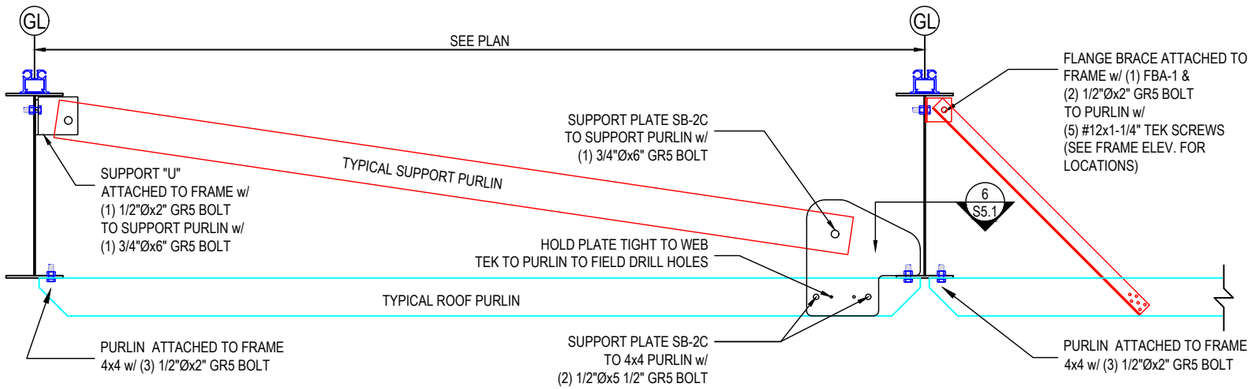
ENDWALL FRAMING - ENLARGED ELEVATIONS

DRAWING SET:		DATE:
1	BP & REACTIONS	5/3/2023
2	IN-HOUSE REVIEW	5/24/2023
3	IN-HOUSE APPROVAL	5/25/2023
4	CUSTOMER APPROVAL	9/11/2023
5		

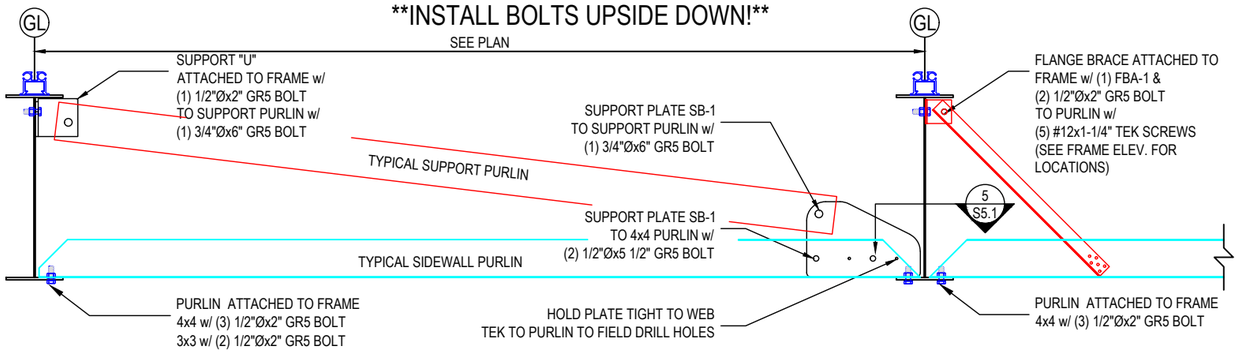
Project No.: 2023-25
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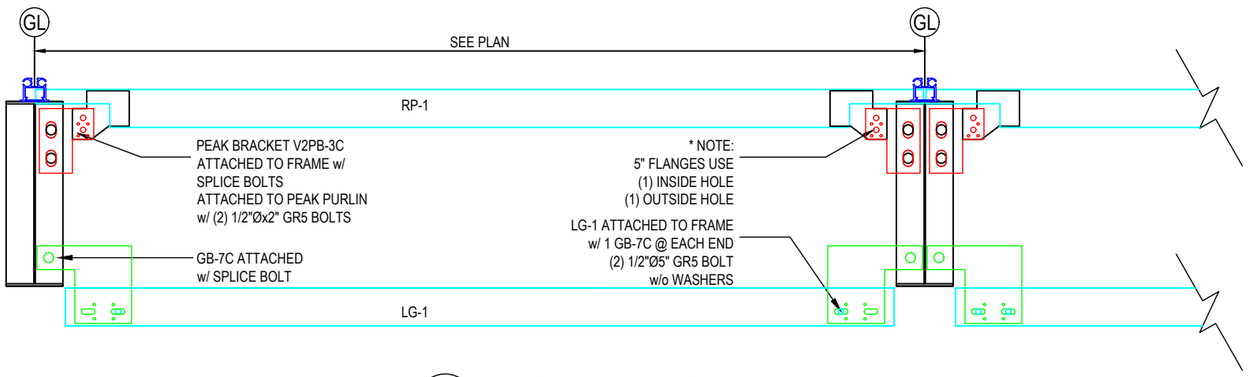
S4.2



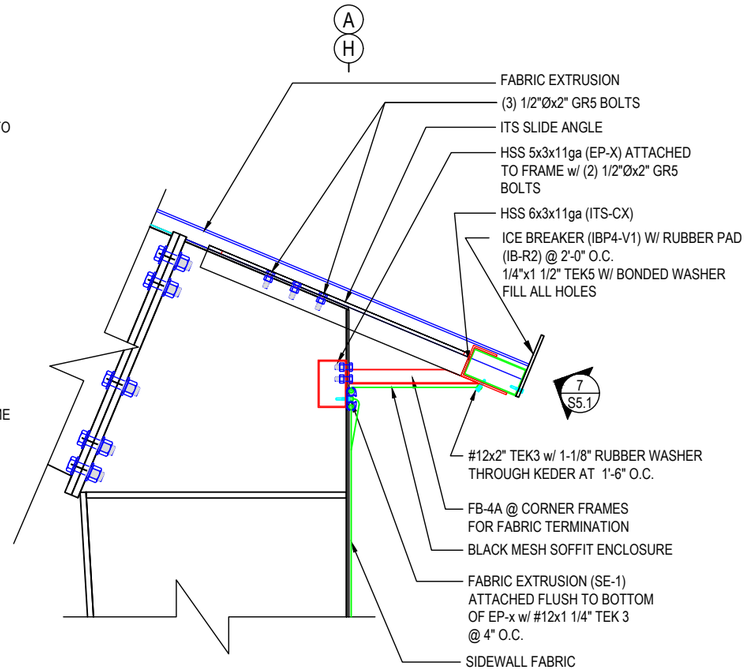
1 TYPICAL PURLIN BRACE DETAIL
AT RAFTER SCALE: 3/4" = 1'-0"



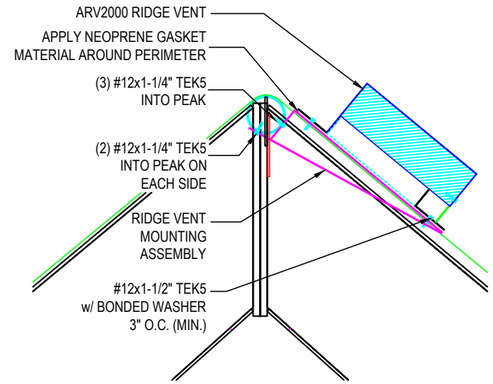
2 TYPICAL PURLIN BRACE DETAIL
AT SIDEWALL SCALE: 3/4" = 1'-0"



3 TYPICAL RP-1 BRACE DETAIL
SCALE: 3/4" = 1'-0"



4 TYPICAL EAVE/SOFFIT DETAIL
SCALE: 3/4" = 1'-0"



5 ARV 2000 INSTALLATION DETAILS
SCALE: 3/4" = 1'-0"

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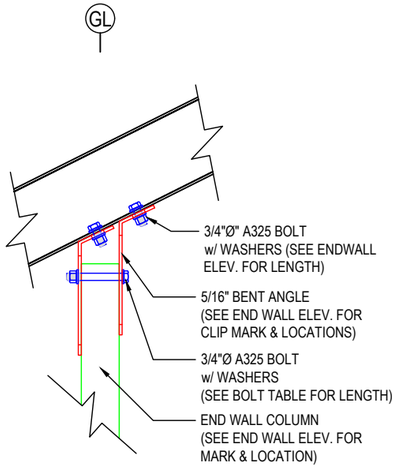
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U.S. PATENTS
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OTHER PATENTS PENDING

STANDARD CONNECTION DETAILS

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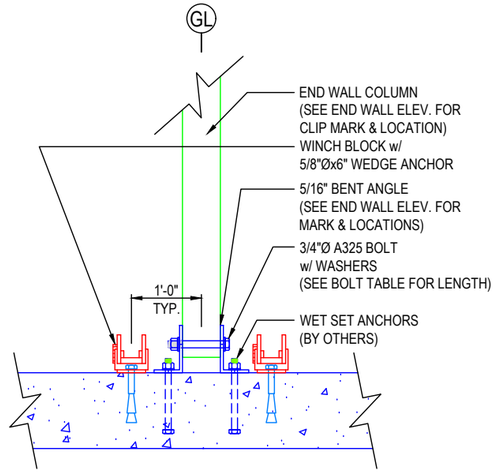
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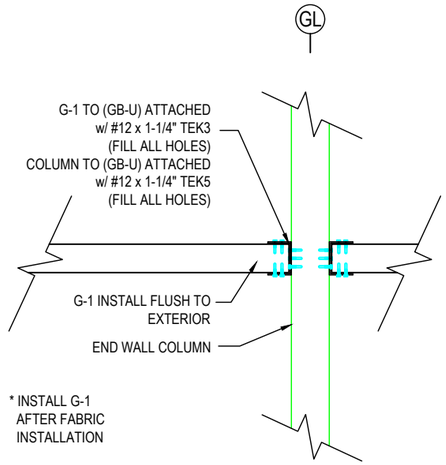
1 COLUMN TOP ATTACHMENT

SCALE: 3/4" = 1'-0"



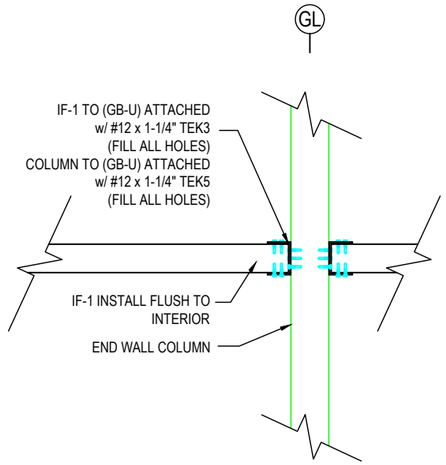
2 COLUMN BOTTOM ATTACHMENT

SCALE: 3/4" = 1'-0"



3 ENDWALL GIRT ATTACHMENT DETAIL

AT G-1 SCALE: 3/4" = 1'-0"



4 ENDWALL ATTACHMENT DETAIL

AT IF-1 SCALE: 3/4" = 1'-0"

5 TYP. BRACING ATTACHMENT DETAIL

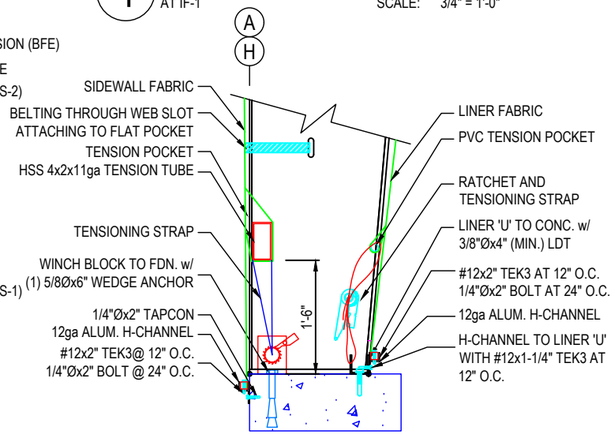
AT COLUMNS SCALE: 3/4" = 1'-0"

6 BRACING ATTACHMENT DETAIL

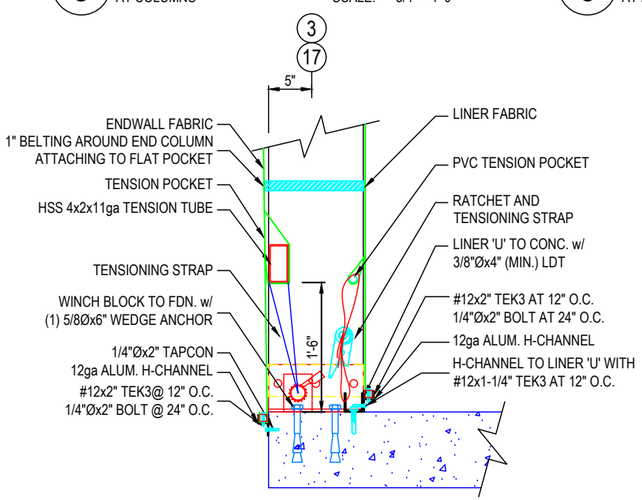
AT RAFTER SCALE: 3/4" = 1'-0"

7 ITS CONNECTION END VIEW

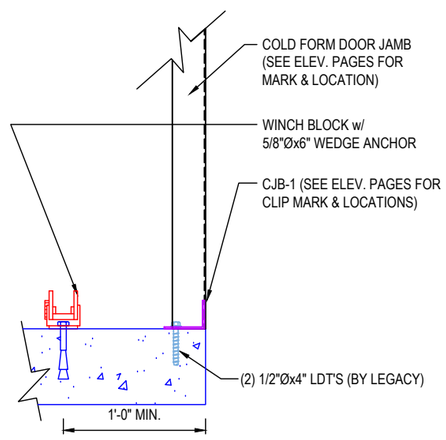
AT 10" FLANGES SCALE: 3/4" = 1'-0"



8 SIDEWALL TERMINATION

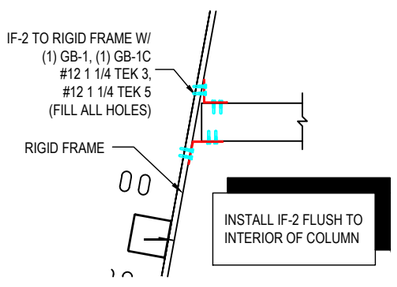


9 H-CHANNEL TERMINATION @ EW



10 DOOR JAMB ATTACHMENT

AT COLD FORM JAMBS SCALE: 3/4" = 1'-0"



11 IF-2 ATTACHMENT DETAIL

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U.S. PATENTS
9,038,349; 9,334,653
OTHER PATENTS PENDING

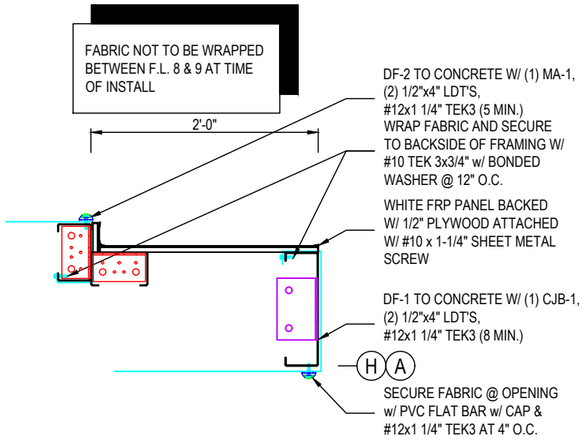
STANDARD CONNECTION DETAILS

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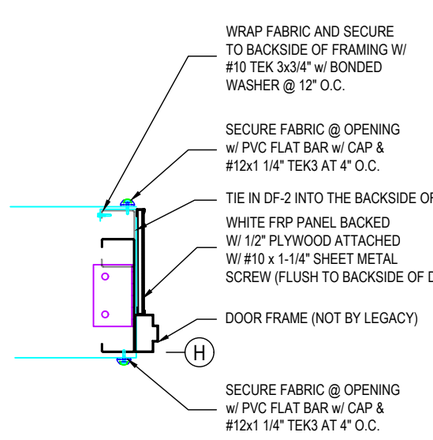
Project No.: 2023-25
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Sheet Number:

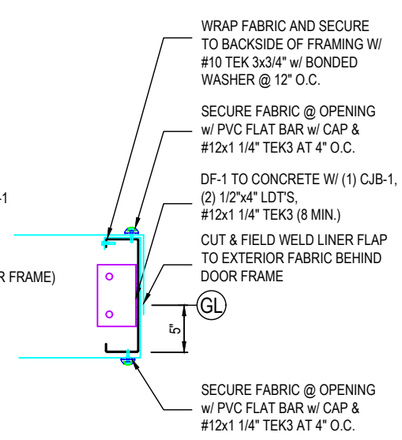
S5.1



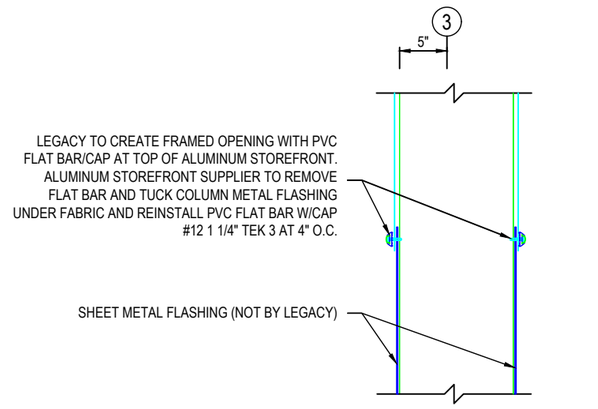
1 OVERHEAD DOOR SECTION
AT SIDEWALL SCALE: 3/4" = 1'-0"



2 WALK DOOR SECTION
AT SIDEWALL SCALE: 3/4" = 1'-0"

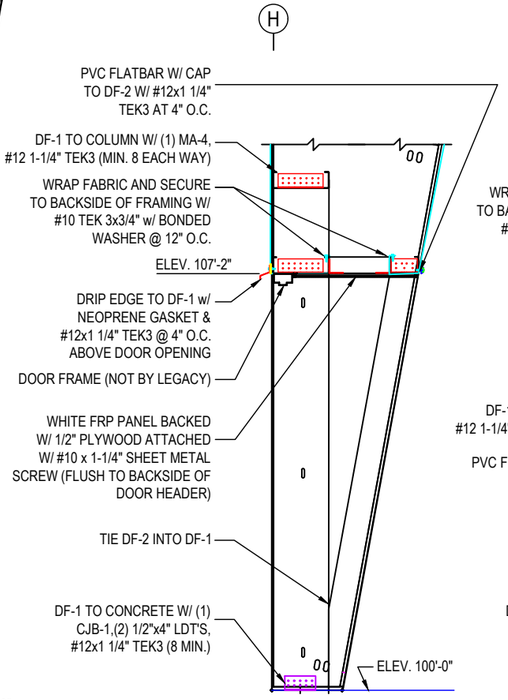


3 WALK DOOR SECTION
AT ENDWALL SCALE: 3/4" = 1'-0"

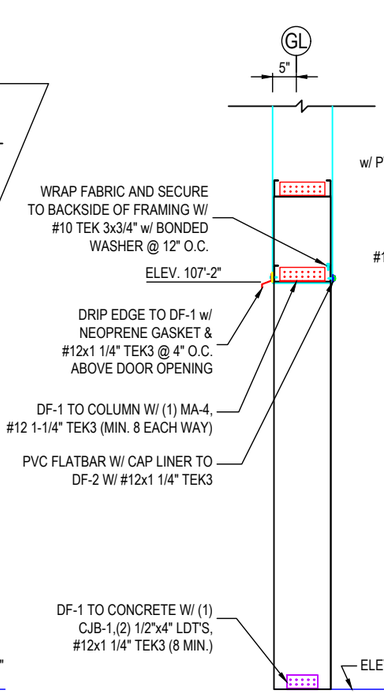


4 STOREFRONT SECTION
AT FRAME LINE E SCALE: 3/4" = 1'-0"

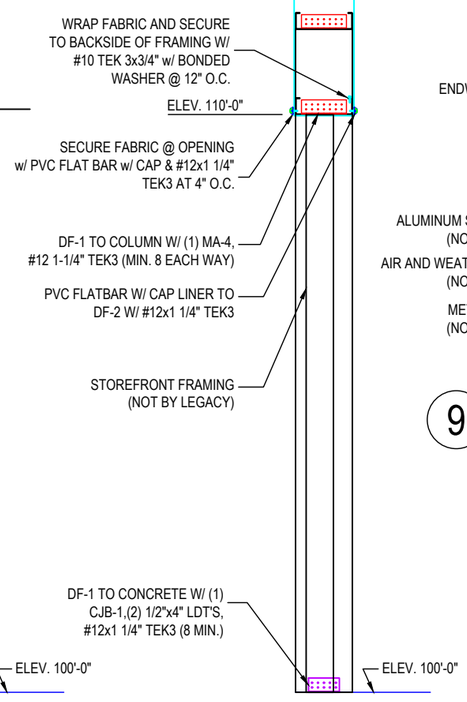
5 OVERHEAD DOOR SECTION
AT SIDEWALL SCALE: 11/32" = 1'-0"



6 WALK DOOR SECTION
AT F.L. H SCALE: 3/8" = 1'-0"

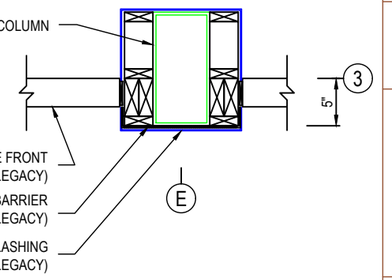


7 WALK DOOR SECTION
AT ENDWALL SCALE: 3/8" = 1'-0"



8 STOREFRONT SECTION
AT ENDWALL SCALE: 3/8" = 1'-0"

THERMAL PROTECTION AT STOREFRONT NOT BY LEGACY



9 STOREFRONT SECTION
AT FRAME LINE E SCALE: 3/4" = 1'-0"

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Item # 6.

TRAVERS PARK
138'-0"X273'-0"
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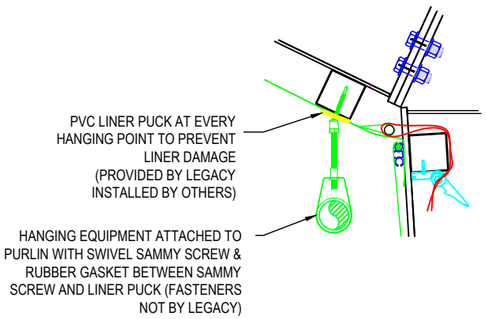
DOOR DETAILS

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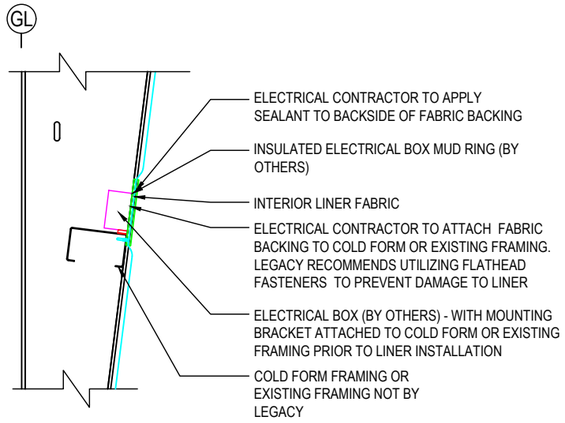
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S5.2



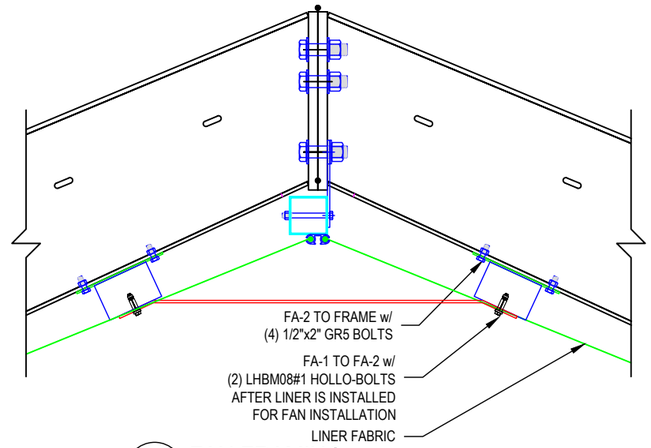
1 SUGGESTED PURLIN ATTACHMENT

SCALE: 3/4" = 1'-0"

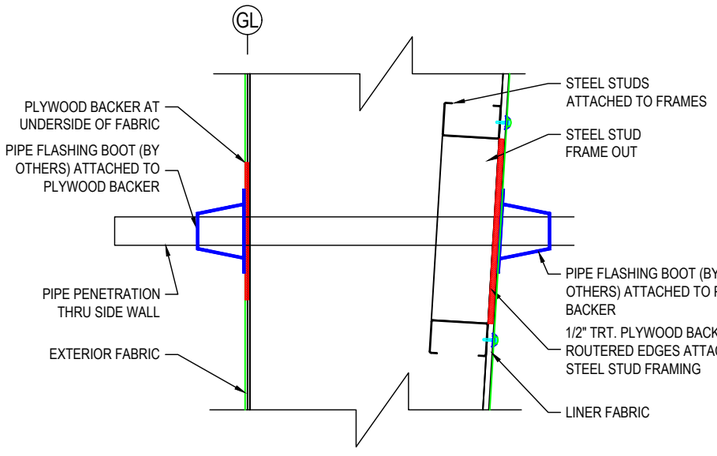


2 SUGGESTED ELECTRICAL BOX FINISH

AT LINER SCALE: 3/4" = 1'-0"

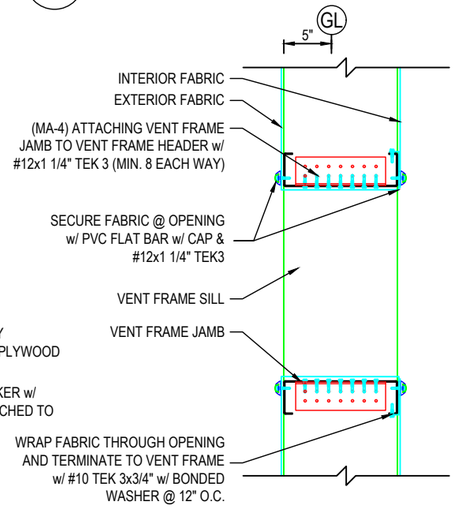


3 FAN FRAMING



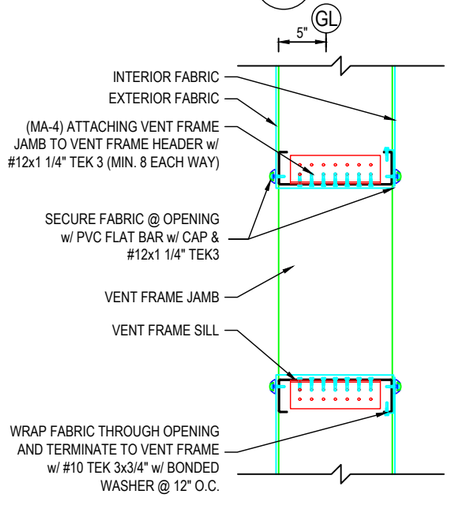
5 SUGGESTED PIPE PENETRATION DETAIL

SCALE: 3/4" = 1'-0"



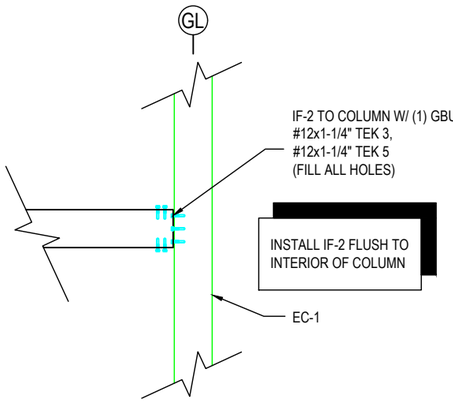
6 VENT FRAME JAMB TO SILL

AT ENDWALLS SCALE: 3/4" = 1'-0"



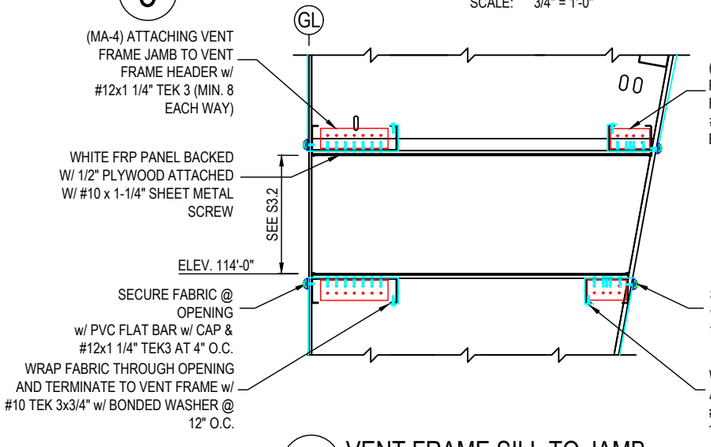
7 VENT FRAME SILL TO JAMB

AT ENDWALLS SCALE: 3/4" = 1'-0"



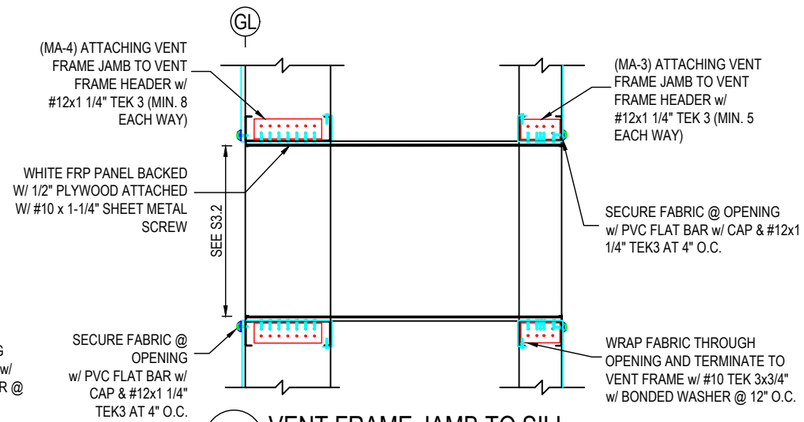
8 IF-2 ATTACHMENT DETAIL

AT EC-1 SCALE: 3/4" = 1'-0"



10 VENT FRAME SILL TO JAMB

AT SIDEWALL SCALE: 9/16" = 1'-0"



11 VENT FRAME JAMB TO SILL

AT SIDEWALL SCALE: 9/16" = 1'-0"

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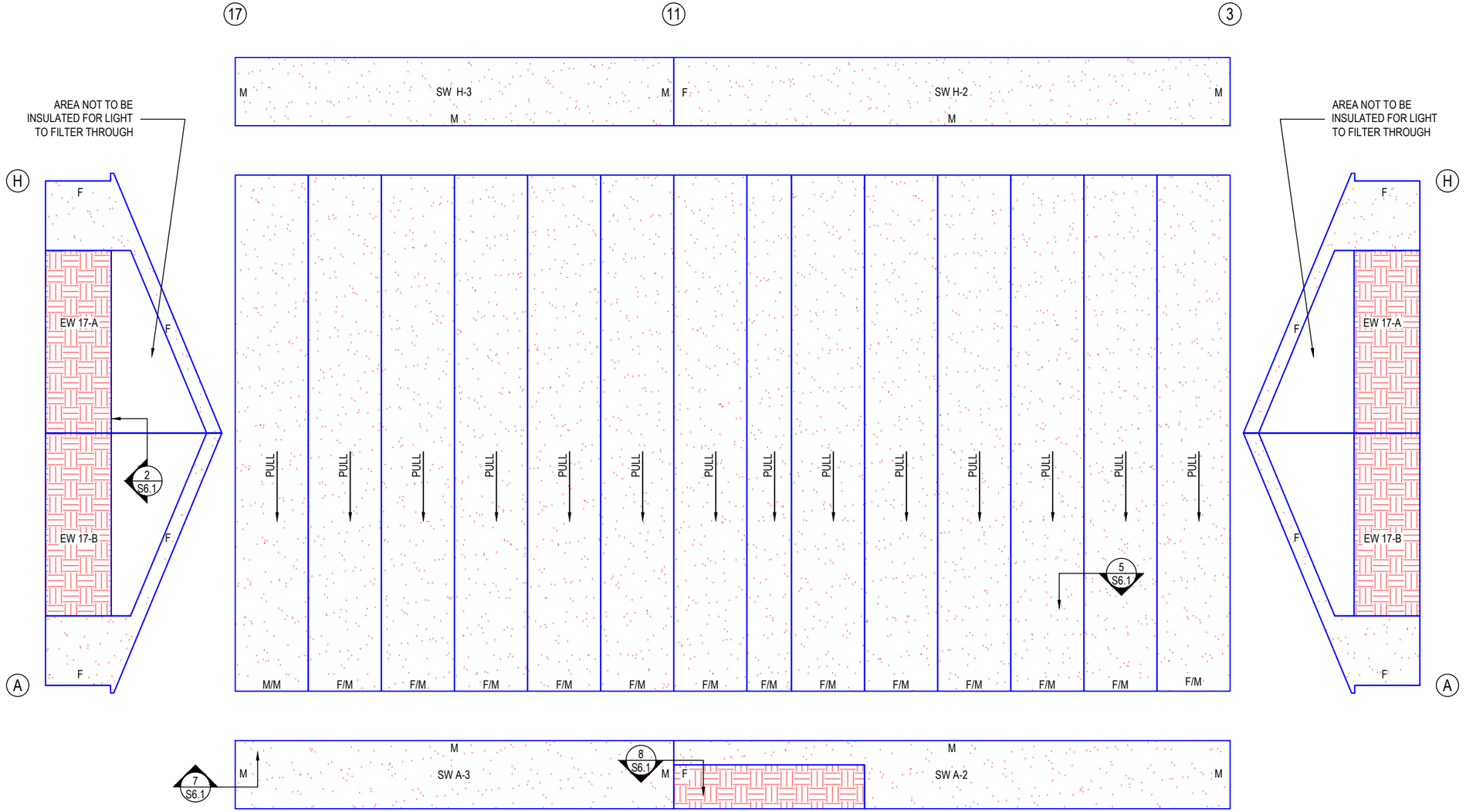
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Date: 9/11/2023
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Sheet Number:

S5.3



1 FABRIC LAYOUT

ALL PANELS VIEWED FROM EXTERIOR SCALE: 1/32" = 1'-0"

*NOTE: SEE PAGE S6.1 FOR FABRIC INSTALLATION DETAILS

*NOTE: APPLY AVALANCHE SIGNS @ SW DOORS ON JOBS w/ SNOW SHED

FABRIC KEY

- = 28oz E.T. ELITE WHITE
- = 28oz E.T. ELITE GRAY
- = 19oz E.T. PRO WHITE
- = 28oz E.T. ELITE BLUE

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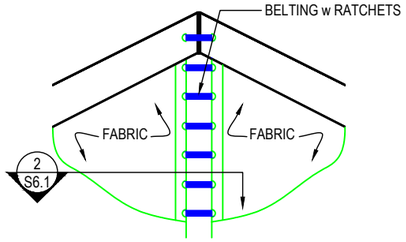
FABRIC LAYOUT

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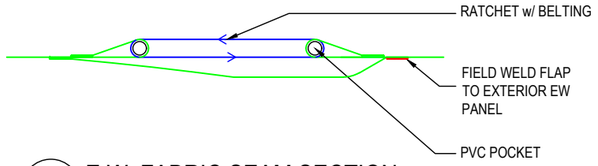
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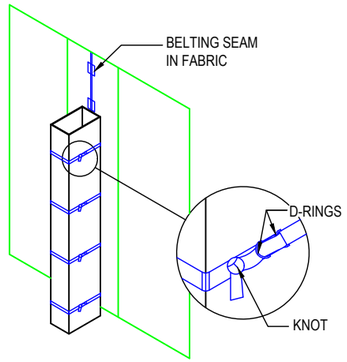
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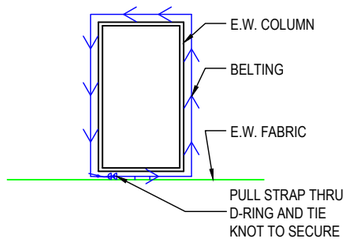
1 E.W. FABRIC LACING DETAIL
AS VIEWED FROM INSIDE



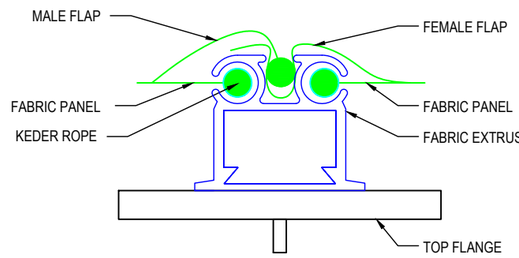
2 E.W. FABRIC SEAM SECTION



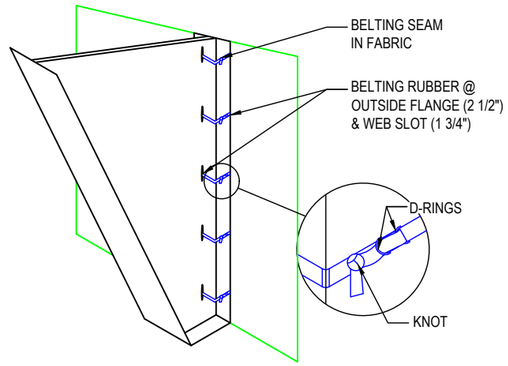
3 E.W. BELTING @ E.W. COLUMNS



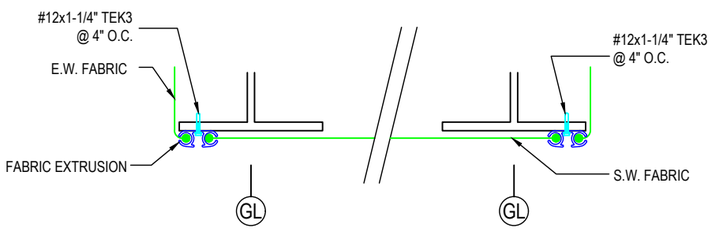
4 E.W. BELTING @ E.E.W. COLUMN SECTION



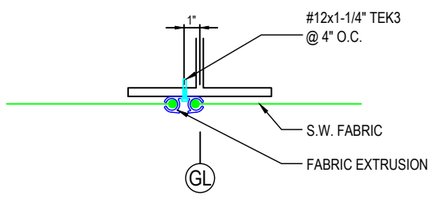
5 FABRIC EXTRUSION SECTION



6 S.W. BELTING @ S.W. COLUMN



7 TYP. FABRIC OUTSIDE CORNER



8 VERTICAL FABRIC SPLICE

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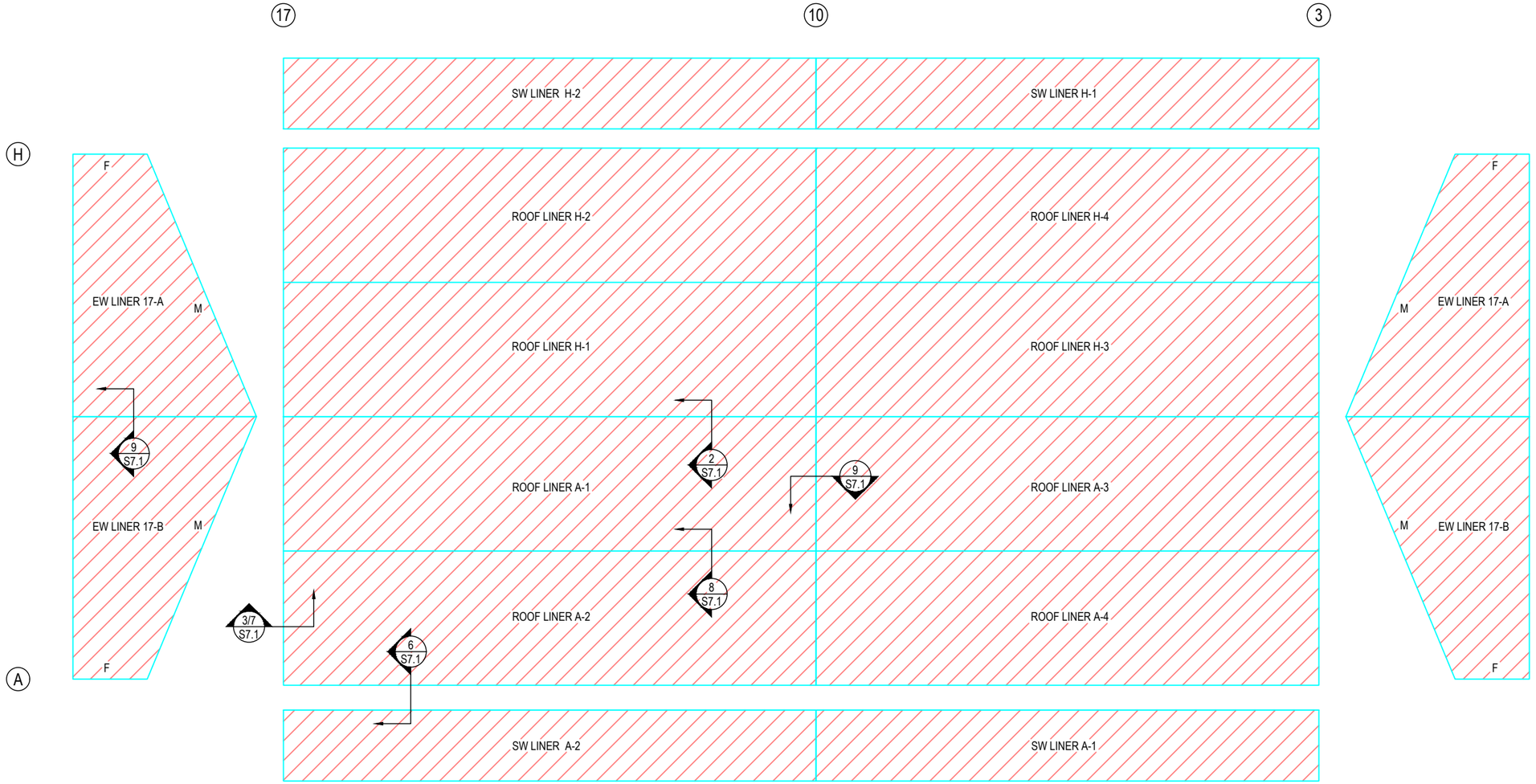
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S6.1



1 LINER LAYOUT
ALL PANELS VIEWED FROM INTERIOR SCALE: 1/32" = 1'-0"

*NOTE: SEE PAGE S7.1 FOR FABRIC INSTALLATION DETAILS

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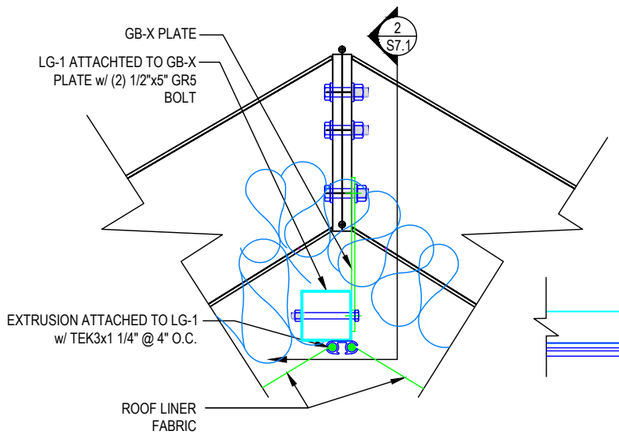
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LINER LAYOUT

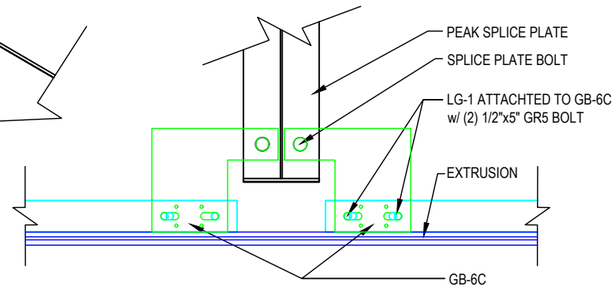
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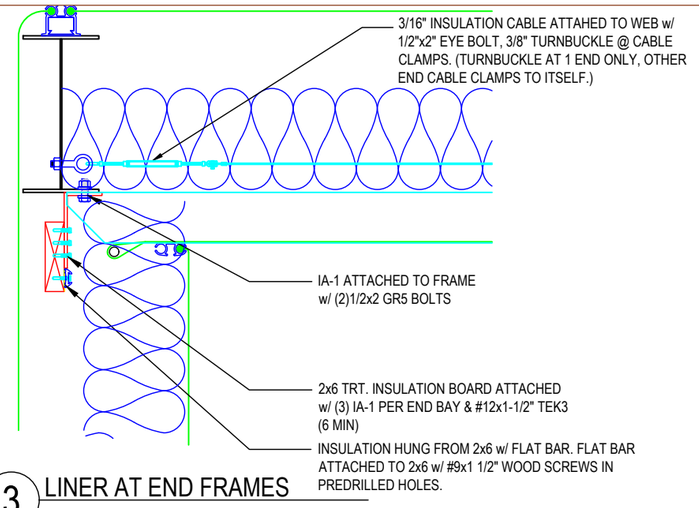
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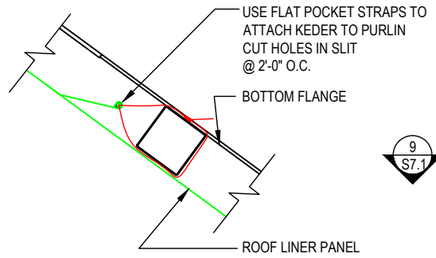
1 LINER AT PEAK



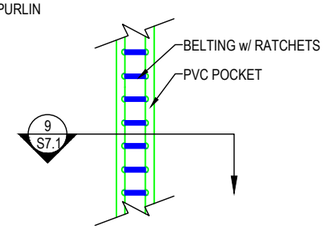
2 LINER AT PEAK SECTION



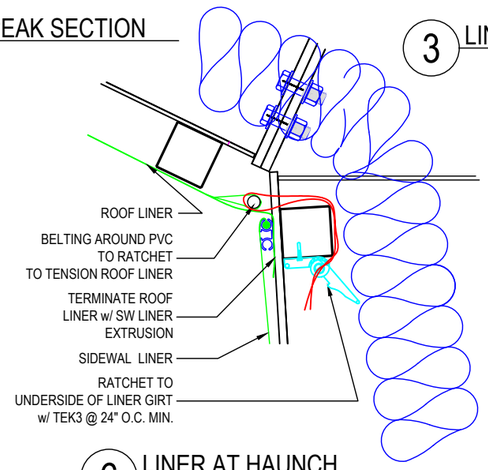
3 LINER AT END FRAMES



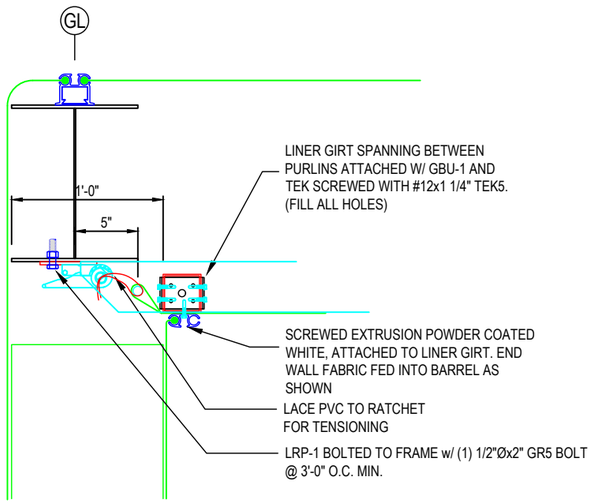
4 LINER TO PURLIN SECURING DETAIL



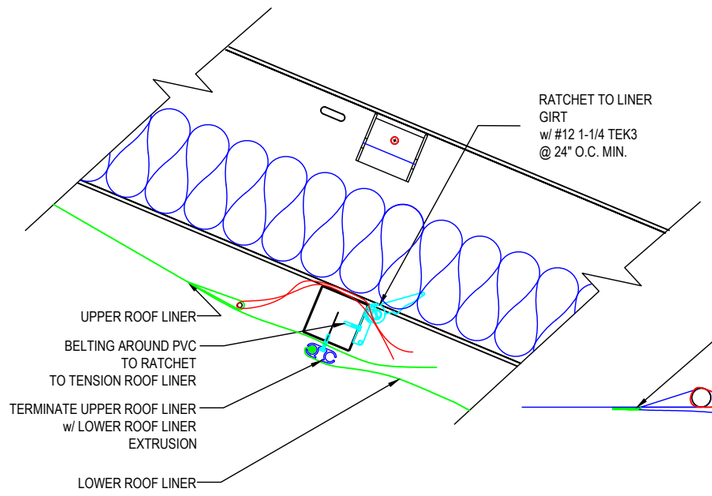
5 LINER AT SEAMS



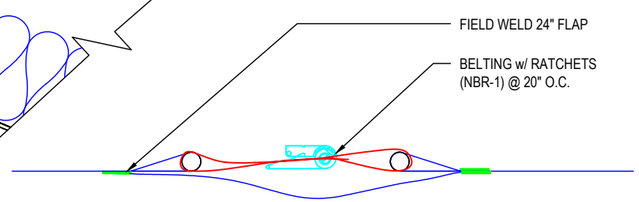
6 LINER AT HAUNCH



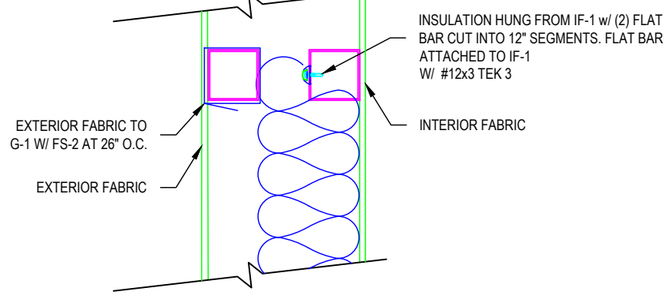
7 FALSE TRUSS DETAIL



8 LINER SEAM SECTION
AT HORIZONTAL SEAMS



9 LINER SEAM SECTION
AT VERTICAL SEAMS



10 END FRAME INSULATION DET.

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U.S. PATENTS
9,038,349; 9,334,653
OTHER PATENTS PENDING

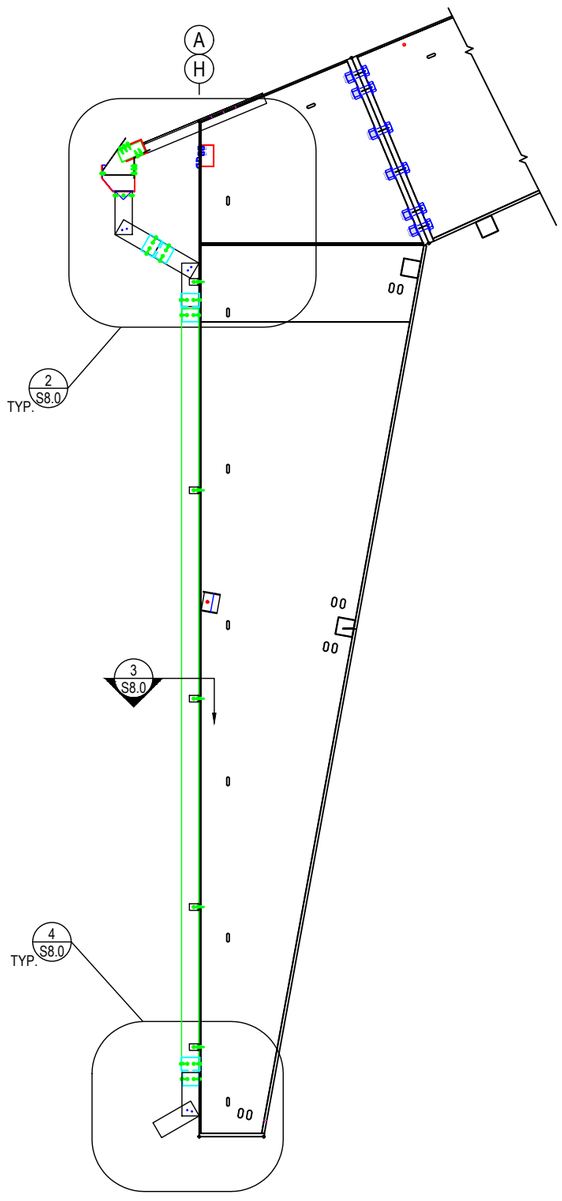
LINER DETAILS

DRAWING SET:		DATE:
1	BP & REACTIONS	5/3/2023
1	IN-HOUSE REVIEW	5/24/2023
1	IN-HOUSE APPROVAL	5/25/2023
2	CUSTOMER APPROVAL	9/11/2023
1		

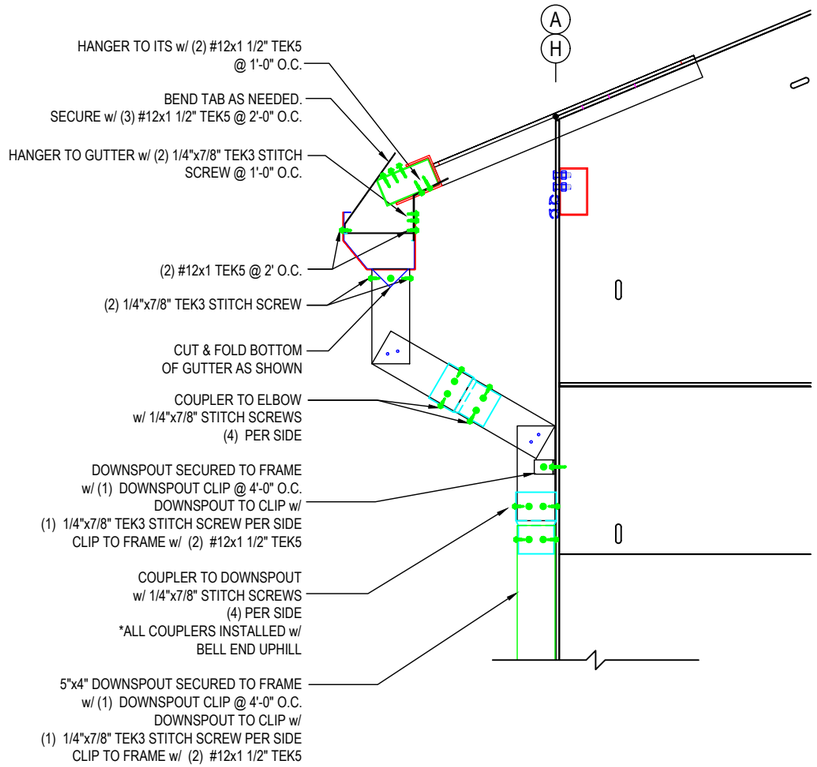
Project No.: 2023-25
Date: 9/11/2023
Drawn/Checked By: NJK / TEM

Sheet Number:

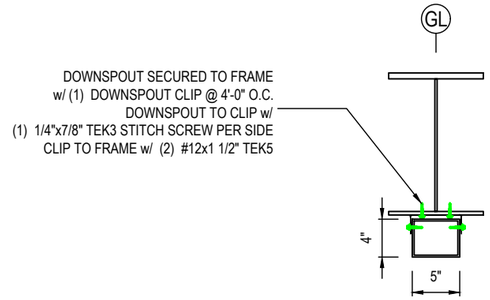
S7.1



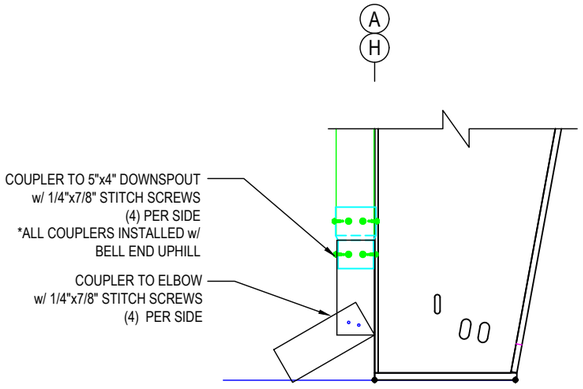
1 GUTTER DETAIL
AT COMMON FRAMES SCALE: 11/32" = 1'-0"



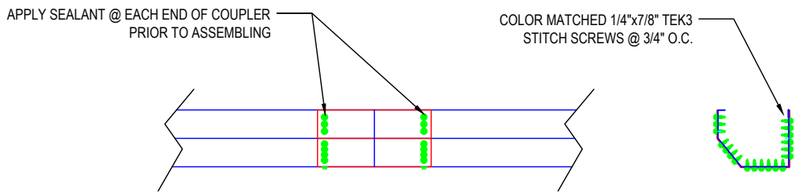
2 GUTTER CONNECTION @ EAVE
AT COMMON FRAMES SCALE: 3/4" = 1'-0"



3 GUTTER SECTION
AT DOWNSPOUT CLIP SCALE: 3/4" = 1'-0"



4 GUTTER CONNECTION @ FOUNDATION
AT COMMON FRAMES SCALE: 3/4" = 1'-0"



LEGACY BUILDING SOLUTIONS
www.LegacyBuildingSolutions.com
877-259-1528

TRAVERS PARK
138'-0"X273'-0"
SANDPOINT , ID

DRAWINGS FOR APPROVAL ONLY

Legacy Building Solutions
19500 County Rd 142
South Haven, MN 55382
p. 320-258-0500

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U.S. PATENTS 9,038,349; 9,334,653 OTHER PATENTS PENDING

TYPICAL GUTTER DETAILS

DRAWING SET:	DATE:
BP & REACTIONS	5/3/2023
IN-HOUSE REVIEW	5/24/2023
IN-HOUSE APPROVAL	5/25/2023
2 CUSTOMER APPROVAL	9/11/2023

Project No.: 2023-25
Date: 9/11/2023
Drawn/Checked By: NJK / TEM

Sheet Number:

S8.0

DocuSign Envelope ID: A631BA9F-0402-4A86-8FB7-030FEE44362E

City of Sandpoint
1123 Lake Street
Sandpoint, Idaho 83864

AGREEMENT A23-5300-5 FIRST AMENDMENT

Date: **March 31, 2023**

Contract Title: **A23-5300-5 -Agreement for Travers Park Renovations Ph1 – Construction Manager/General Contractor Services**
Contract Execution Date: **March 16, 2023**
Division/Section: **Parks & Recreation**
Construction Manager: **Ginno Construction of Idaho, Inc.**
Construction Manager Address: 3893 N. Schreiber Way, Coeur d'Alene, Idaho 83815

This Contract First Amendment shall become part of the original Contract.

Summary: Amend 6.1.5, Rental Rates; Article 6.1.6 Liquidated Damages, and Article 14.5 – Miscellaneous Provisions

A. **Article 6 – COMPENSATION FOR CONSTRUCTION PHASE SERVICES**
   a. **6.1.5 –** shall be amended as follows:
   Rental rates for Construction Manager-owned equipment shall not exceed Seventy-Five percent (75%) of the standard rental rate paid at the place of the Project.
   b. **6.1.6 –** shall be amended to change the Liquidated Damages from $1,400 to $1,000 for each day that expires after the date for Substantial Completion, as identified in this Agreement until the Work is substantially complete. All other language in this section shall remain as written in the original Agreement.

B. **Article 14 – MISCELLANEOUS PROVISIONS**
   a. **14.5 – Other Provisions** shall be amended and modified as follows:

   Construction Manager and any and all subcontractors, including subconsultants, shall acquire and maintain throughout the project, a City of Sandpoint Business License.

   In addition, all subcontractors, including subconsultants, shall be required to submit Certificates of Insurance, naming Owner as Additional Insured, with same policy limits as required by Contractor for Commercial Liability, Commercial Automobile, and Workers Compensation. Professional Liability, Errors and Omissions, insurance will be required for services provided by any subconsultants.

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For Preconstruction Phase, only the following insurance certificates are required by Construction Manager with limits as outlined in this Agreement:

General Liability, Commercial Automobile, and Workers Compensation.

The City of Sandpoint and Construction Manager hereby agree to amend or modify the above referenced Agreement as set forth herein.

City of Sandpoint

DocuSigned by:
50D5B32583CF437...

4/3/2023

Jennifer Stapleton Date
City Administrator

Ginno Construction of Idaho, Inc.

DocuSigned by:
7E1A19A6080F45F...

3/31/2023

Rich Wells Date
President

DocuSign Envelope ID: 3F192C2D-C412-4E26-83DB-6BE663C446CF

CITY OF SANDPOINT
Infrastructure & Development Services
CONTRACT CHANGE ORDER

Date: 4/28/2023

Travers Park Ph 1- CM/GC

Change Order No: **1**

Contractor: **Ginno Construction, Inc.**

Project No: **A23-5300-5**

This change order shall be full payment and final settlement of all claims for Contract time and for all costs of any kind, including costs of delays and inefficiency, related to any Work either covered or affected by the change, including all direct, indirect, impact, reduced productivity, costs due to extended schedule duration and any other claim by Contractor. By signing this change order, the Contractor waives any additional entitlement to additional compensation or schedule extension.

The following changes to the contract documents are issued:

Item	*Description*	*Change In Contract Price*
1	***Scope: Legacy Bilding Solutions: Engineering***	$26,500.00
	Justification: Legacy Building Solutions to provide engineering services for the Travers Sports Court facility. This work is being done as part of the pre-construction design development scope of work and is consistent with the services as identified in Ginno's contract for CM-GG.	
	Total Change In Contract Price:	***$26,500.00***

Original Contract Price:	*$20,000.00*
Prior Approved Change Orders:	*$0.00*
Revised Contract Price:	*$0.00*
Current Change Order Price:	**$26,500.00**
New Contract Price:	**$46,500.00**

Time provided for completion in the contract is:
*[**X**] unchanged, [ ] increased, [ ] decreased by **0** calendar days.*
*The Substantial Completion date for this contract is **Oct. 30, 2024.***

This document will become an amendment to the contract and all provisions of the contract will apply hereto.

Accepted By: DocuSigned by: Rich Wells 7E1A19A6080F45F... President — 4/29/2023
Contractor (Ginno Construction Co.) — Date

Recommended By: DocuSigned by: [signature] Principal — 5/2/2023
Architect (ALSC Architects) — Date

Recommended By: Maeve Victoria Nevins Lanyar — 04/28/2023
City of Sandpoint, Project Manager — Date

Approved By: DocuSigned by: [signature] — 5/10/2023
City of Sandpoint, City Administrator — Date

Approved By:
Administrator or Mayor *(if required)* — Date

Reviewed By:

Finance Director	Date
Grants Administrator	Date

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PCCO #001

Ginno Construction Company
3893 North Schreiber Way
Coeur d'Alene, Idaho 83815
Phone: (208) 667-5560
Fax: (208) 665-0471

Project: 23-10 - Travers Park Reno: Phase 1

Prime Contract Change Order #001: Owner Change Order #1

TO:	**City of Sandpoint** 1123 Lake St. Sandpoint, Idaho 83864	**FROM:**	**Ginno Construction Company** 3893 North Schreiber Way Coeur d'Alene Idaho 83815
DATE CREATED:	4/ 25 /2023	**CREATED BY:**	Matt Gray **(Ginno Construction Company)**
CONTRACT STATUS:	Pending - Proceeding	**REVISION:**	0
DESIGNATED REVIEWER:	Matt Gray **(Ginno Construction Company)**	**REVIEWED BY:**	
DUE DATE:		**REVIEW DATE:**	
INVOICED DATE:		**PAID DATE:**	
SCHEDULE IMPACT:	0 days	**EXECUTED:**	No
CONTRACT FOR:	1:Travers Park Reno: Phase 1	**TOTAL AMOUNT:**	$ 26,500.00

DESCRIPTION:
Owner Change Order #1

Legacy Building: Engineering

ATTACHMENTS:

POTENTIAL CHANGE ORDERS IN THIS CHANGE ORDER:

PCO #	Title	Schedule Impact	Amount
001	Legacy Building Solutions: Engineering	0 days	26,500.00
		TOTAL:	**$ 26,500.00**

CHANGE ORDER LINE ITEMS:

PCO # 001 : Legacy Building Solutions: Engineering

#	Cost Code	Description	Type	Amount
1	13-3400 - Fab Engineered Structures	Legacy Building Solutions: Engineering	OTHER	$ 25,000.00
			Subtotal:	$25,000.00
			Contractor Fee: 6.00% Applies to MATERIAL, LABOR, RENTAL, SUBCONTRACT, and OTHER.	1,500.00
			Grand Total:	**$26,500.00**

The original (Contract Sum)	$ 20,000.00
Net change by previously authorized Change Orders	$ 0.00
The contract sum prior to this Change Order was	$ 20,000.00
The contract sum would be changed by this Change Order in the amount of	$ 26,500.00
The new contract sum including this Change Order will be	$ 46,500.00

The contract time will not be changed by this Change Order by 0 days

DocuSign Envelope ID: 3F192C2D-C412-4E26-83DB-6BE663C446CF

PCCO #001

GINNO CONSTRUCTION CO.

SANDPOINT

Rustin Hall (ALSC Architects)
203 N. Washington Suite 400
Spokane Washington 99201

SIGNATURE **DATE**

City of Sandpoint
1123 Lake St.
Sandpoint Idaho 83864

SIGNATURE **DATE**

Ginno Construction Company
3893 North Schreiber Way
Coeur d'Alene Idaho 83815

4/25/2023

SIGNATURE **DATE**

DocuSign Envelope ID: 3F192C2D-C412-4E26-83DB-6BE663C446CF

GINNO CONSTRUCTION CO.

COMMERCIAL INDUSTRIAL RESIDENTIAL

April 19, 2023

Notice to Proceed

Job No: 23-10
Job Name: Travers Park Renovations, Phase I

This letter shall serve as the formal Notice to Proceed with Engineering for the above referenced project. The intent is to produce all engineered shop drawings and specifications for formal approval by the design team and Ginno Construction.

Please proceed immediately to begin engineering per the attached documentation issued by Legacy Building Systems on 04.03.2023. This will require direct coordination with Ginno Construction and the design team led by ALSC Architects.

Ginno looks forward to and anticipates your participation in providing these services to ensure the success of this project for all parties involved.

Your signature below indicates that you have received this Notice to Proceed, and understand Ginno's contractual requirements. Please return this signed letter prior at your earliest convenience.

Thank you for the attention you have already given in advancing this project.

Sincerely,

Matt Gray
Director of Project Delivery
Senior Project Manager

Acknowledged by:

Company Name: Legacy Building Solutions, Inc.

Signature: Eric P Donnay

Name & Title: Eric Donnay, General Manager

Date: 4.24.2023

DocuSign Envelope ID: 3F192C2D-C412-4E26-83DB-6BE663C446CF

Item # 6.

Inv

Legacy Building Solutions, Inc.
19500 County Road 142
South Haven, MN 55382-9240

Phone #320-258-0500

LEGACY
BUILDING SOLUTIONS

Date	Invoice #
4/3/2023	4270

Bill To	Ship To
Ginno Construction 3893 N Schreiber Way Coeur d' Alene, ID 83815	2100 Pine St. Sandpoint, ID 83864

P.O. Number	Terms	Due Date	Payment Type	Rep	Project
	Net 30	5/3/2023	Payable in U.S. Dollars	SH	2023-25

Quantity	Description	Price Each	Amount
1	Engineering deposit	25,000.00	25,000.00
	Sales Tax	6.00%	0.00

Thank you for your business!

Total $25,000.00

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Letter of Intent

This Agreement made this 3rd day of April, 2023, by and between **Legacy Building Solutions Inc.** with a business address of 19500 County Road 142, South Haven, MN 55382 (hereinafter referred to as "Legacy") and Ginno Construction with a business address of 3893 N Schreiber Way, Coeur d' Alene, ID, 83815 (hereinafter referred to as "Client"). Legacy and Client shall be collectively referred to as the "Parties".

This Agreement is to express the Client's intent to purchase the products and services, as stated below in Para. 1, for the project located at 2100, Pine St., Sandpoint, ID, and Legacy's intent to provide engineering services and stamped drawings for the project's requirements.

1. **Definitions and Description of Products and Services.**

Note:
Include the 40 foot canopy

Delivery and installation of one structure approximately:

Size: **138' wide x 272' long** (37,536 sq. ft.) Legacy Building Solutions structure complete with:

- Rigid Steel Frames
- Exterior and Interior Fabric (ExxoTec Elite 28 oz and ExxoTec Pro 19 oz)
- Stamped Engineered Drawings
- Delivery to Site
- Complete Installation: Legacy will provide supervision, equipment and all specialty tools to install structure

2. Other Client considerations to be contracted with General Contractor:

- Architect, civil engineering services needed.
- Concrete foundation (needs to meet specs of Legacy stamped and approved building drawings).
- Permits and bonding fees.
- **All other aspects of the job not defined in description of services provided by Legacy.**

3. Pre-Contract Deposits.

Engineering

EPD / _____
Legacy Initial / Client Initial

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With this Agreement, Client shall make a (Non-refundable) engineering deposit in the amount of $25,000.00 to Legacy. Said deposit is required by Legacy to:

a. Render project shop drawings and calculations.
b. Issue stamped drawings and summary reactions for client's permitting process.

Legacy will not begin work on the project until the non-refundable deposit has been received.

In the event Client enters into a formal contractual agreement for Legacy's Products and Services, the $25,000.00 engineering deposit will be credited to the Sales Contract purchase price and credited to the final invoice, upon the substantial completion of Legacy's Scope of Work.

4. Obligations.

Client

Upon signing this Agreement, Client agrees that information provided by Legacy will be kept in confidence and Client will not provide said information to competitive building providers.

Legacy Building Solutions, Inc.

Legacy will deliver 'shop/permit drawings' within 28 days of approval of preliminary drawings, scope and design, following receipt of this agreement and non-refundable engineering deposit.

5. Limits of Liability.

The Parties' obligation to enter into a subsequent contract for the purchase of Legacy's material and services shall be considered null and void in the event the Client is unable to execute such subsequent contracts for reasons including, but not limited to: Client's failure to secure adequate financing, failure to secure permits, and force majeure. The matters set forth within this Agreement are an expression of the Parties' mutual intent only and are contingent upon a site inspection and the negotiation and execution of Legacy's Sales Contract for the provision of products and services setting forth the terms and conditions of the purchase.

Legacy Building Solutions, Inc.	**Ginno Construction**
By: Eric Donnay	**By:** Matt Gray
Title: General Manager	**Title:** Director of Project Delivery / Sr. PM
Signature: Eric P Donnay	**Signature:**
Date: 4.24.2023	**Date:** 04.19.2023

EPD / _____
Legacy Initial / Client Initial

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AIA® Document A133® – 2019

Standard Form of Agreement Between Owner and Construction Manager as Constructor where the basis of payment is the Cost of the Work Plus a Fee with a Guaranteed Maximum Price

AGREEMENT made as of the 16 day of March in the year 2023
(In words, indicate day, month, and year.)

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

City of Sandpoint
1123 Lake Street
Sandpoint, Idaho 83864

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

Ginno Construction of Idaho, Inc.
3893 N. Schreiber Way
Coeur d'Alene, Idaho 83815
Telephone Number: 208-667-5560

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

A23-5300-5 Travers Park Renovations, Phase I
2016 Pine Street
Sandpoint, Idaho 83864
Construct a functionally complete Parks and Recreation Sports Court Indoor Facility ("Project") consisting of an approximate 34,460/SF size, 256' x 132', tension fabric and rigid pre-engineered steel-framed building to acommodate indoor (4) tennis courts, multi-striped with sixteen (16) pickleball courts. The interior area for the courts is approximately 29,700/SF. The facility should include a reception desk and main entry area with controlled access into the facility, a vestibule at main entry to capture debris, etc., lockers, hooks and cubbies storage for day users, storage area for maintenance supplies and recreation equipment, a multi-use community room with capacity for 50 people with access/proximity to both indoor courts and outdoor plaza, toilets/changing rooms and shower (four toilet/changing rooms accessible to the indoor facility, one with a shower and three toilet rooms are to be accessible to the exterior plaza and park. The facility should also include, but not limited to, related site improvements, including and outdoor gateway/plaza/trailhead that will serve to integrate the building with the adjacent park uses, and related site landscaping improvements.

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

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

AIA Document A201™–2017, General Conditions of the Contract for Construction, is adopted in this document by reference. Do not use with other general conditions unless this document is modified.

Init.
/

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User Notes: Builder's Risk Requirements: The builder's risk insurance must: 1.be written on a builder's risk "all risk" policy form that at a minimum includes insurance for physical loss or damage to the Work, temporary buildings, falsework, and materials and equipment stored and in transit, and must not exclude the coverage of the following risks: fire; windstorm; hail; flood; earthquake, volcanic activity, and other earth movement; lightning; riot; civil commotion; terrorism;

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

ALSC Architects
203 N. Washington, Suite 400
Spokane, Washington 99201
Telephone Number: 509-838-8568

The Owner and Construction Manager agree as follows.

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User Notes: Builder's Risk Requirements: The builder's risk insurance must: 1.be written on a builder's risk "all risk" policy form that at a minimum includes insurance for physical loss or damage to the Work, temporary buildings, falsework, and materials and equipment stored and in transit, and must not exclude the coverage of the following risks: fire: windstorm: hail: flood: earthquake, volcanic activity, and other earth movement: lightning: riot: civil commotion: terrorism:

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4 OWNER'S RESPONSIBILITIES

5 COMPENSATION AND PAYMENTS FOR PRECONSTRUCTION PHASE SERVICES

6 COMPENSATION FOR CONSTRUCTION PHASE SERVICES

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8 DISCOUNTS, REBATES, AND REFUNDS

9 SUBCONTRACTS AND OTHER AGREEMENTS

10 ACCOUNTING RECORDS

11 PAYMENTS FOR CONSTRUCTION PHASE SERVICES

12 DISPUTE RESOLUTION

13 TERMINATION OR SUSPENSION

14 MISCELLANEOUS PROVISIONS

15 SCOPE OF THE AGREEMENT

EXHIBIT A GUARANTEED MAXIMUM PRICE AMENDMENT
EXHIBIT B INSURANCE AND BONDS

ARTICLE 1 INITIAL INFORMATION

§ 1.1 This Agreement is based on the Initial Information set forth in this Section 1.1.
(For each item in this section, insert the information or a statement such as "not applicable" or "unknown at time of execution.")

§ 1.1.1 The Owner's program for the Project, as described in Section 4.1.1:
(Insert the Owner's program, identify documentation that establishes the Owner's program, or state the manner in which the program will be developed.)

Not applicable

§ 1.1.2 The Project's physical characteristics:
(Identify or describe pertinent information about the Project's physical characteristics, such as size; location; dimensions; geotechnical reports; site boundaries; topographic surveys; traffic and utility studies; availability of public and private utilities and services; legal description of the site, etc.)

Project location: 2016 Pine Street, Sandpoint, Idaho 83864. The building and plaza site is located within a 14.9 acre City owned park parcel located on the south side of Travers Park.

§ 1.1.3 The Owner's budget for the Guaranteed Maximum Price, as defined in Article 6:
(Provide total and, if known, a line item breakdown.)

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User Notes: Builder's Risk Requirements: The builder's risk insurance must: 1.be written on a builder's risk "all risk" policy form that at a minimum includes insurance for physical loss or damage to the Work, temporary buildings, falsework, and materials and equipment stored and in transit, and must not exclude the coverage of the following risks: fire: windstorm: hail: flood: earthquake. volcanic activity. and other earth movement: lightning: riot: civil commotion: terrorism:

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Project Budget, which is not inclusive of Professional Design Services Fee is $7,000,000.

§ 1.1.4 The Owner's anticipated design and construction milestone dates:

.1 Design phase milestone dates, if any:

March 16, 2023 - Notice to Proceed

.2 Construction commencement date:

To be determined

.3 Substantial Completion date or dates:

October 30, 2024

.4 Other milestone dates:

April 30, 2024 - functionally complete facility
September 01, 2024 - landscape and associated hardscape completion.

§ 1.1.5 The Owner's requirements for accelerated or fast-track scheduling, or phased construction, are set forth below:
(Identify any requirements for fast-track scheduling or phased construction.)

Owner will provide staff assistance to facilitate accelerated design, permitting, and construction, where possible.

§ 1.1.6 The Owner's anticipated Sustainable Objective for the Project:
(Identify and describe the Owner's Sustainable Objective for the Project, if any.)

Deliver a functionally complete sports court facility and integrated plaza/gateway/trailhead that meets the Minimum Performance Criteria for the Travers Park Renovations, Phase I.

§ 1.1.6.1 If the Owner identifies a Sustainable Objective, the Owner and Construction Manager shall complete and incorporate AIA Document E234™–2019, Sustainable Projects Exhibit, Construction Manager as Constructor Edition, into this Agreement to define the terms, conditions and services related to the Owner's Sustainable Objective. If E234–2019 is incorporated into this agreement, the Owner and Construction Manager shall incorporate the completed E234–2019 into the agreements with the consultants and contractors performing services or Work in any way associated with the Sustainable Objective.

§ 1.1.7 Other Project information:
(Identify special characteristics or needs of the Project not provided elsewhere.)

§ 1.1.8 The Owner identifies the following representative in accordance with Section 4.2:
(List name, address, and other contact information.)

Maeve Nevins-Lavtar - Project Manager
1123 Lake Street
Sandpoint, Idaho 83864
Telephone Number: 208-946-2711

Email Address: mnevinslavtar@sandpointidaho.gov

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§ 1.1.9 The persons or entities, in addition to the Owner's representative, who are required to review the Construction Manager's submittals to the Owner are as follows:
(List name, address and other contact information.)

ALSC Architects

§ 1.1.10 The Owner shall retain the following consultants and contractors:
(List name, legal status, address, and other contact information.)

.1 Geotechnical Engineer:

To be determined

.2 Civil Engineer:

To be determined

.3 Other, if any:
(List any other consultants retained by the Owner, such as a Project or Program Manager.)

To be determined

§ 1.1.11 The Architect's representative:
(List name, address, and other contact information.)

Rustin Hall
203 N. Washington, Suite 400
Spokane, Washington 99201
Telephone Number: 509-838-8568

Email Address: rhall@alscarchitects.com

§ 1.1.12 The Construction Manager identifies the following representative in accordance with Article 3:
(List name, address, and other contact information.)

Matt Gray - Project Manager
3893 N. Schreiber Way
Coeur d'Alene, Idaho 83815
Telephone Number: 208-667-5560

Email Address: matt@ginnoconstruction.com

§ 1.1.13 The Owner's requirements for the Construction Manager's staffing plan for Preconstruction Services, as required under Section 3.1.9:
(List any Owner-specific requirements to be included in the staffing plan.)

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User Notes: Builder's Risk Requirements: The builder's risk insurance must: 1.be written on a builder's risk "all risk" policy form that at a minimum includes insurance for physical loss or damage to the Work, temporary buildings, falsework, and materials and equipment stored and in transit, and must not exclude the coverage of the following risks: fire; windstorm; hail; flood; earthquake, volcanic activity, and other earth movement; lightning; riot; civil commotion; terrorism;

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Staffing plan per Statement of Qualifications received by Construction Manager.

§ 1.1.14 The Owner's requirements for subcontractor procurement for the performance of the Work:
(List any Owner-specific requirements for subcontractor procurement.)

Those portions of the Work that the Construction Manager does not customarily perform shall be performed under subcontracts or by other appropriate agreements with the Construction Manager. Pursuant to Idaho Code Section 54-4511, competitive bids shall be solicited from not less than three (3) contractors or suppliers deemed to be qualified by the Construction Manager. All bids shall be opened publicly in the presence of Owner and once opened, bids
shall be subject to the public record requirements outlined in Title 74, Idaho Code.

§ 1.1.15 Other Initial Information on which this Agreement is based:

Owner or Owner's Representative will make final decisions for work provided for under this Agreement.

§ 1.2 The Owner and Construction Manager may rely on the Initial Information. Both parties, however, recognize that such information may materially change and, in that event, the Owner and the Construction Manager shall appropriately adjust the Project schedule, the Construction Manager's services, and the Construction Manager's compensation. The Owner shall adjust the Owner's budget for the Guaranteed Maximum Price and the Owner's anticipated design and construction milestones, as necessary, to accommodate material changes in the Initial Information.

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

ARTICLE 2 GENERAL PROVISIONS

§ 2.1 The Contract Documents

The Contract Documents consist of this Agreement, Conditions of the Contract (General, Supplementary and other Conditions), Drawings, Specifications, Addenda issued prior to execution of this Agreement, other documents listed in this Agreement, and Modifications issued after execution of this Agreement, all of which form the Contract and are as fully a part of the Contract as if attached to this Agreement or repeated herein. Upon the Owner's acceptance of the Construction Manager's Guaranteed Maximum Price proposal, the Contract Documents will also include the documents described in Section 3.2.3 and identified in the Guaranteed Maximum Price Amendment and revisions prepared by the Architect and furnished by the Owner as described in Section 3.2.8. The Contract represents the entire and integrated agreement between the parties hereto and supersedes prior negotiations, representations or agreements, either written or oral. If anything in the other Contract Documents, other than a Modification, is inconsistent with this Agreement, this Agreement shall govern. An enumeration of the Contract Documents, other than a Modification, appears in Article 15.

§ 2.2 Relationship of the Parties

The Construction Manager accepts the relationship of trust and confidence established by this Agreement and covenants with the Owner to cooperate with the Architect and exercise the Construction Manager's skill and judgment in furthering the interests of the Owner to furnish efficient construction administration, management services, and supervision; to furnish at all times an adequate supply of workers and materials; and to perform the Work in an expeditious and economical manner consistent with the Owner's interests. The Owner agrees to furnish or approve, in a timely manner, information required by the Construction Manager and to make payments to the Construction Manager in accordance with the requirements of the Contract Documents.

§ 2.3 General Conditions

§ 2.3.1 For the Preconstruction Phase, AIA Document A201™–2017, General Conditions of the Contract for Construction, shall apply as follows: Section 1.5, Ownership and Use of Documents; Section 1.7, Digital Data Use and Transmission; Section 1.8, Building Information Model Use and Reliance; Section 2.2.4, Confidential Information; Section 3.12.10, Professional Services; Section 10.3, Hazardous Materials; Section 13.1, Governing Law. The term "Contractor" as used in A201–2017 shall mean the Construction Manager.

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User Notes: Builder's Risk Requirements: The builder's risk insurance must: 1.be written on a builder's risk "all risk" policy form that at a minimum includes insurance for physical loss or damage to the Work, temporary buildings, falsework, and materials and equipment stored and in transit, and must not exclude the coverage of the following risks: fire; windstorm; hail; flood; earthquake, volcanic activity, and other earth movement; lightning; riot; civil commotion; terrorism;

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§ 2.3.2 For the Construction Phase, the general conditions of the contract shall be as set forth in A201–2017, which document is incorporated herein by reference. The term "Contractor" as used in A201–2017 shall mean the Construction Manager.

ARTICLE 3 CONSTRUCTION MANAGER'S RESPONSIBILITIES

The Construction Manager's Preconstruction Phase responsibilities are set forth in Sections 3.1 and 3.2, and in the applicable provisions of A201-2017 referenced in Section 2.3.1. The Construction Manager's Construction Phase responsibilities are set forth in Section 3.3. The Owner and Construction Manager may agree, in consultation with the Architect, for the Construction Phase to commence prior to completion of the Preconstruction Phase, in which case, both phases will proceed concurrently. The Construction Manager shall identify a representative authorized to act on behalf of the Construction Manager with respect to the Project.

§ 3.1 Preconstruction Phase

§ 3.1.1 Extent of Responsibility

The Construction Manager shall exercise reasonable care in performing its Preconstruction Services. The Owner and Architect shall be entitled to rely on, and shall not be responsible for, the accuracy, completeness, and timeliness of services and information furnished by the Construction Manager. The Construction Manager, however, does not warrant or guarantee estimates and schedules except as may be included as part of the Guaranteed Maximum Price. The Construction Manager is not required to ascertain that the Drawings and Specifications are in accordance with applicable laws, statutes, ordinances, codes, rules and regulations, or lawful orders of public authorities, but the Construction Manager shall promptly report to the Architect and Owner any nonconformity discovered by or made known to the Construction Manager as a request for information in such form as the Architect may require.

§ 3.1.2 The Construction Manager shall provide a preliminary evaluation of the Owner's program, schedule and construction budget requirements, each in terms of the other.

§ 3.1.3 Consultation

§ 3.1.3.1 The Construction Manager shall schedule and conduct meetings with the Architect and Owner to discuss such matters as procedures, progress, coordination, and scheduling of the Work.

§ 3.1.3.2 The Construction Manager shall advise the Owner and Architect on proposed site use and improvements, selection of materials, building systems, and equipment. The Construction Manager shall also provide recommendations to the Owner and Architect, consistent with the Project requirements, on constructability; availability of materials and labor; time requirements for procurement, installation and construction; prefabrication; and factors related to construction cost including, but not limited to, costs of alternative designs or materials, preliminary budgets, life-cycle data, and possible cost reductions. The Construction Manager shall consult with the Architect regarding professional services to be provided by the Construction Manager during the Construction Phase.

§ 3.1.3.3 The Construction Manager shall assist the Owner and Architect in establishing building information modeling and digital data protocols for the Project, using AIA Document E203™–2013, Building Information Modeling and Digital Data Exhibit, to establish the protocols for the development, use, transmission, and exchange of digital data.

§ 3.1.4 Project Schedule

When Project requirements in Section 4.1.1 have been sufficiently identified, the Construction Manager shall prepare and periodically update a Project schedule for the Architect's review and the Owner's acceptance. The Construction Manager shall obtain the Architect's approval for the portion of the Project schedule relating to the performance of the Architect's services. The Project schedule shall coordinate and integrate the Construction Manager's services, the Architect's services, other Owner consultants' services, and the Owner's responsibilities; and identify items that affect the Project's timely completion. The updated Project schedule shall include the following: submission of the Guaranteed Maximum Price proposal; components of the Work; times of commencement and completion required of each Subcontractor; ordering and delivery of products, including those that must be ordered in advance of construction; and the occupancy requirements of the Owner.

Init.

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User Notes: Builder's Risk Requirements: The builder's risk insurance must: 1.be written on a builder's risk "all risk" policy form that at a minimum includes insurance for physical loss or damage to the Work, temporary buildings, falsework, and materials and equipment stored and in transit, and must not exclude the coverage of the following risks: fire; windstorm; hail; flood; earthquake, volcanic activity, and other earth movement; lightning; riot; civil commotion; terrorism;

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§ 3.1.5 Phased Construction
The Construction Manager, in consultation with the Architect, shall provide recommendations with regard to accelerated or fast-track scheduling, procurement, and sequencing for phased construction. The Construction Manager shall take into consideration cost reductions, cost information, constructability, provisions for temporary facilities, and procurement and construction scheduling issues.

§ 3.1.6 Cost Estimates
§ 3.1.6.1 Based on the preliminary design and other design criteria prepared by the Architect, the Construction Manager shall prepare, for the Architect's review and the Owner's approval, preliminary estimates of the Cost of the Work or the cost of program requirements using area, volume, or similar conceptual estimating techniques. If the Architect or Construction Manager suggests alternative materials and systems, the Construction Manager shall provide cost evaluations of those alternative materials and systems.

§ 3.1.6.2 As the Architect progresses with the preparation of the Schematic Design, Design Development and Construction Documents, the Construction Manager shall prepare and update, at appropriate intervals agreed to by the Owner, Construction Manager and Architect, an estimate of the Cost of the Work with increasing detail and refinement. The Construction Manager shall include in the estimate those costs to allow for the further development of the design, price escalation, and market conditions, until such time as the Owner and Construction Manager agree on a Guaranteed Maximum Price for the Work. The estimate shall be provided for the Architect's review and the Owner's approval. The Construction Manager shall inform the Owner and Architect in the event that the estimate of the Cost of the Work exceeds the latest approved Project budget, and make recommendations for corrective action.

§ 3.1.6.3 If the Architect is providing cost estimating services as a Supplemental Service, and a discrepancy exists between the Construction Manager's cost estimates and the Architect's cost estimates, the Construction Manager and the Architect shall work together to reconcile the cost estimates.

§ 3.1.7 As the Architect progresses with the preparation of the Schematic Design, Design Development and Construction Documents, the Construction Manager shall consult with the Owner and Architect and make recommendations regarding constructability and schedules, for the Architect's review and the Owner's approval.

§ 3.1.8 The Construction Manager shall provide recommendations and information to the Owner and Architect regarding equipment, materials, services, and temporary Project facilities.

§ 3.1.9 The Construction Manager shall provide a staffing plan for Preconstruction Phase services for the Owner's review and approval.

§ 3.1.10 If the Owner identified a Sustainable Objective in Article 1, the Construction Manager shall fulfill its Preconstruction Phase responsibilities as required in AIA Document E234™–2019, Sustainable Projects Exhibit, Construction Manager as Constructor Edition, attached to this Agreement.

§ 3.1.11 Subcontractors and Suppliers
§ 3.1.11.1 If the Owner has provided requirements for subcontractor procurement in section 1.1.14, the Construction Manager shall provide a subcontracting plan, addressing the Owner's requirements, for the Owner's review and approval.

§ 3.1.11.2 The Construction Manager shall develop bidders' interest in the Project.

§ 3.1.11.3 The processes described in Article 9 shall apply if bid packages will be issued during the Preconstruction Phase.

§ 3.1.12 Procurement
The Construction Manager shall prepare, for the Architect's review and the Owner's acceptance, a procurement schedule for items that must be ordered in advance of construction. The Construction Manager shall expedite and coordinate the ordering and delivery of materials that must be ordered in advance of construction. If the Owner agrees to procure any items prior to the establishment of the Guaranteed Maximum Price, the Owner shall procure the items on terms and conditions acceptable to the Construction Manager. Upon the establishment of the

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Guaranteed Maximum Price, the Owner shall assign all contracts for these items to the Construction Manager and the Construction Manager shall thereafter accept responsibility for them.

§ 3.1.13 Compliance with Laws
The Construction Manager shall comply with applicable laws, statutes, ordinances, codes, rules and regulations, and lawful orders of public authorities applicable to its performance under this Contract, and with equal employment opportunity programs, and other programs as may be required by governmental and quasi-governmental authorities.

§ 3.1.14 Other Preconstruction Services
Insert a description of any other Preconstruction Phase services to be provided by the Construction Manager, or reference an exhibit attached to this document
(Describe any other Preconstruction Phase services, such as providing cash flow projections, development of a project information management system, early selection or procurement of subcontractors, etc.)

None

§ 3.2 Guaranteed Maximum Price Proposal
§ 3.2.1 At a time to be mutually agreed upon by the Owner and the Construction Manager, the Construction Manager shall prepare a Guaranteed Maximum Price proposal for the Owner's and Architect's review, and the Owner's acceptance. The Guaranteed Maximum Price in the proposal shall be the sum of the Construction Manager's estimate of the Cost of the Work, the Construction Manager's contingency described in Section 3.2.4, and the Construction Manager's Fee described in Section 6.1.2.

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

§ 3.2.3 The Construction Manager shall include with the Guaranteed Maximum Price proposal a written statement of its basis, which shall include the following:

.1 A list of the Drawings and Specifications, including all Addenda thereto, and the Conditions of the Contract;

.2 A list of the clarifications and assumptions made by the Construction Manager in the preparation of the Guaranteed Maximum Price proposal, including assumptions under Section 3.2.2;

.3 A statement of the proposed Guaranteed Maximum Price, including a statement of the estimated Cost of the Work organized by trade categories or systems, including allowances; the Construction Manager's contingency set forth in Section 3.2.4; and the Construction Manager's Fee;

.4 The anticipated date of Substantial Completion upon which the proposed Guaranteed Maximum Price is based; and

.5 A date by which the Owner must accept the Guaranteed Maximum Price.

§ 3.2.4 In preparing the Construction Manager's Guaranteed Maximum Price proposal, the Construction Manager shall not include a contingency for the Construction Manager's exclusive use to cover those costs that are included in the Guaranteed Maximum Price but not otherwise allocated to another line item or included in a Change Order.

§ 3.2.5 The Construction Manager shall meet with the Owner and Architect to review the Guaranteed Maximum Price proposal. In the event that the Owner or Architect discover any inconsistencies or inaccuracies in the information presented, they shall promptly notify the Construction Manager, who shall make appropriate adjustments to the Guaranteed Maximum Price proposal, its basis, or both.

§ 3.2.6 If the Owner notifies the Construction Manager that the Owner has accepted the Guaranteed Maximum Price proposal in writing before the date specified in the Guaranteed Maximum Price proposal, the Guaranteed Maximum Price proposal shall be deemed effective without further acceptance from the Construction Manager. Following acceptance of a Guaranteed Maximum Price, the Owner and Construction Manager shall execute the Guaranteed Maximum Price Amendment amending this Agreement, a copy of which the Owner shall provide to the Architect. The Guaranteed Maximum Price Amendment shall set forth the agreed upon Guaranteed Maximum Price with the information and assumptions upon which it is based.

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§ 3.2.7 The Construction Manager shall not incur any cost to be reimbursed as part of the Cost of the Work prior to the execution of the Guaranteed Maximum Price Amendment, unless the Owner provides prior written authorization for such costs.

§ 3.2.8 The Owner shall authorize preparation of revisions to the Contract Documents that incorporate the agreed-upon assumptions and clarifications contained in the Guaranteed Maximum Price Amendment. The Owner shall promptly furnish such revised Contract Documents to the Construction Manager. The Construction Manager shall notify the Owner and Architect of any inconsistencies between the agreed-upon assumptions and clarifications contained in the Guaranteed Maximum Price Amendment and the revised Contract Documents.

§ 3.2.9 The Construction Manager shall include in the Guaranteed Maximum Price all sales, consumer, use and similar taxes for the Work provided by the Construction Manager that are legally enacted, whether or not yet effective, at the time the Guaranteed Maximum Price Amendment is executed.

§ 3.3 Construction Phase

§ 3.3.1 General

§ 3.3.1.1 For purposes of Section 8.1.2 of A201–2017, the date of commencement of the Work shall mean the date of commencement of the Construction Phase.

§ 3.3.1.2 The Construction Phase shall commence upon the Owner's execution of the Guaranteed Maximum Price Amendment or, prior to acceptance of the Guaranteed Maximum Price proposal, by written agreement of the parties. The written agreement shall set forth a description of the Work to be performed by the Construction Manager, and any insurance and bond requirements for Work performed prior to execution of the Guaranteed Maximum Price Amendment.

§ 3.3.2 Administration

§ 3.3.2.1 The Construction Manager shall schedule and conduct meetings to discuss such matters as procedures, progress, coordination, scheduling, and status of the Work. The Construction Manager shall prepare and promptly distribute minutes of the meetings to the Owner and Architect.

§ 3.3.2.2 Upon the execution of the Guaranteed Maximum Price Amendment, the Construction Manager shall prepare and submit to the Owner and Architect a construction schedule for the Work and a submittal schedule in accordance with Section 3.10 of A201–2017.

§ 3.3.2.3 Monthly Report

The Construction Manager shall record the progress of the Project. On a monthly basis, or otherwise as agreed to by the Owner, the Construction Manager shall submit written progress reports to the Owner and Architect, showing percentages of completion and other information required by the Owner.

§ 3.3.2.4 Daily Logs

The Construction Manager shall keep, and make available to the Owner and Architect, a daily log containing a record for each day of weather, portions of the Work in progress, number of workers on site, identification of equipment on site, problems that might affect progress of the work, accidents, injuries, and other information required by the Owner.

§ 3.3.2.5 Cost Control

The Construction Manager shall develop a system of cost control for the Work, including regular monitoring of actual costs for activities in progress and estimates for uncompleted tasks and proposed changes. The Construction Manager shall identify variances between actual and estimated costs and report the variances to the Owner and Architect, and shall provide this information in its monthly reports to the Owner and Architect, in accordance with Section 3.3.2.3 above.

ARTICLE 4 OWNER'S RESPONSIBILITIES

§ 4.1 Information and Services Required of the Owner

§ 4.1.1 The Owner shall provide information with reasonable promptness, regarding requirements for and limitations on the Project, including a written program which shall set forth the Owner's objectives, constraints, and criteria,

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User Notes: Builder's Risk Requirements: The builder's risk insurance must: 1.be written on a builder's risk "all risk" policy form that at a minimum includes insurance for physical loss or damage to the Work, temporary buildings, falsework, and materials and equipment stored and in transit, and must not exclude the coverage of the following risks: fire; windstorm; hail; flood; earthquake, volcanic activity, and other earth movement; lightning; riot; civil commotion; terrorism;

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including schedule, space requirements and relationships, flexibility and expandability, special equipment, systems, sustainability and site requirements.

§ 4.1.2 Prior to the execution of the Guaranteed Maximum Price Amendment, the Construction Manager may request in writing that the Owner provide reasonable evidence that the Owner has made financial arrangements to fulfill the Owner's obligations under the Contract. After execution of the Guaranteed Maximum Price Amendment, the Construction Manager may request such information as set forth in A201-2017 Section 2.2.

§ 4.1.3 The Owner shall establish and periodically update the Owner's budget for the Project, including (1) the budget for the Cost of the Work as defined in Article 7, (2) the Owner's other costs, and (3) reasonable contingencies related to all of these costs. If the Owner significantly increases or decreases the Owner's budget for the Cost of the Work, the Owner shall notify the Construction Manager and Architect. The Owner and the Architect, in consultation with the Construction Manager, shall thereafter agree to a corresponding change in the Project's scope and quality.

§ 4.1.4 Structural and Environmental Tests, Surveys and Reports. During the Preconstruction Phase, the Owner shall furnish the following information or services with reasonable promptness. The Owner shall also furnish any other information or services under the Owner's control and relevant to the Construction Manager's performance of the Work with reasonable promptness after receiving the Construction Manager's written request for such information or services. The Construction Manager shall be entitled to rely on the accuracy of information and services furnished by the Owner but shall exercise proper precautions relating to the safe performance of the Work.

§ 4.1.4.1 The Owner shall furnish tests, inspections, and reports, required by law and as otherwise agreed to by the parties, such as structural, mechanical, and chemical tests, tests for air and water pollution, and tests for hazardous materials.

§ 4.1.4.2 The Owner shall furnish surveys describing physical characteristics, legal limitations and utility locations for the site of the Project, and a written legal description of the site. The surveys and legal information shall include, as applicable, grades and lines of streets, alleys, pavements and adjoining property and structures; designated wetlands; adjacent drainage; rights-of-way, restrictions, easements, encroachments, zoning, deed restrictions, boundaries and contours of the site; locations, dimensions and other necessary data with respect to existing buildings, other improvements and trees; and information concerning available utility services and lines, both public and private, above and below grade, including inverts and depths. All the information on the survey shall be referenced to a Project benchmark.

§ 4.1.4.3 The Owner, when such services are requested, shall furnish services of geotechnical engineers, which may include test borings, test pits, determinations of soil bearing values, percolation tests, evaluations of hazardous materials, seismic evaluation, ground corrosion tests and resistivity tests, including necessary operations for anticipating subsoil conditions, with written reports and appropriate recommendations.

§ 4.1.5 During the Construction Phase, the Owner shall furnish information or services required of the Owner by the Contract Documents with reasonable promptness. The Owner shall also furnish any other information or services under the Owner's control and relevant to the Construction Manager's performance of the Work with reasonable promptness after receiving the Construction Manager's written request for such information or services.

§ 4.1.6 If the Owner identified a Sustainable Objective in Article 1, the Owner shall fulfill its responsibilities as required in AIA Document E234™–2019, Sustainable Projects Exhibit, Construction Manager as Constructor Edition, attached to this Agreement. - NOT APPLICABLE

§ 4.2 Owner's Designated Representative

The Owner shall identify a representative authorized to act on behalf of the Owner with respect to the Project. The Owner's representative shall render decisions promptly and furnish information expeditiously, so as to avoid unreasonable delay in the services or Work of the Construction Manager. Except as otherwise provided in Section 4.2.1 of A201–2017, the Architect does not have such authority. The term "Owner" means the Owner or the Owner's authorized representative.

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User Notes: Builder's Risk Requirements: The builder's risk insurance must: 1.be written on a builder's risk "all risk" policy form that at a minimum includes insurance for physical loss or damage to the Work, temporary buildings, falsework, and materials and equipment stored and in transit, and must not exclude the coverage of the following risks: fire; windstorm; hail; flood; earthquake, volcanic activity, and other earth movement; lightning; riot; civil commotion; terrorism;

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§ 4.2.1 Legal Requirements. The Owner shall furnish all legal, insurance and accounting services, including auditing services, that may be reasonably necessary at any time for the Project to meet the Owner's needs and interests.

§ 4.3 Architect

The Owner shall retain an Architect to provide services, duties and responsibilities necessary for the Preconstruction and Construction Phase services under this Agreement. The Owner shall provide the Construction Manager with a copy of the scope of services in the executed agreement between the Owner and the Architect, and any further modifications to the Architect's scope of services in the agreement.

ARTICLE 5 COMPENSATION AND PAYMENTS FOR PRECONSTRUCTION PHASE SERVICES

§ 5.1 Compensation

§ 5.1.1 For the Construction Manager's Preconstruction Phase services described in Sections 3.1 and 3.2, the Owner shall compensate the Construction Manager as follows:
(Insert amount of, or basis for, compensation and include a list of reimbursable cost items, as applicable.)

Fixed Lump Sum Amount of $20,000.

§ 5.1.2 The hourly billing rates for Preconstruction Phase services of the Construction Manager and the Construction Manager's Consultants and Subcontractors, if any, are set forth below. NOT APPLICABLE
(If applicable, attach an exhibit of hourly billing rates or insert them below.)

Individual or Position	Rate

§ 5.1.2.1 Hourly billing rates for Preconstruction Phase services include all costs to be paid or incurred by the Construction Manager, as required by law or collective bargaining agreements, for taxes, insurance, contributions, assessments and benefits and, for personnel not covered by collective bargaining agreements, customary benefits such as sick leave, medical and health benefits, holidays, vacations and pensions, and shall remain unchanged unless the parties execute a Modification. NOT APPLICABLE

§ 5.1.3 If the Preconstruction Phase services covered by this Agreement have not been completed within Nine (9) months of the date of this Agreement, through no fault of the Construction Manager, the Construction Manager's compensation for Preconstruction Phase services shall be equitably adjusted.

§ 5.2 Payments

§ 5.2.1 Unless otherwise agreed, payments for services shall be made monthly in proportion to services performed.

§ 5.2.2 Payments are due and payable upon presentation of the Construction Manager's Payment Application. Amounts unpaid Thirty (30) days after receipt of a correct Payment Application date shall bear interest at the rate entered below, or in the absence thereof at the legal rate prevailing from time to time at the principal place of business of the Construction Manager.
(Insert rate of monthly or annual interest agreed upon.)

6 % per annum

ARTICLE 6 COMPENSATION FOR CONSTRUCTION PHASE SERVICES

§ 6.1 Contract Sum

§ 6.1.1 The Owner shall pay the Construction Manager the Contract Sum in current funds for the Construction Manager's performance of the Contract after execution of the Guaranteed Maximum Price Amendment. The Contract Sum is the Cost of the Work as defined in Article 7 plus the Construction Manager's Fee.

§ 6.1.2 The Construction Manager's Fee:
(State a lump sum, percentage of Cost of the Work or other provision for determining the Construction Manager's Fee.)

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User Notes: Builder's Risk Requirements: The builder's risk insurance must: 1.be written on a builder's risk "all risk" policy form that at a minimum includes insurance for physical loss or damage to the Work, temporary buildings, falsework, and materials and equipment stored and in transit, and must not exclude the coverage of the following risks: fire: windstorm: hail: flood: earthquake, volcanic activity, and other earth movement: lightning: riot: civil commotion: terrorism:

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To be determined and will be reflected in the Guaranteed Maximum Price Amendment.

§ 6.1.3 The method of adjustment of the Construction Manager's Fee for changes in the Work:

To be determined and will be reflected in the Guaranteed Maximum Price Amendment.

§ 6.1.4 Limitations, if any, on a Subcontractor's overhead and profit for increases in the cost of its portion of the Work:

To be determined and will be reflected in the Guaranteed Maximum Price Amendment.

§ 6.1.5 Rental rates for Construction Manager-owned equipment shall not exceed Zero percent (0.00%) of the standard rental rate paid at the place of the Project.

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

Construction Manager and Owner recognize that time is of the essence and that Owner will suffer financial loss if the Work is not completed within the times specified in this Agreement. The parties also recognize the delays, expense, and difficulties involved in proving in a legal, arbitration, or similar proceeding the actual loss suffered by Owner if the Work is not completed on time. Accordingly, instead of requiring any such proof, Owner and Construction Manager agree that as liquidated damages for delay (but not as a penalty), Construction Manager shall pay Owner $1,400.00 for each day that expires after the date for Substantial Completion, as identified in this Agreement until the Work is substantially complete. After Substantial Completion, if Construction Manager shall neglect, refuse, or fail to complete the remaining work within the Final Completion date identified in this Agreement, or any proper extension thereof granted by Owner, Construction Manager shall pay Owner $500.00 for each day
that expires after the time specified in this Agreement for completion and readiness for final payment until the Work is completed and ready for final payment.

§ 6.1.7 Other:

(Paragraph Deleted)

Not applicable

§ 6.2 Guaranteed Maximum Price

The Construction Manager guarantees that the Contract Sum shall not exceed the Guaranteed Maximum Price set forth in the Guaranteed Maximum Price Amendment, subject to additions and deductions by Change Order as provided in the Contract Documents. Costs which would cause the Guaranteed Maximum Price to be exceeded shall be paid by the Construction Manager without reimbursement by the Owner.

§ 6.3 Changes in the Work

§ 6.3.1 The Owner may, without invalidating the Contract, order changes in the Work within the general scope of the Contract consisting of additions, deletions or other revisions. The Owner shall issue such changes in writing. The Construction Manager may be entitled to an equitable adjustment in the Contract Time as a result of changes in the Work.

§ 6.3.1.1 The Architect may order minor changes in the Work as provided in Article 7 of AIA Document A201–2017, General Conditions of the Contract for Construction.

§ 6.3.2 Adjustments to the Guaranteed Maximum Price on account of changes in the Work subsequent to the execution of the Guaranteed Maximum Price Amendment may be determined by any of the methods listed in Article 7 of AIA Document A201–2017, General Conditions of the Contract for Construction.

§ 6.3.3 Adjustments to subcontracts awarded on the basis of a stipulated sum shall be determined in accordance with Article 7 of A201–2017, as they refer to "cost" and "fee," and not by Articles 6 and 7 of this Agreement.

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User Notes: Builder's Risk Requirements: The builder's risk insurance must: 1.be written on a builder's risk "all risk" policy form that at a minimum includes insurance for physical loss or damage to the Work, temporary buildings, falsework, and materials and equipment stored and in transit, and must not exclude the coverage of the following risks: fire; windstorm; hail; flood; earthquake, volcanic activity, and other earth movement; lightning; riot; civil commotion; terrorism;

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Adjustments to subcontracts awarded with the Owner's prior written consent on the basis of cost plus a fee shall be calculated in accordance with the terms of those subcontracts.

§ 6.3.4 In calculating adjustments to the Guaranteed Maximum Price, the terms "cost" and "costs" as used in Article 7 of AIA Document A201–2017 shall mean the Cost of the Work as defined in Article 7 of this Agreement and the term "fee" shall mean the Construction Manager's Fee as defined in Section 6.1.2 of this Agreement.

§ 6.3.5 If no specific provision is made in Section 6.1.3 for adjustment of the Construction Manager's Fee in the case of changes in the Work, or if the extent of such changes is such, in the aggregate, that application of the adjustment provisions of Section 6.1.3 will cause substantial inequity to the Owner or Construction Manager, the Construction Manager's Fee shall be equitably adjusted on the same basis that was used to establish the Fee for the original Work, and the Guaranteed Maximum Price shall be adjusted accordingly.

ARTICLE 7 COST OF THE WORK FOR CONSTRUCTION PHASE

§ 7.1 Costs to Be Reimbursed

§ 7.1.1 The term Cost of the Work shall mean costs necessarily incurred by the Construction Manager in the proper performance of the Work. The Cost of the Work shall include only the items set forth in Sections 7.1 through 7.7.

§ 7.1.2 Where, pursuant to the Contract Documents, any cost is subject to the Owner's prior approval, the Construction Manager shall obtain such approval in writing prior to incurring the cost.

§ 7.1.3 Costs shall be at rates not higher than the standard rates paid at the place of the Project, except with prior approval of the Owner.

§ 7.2 Labor Costs

§ 7.2.1 Wages or salaries of construction workers directly employed by the Construction Manager to perform the construction of the Work at the site or, with the Owner's prior approval, at off-site workshops.

§ 7.2.2 Wages or salaries of the Construction Manager's supervisory and administrative personnel when stationed at the site and performing Work, with the Owner's prior approval.

§ 7.2.2.1 Wages or salaries of the Construction Manager's supervisory and administrative personnel when performing Work and stationed at a location other than the site, but only for that portion of time required for the Work, and limited to the personnel and activities listed below:
(Identify the personnel, type of activity and, if applicable, any agreed upon percentage of time to be devoted to the Work.)

Not applicable

§ 7.2.3 Wages and salaries of the Construction Manager's supervisory or administrative personnel engaged at factories, workshops or while traveling, in expediting the production or transportation of materials or equipment required for the Work, but only for that portion of their time required for the Work.

§ 7.2.4 Costs paid or incurred by the Construction Manager, as required by law or collective bargaining agreements, for taxes, insurance, contributions, assessments and benefits and, for personnel not covered by collective bargaining agreements, customary benefits such as sick leave, medical and health benefits, holidays, vacations and pensions, provided such costs are based on wages and salaries included in the Cost of the Work under Sections 7.2.1 through 7.2.3.

§ 7.2.5 If agreed rates for labor costs, in lieu of actual costs, are provided in this Agreement, the rates shall remain unchanged throughout the duration of this Agreement, unless the parties execute a Modification.

§ 7.3 Subcontract Costs

Payments made by the Construction Manager to Subcontractors in accordance with the requirements of the subcontracts and this Agreement.

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User Notes: Builder's Risk Requirements: The builder's risk insurance must: 1.be written on a builder's risk "all risk" policy form that at a minimum includes insurance for physical loss or damage to the Work, temporary buildings, falsework, and materials and equipment stored and in transit, and must not exclude the coverage of the following risks: fire; windstorm; hail; flood; earthquake, volcanic activity, and other earth movement; lightning; riot; civil commotion; terrorism;

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§ 7.4 Costs of Materials and Equipment Incorporated in the Completed Construction

§ 7.4.1 Costs, including transportation and storage at the site, of materials and equipment incorporated, or to be incorporated, in the completed construction.

§ 7.4.2 Costs of materials described in the preceding Section 7.4.1 in excess of those actually installed to allow for reasonable waste and spoilage. Unused excess materials, if any, shall become the Owner's property at the completion of the Work or, at the Owner's option, shall be sold by the Construction Manager. Any amounts realized from such sales shall be credited to the Owner as a deduction from the Cost of the Work.

§ 7.5 Costs of Other Materials and Equipment, Temporary Facilities and Related Items

§ 7.5.1 Costs of transportation, storage, installation, dismantling, maintenance, and removal of materials, supplies, temporary facilities, machinery, equipment and hand tools not customarily owned by construction workers that are provided by the Construction Manager at the site and fully consumed in the performance of the Work. Costs of materials, supplies, temporary facilities, machinery, equipment, and tools, that are not fully consumed, shall be based on the cost or value of the item at the time it is first used on the Project site less the value of the item when it is no longer used at the Project site. Costs for items not fully consumed by the Construction Manager shall mean fair market value.

§ 7.5.2 Rental charges for temporary facilities, machinery, equipment, and hand tools not customarily owned by construction workers that are provided by the Construction Manager at the site, and the costs of transportation, installation, dismantling, minor repairs, and removal of such temporary facilities, machinery, equipment, and hand tools. Rates and quantities of equipment owned by the Construction Manager, or a related party as defined in Section 7.8, shall be subject to the Owner's prior approval. The total rental cost of any such equipment may not exceed the purchase price of any comparable item.

§ 7.5.3 Costs of removal of debris from the site of the Work and its proper and legal disposal.

§ 7.5.4 Costs of the Construction Manager's site office, including general office equipment and supplies.

§ 7.5.5 Costs of materials and equipment suitably stored off the site at a mutually acceptable location, subject to the Owner's prior approval.

§ 7.6 Miscellaneous Costs

§ 7.6.1 Premiums for that portion of insurance and bonds required by the Contract Documents that can be directly attributed to this Contract.

§ 7.6.1.1 Costs for self-insurance, for either full or partial amounts of the coverages required by the Contract Documents, with the Owner's prior approval.

§ 7.6.1.2 Costs for insurance through a captive insurer owned or controlled by the Construction Manager, with the Owner's prior approval.

§ 7.6.2 Sales, use, or similar taxes, imposed by a governmental authority, that are related to the Work and for which the Construction Manager is liable.

§ 7.6.3 Fees and assessments for the building permit, and for other permits, licenses, and inspections, for which the Construction Manager is required by the Contract Documents to pay.

§ 7.6.4 Fees of laboratories for tests required by the Contract Documents; except those related to defective or nonconforming Work for which reimbursement is excluded under Article 13 of AIA Document A201–2017 or by other provisions of the Contract Documents, and which do not fall within the scope of Section 7.7.3.

§ 7.6.5 Royalties and license fees paid for the use of a particular design, process, or product, required by the Contract Documents.

§ 7.6.5.1 The cost of defending suits or claims for infringement of patent rights arising from requirements of the Contract Documents, payments made in accordance with legal judgments against the Construction Manager

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resulting from such suits or claims, and payments of settlements made with the Owner's consent, unless the Construction Manager had reason to believe that the required design, process, or product was an infringement of a copyright or a patent, and the Construction Manager failed to promptly furnish such information to the Architect as required by Article 3 of AIA Document A201–2017. The costs of legal defenses, judgments, and settlements shall not be included in the Cost of the Work used to calculate the Construction Manager's Fee or subject to the Guaranteed Maximum Price.

§ 7.6.6 Costs for communications services, electronic equipment, and software, directly related to the Work and located at the site, with the Owner's prior approval.

§ 7.6.7 Costs of document reproductions and delivery charges.

§ 7.6.8 Deposits lost for causes other than the Construction Manager's negligence or failure to fulfill a specific responsibility in the Contract Documents.

§ 7.6.9 Legal, mediation and arbitration costs, including attorneys' fees, other than those arising from disputes between the Owner and Construction Manager, reasonably incurred by the Construction Manager after the execution of this Agreement in the performance of the Work and with the Owner's prior approval, which shall not be unreasonably withheld.

§ 7.6.10 Expenses incurred in accordance with the Construction Manager's standard written personnel policy for relocation and temporary living allowances of the Construction Manager's personnel required for the Work, with the Owner's prior approval.

§ 7.6.11 That portion of the reasonable expenses of the Construction Manager's supervisory or administrative personnel incurred while traveling in discharge of duties connected with the Work.

§ 7.7 Other Costs and Emergencies

§ 7.7.1 Other costs incurred in the performance of the Work, with the Owner's prior approval.

§ 7.7.2 Costs incurred in taking action to prevent threatened damage, injury, or loss, in case of an emergency affecting the safety of persons and property, as provided in Article 10 of AIA Document A201–2017.

§ 7.7.3 Costs of repairing or correcting damaged or nonconforming Work executed by the Construction Manager, Subcontractors, or suppliers, provided that such damaged or nonconforming Work was not caused by the negligence of, or failure to fulfill a specific responsibility by, the Construction Manager, and only to the extent that the cost of repair or correction is not recovered by the Construction Manager from insurance, sureties, Subcontractors, suppliers, or others.

§ 7.7.4 The costs described in Sections 7.1 through 7.7 shall be included in the Cost of the Work, notwithstanding any provision of AIA Document A201–2017 or other Conditions of the Contract which may require the Construction Manager to pay such costs, unless such costs are excluded by the provisions of Section 7.9.

§ 7.8 Related Party Transactions

§ 7.8.1 For purposes of this Section 7.8, the term "related party" shall mean (1) a parent, subsidiary, affiliate, or other entity having common ownership of, or sharing common management with, the Construction Manager; (2) any entity in which any stockholder in, or management employee of, the Construction Manager holds an equity interest in excess of ten percent in the aggregate; (3) any entity which has the right to control the business or affairs of the Construction Manager; or (4) any person, or any member of the immediate family of any person, who has the right to control the business or affairs of the Construction Manager.

§ 7.8.2 If any of the costs to be reimbursed arise from a transaction between the Construction Manager and a related party, the Construction Manager shall notify the Owner of the specific nature of the contemplated transaction, including the identity of the related party and the anticipated cost to be incurred, before any such transaction is consummated or cost incurred. If the Owner, after such notification, authorizes the proposed transaction in writing, then the cost incurred shall be included as a cost to be reimbursed, and the Construction Manager shall procure the Work, equipment, goods, or service, from the related party, as a Subcontractor, according to the terms of Article 9.

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If the Owner fails to authorize the transaction in writing, the Construction Manager shall procure the Work, equipment, goods, or service from some person or entity other than a related party according to the terms of Article 9.

§ 7.9 Costs Not To Be Reimbursed

§ 7.9.1 The Cost of the Work shall not include the items listed below:

- **.1** Salaries and other compensation of the Construction Manager's personnel stationed at the Construction Manager's principal office or offices other than the site office, except as specifically provided in Section 7.2, or as may be provided in Article 14;
- **.2** Bonuses, profit sharing, incentive compensation, and any other discretionary payments, paid to anyone hired by the Construction Manager or paid to any Subcontractor or vendor, unless the Owner has provided prior approval;
- **.3** Expenses of the Construction Manager's principal office and offices other than the site office;
- **.4** Overhead and general expenses, except as may be expressly included in Sections 7.1 to 7.7;
- **.5** The Construction Manager's capital expenses, including interest on the Construction Manager's capital employed for the Work;
- **.6** Except as provided in Section 7.7.3 of this Agreement, costs due to the negligence of, or failure to fulfill a specific responsibility of the Contract by, the Construction Manager, Subcontractors, and suppliers, or anyone directly or indirectly employed by any of them or for whose acts any of them may be liable;
- **.7** Any cost not specifically and expressly described in Sections 7.1 to 7.7;
- **.8** Costs, other than costs included in Change Orders approved by the Owner, that would cause the Guaranteed Maximum Price to be exceeded; and
- **.9** Costs for services incurred during the Preconstruction Phase.

ARTICLE 8 DISCOUNTS, REBATES, AND REFUNDS

§ 8.1 Cash discounts obtained on payments made by the Construction Manager shall accrue to the Owner if (1) before making the payment, the Construction Manager included the amount to be paid, less such discount, in an Application for Payment and received payment from the Owner, or (2) the Owner has deposited funds with the Construction Manager with which to make payments; otherwise, cash discounts shall accrue to the Construction Manager. Trade discounts, rebates, refunds, and amounts received from sales of surplus materials and equipment shall accrue to the Owner, and the Construction Manager shall make provisions so that they can be obtained.

§ 8.2 Amounts that accrue to the Owner in accordance with the provisions of Section 8.1 shall be credited to the Owner as a deduction from the Cost of the Work.

ARTICLE 9 SUBCONTRACTS AND OTHER AGREEMENTS

§ 9.1 Reference Article 1.1.14 of this Agreement for Subcontractor procurement requirements.

§ 9.1.1 When a specific subcontractor or supplier (1) is recommended to the Owner by the Construction Manager; (2) is qualified to perform that portion of the Work; and (3) has submitted a bid that conforms to the requirements of the Contract Documents without reservations or exceptions, but the Owner requires that another bid be accepted, then the Construction Manager may require that a Change Order be issued to adjust the Guaranteed Maximum Price by the difference between the bid of the person or entity recommended to the Owner by the Construction Manager and the amount of the subcontract or other agreement actually signed with the person or entity designated by the Owner.

§ 9.2 Subcontracts or other agreements shall conform to the applicable payment provisions of this Agreement, and shall not be awarded on the basis of cost plus a fee without the Owner's prior written approval. If a subcontract is awarded on the basis of cost plus a fee, the Construction Manager shall provide in the subcontract for the Owner to receive the same audit rights with regard to the Subcontractor as the Owner receives with regard to the Construction Manager in Article 10.

ARTICLE 10 ACCOUNTING RECORDS

The Construction Manager shall keep full and detailed records and accounts related to the Cost of the Work, and exercise such controls, as may be necessary for proper financial management under this Contract and to substantiate all costs incurred. The accounting and control systems shall be satisfactory to the Owner. The Owner and the Owner's auditors shall, during regular business hours and upon reasonable notice, be afforded access to, and shall be

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permitted to audit and copy, the Construction Manager's records and accounts, including complete documentation supporting accounting entries, books, job cost reports, correspondence, instructions, drawings, receipts, subcontracts, Subcontractor's proposals, Subcontractor's invoices, purchase orders, vouchers, memoranda, and other data relating to this Contract. The Construction Manager shall preserve these records for a period of three years after final payment, or for such longer period as may be required by law.

ARTICLE 11 PAYMENTS FOR CONSTRUCTION PHASE SERVICES

§ 11.1 Progress Payments

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

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

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

§ 11.1.4 With each Application for Payment, the Construction Manager shall submit payrolls, petty cash accounts, receipted invoices or invoices with check vouchers attached, and any other evidence required by the Owner or Architect to demonstrate that payments already made by the Construction Manager on account of the Cost of the Work equal or exceed progress payments already received by the Construction Manager, plus payrolls for the period covered by the present Application for Payment, less that portion of the progress payments attributable to the Construction Manager's Fee.

§ 11.1.5 Each Application for Payment shall be based on the most recent schedule of values submitted by the Construction Manager in accordance with the Contract Documents. The schedule of values shall allocate the entire Guaranteed Maximum Price among: (1) the various portions of the Work; (2) any contingency for costs that are included in the Guaranteed Maximum Price but not otherwise allocated to another line item or included in a Change Order; and (3) the Construction Manager's Fee.

§ 11.1.5.1 The schedule of values shall be prepared in such form and supported by such data to substantiate its accuracy as the Architect may require. The schedule of values shall be used as a basis for reviewing the Construction Manager's Applications for Payment.

§ 11.1.5.2 The allocation of the Guaranteed Maximum Price under this Section 11.1.5 shall not constitute a separate guaranteed maximum price for the Cost of the Work of each individual line item in the schedule of values.

§ 11.1.5.3 When the Construction Manager allocates costs from a contingency to another line item in the schedule of values, the Construction Manager shall submit supporting documentation to the Architect.

§ 11.1.6 Applications for Payment shall show the percentage of completion of each portion of the Work as of the end of the period covered by the Application for Payment. The percentage of completion shall be the lesser of (1) the percentage of that portion of the Work which has actually been completed, or (2) the percentage obtained by dividing (a) the expense that has actually been incurred by the Construction Manager on account of that portion of the Work and for which the Construction Manager has made payment or intends to make payment prior to the next Application for Payment, by (b) the share of the Guaranteed Maximum Price allocated to that portion of the Work in the schedule of values.

§ 11.1.7 In accordance with AIA Document A201–2017 and subject to other provisions of the Contract Documents, the amount of each progress payment shall be computed as follows:

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§ 11.1.7.1 The amount of each progress payment shall first include:

.1 That portion of the Guaranteed Maximum Price properly allocable to completed Work as determined by multiplying the percentage of completion of each portion of the Work by the share of the Guaranteed Maximum Price allocated to that portion of the Work in the most recent schedule of values;

.2 That portion of the Guaranteed Maximum Price properly allocable to materials and equipment delivered and suitably stored at the site for subsequent incorporation in the completed construction or, if approved in writing in advance by the Owner, suitably stored off the site at a location agreed upon in writing;

.3 That portion of Construction Change Directives that the Architect determines, in the Architect's professional judgment, to be reasonably justified; and

.4 The Construction Manager's Fee, computed upon the Cost of the Work described in the preceding Sections 11.1.7.1.1 and 11.1.7.1.2 at the rate stated in Section 6.1.2 or, if the Construction Manager's Fee is stated as a fixed sum in that Section, an amount that bears the same ratio to that fixed-sum fee as the Cost of the Work included in Sections 11.1.7.1.1 and 11.1.7.1.2 bears to a reasonable estimate of the probable Cost of the Work upon its completion.

§ 11.1.7.2 The amount of each progress payment shall then be reduced by:

.1 The aggregate of any amounts previously paid by the Owner;

.2 The amount, if any, for Work that remains uncorrected and for which the Architect has previously withheld a Certificate for Payment as provided in Article 9 of AIA Document A201–2017;

.3 Any amount for which the Construction Manager does not intend to pay a Subcontractor or material supplier, unless the Work has been performed by others the Construction Manager intends to pay;

.4 For Work performed or defects discovered since the last payment application, any amount for which the Architect may withhold payment, or nullify a Certificate of Payment in whole or in part, as provided in Article 9 of AIA Document A201–2017;

.5 The shortfall, if any, indicated by the Construction Manager in the documentation required by Section 11.1.4 to substantiate prior Applications for Payment, or resulting from errors subsequently discovered by the Owner's auditors in such documentation; and

.6 Retainage withheld pursuant to Section 11.1.8.

§ 11.1.8 Retainage

§ 11.1.8.1 For each progress payment made prior to Substantial Completion of the Work, the Owner may withhold the following amount, as retainage, from the payment otherwise due:
(Insert a percentage or amount to be withheld as retainage from each Application for Payment. The amount of retainage may be limited by governing law.)

5%

§ 11.1.8.1.1 The following items are not subject to retainage:
(Insert any items not subject to the withholding of retainage, such as general conditions, insurance, etc.)

Not applicable

§ 11.1.8.2 Reduction or limitation of retainage, if any, shall be as follows:
(If the retainage established in Section 11.1.8.1 is to be modified prior to Substantial Completion of the entire Work, insert provisions for such modification.)

Not applicable

§ 11.1.8.3 Except as set forth in this Section 11.1.8.3, upon Substantial Completion of the Work, the Construction Manager may submit an Application for Payment that includes the retainage withheld from prior Applications for Payment pursuant to this Section 11.1.8. The Application for Payment submitted at Substantial Completion shall not include retainage as follows:
(Insert any other conditions for release of retainage, such as upon completion of the Owner's audit and reconciliation, upon Substantial Completion.)

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User Notes: Builder's Risk Requirements: The builder's risk insurance must: 1.be written on a builder's risk "all risk" policy form that at a minimum includes insurance for physical loss or damage to the Work, temporary buildings, falsework, and materials and equipment stored and in transit, and must not exclude the coverage of the following risks: fire; windstorm; hail; flood; earthquake, volcanic activity, and other earth movement; lightning; riot; civil commotion; terrorism;

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Retainage is released upon Final Completion and acceptance and certification by Architect and Owner, along with Final Payment.

§ 11.1.9 If final completion of the Work is materially delayed through no fault of the Construction Manager, the Owner shall pay the Construction Manager any additional amounts in accordance with Article 9 of AIA Document A201–2017.

§ 11.1.10 Except with the Owner's prior written approval, the Construction Manager shall not make advance payments to suppliers for materials or equipment which have not been delivered and suitably stored at the site.

§ 11.1.11 The Owner and the Construction Manager shall agree upon a mutually acceptable procedure for review and approval of payments to Subcontractors, and the percentage of retainage held on Subcontracts, and the Construction Manager shall execute subcontracts in accordance with those agreements.

§ 11.1.12 In taking action on the Construction Manager's Applications for Payment the Architect shall be entitled to rely on the accuracy and completeness of the information furnished by the Construction Manager, and such action shall not be deemed to be a representation that (1) the Architect has made a detailed examination, audit, or arithmetic verification, of the documentation submitted in accordance with Section 11.1.4 or other supporting data; (2) that the Architect has made exhaustive or continuous on-site inspections; or (3) that the Architect has made examinations to ascertain how or for what purposes the Construction Manager has used amounts previously paid on account of the Contract. Such examinations, audits, and verifications, if required by the Owner, will be performed by the Owner's auditors acting in the sole interest of the Owner.

§ 11.2 Final Payment

§ 11.2.1 Final payment, constituting the entire unpaid balance of the Contract Sum, shall be made by the Owner to the Construction Manager when

- **.1** the Construction Manager has fully performed the Contract, except for the Construction Manager's responsibility to correct Work as provided in Article 12 of AIA Document A201–2017, and to satisfy other requirements, if any, which extend beyond final payment;
- **.2** the Construction Manager has submitted a final accounting for the Cost of the Work and a final Application for Payment; and
- **.3** a final Certificate for Payment has been issued by the Architect in accordance with Section 11.2.2.2.

§ 11.2.2 Within 30 days of the Owner's receipt of the Construction Manager's final accounting for the Cost of the Work, the Owner shall conduct an audit of the Cost of the Work or notify the Architect that it will not conduct an audit.

§ 11.2.2.1 If the Owner conducts an audit of the Cost of the Work, the Owner shall, within 10 days after completion of the audit, submit a written report based upon the auditors' findings to the Architect.

§ 11.2.2.2 Within seven days after receipt of the written report described in Section 11.2.2.1, or receipt of notice that the Owner will not conduct an audit, and provided that the other conditions of Section 11.2.1 have been met, the Architect will either issue to the Owner a final Certificate for Payment with a copy to the Construction Manager, or notify the Construction Manager and Owner in writing of the Architect's reasons for withholding a certificate as provided in Article 9 of AIA Document A201–2017. The time periods stated in this Section 11.2.2 supersede those stated in Article 9 of AIA Document A201–2017. The Architect is not responsible for verifying the accuracy of the Construction Manager's final accounting.

§ 11.2.2.3 If the Owner's auditors' report concludes that the Cost of the Work, as substantiated by the Construction Manager's final accounting, is less than claimed by the Construction Manager, the Construction Manager shall be entitled to request mediation of the disputed amount without seeking an initial decision pursuant to Article 15 of AIA Document A201–2017. A request for mediation shall be made by the Construction Manager within 30 days after the Construction Manager's receipt of a copy of the Architect's final Certificate for Payment. Failure to request mediation within this 30-day period shall result in the substantiated amount reported by the Owner's auditors becoming binding on the Construction Manager. Pending a final resolution of the disputed amount, the Owner shall pay the Construction Manager the amount certified in the Architect's final Certificate for Payment.

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§ 11.2.3 The Owner's final payment to the Construction Manager shall be made no later than 30 days after the issuance of the Architect's final Certificate for Payment, or as follows:

§ 11.2.4 If, subsequent to final payment, and at the Owner's request, the Construction Manager incurs costs, described in Sections 7.1 through 7.7, and not excluded by Section 7.9, to correct defective or nonconforming Work, the Owner shall reimburse the Construction Manager for such costs, and the Construction Manager's Fee applicable thereto, on the same basis as if such costs had been incurred prior to final payment, but not in excess of the Guaranteed Maximum Price. If adjustments to the Contract Sum are provided for in Section 6.1.7, the amount of those adjustments shall be recalculated, taking into account any reimbursements made pursuant to this Section 11.2.4 in determining the net amount to be paid by the Owner to the Construction Manager.

§ 11.3 Interest

Payments due and unpaid under the Contract shall bear interest from the date payment is due at the rate stated below, or in the absence thereof, at the legal rate prevailing from time to time at the place where the Project is located.

(Insert rate of interest agreed upon, if any.)

6 % per annum

ARTICLE 12 DISPUTE RESOLUTION

§ 12.1 Initial Decision Maker

§ 12.1.1 Any Claim between the Owner and Construction Manager shall be resolved in accordance with the provisions set forth in this Article 12 and Article 15 of A201–2017. However, for Claims arising from or relating to the Construction Manager's Preconstruction Phase services, no decision by the Initial Decision Maker shall be required as a condition precedent to mediation or binding dispute resolution, and Section 12.1.2 of this Agreement shall not apply.

§ 12.1.2 The Architect will serve as the Initial Decision Maker pursuant to Article 15 of AIA Document A201–2017 for Claims arising from or relating to the Construction Manager's Construction Phase services, unless the parties appoint below another individual, not a party to the Agreement, to serve as the Initial Decision Maker.

(If the parties mutually agree, insert the name, address and other contact information of the Initial Decision Maker, if other than the Architect.)

§ 12.2 Binding Dispute Resolution

For any Claim subject to, but not resolved by mediation pursuant to Article 15 of AIA Document A201–2017, the method of binding dispute resolution shall be as follows:

(Check the appropriate box.)

[ ] Arbitration pursuant to Article 15 of AIA Document A201–2017

[X] Litigation in a court of competent jurisdiction

[ ] Other: *(Specify)*

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

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ARTICLE 13 TERMINATION OR SUSPENSION

§ 13.1 Termination Prior to Execution of the Guaranteed Maximum Price Amendment

§ 13.1.1 If the Owner and the Construction Manager do not reach an agreement on the Guaranteed Maximum Price, the Owner may terminate this Agreement upon not less than seven days' written notice to the Construction Manager, and the Construction Manager may terminate this Agreement, upon not less than seven days' written notice to the Owner.

§ 13.1.2 In the event of termination of this Agreement pursuant to Section 13.1.1, the Construction Manager shall be compensated for Preconstruction Phase services and Work performed prior to receipt of a notice of termination, in accordance with the terms of this Agreement. In no event shall the Construction Manager's compensation under this Section exceed the compensation set forth in Section 5.1.

§ 13.1.3 Prior to the execution of the Guaranteed Maximum Price Amendment, the Owner may terminate this Agreement upon not less than seven days' written notice to the Construction Manager for the Owner's convenience and without cause, and the Construction Manager may terminate this Agreement, upon not less than seven days' written notice to the Owner, for the reasons set forth in Article 14 of A201–2017.

§ 13.1.4 In the event of termination of this Agreement pursuant to Section 13.1.3, the Construction Manager shall be equitably compensated for Preconstruction Phase services and Work performed prior to receipt of a notice of termination. In no event shall the Construction Manager's compensation under this Section exceed the compensation set forth in Section 5.1.

§ 13.1.5 If the Owner terminates the Contract pursuant to Section 13.1.3 after the commencement of the Construction Phase but prior to the execution of the Guaranteed Maximum Price Amendment, the Owner shall pay to the Construction Manager an amount calculated as follows, which amount shall be in addition to any compensation paid to the Construction Manager under Section 13.1.4:

.1 Take the Cost of the Work incurred by the Construction Manager to the date of termination;

.2 Add the Construction Manager's Fee computed upon the Cost of the Work to the date of termination at the rate stated in Section 6.1 or, if the Construction Manager's Fee is stated as a fixed sum in that Section, an amount that bears the same ratio to that fixed-sum Fee as the Cost of the Work at the time of termination bears to a reasonable estimate of the probable Cost of the Work upon its completion; and

.3 Subtract the aggregate of previous payments made by the Owner for Construction Phase services.

§ 13.1.6 The Owner shall also pay the Construction Manager fair compensation, either by purchase or rental at the election of the Owner, for any equipment owned by the Construction Manager that the Owner elects to retain and that is not otherwise included in the Cost of the Work under Section 13.1.5.1. To the extent that the Owner elects to take legal assignment of subcontracts and purchase orders (including rental agreements), the Construction Manager shall, as a condition of receiving the payments referred to in this Article 13, execute and deliver all such papers and take all such steps, including the legal assignment of such subcontracts and other contractual rights of the Construction Manager, as the Owner may require for the purpose of fully vesting in the Owner the rights and benefits of the Construction Manager under such subcontracts or purchase orders. All Subcontracts, purchase orders and rental agreements entered into by the Construction Manager will contain provisions allowing for assignment to the Owner as described above.

§ 13.1.6.1 If the Owner accepts assignment of subcontracts, purchase orders or rental agreements as described above, the Owner will reimburse or indemnify the Construction Manager for all costs arising under the subcontract, purchase order or rental agreement, if those costs would have been reimbursable as Cost of the Work if the contract had not been terminated. If the Owner chooses not to accept assignment of any subcontract, purchase order or rental agreement that would have constituted a Cost of the Work had this agreement not been terminated, the Construction Manager will terminate the subcontract, purchase order or rental agreement and the Owner will pay the Construction Manager the costs necessarily incurred by the Construction Manager because of such termination.

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§ 13.2 Termination or Suspension Following Execution of the Guaranteed Maximum Price Amendment
§ 13.2.1 Termination
The Contract may be terminated by the Owner or the Construction Manager as provided in Article 14 of AIA Document A201–2017.

§ 13.2.2 Termination by the Owner for Cause
§ 13.2.2.1 If the Owner terminates the Contract for cause as provided in Article 14 of AIA Document A201–2017, the amount, if any, to be paid to the Construction Manager under Article 14 of AIA Document A201–2017 shall not cause the Guaranteed Maximum Price to be exceeded, nor shall it exceed an amount calculated as follows:

.1 Take the Cost of the Work incurred by the Construction Manager to the date of termination;
.2
.3 Subtract the aggregate of previous payments made by the Owner; and
.4 Subtract the costs and damages incurred, or to be incurred, by the Owner under Article 14 of AIA Document A201–2017.

§ 13.2.2.2 The Owner shall also pay the Construction Manager fair compensation, either by purchase or rental at the election of the Owner, for any equipment owned by the Construction Manager that the Owner elects to retain and that is not otherwise included in the Cost of the Work under Section 13.2.2.1.1. To the extent that the Owner elects to take legal assignment of subcontracts and purchase orders (including rental agreements), the Construction Manager shall, as a condition of receiving the payments referred to in this Article 13, execute and deliver all such papers and take all such steps, including the legal assignment of such subcontracts and other contractual rights of the Construction Manager, as the Owner may require for the purpose of fully vesting in the Owner the rights and benefits of the Construction Manager under such subcontracts or purchase orders.

§ 13.2.3 Termination by the Owner for Convenience
If the Owner terminates the Contract for convenience in accordance with Article 14 of AIA Document A201–2017, then the Owner shall pay the Construction Manager a termination fee as follows:
(Insert the amount of or method for determining the fee, if any, payable to the Construction Manager following a termination for the Owner's convenience.)

None

§ 13.3 Suspension
The Work may be suspended by the Owner as provided in Article 14 of AIA Document A201–2017; in such case, the Guaranteed Maximum Price and Contract Time shall be increased as provided in Article 14 of AIA Document A201–2017, except that the term "profit" shall be understood to mean the Construction Manager's Fee as described in Sections 6.1 and 6.3.5 of this Agreement.

ARTICLE 14 MISCELLANEOUS PROVISIONS
§ 14.1 Terms in this Agreement shall have the same meaning as those in A201–2017. Where reference is made in this Agreement to a provision of AIA Document A201–2017 or another Contract Document, the reference refers to that provision as amended or supplemented by other provisions of the Contract Documents.

§ 14.2 Successors and Assigns
§ 14.2.1 The Owner and Construction Manager, respectively, bind themselves, their partners, successors, assigns and legal representatives to covenants, agreements, and obligations contained in the Contract Documents. Except as provided in Section 14.2.2 of this Agreement, and in Section 13.2.2 of A201–2017, neither party to the Contract shall assign the Contract as a whole without written consent of the other. If either party attempts to make an assignment without such consent, that party shall nevertheless remain legally responsible for all obligations under the Contract.

§ 14.2.2 The Owner may, without consent of the Construction Manager, assign the Contract to a lender providing construction financing for the Project, if the lender assumes the Owner's rights and obligations under the Contract Documents. The Construction Manager shall execute all consents reasonably required to facilitate the assignment.

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§ 14.3 Insurance and Bonds

§ 14.3.1 Preconstruction Phase

The Construction Manager shall maintain the following insurance for the duration of the Preconstruction Services performed under this Agreement. If any of the requirements set forth below exceed the types and limits the Construction Manager normally maintains, the Owner shall reimburse the Construction Manager for any additional cost.

§ 14.3.1.1 Commercial General Liability with policy limits of not less than One Million Dollars and Zero Cents ($ 1000000.00) for each occurrence and 2000000.00 ($ Two Million Dollars and Zero Cents) in the aggregate for bodily injury and property damage.

§ 14.3.1.2 Automobile Liability covering vehicles owned, and non-owned vehicles used, by the Construction Manager with policy limits of not less than One Million Dollars and Zero Cents ($ 1000000.00) per accident for bodily injury, death of any person, and property damage arising out of the ownership, maintenance and use of those motor vehicles, along with any other statutorily required automobile coverage.

§ 14.3.1.3 The Construction Manager may achieve the required limits and coverage for Commercial General Liability and Automobile Liability through a combination of primary and excess or umbrella liability insurance, provided that such primary and excess or umbrella liability insurance policies result in the same or greater coverage as the coverages required under Sections 14.3.1.1 and 14.3.1.2, and in no event shall any excess or umbrella liability insurance provide narrower coverage than the primary policy. The excess policy shall not require the exhaustion of the underlying limits only through the actual payment by the underlying insurers.

§ 14.3.1.4 Workers' Compensation at statutory limits and Employers Liability with policy limits not less than One Million Dollars and Zero Cents ($ 1000000.00) each accident, One Million Dollars and Zero Cents ($ 1000000.00) each employee, and Two Million Dollars and Zero Cents ($ 2000000.00) policy limit.

§ 14.3.1.5 Professional Liability covering negligent acts, errors and omissions in the performance of professional services, with policy limits of not less than ($ 0.00) per claim and ($ 0.00) in the aggregate.

§ 14.3.1.6 Other Insurance

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

(Table Deleted)

§ 14.3.1.7 Additional Insured Obligations. To the fullest extent permitted by law, the Construction Manager shall cause the primary and excess or umbrella polices for Commercial General Liability and Automobile.Liability to include the Owner as an additional insured for claims caused in whole or in part by the Construction Manager's negligent acts or omissions. The additional insured coverage shall be primary and non-contributory to any of the Owner's insurance policies and shall apply to both ongoing and completed operations.

§ 14.3.1.8 The Construction Manager shall provide certificates of insurance to the Owner that evidence compliance with the requirements in this Section 14.3.1.

§ 14.3.2 Construction Phase

After execution of the Guaranteed Maximum Price Amendment, the Owner and the Construction Manager shall purchase and maintain insurance as set forth in AIA Document A133™–2019, Standard Form of Agreement Between Owner and Construction Manager as Constructor where the basis of payment is the Cost of the Work Plus a Fee with a Guaranteed Maximum Price, Exhibit B, Insurance and Bonds, and elsewhere in the Contract Documents.

§ 14.3.2.1 The Construction Manager shall provide bonds as set forth in AIA Document A133™–2019 Exhibit B, and elsewhere in the Contract Documents.

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§ 14.4 Notice in electronic format, pursuant to Article 1 of AIA Document A201–2017, may be given in accordance with AIA Document E203™–2013, Building Information Modeling and Digital Data Exhibit, if completed, or as otherwise set forth below:
(If other than in accordance with AIA Document E203–2013, insert requirements for delivering notice in electronic format such as name, title, and email address of the recipient and whether and how the system will be required to generate a read receipt for the transmission.)

Construction Manager proposed project management software, PROCORE Software Management, shall be used for project related digital documentation.

§ 14.5 Other provisions:

Construction Manager and any and all subcontractors, including, subconsultants, shall acquire and maintain throughout the project, a City of Sandpoint Business License.

In addition, all subcontractors, including subconsultants, shall be required to submit Certificates of Insurance, naming Owner as Additional insured, with same policy limits as required by Contractor for Commercial Liability, Commercial Automobile, Workers Compensation, and Professional Liability for consulting services.

For Preconstruction Phase, only the following insurance certificates are required with limits as outlined in this Agreement:
General Liability, Commercial Automobile, and Workers Compensation.
Liability

ARTICLE 15 SCOPE OF THE AGREEMENT

§ 15.1 This Agreement represents the entire and integrated agreement between the Owner and the Construction Manager and supersedes all prior negotiations, representations or agreements, either written or oral. This Agreement may be amended only by written instrument signed by both Owner and Construction Manager.

§ 15.2 The following documents comprise the Agreement:

.1 AIA Document A133™–2019, Standard Form of Agreement Between Owner and Construction Manager as Constructor where the basis of payment is the Cost of the Work Plus a Fee with a Guaranteed Maximum Price

.2 AIA Document A133™-2019, Exhibit A, Guaranteed Maximum Price Amendment, if executed

.3 AIA Document A133™–2019, Exhibit B, Insurance and Bonds

.4 AIA Document A201™–2017, General Conditions of the Contract for Construction

.5 AIA Document E203™–2013, Building Information Modeling and Digital Data Exhibit, dated as indicated below:
(Insert the date of the E203-2013 incorporated into this Agreement.)

Not applicable

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

[ ] AIA Document E234™–2019, Sustainable Projects Exhibit, Construction Manager as Constructor Edition, dated as indicated below:
(Insert the date of the E234-2019 incorporated into this Agreement.)

Not Applicable

[ ] Supplementary Conditions of the Contract:

Document	Title	Date	Pages

.7 Other documents, if any, listed below:

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(List here any additional documents that are intended to form part of the Contract Documents. AIA Document A201–2017 provides that the advertisement or invitation to bid, Instructions to Bidders, sample forms, the Construction Manager's bid or proposal, portions of Addenda relating to bidding or proposal requirements, and other information furnished by the Owner in anticipation of receiving bids or proposals, are not part of the Contract Documents unless enumerated in this Agreement. Any such documents should be listed here only if intended to be part of the Contract Documents.)

Supplementary Conditions

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

OWNER *(Signature)*	DocuSigned by: Rich Wells 7E1A19A6080F45E... **CONSTRUCTION MANAGER** *(Signature)*
Shelby Rognstad, Mayor	Rich Wells , President
(Printed name and title)	*(Printed name and title)*

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Additions and Deletions Report for
AIA® Document A133® – 2019

This Additions and Deletions Report, as defined on page 1 of the associated document, reproduces below all text the author has added to the standard form AIA document in order to complete it, as well as any text the author may have added to or deleted from the original AIA text. Added text is shown underlined. Deleted text is indicated with a horizontal line through the original AIA text.

Note: This Additions and Deletions Report is provided for information purposes only and is not incorporated into or constitute any part of the associated AIA document. This Additions and Deletions Report and its associated document were generated simultaneously by AIA software at 11:45:43 ET on 03/16/2023.

PAGE 1

AGREEMENT made as of the 16 day of March in the year 2023

...

City of Sandpoint
1123 Lake Street
Sandpoint, Idaho 83864

...

Ginno Construction of Idaho, Inc.
3893 N. Schreiber Way
Coeur d'Alene, Idaho 83815
Telephone Number: 208-667-5560

...

A23-5300-5 Travers Park Renovations, Phase I
2016 Pine Street
Sandpoint, Idaho 83864
Construct a functionally complete Parks and Recreation Sports Court Indoor Facility ("Project") consisting of an approximate 34,460/SF size, 256' x 132', tension fabric and rigid pre-engineered steel-framed building to acommodate indoor (4) tennis courts, multi-striped with sixteen (16) pickleball courts. The interior area for the courts is approximately 29,700/SF. The facility should include a reception desk and main entry area with controlled access into the facility, a vestibule at main entry to capture debris, etc., lockers, hooks and cubbies storage for day users, storage area for maintenance supplies and recreation equipment, a multi-use community room with capacity for 50 people with access/proximity to both indoor courts and outdoor plaza, toilets/changing rooms and shower (four toilet/changing rooms accessible to the indoor facility, one with a shower and three toilet rooms are to be accessible to the exterior plaza and park. The facility should also include, but not limited to, related site improvements, including and outdoor gateway/plaza/trailhead that will serve to integrate the building with the adjacent park uses, and related site landscaping improvements.

PAGE 2

ALSC Architects
203 N. Washington, Suite 400
Spokane, Washington 99201

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Telephone Number: 509-838-8568

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TABLE OF ARTICLES

...

Not applicable

...

Project location: 2016 Pine Street, Sandpoint, Idaho 83864. The building and plaza site is located within a 14.9 acre City owned park parcel located on the south side of Travers Park.

PAGE 4

Project Budget, which is not inclusive of Professional Design Services Fee is $7,000,000.

...

March 16, 2023 - Notice to Proceed

...

To be determined

...

October 30, 2024

...

April 30, 2024 - functionally complete facility

...

September 01, 2024 - landscape and associated hardscape completion.

...

Owner will provide staff assistance to facilitate accelerated design, permitting, and construction, where possible.

...

Deliver a functionally complete sports court facility and integrated plaza/gateway/trailhead that meets the Minimum Performance Criteria for the Travers Park Renovations, Phase I.

...

Maeve Nevins-Lavtar - Project Manager
1123 Lake Street
Sandpoint, Idaho 83864
Telephone Number: 208-946-2711

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Email Address: mnevinslavtar@sandpointidaho.gov

PAGE 5

ALSC Architects

...

To be determined

...

To be determined

...

To be determined

...

Rustin Hall
203 N. Washington, Suite 400
Spokane, Washington 99201
Telephone Number: 509-838-8568

Email Address: rhall@alscarchitects.com

...

Matt Gray - Project Manager
3893 N. Schreiber Way
Coeur d'Alene, Idaho 83815
Telephone Number: 208-667-5560

Email Address: matt@ginnoconstruction.com

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Staffing plan per Statement of Qualifications received by Construction Manager.

...

Those portions of the Work that the Construction Manager does not customarily perform shall be performed under s ubcontracts or by other appropriate agreements with the Construction Manager. Pursuant to Idaho Code Section 54-4511, competitive bids shall be solicited from not less than three (3) contractors or suppliers deemed to be qualified by the Construction Manager. All bids shall be opened publicly in the presence of Owner and once opened, bids shall be subject to the public record requirements outlined in Title 74, Idaho Code.

...

Owner or Owner's Representative will make final decisions for work provided for under this Agreement.

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None

...

§ 3.2.4 In preparing the Construction Manager's Guaranteed Maximum Price proposal, the Construction Manager shall not include a contingency for the Construction Manager's exclusive use to cover those costs that are included in the Guaranteed Maximum Price but not otherwise allocated to another line item or included in a Change Order.

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§ 4.1.6 If the Owner identified a Sustainable Objective in Article 1, the Owner shall fulfill its responsibilities as required in AIA Document E234™–2019, Sustainable Projects Exhibit, Construction Manager as Constructor Edition, attached to this Agreement. - NOT APPLICABLE

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The Owner shall retain an Architect to provide services, duties and responsibilities ~~as described in AIA Document B133™–2019, Standard Form of Agreement Between Owner and Architect, Construction Manager as Constructor Edition, including any additional services requested by the Construction Manager that are~~ necessary for the Preconstruction and Construction Phase services under this Agreement. The Owner shall provide the Construction Manager with a copy of the scope of services in the executed agreement between the Owner and the Architect, and any further modifications to the Architect's scope of services in the agreement.

...

Fixed Lump Sum Amount of $20,000.

...

§ 5.1.2 The hourly billing rates for Preconstruction Phase services of the Construction Manager and the Construction Manager's Consultants and Subcontractors, if any, are set forth below. NOT APPLICABLE

...

§ 5.1.2.1 Hourly billing rates for Preconstruction Phase services include all costs to be paid or incurred by the Construction Manager, as required by law or collective bargaining agreements, for taxes, insurance, contributions, assessments and benefits and, for personnel not covered by collective bargaining agreements, customary benefits such as sick leave, medical and health benefits, holidays, vacations and pensions, and shall remain unchanged unless the parties execute a Modification. NOT APPLICABLE

...

§ 5.1.3 If the Preconstruction Phase services covered by this Agreement have not been completed within Nine (9) months of the date of this Agreement, through no fault of the Construction Manager, the Construction Manager's compensation for Preconstruction Phase services shall be equitably adjusted.

...

§ 5.2.2 Payments are due and payable upon presentation of the Construction Manager's ~~invoice. Amounts unpaid ( ) days after the invoice~~ Payment Application. Amounts unpaid Thirty (30) days after receipt of a correct Payment Application date shall bear interest at the rate entered below, or in the absence thereof at the legal rate prevailing from time to time at the principal place of business of the Construction Manager.

...

6 % per annum

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To be determined and will be reflected in the Guaranteed Maximum Price Amendment.

...

To be determined and will be reflected in the Guaranteed Maximum Price Amendment.

...

To be determined and will be reflected in the Guaranteed Maximum Price Amendment.

...

§ 6.1.5 Rental rates for Construction Manager-owned equipment shall not exceed ~~percent (%)~~ Zero percent (0.00%) of the standard rental rate paid at the place of the Project.

...

Construction Manager and Owner recognize that time is of the essence and that Owner will suffer financial loss if the Work is not completed within the times specified in this Agreement. The parties also recognize the delays, expense, and difficulties involved in proving in a legal, arbitration, or similar proceeding the actual loss suffered by Owner if the Work is not completed on time. Accordingly, instead of requiring any such proof, Owner and Construction Manager agree that as liquidated damages for delay (but not as a penalty), Construction Manager shall pay Owner $1,400.00 for each day that expires after the date for Substantial Completion, as identified in this Agreement until the Work is substantially complete. After Substantial Completion, if Construction Manager shall neglect, refuse, or fail to complete the remaining work within the Final Completion date identified in this Agreement , or any proper extension thereof granted by Owner, Construction Manager shall pay Owner $500.00 for each day that expires after the time specified in this Agreement for completion and readiness for final payment until the Work is completed and ready for final payment.

...

~~*(Insert provisions for bonus, cost savings or other incentives, if any, that might result in a change to the Contract Sum.)*~~

...

Not applicable

PAGE 14

Not applicable

PAGE 17

§ 9.1 ~~Those portions **of** the Work that the Construction Manager does not customarily perform with the Construction Manager's own personnel shall be performed under subcontracts or other appropriate agreements with the Construction Manager. The Owner may designate specific persons from whom, or entities from which, the Construction Manager shall obtain bids. The Construction Manager shall obtain bids from Subcontractors, and from suppliers of materials or equipment fabricated especially **for** the Work, who are qualified to perform that portion of the Work in accordance with the requirements of the Contract Documents. The Construction Manager shall deliver such bids to the Architect and Owner with an indication as to which bids the Construction Manager intends to accept. The Owner then has the right to review the Construction Manager's list of proposed subcontractors and suppliers in consultation with the Architect and, subject to Section 9.1.1, to object to any subcontractor or supplier. Any advice of the Architect, or approval or objection by the Owner, shall not relieve the Construction Manager of its responsibility to perform the Work in accordance with the Contract Documents. The Construction Manager shall not~~

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~~be required to contract with anyone to whom the Construction Manager has reasonable objection.~~**Reference Article 1.1.14 of this Agreement for Subcontractor procurement requirements.**

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§ 11.1.3 Provided that an Application for Payment is received by the Architect not later than theThirtieth day of a month, the Owner shall make payment of the amount certified to the Construction Manager not later than the Thirtieth day of the following month. If an Application for Payment is received by the Architect after the application date fixed above, payment of the amount certified shall be made by the Owner not later than Thirty (30) days after the Architect receives the Application for Payment.

PAGE 19

5%

...

Not applicable

...

Not applicable

PAGE 20

Retainage is released upon Final Completion and acceptance and certification by Architect and Owner, along with Fi nal Payment.

PAGE 21

6 % per annum

...

[X] Litigation in a court of competent jurisdiction

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~~.2Add the Construction Manager's Fee, computed upon the Cost of the Work to the date of termination at the rate stated in Section 6.1 or, if the Construction Manager' Fee is stated as a fixed sum in that Section, an amount that bears the same ratio to that fixed-sum Fee as the Cost of the Work at the time of termination bears to a reasonable estimate of the probable Cost of the Work upon its completion;~~

...

None

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§ 14.3.1.1 Commercial General Liability with policy limits of not less than One Million Dollars and Zero Cents ($ 1000000.00) for each occurrence and 2000000.00 ($ Two Million Dollars and Zero Cents) in the aggregate for bodily injury and property damage.

...

§ 14.3.1.2 Automobile Liability covering vehicles owned, and non-owned vehicles used, by the Construction Manager with policy limits of not less than One Million Dollars and Zero Cents ($ 1000000.00) per accident for

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bodily injury, death of any person, and property damage arising out of the ownership, maintenance and use of those motor vehicles, along with any other statutorily required automobile coverage.

...

§ 14.3.1.4 Workers' Compensation at statutory limits and Employers Liability with policy limits not less than One Million Dollars and Zero Cents ($ 1000000.00) each accident, One Million Dollars and Zero Cents ($ 1000000.00) each employee, and Two Million Dollars and Zero Cents ($ 2000000.00) policy limit.

...

§ 14.3.1.5 Professional Liability covering negligent acts, errors and omissions in the performance of professional services, with policy limits of not less than ($ 0.00) per claim and ($ 0.00) in the aggregate.

...

~~**Coverage** **Limits**~~

...

§ 14.3.1.7 Additional Insured Obligations. To the fullest extent permitted by law, the Construction Manager shall cause the primary and excess or umbrella polices for Commercial General Liability and ~~Automobile Liability~~ Automobile.Liability to include the Owner as an additional insured for claims caused in whole or in part by the Construction Manager's negligent acts or omissions. The additional insured coverage shall be primary and non-contributory to any of the Owner's insurance policies and shall apply to both ongoing and completed operations.

PAGE 25

Construction Manager proposed project management software, PROCORE Software Management, shall be used for project related digital documentation.

...

Construction Manager and any and all subcontractors, including, subconsultants, shall acquire and maintain throughout the project, a City of Sandpoint Business License.

In addition, all subcontractors, including subconsultants, shall be required to submit Certificates of Insurance, naming Owner as Additional insured, with same policy limits as required by Contractor for Commercial Liability, Commercial Automobile, Workers Compensation, and Professional Liability for consulting services.

...

For Preconstruction Phase, only the following insurance certificates are required with limits as outlined in this Agreement:
General Liability, Commercial Automobile, and Workers Compensation.

...

Liability

...

Not applicable

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...

Not Applicable

...

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

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Supplementary Conditions

...

Shelby Rognstad, Mayor

Rich Wells , President

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AIA® Document D401™ – 2003

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Cheryl Hughes
(Signed)

Grants, Contracts & Procurement Manager
(Title)

3-16-23
(Dated)

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SAMPLE

DRAFT

AIA® Document A201® – 2007

General Conditions of the Contract for Construction

for the following PROJECT:
(Name and location or address)
«A23-5300-5 Travers Park Renovations Phase I»
«2016 Pine Street
Sandpoint, Idaho 83864»

THE OWNER:
(Name, legal status and address)
«City of Sandpoint»« »
«1123 Lake Street
Sandpoint, Idaho 83864»

THE ARCHITECT:
(Name, legal status and address)
«ALSC Architects»« »
«203 N Washington, Suite 400
Spokane, Washington 99201»

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3 CONTRACTOR

4 ARCHITECT

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DRAFT

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ARTICLE 1 GENERAL PROVISIONS

§ 1.1 BASIC DEFINITIONS

§ 1.1.1 THE CONTRACT DOCUMENTS

The Contract Documents are enumerated in the Agreement between the Owner and Contractor (hereinafter the Agreement) and consist of the Agreement, Conditions of the Contract (General, Supplementary and other Conditions), Drawings, Specifications, Addenda issued prior to execution of the Contract, other documents listed in the Agreement and Modifications issued after execution of the Contract. A Modification is (1) a written amendment to the Contract signed by both parties, (2) a Change Order, (3) a Construction Change Directive or (4) a written order for a minor change in the Work issued by the Architect. Unless specifically enumerated in the Agreement, the Contract Documents do not include the advertisement or invitation to bid, Instructions to Bidders, sample forms, other information furnished by the Owner in anticipation of receiving bids or proposals, the Contractor's bid or proposal, or portions of Addenda relating to bidding requirements.

§ 1.1.2 THE CONTRACT

The Contract Documents form the Contract for Construction. The Contract represents the entire and integrated agreement between the parties hereto and supersedes prior negotiations, representations or agreements, either written or oral. The Contract may be amended or modified only by a Modification. The Contract Documents shall not be construed to create a contractual relationship of any kind (1) between the Contractor and the Architect or the Architect's consultants, (2) between the Owner and a Subcontractor or a Sub-subcontractor, (3) between the Owner and the Architect or the Architect's consultants or (4) between any persons or entities other than the Owner and the Contractor. The Architect shall, however, be entitled to performance and enforcement of obligations under the Contract intended to facilitate performance of the Architect's duties.

§ 1.1.3 THE WORK

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

§ 1.1.4 THE PROJECT

The Project is the total construction of which the Work performed under the Contract Documents may be the whole or a part and which may include construction by the Owner and by separate contractors.

§ 1.1.5 THE DRAWINGS

The Drawings are the graphic and pictorial portions of the Contract Documents showing the design, location and dimensions of the Work, generally including plans, elevations, sections, details, schedules and diagrams.

§ 1.1.6 THE SPECIFICATIONS

The Specifications are that portion of the Contract Documents consisting of the written requirements for materials, equipment, systems, standards and workmanship for the Work, and performance of related services.

§ 1.1.7 INSTRUMENTS OF SERVICE

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

§ 1.1.8 INITIAL DECISION MAKER

The Initial Decision Maker is the person identified in the Agreement to render initial decisions on Claims in accordance with Section 15.2 and certify termination of the Agreement under Section 14.2.2.

§ 1.2 CORRELATION AND INTENT OF THE CONTRACT DOCUMENTS

§ 1.2.1 The intent of the Contract Documents is to include all items necessary for the proper execution and completion of the Work by the Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

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§ 1.2.2 Organization of the Specifications into divisions, sections and articles, and arrangement of Drawings shall not control the Contractor in dividing the Work among Subcontractors or in establishing the extent of Work to be performed by any trade.

§ 1.2.3 Unless otherwise stated in the Contract Documents, words that have well-known technical or construction industry meanings are used in the Contract Documents in accordance with such recognized meanings.

§ 1.3 CAPITALIZATION

Terms capitalized in these General Conditions include those that are (1) specifically defined, (2) the titles of numbered articles or (3) the titles of other documents published by the American Institute of Architects.

§ 1.4 INTERPRETATION

In the interest of brevity the Contract Documents frequently omit modifying words such as "all" and "any" and articles such as "the" and "an," but the fact that a modifier or an article is absent from one statement and appears in another is not intended to affect the interpretation of either statement.

§ 1.5 OWNERSHIP AND USE OF DRAWINGS, SPECIFICATIONS AND OTHER INSTRUMENTS OF SERVICE

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

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

§ 1.6 TRANSMISSION OF DATA IN DIGITAL FORM

If the parties intend to transmit Instruments of Service or any other information or documentation in digital form, they shall endeavor to establish necessary protocols governing such transmissions, unless otherwise already provided in the Agreement or the Contract Documents.

ARTICLE 2 OWNER

§ 2.1 GENERAL

§ 2.1.1 The Owner is the person or entity identified as such in the Agreement and is referred to throughout the Contract Documents as if singular in number. The Owner shall designate in writing a representative who shall have express authority to bind the Owner with respect to all matters requiring the Owner's approval or authorization. Except as otherwise provided in Section 4.2.1, the Architect does not have such authority. The term "Owner" means the Owner or the Owner's authorized representative.

§ 2.1.2 The Owner shall furnish to the Contractor within fifteen days after receipt of a written request, information necessary and relevant for the Contractor to evaluate, give notice of or enforce mechanic's lien rights. Such information shall include a correct statement of the record legal title to the property on which the Project is located, usually referred to as the site, and the Owner's interest therein.

§ 2.2 INFORMATION AND SERVICES REQUIRED OF THE OWNER

§ 2.2.1 Prior to commencement of the Work, the Contractor may request in writing that the Owner provide reasonable evidence that the Owner has made financial arrangements to fulfill the Owner's obligations under the Contract. Thereafter, the Contractor may only request such evidence if (1) the Owner fails to make payments to the Contractor as the Contract Documents require; (2) a change in the Work materially changes the Contract Sum; or (3) the Contractor identifies in writing a reasonable concern regarding the Owner's ability to make payment when due. The Owner shall furnish such evidence as a condition precedent to commencement or continuation of the Work or the portion of the Work affected by a material change. After the Owner furnishes the evidence, the Owner shall not materially vary such financial arrangements without prior notice to the Contractor.

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§ 2.2.2 Except for permits and fees that are the responsibility of the Contractor under the Contract Documents, including those required under Section 3.7.1, the Owner shall secure and pay for necessary approvals, easements, assessments and charges required for construction, use or occupancy of permanent structures or for permanent changes in existing facilities.

§ 2.2.3 The Owner shall furnish surveys describing physical characteristics, legal limitations and utility locations for the site of the Project, and a legal description of the site. The Contractor shall be entitled to rely on the accuracy of information furnished by the Owner but shall exercise proper precautions relating to the safe performance of the Work.

§ 2.2.4 The Owner shall furnish information or services required of the Owner by the Contract Documents with reasonable promptness. The Owner shall also furnish any other information or services under the Owner's control and relevant to the Contractor's performance of the Work with reasonable promptness after receiving the Contractor's written request for such information or services.

§ 2.2.5 Unless otherwise provided in the Contract Documents, the Owner shall furnish to the Contractor one copy of the Contract Documents for purposes of making reproductions pursuant to Section 1.5.2.

§ 2.3 OWNER'S RIGHT TO STOP THE WORK

If the Contractor fails to correct Work that is not in accordance with the requirements of the Contract Documents as required by Section 12.2 or repeatedly fails to carry out Work in accordance with the Contract Documents, the Owner may issue a written order to the Contractor to stop the Work, or any portion thereof, until the cause for such order has been eliminated; however, the right of the Owner to stop the Work shall not give rise to a duty on the part of the Owner to exercise this right for the benefit of the Contractor or any other person or entity, except to the extent required by Section 6.1.3.

§ 2.4 OWNER'S RIGHT TO CARRY OUT THE WORK

If the Contractor defaults or neglects to carry out the Work in accordance with the Contract Documents and fails within a ten-day period after receipt of written notice from the Owner to commence and continue correction of such default or neglect with diligence and promptness, the Owner may, without prejudice to other remedies the Owner may have, correct such deficiencies. In such case an appropriate Change Order shall be issued deducting from payments then or thereafter due the Contractor the reasonable cost of correcting such deficiencies, including Owner's expenses and compensation for the Architect's additional services made necessary by such default, neglect or failure. Such action by the Owner and amounts charged to the Contractor are both subject to prior approval of the Architect. If payments then or thereafter due the Contractor are not sufficient to cover such amounts, the Contractor shall pay the difference to the Owner.

ARTICLE 3 CONTRACTOR

§ 3.1 GENERAL

§ 3.1.1 The Contractor is the person or entity identified as such in the Agreement and is referred to throughout the Contract Documents as if singular in number. The Contractor shall be lawfully licensed, if required in the jurisdiction where the Project is located. The Contractor shall designate in writing a representative who shall have express authority to bind the Contractor with respect to all matters under this Contract. The term "Contractor" means the Contractor or the Contractor's authorized representative.

§ 3.1.2 The Contractor shall perform the Work in accordance with the Contract Documents.

§ 3.1.3 The Contractor shall not be relieved of obligations to perform the Work in accordance with the Contract Documents either by activities or duties of the Architect in the Architect's administration of the Contract, or by tests, inspections or approvals required or performed by persons or entities other than the Contractor.

§ 3.2 REVIEW OF CONTRACT DOCUMENTS AND FIELD CONDITIONS BY CONTRACTOR

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

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§ 3.2.2 Because the Contract Documents are complementary, the Contractor shall, before starting each portion of the Work, carefully study and compare the various Contract Documents relative to that portion of the Work, as well as the information furnished by the Owner pursuant to Section 2.2.3, shall take field measurements of any existing conditions related to that portion of the Work, and shall observe any conditions at the site affecting it. These obligations are for the purpose of facilitating coordination and construction by the Contractor and are not for the purpose of discovering errors, omissions, or inconsistencies in the Contract Documents; however, the Contractor shall promptly report to the Architect any errors, inconsistencies or omissions discovered by or made known to the Contractor as a request for information in such form as the Architect may require. It is recognized that the Contractor's review is made in the Contractor's capacity as a contractor and not as a licensed design professional, unless otherwise specifically provided in the Contract Documents.

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

§ 3.2.4 If the Contractor believes that additional cost or time is involved because of clarifications or instructions the Architect issues in response to the Contractor's notices or requests for information pursuant to Sections 3.2.2 or 3.2.3, the Contractor shall make Claims as provided in Article 15. If the Contractor fails to perform the obligations of Sections 3.2.2 or 3.2.3, the Contractor shall pay such costs and damages to the Owner as would have been avoided if the Contractor had performed such obligations. If the Contractor performs those obligations, the Contractor shall not be liable to the Owner or Architect for damages resulting from errors, inconsistencies or omissions in the Contract Documents, for differences between field measurements or conditions and the Contract Documents, or for nonconformities of the Contract Documents to applicable laws, statutes, ordinances, codes, rules and regulations, and lawful orders of public authorities.

§ 3.3 SUPERVISION AND CONSTRUCTION PROCEDURES

§ 3.3.1 The Contractor shall supervise and direct the Work, using the Contractor's best skill and attention. The Contractor shall be solely responsible for, and have control over, construction means, methods, techniques, sequences and procedures and for coordinating all portions of the Work under the Contract, unless the Contract Documents give other specific instructions concerning these matters. If the Contract Documents give specific instructions concerning construction means, methods, techniques, sequences or procedures, the Contractor shall evaluate the jobsite safety thereof and, except as stated below, shall be fully and solely responsible for the jobsite safety of such means, methods, techniques, sequences or procedures. If the Contractor determines that such means, methods, techniques, sequences or procedures may not be safe, the Contractor shall give timely written notice to the Owner and Architect and shall not proceed with that portion of the Work without further written instructions from the Architect. If the Contractor is then instructed to proceed with the required means, methods, techniques, sequences or procedures without acceptance of changes proposed by the Contractor, the Owner shall be solely responsible for any loss or damage arising solely from those Owner-required means, methods, techniques, sequences or procedures.

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

§ 3.3.3 The Contractor shall be responsible for inspection of portions of Work already performed to determine that such portions are in proper condition to receive subsequent Work.

§ 3.4 LABOR AND MATERIALS

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

§ 3.4.2 Except in the case of minor changes in the Work authorized by the Architect in accordance with Sections 3.12.8 or 7.4, the Contractor may make substitutions only with the consent of the Owner, after evaluation by the Architect and in accordance with a Change Order or Construction Change Directive.

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

§ 3.5 WARRANTY

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

§ 3.6 TAXES

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

§ 3.7 PERMITS, FEES, NOTICES AND COMPLIANCE WITH LAWS

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

§ 3.7.2 The Contractor shall comply with and give notices required by applicable laws, statutes, ordinances, codes, rules and regulations, and lawful orders of public authorities applicable to performance of the Work.

§ 3.7.3 If the Contractor performs Work knowing it to be contrary to applicable laws, statutes, ordinances, codes, rules and regulations, or lawful orders of public authorities, the Contractor shall assume appropriate responsibility for such Work and shall bear the costs attributable to correction.

§ 3.7.4 Concealed or Unknown Conditions. If the Contractor encounters conditions at the site that are (1) subsurface or otherwise concealed physical conditions that differ materially from those indicated in the Contract Documents or (2) unknown physical conditions of an unusual nature, that differ materially from those ordinarily found to exist and generally recognized as inherent in construction activities of the character provided for in the Contract Documents, the Contractor shall promptly provide notice to the Owner and the Architect before conditions are disturbed and in no event later than 21 days after first observance of the conditions. The Architect will promptly investigate such conditions and, if the Architect determines that they differ materially and cause an increase or decrease in the Contractor's cost of, or time required for, performance of any part of the Work, will recommend an equitable adjustment in the Contract Sum or Contract Time, or both. If the Architect determines that the conditions at the site are not materially different from those indicated in the Contract Documents and that no change in the terms of the Contract is justified, the Architect shall promptly notify the Owner and Contractor in writing, stating the reasons. If either party disputes the Architect's determination or recommendation, that party may proceed as provided in Article 15.

§ 3.7.5 If, in the course of the Work, the Contractor encounters human remains or recognizes the existence of burial markers, archaeological sites or wetlands not indicated in the Contract Documents, the Contractor shall immediately suspend any operations that would affect them and shall notify the Owner and Architect. Upon receipt of such notice, the Owner shall promptly take any action necessary to obtain governmental authorization required to resume the operations. The Contractor shall continue to suspend such operations until otherwise instructed by the Owner but shall continue with all other operations that do not affect those remains or features. Requests for adjustments in the Contract Sum and Contract Time arising from the existence of such remains or features may be made as provided in Article 15.

§ 3.8 ALLOWANCES

§ 3.8.1 The Contractor shall include in the Contract Sum all allowances stated in the Contract Documents. Items covered by allowances shall be supplied for such amounts and by such persons or entities as the Owner may direct,

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but the Contractor shall not be required to employ persons or entities to whom the Contractor has reasonable objection.

§ 3.8.2 Unless otherwise provided in the Contract Documents,

.1 Allowances shall cover the cost to the Contractor of materials and equipment delivered at the site and all required taxes, less applicable trade discounts;

.2 Contractor's costs for unloading and handling at the site, labor, installation costs, overhead, profit and other expenses contemplated for stated allowance amounts shall be included in the Contract Sum but not in the allowances; and

.3 Whenever costs are more than or less than allowances, the Contract Sum shall be adjusted accordingly by Change Order. The amount of the Change Order shall reflect (1) the difference between actual costs and the allowances under Section 3.8.2.1 and (2) changes in Contractor's costs under Section 3.8.2.2.

§ 3.8.3 Materials and equipment under an allowance shall be selected by the Owner with reasonable promptness.

§ 3.9 SUPERINTENDENT

§ 3.9.1 The Contractor shall employ a competent superintendent and necessary assistants who shall be in attendance at the Project site during performance of the Work. The superintendent shall represent the Contractor, and communications given to the superintendent shall be as binding as if given to the Contractor.

§ 3.9.2 The Contractor, as soon as practicable after award of the Contract, shall furnish in writing to the Owner through the Architect the name and qualifications of a proposed superintendent. The Architect may reply within 14 days to the Contractor in writing stating (1) whether the Owner or the Architect has reasonable objection to the proposed superintendent or (2) that the Architect requires additional time to review. Failure of the Architect to reply within the 14 day period shall constitute notice of no reasonable objection.

§ 3.9.3 The Contractor shall not employ a proposed superintendent to whom the Owner or Architect has made reasonable and timely objection. The Contractor shall not change the superintendent without the Owner's consent, which shall not unreasonably be withheld or delayed.

§ 3.10 CONTRACTOR'S CONSTRUCTION SCHEDULES

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

§ 3.10.2 The Contractor shall prepare a submittal schedule, promptly after being awarded the Contract and thereafter as necessary to maintain a current submittal schedule, and shall submit the schedule(s) for the Architect's approval. The Architect's approval shall not unreasonably be delayed or withheld. The submittal schedule shall (1) be coordinated with the Contractor's construction schedule, and (2) allow the Architect reasonable time to review submittals. If the Contractor fails to submit a submittal schedule, the Contractor shall not be entitled to any increase in Contract Sum or extension of Contract Time based on the time required for review of submittals.

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

§ 3.11 DOCUMENTS AND SAMPLES AT THE SITE

The Contractor shall maintain at the site for the Owner one copy of the Drawings, Specifications, Addenda, Change Orders and other Modifications, in good order and marked currently to indicate field changes and selections made during construction, and one copy of approved Shop Drawings, Product Data, Samples and similar required submittals. These shall be available to the Architect and shall be delivered to the Architect for submittal to the Owner upon completion of the Work as a record of the Work as constructed.

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§ 3.12 SHOP DRAWINGS, PRODUCT DATA AND SAMPLES

§ 3.12.1 Shop Drawings are drawings, diagrams, schedules and other data specially prepared for the Work by the Contractor or a Subcontractor, Sub-subcontractor, manufacturer, supplier or distributor to illustrate some portion of the Work.

§ 3.12.2 Product Data are illustrations, standard schedules, performance charts, instructions, brochures, diagrams and other information furnished by the Contractor to illustrate materials or equipment for some portion of the Work.

§ 3.12.3 Samples are physical examples that illustrate materials, equipment or workmanship and establish standards by which the Work will be judged.

§ 3.12.4 Shop Drawings, Product Data, Samples and similar submittals are not Contract Documents. Their purpose is to demonstrate the way by which the Contractor proposes to conform to the information given and the design concept expressed in the Contract Documents for those portions of the Work for which the Contract Documents require submittals. Review by the Architect is subject to the limitations of Section 4.2.7. Informational submittals upon which the Architect is not expected to take responsive action may be so identified in the Contract Documents. Submittals that are not required by the Contract Documents may be returned by the Architect without action.

§ 3.12.5 The Contractor shall review for compliance with the Contract Documents, approve and submit to the Architect Shop Drawings, Product Data, Samples and similar submittals required by the Contract Documents in accordance with the submittal schedule approved by the Architect or, in the absence of an approved submittal schedule, with reasonable promptness and in such sequence as to cause no delay in the Work or in the activities of the Owner or of separate contractors.

§ 3.12.6 By submitting Shop Drawings, Product Data, Samples and similar submittals, the Contractor represents to the Owner and Architect that the Contractor has (1) reviewed and approved them, (2) determined and verified materials, field measurements and field construction criteria related thereto, or will do so and (3) checked and coordinated the information contained within such submittals with the requirements of the Work and of the Contract Documents.

§ 3.12.7 The Contractor shall perform no portion of the Work for which the Contract Documents require submittal and review of Shop Drawings, Product Data, Samples or similar submittals until the respective submittal has been approved by the Architect.

§ 3.12.8 The Work shall be in accordance with approved submittals except that the Contractor shall not be relieved of responsibility for deviations from requirements of the Contract Documents by the Architect's approval of Shop Drawings, Product Data, Samples or similar submittals unless the Contractor has specifically informed the Architect in writing of such deviation at the time of submittal and (1) the Architect has given written approval to the specific deviation as a minor change in the Work, or (2) a Change Order or Construction Change Directive has been issued authorizing the deviation. The Contractor shall not be relieved of responsibility for errors or omissions in Shop Drawings, Product Data, Samples or similar submittals by the Architect's approval thereof.

§ 3.12.9 The Contractor shall direct specific attention, in writing or on resubmitted Shop Drawings, Product Data, Samples or similar submittals, to revisions other than those requested by the Architect on previous submittals. In the absence of such written notice, the Architect's approval of a resubmission shall not apply to such revisions.

§ 3.12.10 The Contractor shall not be required to provide professional services that constitute the practice of architecture or engineering unless such services are specifically required by the Contract Documents for a portion of the Work or unless the Contractor needs to provide such services in order to carry out the Contractor's responsibilities for construction means, methods, techniques, sequences and procedures. The Contractor shall not be required to provide professional services in violation of applicable law. If professional design services or certifications by a design professional related to systems, materials or equipment are specifically required of the Contractor by the Contract Documents, the Owner and the Architect will specify all performance and design criteria that such services must satisfy. The Contractor shall cause such services or certifications to be provided by a properly licensed design professional, whose signature and seal shall appear on all drawings, calculations, specifications, certifications, Shop Drawings and other submittals prepared by such professional. Shop Drawings and other submittals related to the Work designed or certified by such professional, if prepared by others, shall bear such professional's written approval when submitted to the Architect. The Owner and the Architect shall be entitled

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to rely upon the adequacy, accuracy and completeness of the services, certifications and approvals performed or provided by such design professionals, provided the Owner and Architect have specified to the Contractor all performance and design criteria that such services must satisfy. Pursuant to this Section 3.12.10, the Architect will review, approve or take other appropriate action on submittals only for the limited purpose of checking for conformance with information given and the design concept expressed in the Contract Documents. The Contractor shall not be responsible for the adequacy of the performance and design criteria specified in the Contract Documents.

§ 3.13 USE OF SITE

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

§ 3.14 CUTTING AND PATCHING

§ 3.14.1 The Contractor shall be responsible for cutting, fitting or patching required to complete the Work or to make its parts fit together properly. All areas requiring cutting, fitting and patching shall be restored to the condition existing prior to the cutting, fitting and patching, unless otherwise required by the Contract Documents.

§ 3.14.2 The Contractor shall not damage or endanger a portion of the Work or fully or partially completed construction of the Owner or separate contractors by cutting, patching or otherwise altering such construction, or by excavation. The Contractor shall not cut or otherwise alter such construction by the Owner or a separate contractor except with written consent of the Owner and of such separate contractor; such consent shall not be unreasonably withheld. The Contractor shall not unreasonably withhold from the Owner or a separate contractor the Contractor's consent to cutting or otherwise altering the Work.

§ 3.15 CLEANING UP

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

§ 3.15.2 If the Contractor fails to clean up as provided in the Contract Documents, the Owner may do so and Owner shall be entitled to reimbursement from the Contractor.

§ 3.16 ACCESS TO WORK

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

§ 3.17 ROYALTIES, PATENTS AND COPYRIGHTS

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

§ 3.18 INDEMNIFICATION

§ 3.18.1 To the fullest extent permitted by law the Contractor shall indemnify and hold harmless the Owner, Architect, Architect's consultants, and agents and employees of any of them from and against claims, damages, losses and expenses, including but not limited to attorneys' fees, arising out of or resulting from performance of the Work, provided that such claim, damage, loss or expense is attributable to bodily injury, sickness, disease or death, or to injury to or destruction of tangible property (other than the Work itself), but only to the extent caused by the negligent acts or omissions of the Contractor, a Subcontractor, anyone directly or indirectly employed by them or anyone for whose acts they may be liable, regardless of whether or not such claim, damage, loss or expense is caused in part by a party indemnified hereunder. Such obligation shall not be construed to negate, abridge, or reduce

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other rights or obligations of indemnity that would otherwise exist as to a party or person described in this Section 3.18.

§ 3.18.2 In claims against any person or entity indemnified under this Section 3.18 by an employee of the Contractor, a Subcontractor, anyone directly or indirectly employed by them or anyone for whose acts they may be liable, the indemnification obligation under Section 3.18.1 shall not be limited by a limitation on amount or type of damages, compensation or benefits payable by or for the Contractor or a Subcontractor under workers' compensation acts, disability benefit acts or other employee benefit acts.

ARTICLE 4 ARCHITECT

§ 4.1 GENERAL

§ 4.1.1 The Owner shall retain an architect lawfully licensed to practice architecture or an entity lawfully practicing architecture in the jurisdiction where the Project is located. That person or entity is identified as the Architect in the Agreement and is referred to throughout the Contract Documents as if singular in number.

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

§ 4.1.3 If the employment of the Architect is terminated, the Owner shall employ a successor architect as to whom the Contractor has no reasonable objection and whose status under the Contract Documents shall be that of the Architect.

§ 4.2 ADMINISTRATION OF THE CONTRACT

§ 4.2.1 The Architect will provide administration of the Contract as described in the Contract Documents and will be an Owner's representative during construction until the date the Architect issues the final Certificate for Payment. The Architect will have authority to act on behalf of the Owner only to the extent provided in the Contract Documents.

§ 4.2.2 The Architect will visit the site at intervals appropriate to the stage of construction, or as otherwise agreed with the Owner, to become generally familiar with the progress and quality of the portion of the Work completed, and to determine in general if the Work observed is being performed in a manner indicating that the Work, when fully completed, will be in accordance with the Contract Documents. However, the Architect will not be required to make exhaustive or continuous on-site inspections to check the quality or quantity of the Work. The Architect will not have control over, charge of, or responsibility for, the construction means, methods, techniques, sequences or procedures, or for the safety precautions and programs in connection with the Work, since these are solely the Contractor's rights and responsibilities under the Contract Documents, except as provided in Section 3.3.1.

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

§ 4.2.4 COMMUNICATIONS FACILITATING CONTRACT ADMINISTRATION

Except as otherwise provided in the Contract Documents or when direct communications have been specially authorized, the Owner and Contractor shall endeavor to communicate with each other through the Architect about matters arising out of or relating to the Contract. Communications by and with the Architect's consultants shall be through the Architect. Communications by and with Subcontractors and material suppliers shall be through the Contractor. Communications by and with separate contractors shall be through the Owner.

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

§ 4.2.6 The Architect has authority to reject Work that does not conform to the Contract Documents. Whenever the Architect considers it necessary or advisable, the Architect will have authority to require inspection or testing of the

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Work in accordance with Sections 13.5.2 and 13.5.3, whether or not such Work is fabricated, installed or completed. However, neither this authority of the Architect nor a decision made in good faith either to exercise or not to exercise such authority shall give rise to a duty or responsibility of the Architect to the Contractor, Subcontractors, material and equipment suppliers, their agents or employees, or other persons or entities performing portions of the Work.

§ 4.2.7 The Architect will review and approve, or take other appropriate action upon, the Contractor's submittals such as Shop Drawings, Product Data and Samples, but only for the limited purpose of checking for conformance with information given and the design concept expressed in the Contract Documents. The Architect's action will be taken in accordance with the submittal schedule approved by the Architect or, in the absence of an approved submittal schedule, with reasonable promptness while allowing sufficient time in the Architect's professional judgment to permit adequate review. Review of such submittals is not conducted for the purpose of determining the accuracy and completeness of other details such as dimensions and quantities, or for substantiating instructions for installation or performance of equipment or systems, all of which remain the responsibility of the Contractor as required by the Contract Documents. The Architect's review of the Contractor's submittals shall not relieve the Contractor of the obligations under Sections 3.3, 3.5 and 3.12. The Architect's review shall not constitute approval of safety precautions or, unless otherwise specifically stated by the Architect, of any construction means, methods, techniques, sequences or procedures. The Architect's approval of a specific item shall not indicate approval of an assembly of which the item is a component.

§ 4.2.8 The Architect will prepare Change Orders and Construction Change Directives, and may authorize minor changes in the Work as provided in Section 7.4. The Architect will investigate and make determinations and recommendations regarding concealed and unknown conditions as provided in Section 3.7.4.

§ 4.2.9 The Architect will conduct inspections to determine the date or dates of Substantial Completion and the date of final completion; issue Certificates of Substantial Completion pursuant to Section 9.8; receive and forward to the Owner, for the Owner's review and records, written warranties and related documents required by the Contract and assembled by the Contractor pursuant to Section 9.10; and issue a final Certificate for Payment pursuant to Section 9.10.

§ 4.2.10 If the Owner and Architect agree, the Architect will provide one or more project representatives to assist in carrying out the Architect's responsibilities at the site. The duties, responsibilities and limitations of authority of such project representatives shall be as set forth in an exhibit to be incorporated in the Contract Documents.

§ 4.2.11 The Architect will interpret and decide matters concerning performance under, and requirements of, the Contract Documents on written request of either the Owner or Contractor. The Architect's response to such requests will be made in writing within any time limits agreed upon or otherwise with reasonable promptness.

§ 4.2.12 Interpretations and decisions of the Architect will be consistent with the intent of, and reasonably inferable from, the Contract Documents and will be in writing or in the form of drawings. When making such interpretations and decisions, the Architect will endeavor to secure faithful performance by both Owner and Contractor, will not show partiality to either and will not be liable for results of interpretations or decisions rendered in good faith.

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

§ 4.2.14 The Architect will review and respond to requests for information about the Contract Documents. The Architect's response to such requests will be made in writing within any time limits agreed upon or otherwise with reasonable promptness. If appropriate, the Architect will prepare and issue supplemental Drawings and Specifications in response to the requests for information.

ARTICLE 5 SUBCONTRACTORS

§ 5.1 DEFINITIONS

§ 5.1.1 A Subcontractor is a person or entity who has a direct contract with the Contractor to perform a portion of the Work at the site. The term "Subcontractor" is referred to throughout the Contract Documents as if singular in number and means a Subcontractor or an authorized representative of the Subcontractor. The term "Subcontractor" does not include a separate contractor or subcontractors of a separate contractor.

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§ 5.1.2 A Sub-subcontractor is a person or entity who has a direct or indirect contract with a Subcontractor to perform a portion of the Work at the site. The term "Sub-subcontractor" is referred to throughout the Contract Documents as if singular in number and means a Sub-subcontractor or an authorized representative of the Sub-subcontractor.

§ 5.2 AWARD OF SUBCONTRACTS AND OTHER CONTRACTS FOR PORTIONS OF THE WORK

§ 5.2.1 Unless otherwise stated in the Contract Documents or the bidding requirements, the Contractor, as soon as practicable after award of the Contract, shall furnish in writing to the Owner through the Architect the names of persons or entities (including those who are to furnish materials or equipment fabricated to a special design) proposed for each principal portion of the Work. The Architect may reply within 14 days to the Contractor in writing stating (1) whether the Owner or the Architect has reasonable objection to any such proposed person or entity or (2) that the Architect requires additional time for review. Failure of the Owner or Architect to reply within the 14-day period shall constitute notice of no reasonable objection.

§ 5.2.2 The Contractor shall not contract with a proposed person or entity to whom the Owner or Architect has made reasonable and timely objection. The Contractor shall not be required to contract with anyone to whom the Contractor has made reasonable objection.

§ 5.2.3 If the Owner or Architect has reasonable objection to a person or entity proposed by the Contractor, the Contractor shall propose another to whom the Owner or Architect has no reasonable objection. If the proposed but rejected Subcontractor was reasonably capable of performing the Work, the Contract Sum and Contract Time shall be increased or decreased by the difference, if any, occasioned by such change, and an appropriate Change Order shall be issued before commencement of the substitute Subcontractor's Work. However, no increase in the Contract Sum or Contract Time shall be allowed for such change unless the Contractor has acted promptly and responsively in submitting names as required.

§ 5.2.4 The Contractor shall not substitute a Subcontractor, person or entity previously selected if the Owner or Architect makes reasonable objection to such substitution.

§ 5.3 SUBCONTRACTUAL RELATIONS

By appropriate agreement, written where legally required for validity, the Contractor shall require each Subcontractor, to the extent of the Work to be performed by the Subcontractor, to be bound to the Contractor by terms of the Contract Documents, and to assume toward the Contractor all the obligations and responsibilities, including the responsibility for safety of the Subcontractor's Work, which the Contractor, by these Documents, assumes toward the Owner and Architect. Each subcontract agreement shall preserve and protect the rights of the Owner and Architect under the Contract Documents with respect to the Work to be performed by the Subcontractor so that subcontracting thereof will not prejudice such rights, and shall allow to the Subcontractor, unless specifically provided otherwise in the subcontract agreement, the benefit of all rights, remedies and redress against the Contractor that the Contractor, by the Contract Documents, has against the Owner. Where appropriate, the Contractor shall require each Subcontractor to enter into similar agreements with Sub-subcontractors. The Contractor shall make available to each proposed Subcontractor, prior to the execution of the subcontract agreement, copies of the Contract Documents to which the Subcontractor will be bound, and, upon written request of the Subcontractor, identify to the Subcontractor terms and conditions of the proposed subcontract agreement that may be at variance with the Contract Documents. Subcontractors will similarly make copies of applicable portions of such documents available to their respective proposed Sub-subcontractors.

§ 5.4 CONTINGENT ASSIGNMENT OF SUBCONTRACTS

§ 5.4.1 Each subcontract agreement for a portion of the Work is assigned by the Contractor to the Owner, provided that

- **.1** assignment is effective only after termination of the Contract by the Owner for cause pursuant to Section 14.2 and only for those subcontract agreements that the Owner accepts by notifying the Subcontractor and Contractor in writing; and
- **.2** assignment is subject to the prior rights of the surety, if any, obligated under bond relating to the Contract.

When the Owner accepts the assignment of a subcontract agreement, the Owner assumes the Contractor's rights and obligations under the subcontract.

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§ 5.4.2 Upon such assignment, if the Work has been suspended for more than 30 days, the Subcontractor's compensation shall be equitably adjusted for increases in cost resulting from the suspension.

§ 5.4.3 Upon such assignment to the Owner under this Section 5.4, the Owner may further assign the subcontract to a successor contractor or other entity. If the Owner assigns the subcontract to a successor contractor or other entity, the Owner shall nevertheless remain legally responsible for all of the successor contractor's obligations under the subcontract.

ARTICLE 6 CONSTRUCTION BY OWNER OR BY SEPARATE CONTRACTORS

§ 6.1 OWNER'S RIGHT TO PERFORM CONSTRUCTION AND TO AWARD SEPARATE CONTRACTS

§ 6.1.1 The Owner reserves the right to perform construction or operations related to the Project with the Owner's own forces, and to award separate contracts in connection with other portions of the Project or other construction or operations on the site under Conditions of the Contract identical or substantially similar to these including those portions related to insurance and waiver of subrogation. If the Contractor claims that delay or additional cost is involved because of such action by the Owner, the Contractor shall make such Claim as provided in Article 15.

§ 6.1.2 When separate contracts are awarded for different portions of the Project or other construction or operations on the site, the term "Contractor" in the Contract Documents in each case shall mean the Contractor who executes each separate Owner-Contractor Agreement.

§ 6.1.3 The Owner shall provide for coordination of the activities of the Owner's own forces and of each separate contractor with the Work of the Contractor, who shall cooperate with them. The Contractor shall participate with other separate contractors and the Owner in reviewing their construction schedules. The Contractor shall make any revisions to the construction schedule deemed necessary after a joint review and mutual agreement. The construction schedules shall then constitute the schedules to be used by the Contractor, separate contractors and the Owner until subsequently revised.

§ 6.1.4 Unless otherwise provided in the Contract Documents, when the Owner performs construction or operations related to the Project with the Owner's own forces, the Owner shall be deemed to be subject to the same obligations and to have the same rights that apply to the Contractor under the Conditions of the Contract, including, without excluding others, those stated in Article 3, this Article 6 and Articles 10, 11 and 12.

§ 6.2 MUTUAL RESPONSIBILITY

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

§ 6.2.2 If part of the Contractor's Work depends for proper execution or results upon construction or operations by the Owner or a separate contractor, the Contractor shall, prior to proceeding with that portion of the Work, promptly report to the Architect apparent discrepancies or defects in such other construction that would render it unsuitable for such proper execution and results. Failure of the Contractor so to report shall constitute an acknowledgment that the Owner's or separate contractor's completed or partially completed construction is fit and proper to receive the Contractor's Work, except as to defects not then reasonably discoverable.

§ 6.2.3 The Contractor shall reimburse the Owner for costs the Owner incurs that are payable to a separate contractor because of the Contractor's delays, improperly timed activities or defective construction. The Owner shall be responsible to the Contractor for costs the Contractor incurs because of a separate contractor's delays, improperly timed activities, damage to the Work or defective construction.

§ 6.2.4 The Contractor shall promptly remedy damage the Contractor wrongfully causes to completed or partially completed construction or to property of the Owner or separate contractors as provided in Section 10.2.5.

§ 6.2.5 The Owner and each separate contractor shall have the same responsibilities for cutting and patching as are described for the Contractor in Section 3.14.

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§ 6.3 OWNER'S RIGHT TO CLEAN UP

If a dispute arises among the Contractor, separate contractors and the Owner as to the responsibility under their respective contracts for maintaining the premises and surrounding area free from waste materials and rubbish, the Owner may clean up and the Architect will allocate the cost among those responsible.

ARTICLE 7 CHANGES IN THE WORK

§ 7.1 GENERAL

§ 7.1.1 Changes in the Work may be accomplished after execution of the Contract, and without invalidating the Contract, by Change Order, Construction Change Directive or order for a minor change in the Work, subject to the limitations stated in this Article 7 and elsewhere in the Contract Documents.

§ 7.1.2 A Change Order shall be based upon agreement among the Owner, Contractor and Architect; a Construction Change Directive requires agreement by the Owner and Architect and may or may not be agreed to by the Contractor; an order for a minor change in the Work may be issued by the Architect alone.

§ 7.1.3 Changes in the Work shall be performed under applicable provisions of the Contract Documents, and the Contractor shall proceed promptly, unless otherwise provided in the Change Order, Construction Change Directive or order for a minor change in the Work.

§ 7.2 CHANGE ORDERS

§ 7.2.1 A Change Order is a written instrument prepared by the Architect and signed by the Owner, Contractor and Architect stating their agreement upon all of the following:

- **.1** The change in the Work;
- **.2** The amount of the adjustment, if any, in the Contract Sum; and
- **.3** The extent of the adjustment, if any, in the Contract Time.

§ 7.3 CONSTRUCTION CHANGE DIRECTIVES

§ 7.3.1 A Construction Change Directive is a written order prepared by the Architect and signed by the Owner and Architect, directing a change in the Work prior to agreement on adjustment, if any, in the Contract Sum or Contract Time, or both. The Owner may by Construction Change Directive, without invalidating the Contract, order changes in the Work within the general scope of the Contract consisting of additions, deletions or other revisions, the Contract Sum and Contract Time being adjusted accordingly.

§ 7.3.2 A Construction Change Directive shall be used in the absence of total agreement on the terms of a Change Order.

§ 7.3.3 If the Construction Change Directive provides for an adjustment to the Contract Sum, the adjustment shall be based on one of the following methods:

- **.1** Mutual acceptance of a lump sum properly itemized and supported by sufficient substantiating data to permit evaluation;
- **.2** Unit prices stated in the Contract Documents or subsequently agreed upon;
- **.3** Cost to be determined in a manner agreed upon by the parties and a mutually acceptable fixed or percentage fee; or
- **.4** As provided in Section 7.3.7.

§ 7.3.4 If unit prices are stated in the Contract Documents or subsequently agreed upon, and if quantities originally contemplated are materially changed in a proposed Change Order or Construction Change Directive so that application of such unit prices to quantities of Work proposed will cause substantial inequity to the Owner or Contractor, the applicable unit prices shall be equitably adjusted.

§ 7.3.5 Upon receipt of a Construction Change Directive, the Contractor shall promptly proceed with the change in the Work involved and advise the Architect of the Contractor's agreement or disagreement with the method, if any, provided in the Construction Change Directive for determining the proposed adjustment in the Contract Sum or Contract Time.

§ 7.3.6 A Construction Change Directive signed by the Contractor indicates the Contractor's agreement therewith, including adjustment in Contract Sum and Contract Time or the method for determining them. Such agreement shall be effective immediately and shall be recorded as a Change Order.

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§ 7.3.7 If the Contractor does not respond promptly or disagrees with the method for adjustment in the Contract Sum, the Architect shall determine the method and the adjustment on the basis of reasonable expenditures and savings of those performing the Work attributable to the change, including, in case of an increase in the Contract Sum, an amount for overhead and profit as set forth in the Agreement, or if no such amount is set forth in the Agreement, a reasonable amount. In such case, and also under Section 7.3.3.3, the Contractor shall keep and present, in such form as the Architect may prescribe, an itemized accounting together with appropriate supporting data. Unless otherwise provided in the Contract Documents, costs for the purposes of this Section 7.3.7 shall be limited to the following:

.1 Costs of labor, including social security, old age and unemployment insurance, fringe benefits required by agreement or custom, and workers' compensation insurance;

.2 Costs of materials, supplies and equipment, including cost of transportation, whether incorporated or consumed;

.3 Rental costs of machinery and equipment, exclusive of hand tools, whether rented from the Contractor or others;

.4 Costs of premiums for all bonds and insurance, permit fees, and sales, use or similar taxes related to the Work; and

.5 Additional costs of supervision and field office personnel directly attributable to the change.

§ 7.3.8 The amount of credit to be allowed by the Contractor to the Owner for a deletion or change that results in a net decrease in the Contract Sum shall be actual net cost as confirmed by the Architect. When both additions and credits covering related Work or substitutions are involved in a change, the allowance for overhead and profit shall be figured on the basis of net increase, if any, with respect to that change.

§ 7.3.9 Pending final determination of the total cost of a Construction Change Directive to the Owner, the Contractor may request payment for Work completed under the Construction Change Directive in Applications for Payment. The Architect will make an interim determination for purposes of monthly certification for payment for those costs and certify for payment the amount that the Architect determines, in the Architect's professional judgment, to be reasonably justified. The Architect's interim determination of cost shall adjust the Contract Sum on the same basis as a Change Order, subject to the right of either party to disagree and assert a Claim in accordance with Article 15.

§ 7.3.10 When the Owner and Contractor agree with a determination made by the Architect concerning the adjustments in the Contract Sum and Contract Time, or otherwise reach agreement upon the adjustments, such agreement shall be effective immediately and the Architect will prepare a Change Order. Change Orders may be issued for all or any part of a Construction Change Directive.

§ 7.4 MINOR CHANGES IN THE WORK

The Architect has authority to order minor changes in the Work not involving adjustment in the Contract Sum or extension of the Contract Time and not inconsistent with the intent of the Contract Documents. Such changes will be effected by written order signed by the Architect and shall be binding on the Owner and Contractor.

ARTICLE 8 TIME

§ 8.1 DEFINITIONS

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

§ 8.1.2 The date of commencement of the Work is the date established in the Agreement.

§ 8.1.3 The date of Substantial Completion is the date certified by the Architect in accordance with Section 9.8.

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

§ 8.2 PROGRESS AND COMPLETION

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

§ 8.2.2 The Contractor shall not knowingly, except by agreement or instruction of the Owner in writing, prematurely commence operations on the site or elsewhere prior to the effective date of insurance required by Article 11 to be

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furnished by the Contractor and Owner. The date of commencement of the Work shall not be changed by the effective date of such insurance.

§ 8.2.3 The Contractor shall proceed expeditiously with adequate forces and shall achieve Substantial Completion within the Contract Time.

§ 8.3 DELAYS AND EXTENSIONS OF TIME

§ 8.3.1 If the Contractor is delayed at any time in the commencement or progress of the Work by an act or neglect of the Owner or Architect, or of an employee of either, or of a separate contractor employed by the Owner; or by changes ordered in the Work; or by labor disputes, fire, unusual delay in deliveries, unavoidable casualties or other causes beyond the Contractor's control; or by delay authorized by the Owner pending mediation and arbitration; or by other causes that the Architect determines may justify delay, then the Contract Time shall be extended by Change Order for such reasonable time as the Architect may determine.

§ 8.3.2 Claims relating to time shall be made in accordance with applicable provisions of Article 15.

§ 8.3.3 This Section 8.3 does not preclude recovery of damages for delay by either party under other provisions of the Contract Documents.

ARTICLE 9 PAYMENTS AND COMPLETION

§ 9.1 CONTRACT SUM

The Contract Sum is stated in the Agreement and, including authorized adjustments, is the total amount payable by the Owner to the Contractor for performance of the Work under the Contract Documents.

§ 9.2 SCHEDULE OF VALUES

Where the Contract is based on a stipulated sum or Guaranteed Maximum Price, the Contractor shall submit to the Architect, before the first Application for Payment, a schedule of values allocating the entire Contract Sum to the various portions of the Work and prepared in such form and supported by such data to substantiate its accuracy as the Architect may require. This schedule, unless objected to by the Architect, shall be used as a basis for reviewing the Contractor's Applications for Payment.

§ 9.3 APPLICATIONS FOR PAYMENT

§ 9.3.1 At least ten days before the date established for each progress payment, the Contractor shall submit to the Architect an itemized Application for Payment prepared in accordance with the schedule of values, if required under Section 9.2, for completed portions of the Work. Such application shall be notarized, if required, and supported by such data substantiating the Contractor's right to payment as the Owner or Architect may require, such as copies of requisitions from Subcontractors and material suppliers, and shall reflect retainage if provided for in the Contract Documents.

§ 9.3.1.1 As provided in Section 7.3.9, such applications may include requests for payment on account of changes in the Work that have been properly authorized by Construction Change Directives, or by interim determinations of the Architect, but not yet included in Change Orders.

§ 9.3.1.2 Applications for Payment shall not include requests for payment for portions of the Work for which the Contractor does not intend to pay a Subcontractor or material supplier, unless such Work has been performed by others whom the Contractor intends to pay.

§ 9.3.2 Unless otherwise provided in the Contract Documents, payments shall be made on account of materials and equipment delivered and suitably stored at the site for subsequent incorporation in the Work. If approved in advance by the Owner, payment may similarly be made for materials and equipment suitably stored off the site at a location agreed upon in writing. Payment for materials and equipment stored on or off the site shall be conditioned upon compliance by the Contractor with procedures satisfactory to the Owner to establish the Owner's title to such materials and equipment or otherwise protect the Owner's interest, and shall include the costs of applicable insurance, storage and transportation to the site for such materials and equipment stored off the site.

§ 9.3.3 The Contractor warrants that title to all Work covered by an Application for Payment will pass to the Owner no later than the time of payment. The Contractor further warrants that upon submittal of an Application for Payment all Work for which Certificates for Payment have been previously issued and payments received from the

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Owner shall, to the best of the Contractor's knowledge, information and belief, be free and clear of liens, claims, security interests or encumbrances in favor of the Contractor, Subcontractors, material suppliers, or other persons or entities making a claim by reason of having provided labor, materials and equipment relating to the Work.

§ 9.4 CERTIFICATES FOR PAYMENT

§ 9.4.1 The Architect will, within seven days after receipt of the Contractor's Application for Payment, either issue to the Owner a Certificate for Payment, with a copy to the Contractor, for such amount as the Architect determines is properly due, or notify the Contractor and Owner in writing of the Architect's reasons for withholding certification in whole or in part as provided in Section 9.5.1.

§ 9.4.2 The issuance of a Certificate for Payment will constitute a representation by the Architect to the Owner, based on the Architect's evaluation of the Work and the data comprising the Application for Payment, that, to the best of the Architect's knowledge, information and belief, the Work has progressed to the point indicated and that the quality of the Work is in accordance with the Contract Documents. The foregoing representations are subject to an evaluation of the Work for conformance with the Contract Documents upon Substantial Completion, to results of subsequent tests and inspections, to correction of minor deviations from the Contract Documents prior to completion and to specific qualifications expressed by the Architect. The issuance of a Certificate for Payment will further constitute a representation that the Contractor is entitled to payment in the amount certified. However, the issuance of a Certificate for Payment will not be a representation that the Architect has (1) made exhaustive or continuous on-site inspections to check the quality or quantity of the Work, (2) reviewed construction means, methods, techniques, sequences or procedures, (3) reviewed copies of requisitions received from Subcontractors and material suppliers and other data requested by the Owner to substantiate the Contractor's right to payment, or (4) made examination to ascertain how or for what purpose the Contractor has used money previously paid on account of the Contract Sum.

§ 9.5 DECISIONS TO WITHHOLD CERTIFICATION

§ 9.5.1 The Architect may withhold a Certificate for Payment in whole or in part, to the extent reasonably necessary to protect the Owner, if in the Architect's opinion the representations to the Owner required by Section 9.4.2 cannot be made. If the Architect is unable to certify payment in the amount of the Application, the Architect will notify the Contractor and Owner as provided in Section 9.4.1. If the Contractor and Architect cannot agree on a revised amount, the Architect will promptly issue a Certificate for Payment for the amount for which the Architect is able to make such representations to the Owner. The Architect may also withhold a Certificate for Payment or, because of subsequently discovered evidence, may nullify the whole or a part of a Certificate for Payment previously issued, to such extent as may be necessary in the Architect's opinion to protect the Owner from loss for which the Contractor is responsible, including loss resulting from acts and omissions described in Section 3.3.2, because of

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

§ 9.5.2 When the above reasons for withholding certification are removed, certification will be made for amounts previously withheld.

§ 9.5.3 If the Architect withholds certification for payment under Section 9.5.1.3, the Owner may, at its sole option, issue joint checks to the Contractor and to any Subcontractor or material or equipment suppliers to whom the Contractor failed to make payment for Work properly performed or material or equipment suitably delivered. If the Owner makes payments by joint check, the Owner shall notify the Architect and the Architect will reflect such payment on the next Certificate for Payment.

§ 9.6 PROGRESS PAYMENTS

§ 9.6.1 After the Architect has issued a Certificate for Payment, the Owner shall make payment in the manner and within the time provided in the Contract Documents, and shall so notify the Architect.

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

§ 9.6.3 The Architect will, on request, furnish to a Subcontractor, if practicable, information regarding percentages of completion or amounts applied for by the Contractor and action taken thereon by the Architect and Owner on account of portions of the Work done by such Subcontractor.

§ 9.6.4 The Owner has the right to request written evidence from the Contractor that the Contractor has properly paid Subcontractors and material and equipment suppliers amounts paid by the Owner to the Contractor for subcontracted Work. If the Contractor fails to furnish such evidence within seven days, the Owner shall have the right to contact Subcontractors to ascertain whether they have been properly paid. Neither the Owner nor Architect shall have an obligation to pay or to see to the payment of money to a Subcontractor, except as may otherwise be required by law.

§ 9.6.5 Contractor payments to material and equipment suppliers shall be treated in a manner similar to that provided in Sections 9.6.2, 9.6.3 and 9.6.4.

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

§ 9.6.7 Unless the Contractor provides the Owner with a payment bond in the full penal sum of the Contract Sum, payments received by the Contractor for Work properly performed by Subcontractors and suppliers shall be held by the Contractor for those Subcontractors or suppliers who performed Work or furnished materials, or both, under contract with the Contractor for which payment was made by the Owner. Nothing contained herein shall require money to be placed in a separate account and not commingled with money of the Contractor, shall create any fiduciary liability or tort liability on the part of the Contractor for breach of trust or shall entitle any person or entity to an award of punitive damages against the Contractor for breach of the requirements of this provision.

§ 9.7 FAILURE OF PAYMENT

If the Architect does not issue a Certificate for Payment, through no fault of the Contractor, within seven days after receipt of the Contractor's Application for Payment, or if the Owner does not pay the Contractor within seven days after the date established in the Contract Documents the amount certified by the Architect or awarded by binding dispute resolution, then the Contractor may, upon seven additional days' written notice to the Owner and Architect, stop the Work until payment of the amount owing has been received. The Contract Time shall be extended appropriately and the Contract Sum shall be increased by the amount of the Contractor's reasonable costs of shut-down, delay and start-up, plus interest as provided for in the Contract Documents.

§ 9.8 SUBSTANTIAL COMPLETION

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

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

§ 9.8.3 Upon receipt of the Contractor's list, the Architect will make an inspection to determine whether the Work or designated portion thereof is substantially complete. If the Architect's inspection discloses any item, whether or not included on the Contractor's list, which is not sufficiently complete in accordance with the Contract Documents so that the Owner can occupy or utilize the Work or designated portion thereof for its intended use, the Contractor shall, before issuance of the Certificate of Substantial Completion, complete or correct such item upon notification by the Architect. In such case, the Contractor shall then submit a request for another inspection by the Architect to determine Substantial Completion.

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§ 9.8.4 When the Work or designated portion thereof is substantially complete, the Architect will prepare a Certificate of Substantial Completion that shall establish the date of Substantial Completion, shall establish responsibilities of the Owner and Contractor for security, maintenance, heat, utilities, damage to the Work and insurance, and shall fix the time within which the Contractor shall finish all items on the list accompanying the Certificate. Warranties required by the Contract Documents shall commence on the date of Substantial Completion of the Work or designated portion thereof unless otherwise provided in the Certificate of Substantial Completion.

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

§ 9.9 PARTIAL OCCUPANCY OR USE

§ 9.9.1 The Owner may occupy or use any completed or partially completed portion of the Work at any stage when such portion is designated by separate agreement with the Contractor, provided such occupancy or use is consented to by the insurer as required under Section 11.3.1.5 and authorized by public authorities having jurisdiction over the Project. Such partial occupancy or use may commence whether or not the portion is substantially complete, provided the Owner and Contractor have accepted in writing the responsibilities assigned to each of them for payments, retainage, if any, security, maintenance, heat, utilities, damage to the Work and insurance, and have agreed in writing concerning the period for correction of the Work and commencement of warranties required by the Contract Documents. When the Contractor considers a portion substantially complete, the Contractor shall prepare and submit a list to the Architect as provided under Section 9.8.2. Consent of the Contractor to partial occupancy or use shall not be unreasonably withheld. The stage of the progress of the Work shall be determined by written agreement between the Owner and Contractor or, if no agreement is reached, by decision of the Architect.

§ 9.9.2 Immediately prior to such partial occupancy or use, the Owner, Contractor and Architect shall jointly inspect the area to be occupied or portion of the Work to be used in order to determine and record the condition of the Work.

§ 9.9.3 Unless otherwise agreed upon, partial occupancy or use of a portion or portions of the Work shall not constitute acceptance of Work not complying with the requirements of the Contract Documents.

§ 9.10 FINAL COMPLETION AND FINAL PAYMENT

§ 9.10.1 Upon receipt of the Contractor's written notice that the Work is ready for final inspection and acceptance and upon receipt of a final Application for Payment, the Architect will promptly make such inspection and, when the Architect finds the Work acceptable under the Contract Documents and the Contract fully performed, the Architect will promptly issue a final Certificate for Payment stating that to the best of the Architect's knowledge, information and belief, and on the basis of the Architect's on-site visits and inspections, the Work has been completed in accordance with terms and conditions of the Contract Documents and that the entire balance found to be due the Contractor and noted in the final Certificate is due and payable. The Architect's final Certificate for Payment will constitute a further representation that conditions listed in Section 9.10.2 as precedent to the Contractor's being entitled to final payment have been fulfilled.

§ 9.10.2 Neither final payment nor any remaining retained percentage shall become due until the Contractor submits to the Architect (1) an affidavit that payrolls, bills for materials and equipment, and other indebtedness connected with the Work for which the Owner or the Owner's property might be responsible or encumbered (less amounts withheld by Owner) have been paid or otherwise satisfied, (2) a certificate evidencing that insurance required by the Contract Documents to remain in force after final payment is currently in effect and will not be canceled or allowed to expire until at least 30 days' prior written notice has been given to the Owner, (3) a written statement that the Contractor knows of no substantial reason that the insurance will not be renewable to cover the period required by the Contract Documents, (4) consent of surety, if any, to final payment and (5), if required by the Owner, 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, to the extent and in such form as may be designated by the Owner. If a Subcontractor refuses to furnish a release or waiver required by the Owner, the Contractor may furnish a bond satisfactory to the Owner to indemnify the Owner against such lien. If such lien remains unsatisfied after payments are made, the Contractor shall refund to the Owner all money that the Owner may be compelled to pay in discharging such lien, including all costs and reasonable attorneys' fees.

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§ 9.10.3 If, after Substantial Completion of the Work, final completion thereof is materially delayed through no fault of the Contractor or by issuance of Change Orders affecting final completion, and the Architect so confirms, the Owner shall, upon application by the Contractor and certification by the Architect, and without terminating the Contract, make payment of the balance due for that portion of the Work fully completed and accepted. If the remaining balance for Work not fully completed or corrected is less than retainage stipulated in the Contract Documents, and if bonds have been furnished, the written consent of surety to payment of the balance due for that portion of the Work fully completed and accepted shall be submitted by the Contractor to the Architect prior to certification of such payment. Such payment shall be made under terms and conditions governing final payment, except that it shall not constitute a waiver of claims.

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

- **.1** liens, Claims, security interests or encumbrances arising out of the Contract and unsettled;
- **.2** failure of the Work to comply with the requirements of the Contract Documents; or
- **.3** terms of special warranties required by the Contract Documents.

§ 9.10.5 Acceptance of final payment by the Contractor, a 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 Application for Payment.

ARTICLE 10 PROTECTION OF PERSONS AND PROPERTY

§ 10.1 SAFETY PRECAUTIONS AND PROGRAMS

The Contractor shall be responsible for initiating, maintaining and supervising all safety precautions and programs in connection with the performance of the Contract.

§ 10.2 SAFETY OF PERSONS AND PROPERTY

§ 10.2.1 The Contractor shall take reasonable precautions for safety of, and shall provide reasonable protection to prevent damage, injury or loss to

- **.1** employees on the Work and other persons who may be affected thereby;
- **.2** the Work and materials and equipment to be incorporated therein, whether in storage on or off the site, under care, custody or control of the Contractor or the Contractor's Subcontractors or Sub-subcontractors; and
- **.3** other property at the site or adjacent thereto, such as trees, shrubs, lawns, walks, pavements, roadways, structures and utilities not designated for removal, relocation or replacement in the course of construction.

§ 10.2.2 The Contractor shall comply with and give notices required by applicable laws, statutes, ordinances, codes, rules and regulations, and lawful orders of public authorities bearing on safety of persons or property or their protection from damage, injury or loss.

§ 10.2.3 The Contractor shall erect and maintain, as required by existing conditions and performance of the Contract, reasonable safeguards for safety and protection, including posting danger signs and other warnings against hazards, promulgating safety regulations and notifying owners and users of adjacent sites and utilities.

§ 10.2.4 When use or storage of explosives or other hazardous materials or equipment or unusual methods are necessary for execution of the Work, the Contractor shall exercise utmost care and carry on such activities under supervision of properly qualified personnel.

§ 10.2.5 The Contractor shall promptly remedy damage and loss (other than damage or loss insured under property insurance required by the Contract Documents) to property referred to in Sections 10.2.1.2 and 10.2.1.3 caused in whole or in part by the Contractor, a Subcontractor, a Sub-subcontractor, or anyone directly or indirectly employed by any of them, or by anyone for whose acts they may be liable and for which the Contractor is responsible under Sections 10.2.1.2 and 10.2.1.3, except damage or loss attributable to acts or omissions of the Owner or Architect or anyone directly or indirectly employed by either of them, or by anyone for whose acts either of them may be liable, and not attributable to the fault or negligence of the Contractor. The foregoing obligations of the Contractor are in addition to the Contractor's obligations under Section 3.18.

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§ 10.2.6 The Contractor shall designate a responsible member of the Contractor's organization at the site whose duty shall be the prevention of accidents. This person shall be the Contractor's superintendent unless otherwise designated by the Contractor in writing to the Owner and Architect.

§ 10.2.7 The Contractor shall not permit any part of the construction or site to be loaded so as to cause damage or create an unsafe condition.

§ 10.2.8 INJURY OR DAMAGE TO PERSON OR PROPERTY

If either party suffers injury or damage to person or property because of an act or omission of the other party, or of others for whose acts such party is legally responsible, written notice of such injury or damage, whether or not insured, shall be given to the other party within a reasonable time not exceeding 21 days after discovery. The notice shall provide sufficient detail to enable the other party to investigate the matter.

§ 10.3 HAZARDOUS MATERIALS

§ 10.3.1 The Contractor is responsible for compliance with any requirements included in the Contract Documents regarding hazardous materials. If the Contractor encounters a hazardous material or substance not addressed in the Contract Documents and if reasonable precautions will be inadequate to prevent foreseeable bodily injury or death to persons resulting from a material or substance, including but not limited to asbestos or polychlorinated biphenyl (PCB), encountered on the site by the Contractor, the Contractor shall, upon recognizing the condition, immediately stop Work in the affected area and report the condition to the Owner and Architect in writing.

§ 10.3.2 Upon receipt of the Contractor's written notice, the Owner shall obtain the services of a licensed laboratory to verify the presence or absence of the material or substance reported by the Contractor and, in the event such material or substance is found to be present, to cause it to be rendered harmless. Unless otherwise required by the Contract Documents, the Owner shall furnish in writing to the Contractor and Architect the names and qualifications of persons or entities who are to perform tests verifying the presence or absence of such material or substance or who are to perform the task of removal or safe containment of such material or substance. The Contractor and the Architect will promptly reply to the Owner in writing stating whether or not either has reasonable objection to the persons or entities proposed by the Owner. If either the Contractor or Architect has an objection to a person or entity proposed by the Owner, the Owner shall propose another to whom the Contractor and the Architect have no reasonable objection. When the material or substance has been rendered harmless, Work in the affected area shall resume upon written agreement of the Owner and Contractor. By Change Order, the Contract Time shall be extended appropriately and the Contract Sum shall be increased in the amount of the Contractor's reasonable additional costs of shut-down, delay and start-up.

§ 10.3.3 To the fullest extent permitted by law, the Owner shall indemnify and hold harmless the Contractor, Subcontractors, Architect, Architect's consultants and agents and employees of any of them from and against claims, damages, losses and expenses, including but not limited to attorneys' fees, arising out of or resulting from performance of the Work in the affected area if in fact the material or substance presents the risk of bodily injury or death as described in Section 10.3.1 and has not been rendered harmless, provided that such claim, damage, loss or expense is attributable to bodily injury, sickness, disease or death, or to injury to or destruction of tangible property (other than the Work itself), except to the extent that such damage, loss or expense is due to the fault or negligence of the party seeking indemnity.

§ 10.3.4 The Owner shall not be responsible under this Section 10.3 for materials or substances the Contractor brings to the site unless such materials or substances are required by the Contract Documents. The Owner shall be responsible for materials or substances required by the Contract Documents, except to the extent of the Contractor's fault or negligence in the use and handling of such materials or substances.

§ 10.3.5 The Contractor shall indemnify the Owner for the cost and expense the Owner incurs (1) for remediation of a material or substance the Contractor brings to the site and negligently handles, or (2) where the Contractor fails to perform its obligations under Section 10.3.1, except to the extent that the cost and expense are due to the Owner's fault or negligence.

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

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§ 10.4 EMERGENCIES

In an emergency affecting safety of persons or property, the Contractor shall act, at the Contractor's discretion, to prevent threatened damage, injury or loss. Additional compensation or extension of time claimed by the Contractor on account of an emergency shall be determined as provided in Article 15 and Article 7.

ARTICLE 11 INSURANCE AND BONDS

§ 11.1 CONTRACTOR'S LIABILITY INSURANCE

§ 11.1.1 The Contractor shall purchase from and maintain in a company or companies lawfully authorized to do business in the jurisdiction in which the Project is located such insurance as will protect the Contractor from claims set forth below which may arise out of or result from the Contractor's operations and completed operations under the Contract and for which the Contractor may be legally liable, whether such operations be by the Contractor or by a Subcontractor or by anyone directly or indirectly employed by any of them, or by anyone for whose acts any of them may be liable:

- **.1** Claims under workers' compensation, disability benefit and other similar employee benefit acts that are applicable to the Work to be performed;
- **.2** Claims for damages because of bodily injury, occupational sickness or disease, or death of the Contractor's employees;
- **.3** Claims for damages because of bodily injury, sickness or disease, or death of any person other than the Contractor's employees;
- **.4** Claims for damages insured by usual personal injury liability coverage;
- **.5** Claims for damages, other than to the Work itself, because of injury to or destruction of tangible property, including loss of use resulting therefrom;
- **.6** Claims for damages because of bodily injury, death of a person or property damage arising out of ownership, maintenance or use of a motor vehicle;
- **.7** Claims for bodily injury or property damage arising out of completed operations; and
- **.8** Claims involving contractual liability insurance applicable to the Contractor's obligations under Section 3.18.

§ 11.1.2 The insurance required by Section 11.1.1 shall be written for not less than limits of liability specified in the Contract Documents or required by law, whichever coverage is greater. Coverages, whether written on an occurrence or claims-made basis, shall be maintained without interruption from the date of commencement of the Work until the date of final payment and termination of any coverage required to be maintained after final payment, and, with respect to the Contractor's completed operations coverage, until the expiration of the period for correction of Work or for such other period for maintenance of completed operations coverage as specified in the Contract Documents.

§ 11.1.3 Certificates of insurance acceptable to the Owner shall be filed with the Owner prior to commencement of the Work and thereafter upon renewal or replacement of each required policy of insurance. These certificates and the insurance policies required by this Section 11.1 shall contain a provision that coverages afforded under the policies will not be canceled or allowed to expire until at least 30 days' prior written notice has been given to the Owner. An additional certificate evidencing continuation of liability coverage, including coverage for completed operations, shall be submitted with the final Application for Payment as required by Section 9.10.2 and thereafter upon renewal or replacement of such coverage until the expiration of the time required by Section 11.1.2. Information concerning reduction of coverage on account of revised limits or claims paid under the General Aggregate, or both, shall be furnished by the Contractor with reasonable promptness.

§ 11.1.4 The Contractor shall cause the commercial liability coverage required by the Contract Documents to include (1) the Owner, the Architect and the Architect's consultants as additional insureds for claims caused in whole or in part by the Contractor's negligent acts or omissions during the Contractor's operations; and (2) the Owner as an additional insured for claims caused in whole or in part by the Contractor's negligent acts or omissions during the Contractor's completed operations.

§ 11.2 OWNER'S LIABILITY INSURANCE

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

§ 11.3 PROPERTY INSURANCE

§ 11.3.1 Unless otherwise provided, the Owner shall purchase and maintain, in a company or companies lawfully authorized to do business in the jurisdiction in which the Project is located, property insurance written on a builder's

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risk "all-risk" or equivalent policy form in the amount of the initial Contract Sum, plus value of subsequent Contract Modifications and cost of materials supplied or installed by others, comprising total value for the entire Project at the site on a replacement cost basis without optional deductibles. Such property insurance shall be maintained, unless otherwise provided in the Contract Documents or otherwise agreed in writing by all persons and entities who are beneficiaries of such insurance, until final payment has been made as provided in Section 9.10 or until no person or entity other than the Owner has an insurable interest in the property required by this Section 11.3 to be covered, whichever is later. This insurance shall include interests of the Owner, the Contractor, Subcontractors and Sub-subcontractors in the Project.

§ 11.3.1.1 Property insurance shall be on an "all-risk" or equivalent policy form and shall include, without limitation, insurance against the perils of fire (with extended coverage) and physical loss or damage including, without duplication of coverage, theft, vandalism, malicious mischief, collapse, earthquake, flood, windstorm, falsework, testing and startup, temporary buildings and debris removal including demolition occasioned by enforcement of any applicable legal requirements, and shall cover reasonable compensation for Architect's and Contractor's services and expenses required as a result of such insured loss.

§ 11.3.1.2 If the Owner does not intend to purchase such property insurance required by the Contract and with all of the coverages in the amount described above, the Owner shall so inform the Contractor in writing prior to commencement of the Work. The Contractor may then effect insurance that will protect the interests of the Contractor, Subcontractors and Sub-subcontractors in the Work, and by appropriate Change Order the cost thereof shall be charged to the Owner. If the Contractor is damaged by the failure or neglect of the Owner to purchase or maintain insurance as described above, without so notifying the Contractor in writing, then the Owner shall bear all reasonable costs properly attributable thereto.

§ 11.3.1.3 If the property insurance requires deductibles, the Owner shall pay costs not covered because of such deductibles.

§ 11.3.1.4 This property insurance shall cover portions of the Work stored off the site, and also portions of the Work in transit.

§ 11.3.1.5 Partial occupancy or use in accordance with Section 9.9 shall not commence until the insurance company or companies providing property insurance have consented to such partial occupancy or use by endorsement or otherwise. The Owner and the Contractor shall take reasonable steps to obtain consent of the insurance company or companies and shall, without mutual written consent, take no action with respect to partial occupancy or use that would cause cancellation, lapse or reduction of insurance.

§ 11.3.2 BOILER AND MACHINERY INSURANCE

The Owner shall purchase and maintain boiler and machinery insurance required by the Contract Documents or by law, which shall specifically cover such insured objects during installation and until final acceptance by the Owner; this insurance shall include interests of the Owner, Contractor, Subcontractors and Sub-subcontractors in the Work, and the Owner and Contractor shall be named insureds.

§ 11.3.3 LOSS OF USE INSURANCE

The Owner, at the Owner's option, may purchase and maintain such insurance as will insure the Owner against loss of use of the Owner's property due to fire or other hazards, however caused. The Owner waives all rights of action against the Contractor for loss of use of the Owner's property, including consequential losses due to fire or other hazards however caused.

§ 11.3.4 If the Contractor requests in writing that insurance for risks other than those described herein or other special causes of loss be included in the property insurance policy, the Owner shall, if possible, include such insurance, and the cost thereof shall be charged to the Contractor by appropriate Change Order.

§ 11.3.5 If during the Project construction period the Owner insures properties, real or personal or both, at or adjacent to the site by property insurance under policies separate from those insuring the Project, or if after final payment property insurance is to be provided on the completed Project through a policy or policies other than those insuring the Project during the construction period, the Owner shall waive all rights in accordance with the terms of Section 11.3.7 for damages caused by fire or other causes of loss covered by this separate property insurance. All separate policies shall provide this waiver of subrogation by endorsement or otherwise.

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§ 11.3.6 Before an exposure to loss may occur, the Owner shall file with the Contractor a copy of each policy that includes insurance coverages required by this Section 11.3. Each policy shall contain all generally applicable conditions, definitions, exclusions and endorsements related to this Project. Each policy shall contain a provision that the policy will not be canceled or allowed to expire, and that its limits will not be reduced, until at least 30 days' prior written notice has been given to the Contractor.

§ 11.3.7 WAIVERS OF SUBROGATION

The Owner and Contractor waive all rights against (1) each other and any of their subcontractors, sub-subcontractors, agents and employees, each of the other, and (2) the Architect, Architect's consultants, separate contractors described in Article 6, if any, and any of their subcontractors, sub-subcontractors, agents and employees, for damages caused by fire or other causes of loss to the extent covered by property insurance obtained pursuant to this Section 11.3 or other property insurance applicable to the Work, except such rights as they have to proceeds of such insurance held by the Owner as fiduciary. The Owner or Contractor, as appropriate, shall require of the Architect, Architect's consultants, separate contractors described in Article 6, if any, and the subcontractors, sub-subcontractors, agents and employees of any of them, by appropriate agreements, written where legally required for validity, similar waivers each in favor of other parties enumerated herein. The policies shall provide such waivers of subrogation by endorsement or otherwise. A waiver of subrogation shall be effective as to a person or entity even though that person or entity would otherwise have a duty of indemnification, contractual or otherwise, did not pay the insurance premium directly or indirectly, and whether or not the person or entity had an insurable interest in the property damaged.

§ 11.3.8 A loss insured under the Owner's property insurance shall be adjusted by the Owner as fiduciary and made payable to the Owner as fiduciary for the insureds, as their interests may appear, subject to requirements of any applicable mortgagee clause and of Section 11.3.10. The Contractor shall pay Subcontractors their just shares of insurance proceeds received by the Contractor, and by appropriate agreements, written where legally required for validity, shall require Subcontractors to make payments to their Sub-subcontractors in similar manner.

§ 11.3.9 If required in writing by a party in interest, the Owner as fiduciary shall, upon occurrence of an insured loss, give bond for proper performance of the Owner's duties. The cost of required bonds shall be charged against proceeds received as fiduciary. The Owner shall deposit in a separate account proceeds so received, which the Owner shall distribute in accordance with such agreement as the parties in interest may reach, or as determined in accordance with the method of binding dispute resolution selected in the Agreement between the Owner and Contractor. If after such loss no other special agreement is made and unless the Owner terminates the Contract for convenience, replacement of damaged property shall be performed by the Contractor after notification of a Change in the Work in accordance with Article 7.

§ 11.3.10 The Owner as fiduciary shall have power to adjust and settle a loss with insurers unless one of the parties in interest shall object in writing within five days after occurrence of loss to the Owner's exercise of this power; if such objection is made, the dispute shall be resolved in the manner selected by the Owner and Contractor as the method of binding dispute resolution in the Agreement. If the Owner and Contractor have selected arbitration as the method of binding dispute resolution, the Owner as fiduciary shall make settlement with insurers or, in the case of a dispute over distribution of insurance proceeds, in accordance with the directions of the arbitrators.

§ 11.4 PERFORMANCE BOND AND PAYMENT BOND

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

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

ARTICLE 12 UNCOVERING AND CORRECTION OF WORK

§ 12.1 UNCOVERING OF WORK

§ 12.1.1 If a portion of the Work is covered contrary to the Architect's request or to requirements specifically expressed in the Contract Documents, it must, if requested in writing by the Architect, be uncovered for the Architect's examination and be replaced at the Contractor's expense without change in the Contract Time.

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§ 12.1.2 If a portion of the Work has been covered that the Architect has not specifically requested to examine prior to its being covered, the Architect may request to see such Work and it shall be uncovered by the Contractor. If such Work is in accordance with the Contract Documents, costs of uncovering and replacement shall, by appropriate Change Order, be at the Owner's expense. If such Work is not in accordance with the Contract Documents, such costs and the cost of correction shall be at the Contractor's expense unless the condition was caused by the Owner or a separate contractor in which event the Owner shall be responsible for payment of such costs.

§ 12.2 CORRECTION OF WORK

§ 12.2.1 BEFORE OR AFTER SUBSTANTIAL COMPLETION

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

§ 12.2.2 AFTER SUBSTANTIAL COMPLETION

§ 12.2.2.1 In addition to the Contractor's obligations under Section 3.5, if, within one year after the date of Substantial Completion of the Work or designated portion thereof or after the date for commencement of warranties established under Section 9.9.1, or by terms of an applicable special warranty required by the Contract Documents, any of the Work is found to be not in accordance with the requirements of the Contract Documents, the Contractor shall correct it promptly after receipt of written notice from the Owner to do so unless the Owner has previously given the Contractor a written acceptance of such condition. The Owner shall give such notice promptly after discovery of the condition. During the one-year period for correction of Work, if the Owner fails to notify the Contractor and give the Contractor an opportunity to make the correction, the Owner waives the rights to require correction by the Contractor and to make a claim for breach of warranty. If the Contractor fails to correct nonconforming Work within a reasonable time during that period after receipt of notice from the Owner or Architect, the Owner may correct it in accordance with Section 2.4.

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

§ 12.2.2.3 The one-year period for correction of Work shall not be extended by corrective Work performed by the Contractor pursuant to this Section 12.2.

§ 12.2.3 The Contractor shall remove from the site portions of the Work that are not in accordance with the requirements of the Contract Documents and are neither corrected by the Contractor nor accepted by the Owner.

§ 12.2.4 The Contractor shall bear the cost of correcting destroyed or damaged construction, whether completed or partially completed, of the Owner or separate contractors caused by the Contractor's correction or removal of Work that is not in accordance with the requirements of the Contract Documents.

§ 12.2.5 Nothing contained in this Section 12.2 shall be construed to establish a period of limitation with respect to other obligations the Contractor has under the Contract Documents. Establishment of the one-year period for correction of Work as described in Section 12.2.2 relates only to the specific obligation of the Contractor to correct the Work, and has no relationship to the time within which the obligation to comply with the Contract Documents may be sought to be enforced, nor to the time within which proceedings may be commenced to establish the Contractor's liability with respect to the Contractor's obligations other than specifically to correct the Work.

§ 12.3 ACCEPTANCE OF NONCONFORMING WORK

If the Owner prefers to accept Work that is not in accordance with the requirements of the Contract Documents, the Owner may do so instead of requiring its removal and correction, in which case the Contract Sum will be reduced as appropriate and equitable. Such adjustment shall be effected whether or not final payment has been made.

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ARTICLE 13 MISCELLANEOUS PROVISIONS

§ 13.1 GOVERNING LAW

The Contract shall be governed by the law of the place where the Project is located except that, if the parties have selected arbitration as the method of binding dispute resolution, the Federal Arbitration Act shall govern Section 15.4.

§ 13.2 SUCCESSORS AND ASSIGNS

§ 13.2.1 The Owner and Contractor respectively bind themselves, their partners, successors, assigns and legal representatives to covenants, agreements and obligations contained in the Contract Documents. Except as provided in Section 13.2.2, neither party to the Contract shall assign the Contract as a whole without written consent of the other. If either party attempts to make such an assignment without such consent, that party shall nevertheless remain legally responsible for all obligations under the Contract.

§ 13.2.2 The Owner may, without consent of the Contractor, assign the Contract to a lender providing construction financing for the Project, if the lender assumes the Owner's rights and obligations under the Contract Documents. The Contractor shall execute all consents reasonably required to facilitate such assignment.

§ 13.3 WRITTEN NOTICE

Written notice shall be deemed to have been duly served if delivered in person to the individual, to a member of the firm or entity, or to an officer of the corporation for which it was intended; or if delivered at, or sent by registered or certified mail or by courier service providing proof of delivery to, the last business address known to the party giving notice.

§ 13.4 RIGHTS AND REMEDIES

§ 13.4.1 Duties and obligations imposed by the Contract Documents and rights and remedies available thereunder shall be in addition to and not a limitation of duties, obligations, rights and remedies otherwise imposed or available by law.

§ 13.4.2 No action or failure to act by the Owner, Architect or Contractor shall constitute a waiver of a right or duty afforded them under the Contract, nor shall such action or failure to act constitute approval of or acquiescence in a breach there under, except as may be specifically agreed in writing.

§ 13.5 TESTS AND INSPECTIONS

§ 13.5.1 Tests, inspections and approvals of portions of the Work shall be made as required by the Contract Documents and by applicable laws, statutes, ordinances, codes, rules and regulations or lawful orders of public authorities. Unless otherwise provided, the Contractor shall make arrangements for such tests, inspections and approvals with an independent testing laboratory or entity acceptable to the Owner, or with the appropriate public authority, and shall bear all related costs of tests, inspections and approvals. The Contractor shall give the Architect timely notice of when and where tests and inspections are to be made so that the Architect may be present for such procedures. The Owner shall bear costs of (1) tests, inspections or approvals that do not become requirements until after bids are received or negotiations concluded, and (2) tests, inspections or approvals where building codes or applicable laws or regulations prohibit the Owner from delegating their cost to the Contractor.

§ 13.5.2 If the Architect, Owner or public authorities having jurisdiction determine that portions of the Work require additional testing, inspection or approval not included under Section 13.5.1, the Architect will, upon written authorization from the Owner, instruct the Contractor to make arrangements for such additional testing, inspection or approval by an entity acceptable to the Owner, and the Contractor shall give timely notice to the Architect of when and where tests and inspections are to be made so that the Architect may be present for such procedures. Such costs, except as provided in Section 13.5.3, shall be at the Owner's expense.

§ 13.5.3 If such procedures for testing, inspection or approval under Sections 13.5.1 and 13.5.2 reveal failure of the portions of the Work to comply with requirements established by the Contract Documents, all costs made necessary by such failure including those of repeated procedures and compensation for the Architect's services and expenses shall be at the Contractor's expense.

§ 13.5.4 Required certificates of testing, inspection or approval shall, unless otherwise required by the Contract Documents, be secured by the Contractor and promptly delivered to the Architect.

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§ 13.5.5 If the Architect is to observe tests, inspections or approvals required by the Contract Documents, the Architect will do so promptly and, where practicable, at the normal place of testing.

§ 13.5.6 Tests or inspections conducted pursuant to the Contract Documents shall be made promptly to avoid unreasonable delay in the Work.

§ 13.6 INTEREST

Payments due and unpaid under the Contract Documents shall bear interest from the date payment is due at such rate as the parties may agree upon in writing or, in the absence thereof, at the legal rate prevailing from time to time at the place where the Project is located.

§ 13.7 TIME LIMITS ON CLAIMS

The Owner and Contractor shall commence all claims and causes of action, whether in contract, tort, breach of warranty or otherwise, against the other arising out of or related to the Contract in accordance with the requirements of the final dispute resolution method selected in the Agreement within the time period specified by applicable law, but in any case not more than 10 years after the date of Substantial Completion of the Work. The Owner and Contractor waive all claims and causes of action not commenced in accordance with this Section 13.7.

ARTICLE 14 TERMINATION OR SUSPENSION OF THE CONTRACT

§ 14.1 TERMINATION BY THE CONTRACTOR

§ 14.1.1 The Contractor may terminate the Contract if the Work is stopped for a period of 30 consecutive days through no act or fault of the Contractor or a Subcontractor, Sub-subcontractor or their agents or employees or any other persons or entities performing portions of the Work under direct or indirect contract with the Contractor, for any of the following reasons:

- **.1** Issuance of an order of a court or other public authority having jurisdiction that requires all Work to be stopped;
- **.2** An act of government, such as a declaration of national emergency that requires all Work to be stopped;
- **.3** Because the Architect has not issued a Certificate for Payment and has not notified the Contractor of the reason for withholding certification as provided in Section 9.4.1, or because the Owner has not made payment on a Certificate for Payment within the time stated in the Contract Documents; or
- **.4** The Owner has failed to furnish to the Contractor promptly, upon the Contractor's request, reasonable evidence as required by Section 2.2.1.

§ 14.1.2 The Contractor may terminate the Contract if, through no act or fault of the Contractor or a Subcontractor, Sub-subcontractor or their agents or employees or any other persons or entities performing portions of the Work under direct or indirect contract with the Contractor, repeated suspensions, delays or interruptions of the entire Work by the Owner as described in Section 14.3 constitute in the aggregate more than 100 percent of the total number of days scheduled for completion, or 120 days in any 365-day period, whichever is less.

§ 14.1.3 If one of the reasons described in Section 14.1.1 or 14.1.2 exists, the Contractor may, upon seven days' written notice to the Owner and Architect, terminate the Contract and recover from the Owner payment for Work executed, including reasonable overhead and profit, costs incurred by reason of such termination, and damages.

§ 14.1.4 If the Work is stopped for a period of 60 consecutive days through no act or fault of the Contractor or a Subcontractor or their agents or employees or any other persons performing portions of the Work under contract with the Contractor because the Owner has repeatedly failed to fulfill the Owner's obligations under the Contract Documents with respect to matters important to the progress of the Work, the Contractor may, upon seven additional days' written notice to the Owner and the Architect, terminate the Contract and recover from the Owner as provided in Section 14.1.3.

§ 14.2 TERMINATION BY THE OWNER FOR CAUSE

§ 14.2.1 The Owner may terminate the Contract if the Contractor

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

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.4 otherwise is guilty of substantial breach of a provision of the Contract Documents.

§ 14.2.2 When any of the above reasons exist, the Owner, upon certification by the Initial Decision Maker that sufficient cause exists to justify such action, may without prejudice to any other rights or remedies of the Owner and after giving the Contractor and the Contractor's surety, if any, seven days' written notice, terminate employment of the Contractor and may, subject to any prior rights of the surety:

.1 Exclude the Contractor from the site and take possession of all materials, equipment, tools, and construction equipment and machinery thereon owned by the Contractor;

.2 Accept assignment of subcontracts pursuant to Section 5.4; and

.3 Finish the Work by whatever reasonable method the Owner may deem expedient. Upon written request of the Contractor, the Owner shall furnish to the Contractor a detailed accounting of the costs incurred by the Owner in finishing the Work.

§ 14.2.3 When the Owner terminates the Contract for one of the reasons stated in Section 14.2.1, the Contractor shall not be entitled to receive further payment until the Work is finished.

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

§ 14.3 SUSPENSION BY THE OWNER FOR CONVENIENCE

§ 14.3.1 The Owner may, without cause, order the Contractor in writing to suspend, delay or interrupt the Work in whole or in part for such period of time as the Owner may determine.

§ 14.3.2 The Contract Sum and Contract Time shall be adjusted for increases in the cost and time caused by suspension, delay or interruption as described in Section 14.3.1. Adjustment of the Contract Sum shall include profit. No adjustment shall be made to the extent

.1 that performance is, was or would have been so suspended, delayed or interrupted by another cause for which the Contractor is responsible; or

.2 that an equitable adjustment is made or denied under another provision of the Contract.

§ 14.4 TERMINATION BY THE OWNER FOR CONVENIENCE

§ 14.4.1 The Owner may, at any time, terminate the Contract for the Owner's convenience and without cause.

§ 14.4.2 Upon receipt of written notice from the Owner of such termination for the Owner's convenience, the Contractor shall

.1 cease operations as directed by the Owner in the notice;

.2 take actions necessary, or that the Owner may direct, for the protection and preservation of the Work; and

.3 except for Work directed to be performed prior to the effective date of termination stated in the notice, terminate all existing subcontracts and purchase orders and enter into no further subcontracts and purchase orders.

§ 14.4.3 In case of such termination for the Owner's convenience, the Contractor shall be entitled to receive payment for Work executed, and costs incurred by reason of such termination, along with reasonable overhead and profit on the Work not executed.

ARTICLE 15 CLAIMS AND DISPUTES

§ 15.1 CLAIMS

§ 15.1.1 DEFINITION

A Claim is a demand or assertion by one of the parties seeking, as a matter of right, payment of money, or other relief with respect to the terms of the Contract. The term "Claim" also includes other disputes and matters in question between the Owner and Contractor arising out of or relating to the Contract. The responsibility to substantiate Claims shall rest with the party making the Claim.

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§ 15.1.2 NOTICE OF CLAIMS
Claims by either the Owner or Contractor must be initiated by written notice to the other party and to the Initial Decision Maker with a copy sent to the Architect, if the Architect is not serving as the Initial Decision Maker. Claims by either party must be initiated within 21 days after occurrence of the event giving rise to such Claim or within 21 days after the claimant first recognizes the condition giving rise to the Claim, whichever is later.

§ 15.1.3 CONTINUING CONTRACT PERFORMANCE
Pending final resolution of a Claim, except as otherwise agreed in writing or as provided in Section 9.7 and Article 14, the Contractor shall proceed diligently with performance of the Contract and the Owner shall continue to make payments in accordance with the Contract Documents. The Architect will prepare Change Orders and issue Certificates for Payment in accordance with the decisions of the Initial Decision Maker.

§ 15.1.4 CLAIMS FOR ADDITIONAL COST
If the Contractor wishes to make a Claim for an increase in the Contract Sum, written notice as provided herein shall be given before proceeding to execute the Work. Prior notice is not required for Claims relating to an emergency endangering life or property arising under Section 10.4.

§ 15.1.5 CLAIMS FOR ADDITIONAL TIME
§ 15.1.5.1 If the Contractor wishes to make a Claim for an increase in the Contract Time, written notice as provided herein shall be given. The Contractor's Claim shall include an estimate of cost and of probable effect of delay on progress of the Work. In the case of a continuing delay, only one Claim is necessary.

§ 15.1.5.2 If adverse weather conditions are the basis for a Claim for additional time, such Claim shall be documented by data substantiating that weather conditions were abnormal for the period of time, could not have been reasonably anticipated and had an adverse effect on the scheduled construction.

§ 15.1.6 CLAIMS FOR CONSEQUENTIAL DAMAGES
The Contractor and Owner waive Claims against each other for consequential damages arising out of or relating to this Contract. This mutual waiver includes

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

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

This mutual waiver is applicable, without limitation, to all consequential damages due to either party's termination in accordance with Article 14. Nothing contained in this Section 15.1.6 shall be deemed to preclude an award of liquidated damages, when applicable, in accordance with the requirements of the Contract Documents.

§ 15.2 INITIAL DECISION
§ 15.2.1 Claims, excluding those arising under Sections 10.3, 10.4, 11.3.9, and 11.3.10, shall be referred to the Initial Decision Maker for initial decision. The Architect will serve as the Initial Decision Maker, unless otherwise indicated in the Agreement. Except for those Claims excluded by this Section 15.2.1, an initial decision shall be required as a condition precedent to mediation of any Claim arising prior to the date final payment is due, unless 30 days have passed after the Claim has been referred to the Initial Decision Maker with no decision having been rendered. Unless the Initial Decision Maker and all affected parties agree, the Initial Decision Maker will not decide disputes between the Contractor and persons or entities other than the Owner.

§ 15.2.2 The Initial Decision Maker will review Claims and within ten days of the receipt of a Claim take one or more of the following actions: (1) request additional supporting data from the claimant or a response with supporting data from the other party, (2) reject the Claim in whole or in part, (3) approve the Claim, (4) suggest a compromise, or (5) advise the parties that the Initial Decision Maker is unable to resolve the Claim if the Initial Decision Maker lacks sufficient information to evaluate the merits of the Claim or if the Initial Decision Maker concludes that, in the Initial Decision Maker's sole discretion, it would be inappropriate for the Initial Decision Maker to resolve the Claim.

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§ 15.2.3 In evaluating Claims, the Initial Decision Maker may, but shall not be obligated to, consult with or seek information from either party or from persons with special knowledge or expertise who may assist the Initial Decision Maker in rendering a decision. The Initial Decision Maker may request the Owner to authorize retention of such persons at the Owner's expense.

§ 15.2.4 If the Initial Decision Maker requests a party to provide a response to a Claim or to furnish additional supporting data, such party shall respond, within ten days after receipt of such request, and shall either (1) provide a response on the requested supporting data, (2) advise the Initial Decision Maker when the response or supporting data will be furnished or (3) advise the Initial Decision Maker that no supporting data will be furnished. Upon receipt of the response or supporting data, if any, the Initial Decision Maker will either reject or approve the Claim in whole or in part.

§ 15.2.5 The Initial Decision Maker will render an initial decision approving or rejecting the Claim, or indicating that the Initial Decision Maker is unable to resolve the Claim. This initial decision shall (1) be in writing; (2) state the reasons therefor; and (3) notify the parties and the Architect, if the Architect is not serving as the Initial Decision Maker, of any change in the Contract Sum or Contract Time or both. The initial decision shall be final and binding on the parties but subject to mediation and, if the parties fail to resolve their dispute through mediation, to binding dispute resolution.

§ 15.2.6 Either party may file for mediation of an initial decision at any time, subject to the terms of Section 15.2.6.1.

§ 15.2.6.1 Either party may, within 30 days from the date of an initial decision, demand in writing that the other party file for mediation within 60 days of the initial decision. If such a demand is made and the party receiving the demand fails to file for mediation within the time required, then both parties waive their rights to mediate or pursue binding dispute resolution proceedings with respect to the initial decision.

§ 15.2.7 In the event of a Claim against the Contractor, the Owner may, but is not obligated to, notify the surety, if any, of the nature and amount of the Claim. If the Claim relates to a possibility of a Contractor's default, the Owner may, but is not obligated to, notify the surety and request the surety's assistance in resolving the controversy.

§ 15.2.8 If a Claim relates to or is the subject of a mechanic's lien, the party asserting such Claim may proceed in accordance with applicable law to comply with the lien notice or filing deadlines.

§ 15.3 MEDIATION

§ 15.3.1 Claims, disputes, or other matters in controversy arising out of or related to the Contract except those waived as provided for in Sections 9.10.4, 9.10.5, and 15.1.6 shall be subject to mediation as a condition precedent to binding dispute resolution.

§ 15.3.2 The parties shall endeavor to resolve their Claims by mediation which, unless the parties mutually agree otherwise, shall be administered by the American Arbitration Association in accordance with its Construction Industry Mediation Procedures in effect on the date of the Agreement. A request for mediation shall be made in writing, delivered to the other party to the Contract, and filed with the person or entity administering the mediation. The request may be made concurrently with the filing of binding dispute resolution proceedings but, in such event, mediation shall proceed in advance of binding dispute resolution proceedings, which shall be stayed pending mediation for a period of 60 days from the date of filing, unless stayed for a longer period by agreement of the parties or court order. If an arbitration is stayed pursuant to this Section 15.3.2, the parties may nonetheless proceed to the selection of the arbitrator(s) and agree upon a schedule for later proceedings.

§ 15.3.3 The parties shall share the mediator's fee and any filing fees equally. The mediation shall be held in the place where the Project is located, unless another location is mutually agreed upon. Agreements reached in mediation shall be enforceable as settlement agreements in any court having jurisdiction thereof.

§ 15.4 ARBITRATION

§ 15.4.1 If the parties have selected arbitration as the method for binding dispute resolution in the Agreement, any Claim subject to, but not resolved by, mediation shall be subject to arbitration which, unless the parties mutually agree otherwise, shall be administered by the American Arbitration Association in accordance with its Construction Industry Arbitration Rules in effect on the date of the Agreement. A demand for arbitration shall be made in writing, delivered to the other party to the Contract, and filed with the person or entity administering the arbitration. The

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party filing a notice of demand for arbitration must assert in the demand all Claims then known to that party on which arbitration is permitted to be demanded.

§ 15.4.1.1 A demand for arbitration shall be made no earlier than concurrently with the filing of a request for mediation, but in no event shall it be made after the date when the institution of legal or equitable proceedings based on the Claim would be barred by the applicable statute of limitations. For statute of limitations purposes, receipt of a written demand for arbitration by the person or entity administering the arbitration shall constitute the institution of legal or equitable proceedings based on the Claim.

§ 15.4.2 The award rendered by the arbitrator or arbitrators shall be final, and judgment may be entered upon it in accordance with applicable law in any court having jurisdiction thereof.

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

§ 15.4.4 CONSOLIDATION OR JOINDER

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

§ 15.4.4.2 Either party, at its sole discretion, may include by joinder persons or entities substantially involved in a common question of law or fact whose presence is required if complete relief is to be accorded in arbitration, provided that the party sought to be joined consents in writing to such joinder. Consent to arbitration involving an additional person or entity shall not constitute consent to arbitration of any claim, dispute or other matter in question not described in the written consent.

§ 15.4.4.3 The Owner and Contractor grant to any person or entity made a party to an arbitration conducted under this Section 15.4, whether by joinder or consolidation, the same rights of joinder and consolidation as the Owner and Contractor under this Agreement.

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SUPPLEMENTARY CONDITIONS

These Supplementary Conditions amend or supplement the AIA Document A201-2007 - General Conditions of the Contract for Construction. All provisions that are not so amended or supplemented remain in full force and effect.

The terms used in these Supplementary Conditions have the meanings stated in the General Conditions. Additional terms used in these Supplementary Conditions have the meanings stated below, which are applicable to both the singular and plural thereof.

ARTICLE 1 – GENERAL PROVISIONS

Add Article 1.1.9 after Article 1.1.8 with the following**:**

1.1.9 - The Architect as referenced in the Contract Documents and General Conditions shall refer to either the Owner's Representative, Owner's Agent, or Owner. The Owner or it's representative will provide construction management services including, but not limited, to administration of the Contract as described in the Contract Documents and will have the authority to act on behalf of the Owner only to the extent provided in the Contract Documents.

ARTICLE 4 - ARCHITECT

4.2 – Administration of the Contract

4.2.2 - Delete in its entirety and replace with the following:

The Owner's Representative and Architect will visit the site at intervals appropriate to the stage of construction, or as otherwise agreed with the Owner, to become generally familiar with the progress and quality of the portion of the Work completed, and to determine in general if the Work observed is being performed in a manner indicating that the Work, when fully, completed, will be in accordance with the Contract Documents. However, the Owner's Representative will not be required to make exhaustive or continuous on-site inspections to check the quality or quantity of the Work. The Owner's Representative will not have control over, charge of, or responsibility for, the construction means, methods techniques, sequences, or procedures, or for the safety precautions and programs in connection with the Work, since these are solely the Contractor's rights and responsibilities under the Contract Documents, except as provided in Section 3.3.1.

4.2.4 – Communications facilitating Contract Administration

Delete in its entirety and replace with the following:

Except as otherwise provided in the Contract Documents or when direct communications have been specifically authorized, the Owner and Contractor shall endeavor to communicate with each other through the Owner's Representative about matters arising out of or relating to the Contract. Communications by and with the Architect's consultants shall be through the Architect. Communications by and with separate contractors shall be through the Owner's Representative.

4.2.5 – Delete in its entirety and replace with the following:

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Based on the Owner's Representative evaluations of the Contractor's Applications for Payment, the Owner's Representative will review and certify the amounts due the Contractor and will issue Certificates for Payment in such amounts and submit to the Owner's Representative for final review and approval.

4.2.6 - Delete in its entirety and replace with the following:

The Architect has the authority to recommend rejection of Work that does not conform to the Contract Documents and the Owner's Representative has the authority to accept or reject the recommendation. Whenever the Architect considers it necessary or advisable, the Architect may request inspection or testing to the Owner's Representative of the Work in accordance with Sections 13.5.2 and 13.5.3, whether or not such Work is fabricated, installed or completed. The Owner's Representative has the authority to make the request for inspection or testing of the Work. However, neither this authority of the Owner's Representative nor a decision made in good faith either to exercise or not exercise such authority shall give rise to a duty or responsibility of the Owner's Representative, the Architect, the Contractor, Subcontractors, material and equipment suppliers, their agents or employees, or other persons or entities performing portions of the Work.

ARTICLE 14 – TERMINATION BY THE OWNER FOR CONVENIENCE

14.4.3

Delete the words, "along with reasonable overhead and profit on the Work not executed".

ARTICLE 15 – CLAIMS AND DISPUTES

15.1.6 CLAIMS FOR CONSEQUENTIAL DAMAGES

Delete 15.1.6 in its entirety.

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AIA® Document A133® – 2019 Exhibit A

Guaranteed Maximum Price Amendment

This Amendment dated the « » day of « » in the year « », is incorporated into the accompanying AIA Document A133™–2019, Standard Form of Agreement Between Owner and Construction Manager as Constructor where the basis of payment is the Cost of the Work Plus a Fee with a Guaranteed Maximum Price dated the «16» day of «March» in the year «2023» (the "Agreement")
(In words, indicate day, month, and year.)

for the following **PROJECT:**
(Name and address or location)

«A23-5300-5 Travers Park Renovations, Phase I»
«2016 Pine Street
Sandpoint, Idaho 83864»

THE OWNER:
(Name, legal status, and address)

«City of Sandpoint»« »
«1123 Lake Street
Sandpoint, Idaho 83864»

THE CONSTRUCTION MANAGER:
(Name, legal status, and address)

«Ginno Construction of Idaho, Inc.»« »
«3893 N. Schreiber Way
Coeur d'Alene, Idaho 83815»

TABLE OF ARTICLES

A.1 GUARANTEED MAXIMUM PRICE

A.2 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION

A.3 INFORMATION UPON WHICH AMENDMENT IS BASED

A.4 CONSTRUCTION MANAGER'S CONSULTANTS, CONTRACTORS, DESIGN PROFESSIONALS, AND SUPPLIERS

ARTICLE A.1 GUARANTEED MAXIMUM PRICE

§ A.1.1 Guaranteed Maximum Price

Pursuant to Section 3.2.6 of the Agreement, the Owner and Construction Manager hereby amend the Agreement to establish a Guaranteed Maximum Price. As agreed by the Owner and Construction Manager, the Guaranteed Maximum Price is an amount that the Contract Sum shall not exceed. The Contract Sum consists of the Construction Manager's Fee plus the Cost of the Work, as that term is defined in Article 6 of the Agreement.

ADDITIONS AND DELETIONS: The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed.

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

AIA Document A201™–2017, General Conditions of the Contract for Construction, is adopted in this document by reference. Do not use with other general conditions unless this document is modified.

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§ A.1.1.1 The Contract Sum is guaranteed by the Construction Manager not to exceed « » ($ « »), subject to additions and deductions by Change Order as provided in the Contract Documents.

§ A.1.1.2 Itemized Statement of the Guaranteed Maximum Price. Provided below is an itemized statement of the Guaranteed Maximum Price organized by trade categories, including allowances; the Construction Manager's contingency; alternates; the Construction Manager's Fee; and other items that comprise the Guaranteed Maximum Price as defined in Section 3.2.1 of the Agreement.
(Provide itemized statement below or reference an attachment.)

« »

§ A.1.1.3 The Construction Manager's Fee is set forth in Section 6.1.2 of the Agreement.

§ A.1.1.4 The method of adjustment of the Construction Manager's Fee for changes in the Work is set forth in Section 6.1.3 of the Agreement.

§ A.1.1.5 Alternates
§ A.1.1.5.1 Alternates, if any, included in the Guaranteed Maximum Price:

Item	Price
« »	

§ A.1.1.5.2 Subject to the conditions noted below, the following alternates may be accepted by the Owner following execution of this Exhibit A. Upon acceptance, the Owner shall issue a Modification to the Agreement.
(Insert below each alternate and the conditions that must be met for the Owner to accept the alternate.)

Item	Price	Conditions for Acceptance
« »		

§ A.1.1.6 Unit prices, if any:
(Identify the item and state the unit price and quantity limitations, if any, to which the unit price will be applicable.)

Item	Units and Limitations	Price per Unit ($0.00)
« »		

ARTICLE A.2 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION
§ A.2.1 The date of commencement of the Work shall be:
(Check one of the following boxes.)

[« »] The date of execution of this Amendment.

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

« »

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

§ A.2.2 Unless otherwise provided, the Contract Time is the period of time, including authorized adjustments, allotted in the Contract Documents for Substantial Completion of the Work. The Contract Time shall be measured from the date of commencement of the Work.

§ A.2.3 Substantial Completion
§ A.2.3.1 Subject to adjustments of the Contract Time as provided in the Contract Documents, the Construction Manager shall achieve Substantial Completion of the entire Work:
(Check one of the following boxes and complete the necessary information.)

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

[« »] By the following date: « »

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

Portion of Work	Substantial Completion Date
« »	

§ A.2.3.3 If the Construction Manager fails to achieve Substantial Completion as provided in this Section A.2.3, liquidated damages, if any, shall be assessed as set forth in Section 6.1.6 of the Agreement.

ARTICLE A.3 INFORMATION UPON WHICH AMENDMENT IS BASED

§ A.3.1 The Guaranteed Maximum Price and Contract Time set forth in this Amendment are based on the Contract Documents and the following:

§ A.3.1.1 The following Supplementary and other Conditions of the Contract:

Document	Title	Date	Pages
« »			

§ A.3.1.2 The following Specifications:
(Either list the Specifications here, or refer to an exhibit attached to this Amendment.)

« »

Section	Title	Date	Pages
« »			

§ A.3.1.3 The following Drawings:
(Either list the Drawings here, or refer to an exhibit attached to this Amendment.)

« »

Number	Title	Date
« »		

§ A.3.1.4 The Sustainability Plan, if any:
(If the Owner identified a Sustainable Objective in the Owner's Criteria, identify the document or documents that comprise the Sustainability Plan by title, date and number of pages, and include other identifying information. The Sustainability Plan identifies and describes the Sustainable Objective; the targeted Sustainable Measures; implementation strategies selected to achieve the Sustainable Measures; the Owner's and Construction Manager's roles and responsibilities associated with achieving the Sustainable Measures; the specific details about design reviews, testing or metrics to verify achievement of each Sustainable Measure; and the Sustainability Documentation required for the Project, as those terms are defined in Exhibit C to the Agreement.)

Title	Date	Pages
« »		

Other identifying information:

§ A.3.1.5 Allowances, if any, included in the Guaranteed Maximum Price:
(Identify each allowance.)

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Item	Price
« »	

§ A.3.1.6 Assumptions and clarifications, if any, upon which the Guaranteed Maximum Price is based:
(Identify each assumption and clarification.)

« »

§ A.3.1.7 The Guaranteed Maximum Price is based upon the following other documents and information:
(List any other documents or information here, or refer to an exhibit attached to this Amendment.)

« »

ARTICLE A.4 CONSTRUCTION MANAGER'S CONSULTANTS, CONTRACTORS, DESIGN PROFESSIONALS, AND SUPPLIERS

§ A.4.1 The Construction Manager shall retain the consultants, contractors, design professionals, and suppliers, identified below:
(List name, discipline, address, and other information.)

« »

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

« »	« »
OWNER *(Signature)*	**CONSTRUCTION MANAGER** *(Signature)*
«Shelby Rognstad»«, Mayor»	« »« »
(Printed name and title)	*(Printed name and title)*

DRAFT

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AIA® Document A133® – 2019 Exhibit B

Insurance and Bonds

This Insurance and Bonds Exhibit is part of the Agreement, between the Owner and the Construction Manager, dated the «16th» day of «March» in the year «2023»
(In words, indicate day, month and year.)

for the following **PROJECT**:
(Name and location or address)

«A23-5300-5 Travers Park Renovations Phase I»
«2016 Pine Street Sandpoint, Idaho 83864»

THE OWNER:
(Name, legal status, and address)

«City of Sandpoint»« »
«1123 Lake Street Sandpoint, Idaho 83864»

THE CONSTRUCTION MANAGER:
(Name, legal status, and address)

«Ginno Construction of Idaho, Inc.»« »
«3893 N. Schreiber Way Coeur d'Alene, Idaho 83864»

TABLE OF ARTICLES

B.1 GENERAL

B.2 OWNER'S INSURANCE

B.3 CONSTRUCTION MANAGER'S INSURANCE AND BONDS

B.4 SPECIAL TERMS AND CONDITIONS

ARTICLE B.1 GENERAL

The Owner and Construction Manager shall purchase and maintain insurance, and provide bonds, as set forth in this Exhibit. As used in this Exhibit, the term General Conditions refers to AIA Document A201™–2017, General Conditions of the Contract for Construction.

ARTICLE B.2 OWNER'S INSURANCE

§ B.2.1 General

Prior to commencement of the Work, the Owner shall secure the insurance, and provide evidence of the coverage, required under this Article B.2 and, upon the Construction Manager's request, provide a copy of the property insurance policy or policies required by Section B.2.3. The copy of the policy or policies provided shall contain all applicable conditions, definitions, exclusions, and endorsements.

ADDITIONS AND DELETIONS: The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed.

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

This document is intended to be used in conjunction with AIA Document A201™–2017, General Conditions of the Contract for Construction. Article 11 of A201™–2017 contains additional insurance provisions.

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§ B.2.2 Liability Insurance
The Owner shall be responsible for purchasing and maintaining the Owner's usual general liability insurance.

§ B.2.3 Required Property Insurance
§ B.2.3.1 Unless this obligation is placed on the Construction Manager pursuant to Section B.3.3.2.1, the Owner shall purchase and maintain, from an insurance company or insurance companies lawfully authorized to issue insurance in the jurisdiction where the Project is located, property insurance written on a builder's risk "all-risks" completed value or equivalent policy form and sufficient to cover the total value of the entire Project on a replacement cost basis. The Owner's property insurance coverage shall be no less than the amount of the initial Contract Sum, plus the value of subsequent Modifications and labor performed and materials or equipment supplied by others. The property insurance shall be maintained until Substantial Completion and thereafter as provided in Section B.2.3.1.3, unless otherwise provided in the Contract Documents or otherwise agreed in writing by the parties to this Agreement. This insurance shall include the interests of the Owner, Construction Manager, Subcontractors, and Sub-subcontractors in the Project as insureds. This insurance shall include the interests of mortgagees as loss payees.

§ B.2.3.1.1 Causes of Loss. The insurance required by this Section B.2.3.1 shall provide coverage for direct physical loss or damage, and shall not exclude the risks of fire, explosion, theft, vandalism, malicious mischief, collapse, earthquake, flood, or windstorm. The insurance shall also provide coverage for ensuing loss or resulting damage from error, omission, or deficiency in construction methods, design, specifications, workmanship, or materials. Sub-limits, if any, are as follows:
(Indicate below the cause of loss and any applicable sub-limit.)

Cause of Loss	Sub-Limit
« »	

§ B.2.3.1.2 Specific Required Coverages. The insurance required by this Section B.2.3.1 shall provide coverage for loss or damage to falsework and other temporary structures, and to building systems from testing and startup. The insurance shall also cover debris removal, including demolition occasioned by enforcement of any applicable legal requirements, and reasonable compensation for the Architect's and Construction Manager's services and expenses required as a result of such insured loss, including claim preparation expenses. Sub-limits, if any, are as follows:
(Indicate below type of coverage and any applicable sub-limit for specific required coverages.)

Coverage	Sub-Limit
« »	

§ B.2.3.1.3 Unless the parties agree otherwise, upon Substantial Completion, the Owner shall continue the insurance required by Section B.2.3.1 or, if necessary, replace the insurance policy required under Section B.2.3.1 with property insurance written for the total value of the Project that shall remain in effect until expiration of the period for correction of the Work set forth in Section 12.2.2 of the General Conditions.

§ B.2.3.1.4 Deductibles and Self-Insured Retentions. If the insurance required by this Section B.2.3 is subject to deductibles or self-insured retentions, the Owner shall be responsible for all loss not covered because of such deductibles or retentions.

§ B.2.3.2 Occupancy or Use Prior to Substantial Completion. The Owner's occupancy or use of any completed or partially completed portion of the Work prior to Substantial Completion shall not commence until the insurance company or companies providing the insurance under Section B.2.3.1 have consented in writing to the continuance of coverage. The Owner and the Construction Manager shall take no action with respect to partial occupancy or use that would cause cancellation, lapse, or reduction of insurance, unless they agree otherwise in writing.

§ B.2.3.3 Insurance for Existing Structures
If the Work involves remodeling an existing structure or constructing an addition to an existing structure, the Owner shall purchase and maintain, until the expiration of the period for correction of Work as set forth in Section 12.2.2 of the General Conditions, "all-risks" property insurance, on a replacement cost basis, protecting the existing structure against direct physical loss or damage from the causes of loss identified in Section B.2.3.1, notwithstanding the undertaking of the Work. The Owner shall be responsible for all co-insurance penalties.

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§ B.2.4 Optional Extended Property Insurance.
The Owner shall purchase and maintain the insurance selected and described below.
(Select the types of insurance the Owner is required to purchase and maintain by placing an X in the box(es) next to the description(s) of selected insurance. For each type of insurance selected, indicate applicable limits of coverage or other conditions in the fill point below the selected item.)

[« »] **§ B.2.4.1 Loss of Use, Business Interruption, and Delay in Completion Insurance**, to reimburse the Owner for loss of use of the Owner's property, or the inability to conduct normal operations due to a covered cause of loss.

« »

[« »] **§ B.2.4.2 Ordinance or Law Insurance**, for the reasonable and necessary costs to satisfy the minimum requirements of the enforcement of any law or ordinance regulating the demolition, construction, repair, replacement or use of the Project.

« »

[« »] **§ B.2.4.3 Expediting Cost Insurance**, for the reasonable and necessary costs for the temporary repair of damage to insured property, and to expedite the permanent repair or replacement of the damaged property.

« »

[« »] **§ B.2.4.4 Extra Expense Insurance**, to provide reimbursement of the reasonable and necessary excess costs incurred during the period of restoration or repair of the damaged property that are over and above the total costs that would normally have been incurred during the same period of time had no loss or damage occurred.

« »

[« »] **§ B.2.4.5 Civil Authority Insurance**, for losses or costs arising from an order of a civil authority prohibiting access to the Project, provided such order is the direct result of physical damage covered under the required property insurance.

« »

[« »] **§ B.2.4.6 Ingress/Egress Insurance**, for loss due to the necessary interruption of the insured's business due to physical prevention of ingress to, or egress from, the Project as a direct result of physical damage.

« »

[« »] **§ B.2.4.7 Soft Costs Insurance**, to reimburse the Owner for costs due to the delay of completion of the Work, arising out of physical loss or damage covered by the required property insurance: including construction loan fees; leasing and marketing expenses; additional fees, including those of architects, engineers, consultants, attorneys and accountants, needed for the completion of the construction, repairs, or reconstruction; and carrying costs such as property taxes, building permits, additional interest on loans, realty taxes, and insurance premiums over and above normal expenses.

« »

§ B.2.5 Other Optional Insurance.
The Owner shall purchase and maintain the insurance selected below.
(Select the types of insurance the Owner is required to purchase and maintain by placing an X in the box(es) next to the description(s) of selected insurance.)

[« »] **§ B.2.5.1 Cyber Security Insurance** for loss to the Owner due to data security and privacy breach,

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including costs of investigating a potential or actual breach of confidential or private information.
(Indicate applicable limits of coverage or other conditions in the fill point below.)

« »

[« »] **§ B.2.5.2 Other Insurance**
(List below any other insurance coverage to be provided by the Owner and any applicable limits.)

Coverage	Limits
« »	

ARTICLE B.3 CONSTRUCTION MANAGER'S INSURANCE AND BONDS

§ B.3.1 General

§ B.3.1.1 Certificates of Insurance. The Construction Manager shall provide certificates of insurance acceptable to the Owner evidencing compliance with the requirements in this Article B.3 at the following times: (1) prior to commencement of the Work; (2) upon renewal or replacement of each required policy of insurance; and (3) upon the Owner's written request. An additional certificate evidencing continuation of commercial liability coverage, including coverage for completed operations, shall be submitted with the final Application for Payment and thereafter upon renewal or replacement of such coverage until the expiration of the periods required by Section B.3.2.1 and Section B.3.3.1. The certificates will show the Owner as an additional insured on the Construction Manager's Commercial General Liability and excess or umbrella liability policy or policies.

§ B.3.1.2 Deductibles and Self-Insured Retentions. The Construction Manager shall disclose to the Owner any deductible or self- insured retentions applicable to any insurance required to be provided by the Construction Manager.

§ B.3.1.3 Additional Insured Obligations. To the fullest extent permitted by law, the Construction Manager shall cause the commercial general liability coverage to include (1) the Owner, the Architect, and the Architect's consultants as additional insureds for claims caused in whole or in part by the Construction Manager's negligent acts or omissions during the Construction Manager's operations; and (2) the Owner as an additional insured for claims caused in whole or in part by the Construction Manager's negligent acts or omissions for which loss occurs during completed operations. The additional insured coverage shall be primary and non-contributory to any of the Owner's general liability insurance policies and shall apply to both ongoing and completed operations. To the extent commercially available, the additional insured coverage shall be no less than that provided by Insurance Services Office, Inc. (ISO) forms CG 20 10 07 04, CG 20 37 07 04, and, with respect to the Architect and the Architect's consultants, CG 20 32 07 04.

§ B.3.2 Construction Manager's Required Insurance Coverage

§ B.3.2.1 The Construction Manager shall purchase and maintain the following types and limits of insurance from an insurance company or insurance companies lawfully authorized to issue insurance in the jurisdiction where the Project is located. The Construction Manager shall maintain the required insurance until the expiration of the period for correction of Work as set forth in Section 12.2.2 of the General Conditions, unless a different duration is stated below:
(If the Construction Manager is required to maintain insurance for a duration other than the expiration of the period for correction of Work, state the duration.)

« »

§ B.3.2.2 Commercial General Liability

§ B.3.2.2.1 Commercial General Liability insurance for the Project written on an occurrence form with policy limits of not less than «One million Dollars and Zero Cents» ($ «1000000.00») each occurrence, «Two million Dollars and Zero Cents» ($ «2000000.00») general aggregate, and « » ($ « ») aggregate for products-completed operations hazard, providing coverage for claims including

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

.2 personal injury and advertising injury;

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

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.4 bodily injury or property damage arising out of completed operations; and
.5 the Construction Manager's indemnity obligations under Section 3.18 of the General Conditions.

§ B.3.2.2.2 The Construction Manager's Commercial General Liability policy under this Section B.3.2.2 shall not contain an exclusion or restriction of coverage for the following:

.1 Claims by one insured against another insured, if the exclusion or restriction is based solely on the fact that the claimant is an insured, and there would otherwise be coverage for the claim.
.2 Claims for property damage to the Construction Manager's Work arising out of the products-completed operations hazard where the damaged Work or the Work out of which the damage arises was performed by a Subcontractor.
.3 Claims for bodily injury other than to employees of the insured.
.4 Claims for indemnity under Section 3.18 of the General Conditions arising out of injury to employees of the insured.
.5 Claims or loss excluded under a prior work endorsement or other similar exclusionary language.
.6 Claims or loss due to physical damage under a prior injury endorsement or similar exclusionary language.
.7 Claims related to residential, multi-family, or other habitational projects, if the Work is to be performed on such a project.
.8 Claims related to roofing, if the Work involves roofing.
.9 Claims related to exterior insulation finish systems (EIFS), synthetic stucco or similar exterior coatings or surfaces, if the Work involves such coatings or surfaces.
.10 Claims related to earth subsidence or movement, where the Work involves such hazards.
.11 Claims related to explosion, collapse and underground hazards, where the Work involves such hazards.

§ B.3.2.3 Automobile Liability covering vehicles owned, and non-owned vehicles used, by the Construction Manager, with policy limits of not less than «One million Dollars and Zero Cents» ($ «1000000.00») per accident, for bodily injury, death of any person, and property damage arising out of the ownership, maintenance and use of those motor vehicles along with any other statutorily required automobile coverage.

§ B.3.2.4 The Construction Manager may achieve the required limits and coverage for Commercial General Liability and Automobile Liability through a combination of primary and excess or umbrella liability insurance, provided such primary and excess or umbrella insurance policies result in the same or greater coverage as the coverages required under Section B.3.2.2 and B.3.2.3, and in no event shall any excess or umbrella liability insurance provide narrower coverage than the primary policy. The excess policy shall not require the exhaustion of the underlying limits only through the actual payment by the underlying insurers.

§ B.3.2.5 Workers' Compensation at statutory limits.

§ B.3.2.6 Employers' Liability with policy limits not less than « » ($ « ») each accident, « » ($ « ») each employee, and « » ($ « ») policy limit.

§ B.3.2.7 Jones Act, and the Longshore & Harbor Workers' Compensation Act, as required, if the Work involves hazards arising from work on or near navigable waterways, including vessels and docks

§ B.3.2.8 If the Construction Manager is required to furnish professional services as part of the Work, the Construction Manager shall procure Professional Liability insurance covering performance of the professional services, with policy limits of not less than «One million Dollars and Zero Cents» ($ «1000000.00») per claim and «One million Dollars and Zero Cents» ($ «1000000.00») in the aggregate.

§ B.3.2.9 If the Work involves the transport, dissemination, use, or release of pollutants, the Construction Manager shall procure Pollution Liability insurance, with policy limits of not less than «One million Dollars and Zero Cents» ($ «1000000.00») per claim and « » ($ « ») in the aggregate.

§ B.3.2.10 Coverage under Sections B.3.2.8 and B.3.2.9 may be procured through a Combined Professional Liability and Pollution Liability insurance policy, with combined policy limits of not less than « » ($ « ») per claim and « » ($ « ») in the aggregate.

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§ B.3.2.11 Insurance for maritime liability risks associated with the operation of a vessel, if the Work requires such activities, with policy limits of not less than « » ($ « ») per claim and « » ($ « ») in the aggregate.

§ B.3.2.12 Insurance for the use or operation of manned or unmanned aircraft, if the Work requires such activities, with policy limits of not less than « » ($ « ») per claim and « » ($ « ») in the aggregate.

§ B.3.3 Construction Manager's Other Insurance Coverage

§ B.3.3.1 Insurance selected and described in this Section B.3.3 shall be purchased from an insurance company or insurance companies lawfully authorized to issue insurance in the jurisdiction where the Project is located. The Construction Manager shall maintain the required insurance until the expiration of the period for correction of Work as set forth in Section 12.2.2 of the General Conditions, unless a different duration is stated below:
(If the Construction Manager is required to maintain any of the types of insurance selected below for a duration other than the expiration of the period for correction of Work, state the duration.)

« »

§ B.3.3.2 The Construction Manager shall purchase and maintain the following types and limits of insurance in accordance with Section B.3.3.1.
(Select the types of insurance the Construction Manager is required to purchase and maintain by placing an X in the box(es) next to the description(s) of selected insurance. Where policy limits are provided, include the policy limit in the appropriate fill point.)

[«X»] **§ B.3.3.2.1** Property insurance of the same type and scope satisfying the requirements identified in Section B.2.3, which, if selected in this Section B.3.3.2.1, relieves the Owner of the responsibility to purchase and maintain such insurance except insurance required by Section B.2.3.1.3 and Section B.2.3.3. The Construction Manager shall comply with all obligations of the Owner under Section B.2.3 except to the extent provided below. The Construction Manager shall disclose to the Owner the amount of any deductible, and the Owner shall be responsible for losses within the deductible. Upon request, the Construction Manager shall provide the Owner with a copy of the property insurance policy or policies required. The Owner shall adjust and settle the loss with the insurer and be the trustee of the proceeds of the property insurance in accordance with Article 11 of the General Conditions unless otherwise set forth below:
(Where the Construction Manager's obligation to provide property insurance differs from the Owner's obligations as described under Section B.2.3, indicate such differences in the space below. Additionally, if a party other than the Owner will be responsible for adjusting and settling a loss with the insurer and acting as the trustee of the proceeds of property insurance in accordance with Article 11 of the General Conditions, indicate the responsible party below.)

«Builder's Risk and Other Property Insurance
A. Builder's Risk: Unless otherwise provided in the Supplementary Conditions, Construction Manager shall purchase and maintain builder's risk insurance upon the Work on a completed value basis, in the amount of the Work's full insurable replacement cost (subject to deductible amounts required by Laws and Regulations). B.Partial Occupancy or Use by Owner: If Owner will occupy or use a portion or portions of the Work prior to Substantial Completion of all the Work, then Owner (directly, if it is the purchaser of the builder's risk policy, or through Construction Manager) will provide advance notice of such occupancy or use to the builder's risk insurer, and obtain an endorsement consenting to the continuation of coverage prior to commencing such partial occupancy or use.
1. All insurance required by the Contract Documents or by law or regulations shall remain in full force and effect on all phases of the Work, whether or not the Work is occupied or utilized by the Owner, until all Work included in the agreement has been completed and final payment has been made.
2. Nothing contained in the insurance requirements shall be construed as limiting the extent of the Construction Manager's responsibility for payment of damages resulting from his operations under the Contract. Construction Manager agrees that they alone shall be completely responsible for procuring and maintaining full insurance coverage as provided herein or as may be otherwise required by the Contract Documents. Any approval by Owner

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shall not operate to the contrary.
C. Insurance of Other Property; Additional Insurance: If the express insurance provisions of the Contract do not require or address the insurance of a property item or interest, then the entity or individual owning such property item will be responsible for insuring it. If Construction Manager elects to obtain other special insurance to be included in or supplement the builder's risk or property insurance policies provided under this Agreement, it may do so at Construction Manager's expense.
D. Builder's Risk Requirements: The builder's risk insurance must:
1. be written on a builder's risk "all risk" policy form that at a minimum includes insurance for physical loss or damage to the Work, temporary buildings, falsework, and materials and equipment stored and in transit, and must not exclude the coverage of the following risks: fire; windstorm; hail; flood; earthquake, volcanic activity, and other earth movement; lightning; riot; civil commotion; terrorism; vehicle impact; aircraft; smoke; theft; vandalism and malicious mischief; mechanical breakdown, boiler explosion, and artificially generated electric current; collapse; explosion; debris removal; demolition occasioned by enforcement of Laws and Regulations; and water damage (other than that caused by flood).
a. Such policy will include an exception that results in coverage for ensuing losses from physical damage or loss with respect to any defective workmanship, methods, design, or materials exclusions.
b. If insurance against mechanical breakdown, boiler explosion, and artificially generated electric current; earthquake, volcanic activity, and other earth movement; or flood, are not commercially available under builder's risk policies, by endorsement or otherwise, such insurance will be provided through other insurance policies acceptable to Owner and Construction Manager.
2. cover, as insured property, at least the following: (a) the Work and all materials, supplies, machinery, apparatus, equipment, fixtures, and other property of a similar nature that are to be incorporated into or used in the preparation, fabrication, construction, erection, or completion of the Work, including Owner-(a)furnished or assigned property;
(b) spare parts inventory required within the scope of the Contract; and (c) temporary works which are not intended to form part of the permanent constructed Work but which are intended to provide working access to the Site, or to the Work under construction, or which are intended to provide temporary support for the Work under construction, including scaffolding, form work, fences, shoring , falsework, and temporary structures.
3. cover expenses incurred in the repair or replacement of any insured property (including but not limited to fees and charges of Construction Manager).
4. extend to cover damage or loss to insured property while in temporary storage at the Site or in a storage location outside the Site (but not including property stored at the premises of a manufacturer or Supplier). 5. extend to cover damage or loss to insured property while in transit. 6. allow for the waiver of the insurer's subrogation rights, as set forth in this Contract.
7. allow for partial occupancy or use by Owner by endorsement, and without cancellation or lapse of coverage. 8. include performance/hot testing and start-up, if applicable.
9. be maintained in effect until the Work is complete, or until written confirmation of Owner's procurement of property insurance following Substantial Completion, whichever occurs first.
10. include as named insureds the Owner, Construction Manager, Subconsultants/Subcontractors (of every tier), and any other individuals or entities required by this Contract to be insured under such builder's risk policy. For purposes of this Agreement,
the parties required to be insured will be referred to collectively as "insureds." »

[« »] **§ B.3.3.2.2 Railroad Protective Liability Insurance**, with policy limits of not less than « » ($ « ») per claim and « » ($ « ») in the aggregate, for Work within fifty (50) feet of railroad property.

[« »] **§ B.3.3.2.3 Asbestos Abatement Liability Insurance**, with policy limits of not less than « » ($ « ») per claim and « » ($ « ») in the aggregate, for liability arising from the encapsulation, removal, handling, storage, transportation, and disposal of asbestos-containing materials.

[« »] **§ B.3.3.2.4** Insurance for physical damage to property while it is in storage and in transit to the construction site on an "all-risks" completed value form.

[« »] **§ B.3.3.2.5** Property insurance on an "all-risks" completed value form, covering property owned by the Construction Manager and used on the Project, including scaffolding and other equipment.

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[« »] **§ B.3.3.2.6 Other Insurance**
(List below any other insurance coverage to be provided by the Construction Manager and any applicable limits.)

Coverage	Limits
« »	

§ B.3.4 Performance Bond and Payment Bond
The Construction Manager shall provide surety bonds, from a company or companies lawfully authorized to issue surety bonds in the jurisdiction where the Project is located, as follows:
(Specify type and penal sum of bonds.)

Type	Penal Sum ($0.00)
Payment Bond	« »
Performance Bond	

Payment and Performance Bonds shall be AIA Document A312™, Payment Bond and Performance Bond, or contain provisions identical to AIA Document A312™, current as of the date of this Agreement.

ARTICLE B.4 SPECIAL TERMS AND CONDITIONS
Special terms and conditions that modify this Insurance and Bonds Exhibit, if any, are as follows:

« »

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AIA® Document A312® – 2010

Performance Bond

CONTRACTOR:
(Name, legal status and address)

«Ginno Construction of Idaho, Inc.»« »
«3893 N. Schreiber Way
Coeur d'Alene, Idaho 83815»

SURETY:
(Name, legal status and principal place of business)

« »« »
« »

OWNER:
(Name, legal status and address)

« »« »
« »

CONSTRUCTION CONTRACT
Date: « »
Amount: $ « »
Description:
(Name and location)

«A23-5300-5 Travers Park Renovations Phase I»
«2016 Pine Street
Sandpoint, Idaho 83864»

BOND
Date:
(Not earlier than Construction Contract Date)
« »
Amount: $ « »
Modifications to this Bond: « » None « » See Section 16

ADDITIONS AND DELETIONS:
The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed.

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

Any singular reference to Contractor, Surety, Owner or other party shall be considered plural where applicable.

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CONTRACTOR AS PRINCIPAL		**SURETY**	
Company:	*(Corporate Seal)*	Company:	*(Corporate Seal)*
Signature:	« »	Signature:	« »
Name and Title:	«Rich Wells»«, President»	Name and Title:	« »« »

(Any additional signatures appear on the last page of this Performance Bond.)

(FOR INFORMATION ONLY — Name, address and telephone)

AGENT or **BROKER:**	**OWNER'S REPRESENTATIVE:** *(Architect, Engineer or other party:)*
« »	« »
« »	« »
« »	« »
	« »
	« »
	« »

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§ 1 The Contractor and Surety, jointly and severally, bind themselves, their heirs, executors, administrators, successors and assigns to the Owner for the performance of the Construction Contract, which is incorporated herein by reference.

§ 2 If the Contractor performs the Construction Contract, the Surety and the Contractor shall have no obligation under this Bond, except when applicable to participate in a conference as provided in Section 3.

§ 3 If there is no Owner Default under the Construction Contract, the Surety's obligation under this Bond shall arise after

.1 the Owner first provides notice to the Contractor and the Surety that the Owner is considering declaring a Contractor Default. Such notice shall indicate whether the Owner is requesting a conference among the Owner, Contractor and Surety to discuss the Contractor's performance. If the Owner does not request a conference, the Surety may, within five (5) business days after receipt of the Owner's notice, request such a conference. If the Surety timely requests a conference, the Owner shall attend. Unless the Owner agrees otherwise, any conference requested under this Section 3.1 shall be held within ten (10) business days of the Surety's receipt of the Owner's notice. If the Owner, the Contractor and the Surety agree, the Contractor shall be allowed a reasonable time to perform the Construction Contract, but such an agreement shall not waive the Owner's right, if any, subsequently to declare a Contractor Default;

.2 the Owner declares a Contractor Default, terminates the Construction Contract and notifies the Surety; and

.3 the Owner has agreed to pay the Balance of the Contract Price in accordance with the terms of the Construction Contract to the Surety or to a contractor selected to perform the Construction Contract.

§ 4 Failure on the part of the Owner to comply with the notice requirement in Section 3.1 shall not constitute a failure to comply with a condition precedent to the Surety's obligations, or release the Surety from its obligations, except to the extent the Surety demonstrates actual prejudice.

§ 5 When the Owner has satisfied the conditions of Section 3, the Surety shall promptly and at the Surety's expense take one of the following actions:

§ 5.1 Arrange for the Contractor, with the consent of the Owner, to perform and complete the Construction Contract;

§ 5.2 Undertake to perform and complete the Construction Contract itself, through its agents or independent contractors;

§ 5.3 Obtain bids or negotiated proposals from qualified contractors acceptable to the Owner for a contract for performance and completion of the Construction Contract, arrange for a contract to be prepared for execution by the Owner and a contractor selected with the Owner's concurrence, to be secured with performance and payment bonds executed by a qualified surety equivalent to the bonds issued on the Construction Contract, and pay to the Owner the amount of damages as described in Section 7 in excess of the Balance of the Contract Price incurred by the Owner as a result of the Contractor Default; or

§ 5.4 Waive its right to perform and complete, arrange for completion, or obtain a new contractor and with reasonable promptness under the circumstances:

.1 After investigation, determine the amount for which it may be liable to the Owner and, as soon as practicable after the amount is determined, make payment to the Owner; or

.2 Deny liability in whole or in part and notify the Owner, citing the reasons for denial.

§ 6 If the Surety does not proceed as provided in Section 5 with reasonable promptness, the Surety shall be deemed to be in default on this Bond seven days after receipt of an additional written notice from the Owner to the Surety demanding that the Surety perform its obligations under this Bond, and the Owner shall be entitled to enforce any remedy available to the Owner. If the Surety proceeds as provided in Section 5.4, and the Owner refuses the payment or the Surety has denied liability, in whole or in part, without further notice the Owner shall be entitled to enforce any remedy available to the Owner.

§ 7 If the Surety elects to act under Section 5.1, 5.2 or 5.3, then the responsibilities of the Surety to the Owner shall not be greater than those of the Contractor under the Construction Contract, and the responsibilities of the Owner to

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the Surety shall not be greater than those of the Owner under the Construction Contract. Subject to the commitment by the Owner to pay the Balance of the Contract Price, the Surety is obligated, without duplication, for

.1 the responsibilities of the Contractor for correction of defective work and completion of the Construction Contract;

.2 additional legal, design professional and delay costs resulting from the Contractor's Default, and resulting from the actions or failure to act of the Surety under Section 5; and

.3 liquidated damages, or if no liquidated damages are specified in the Construction Contract, actual damages caused by delayed performance or non-performance of the Contractor.

§ 8 If the Surety elects to act under Section 5.1, 5.3 or 5.4, the Surety's liability is limited to the amount of this Bond.

§ 9 The Surety shall not be liable to the Owner or others for obligations of the Contractor that are unrelated to the Construction Contract, and the Balance of the Contract Price shall not be reduced or set off on account of any such unrelated obligations. No right of action shall accrue on this Bond to any person or entity other than the Owner or its heirs, executors, administrators, successors and assigns.

§ 10 The Surety hereby waives notice of any change, including changes of time, to the Construction Contract or to related subcontracts, purchase orders and other obligations.

§ 11 Any proceeding, legal or equitable, under this Bond may be instituted in any court of competent jurisdiction in the location in which the work or part of the work is located and shall be instituted within two years after a declaration of Contractor Default or within two years after the Contractor ceased working or within two years after the Surety refuses or fails to perform its obligations under this Bond, whichever occurs first. If the provisions of this Paragraph are void or prohibited by law, the minimum period of limitation available to sureties as a defense in the jurisdiction of the suit shall be applicable.

§ 12 Notice to the Surety, the Owner or the Contractor shall be mailed or delivered to the address shown on the page on which their signature appears.

§ 13 When this Bond has been furnished to comply with a statutory or other legal requirement in the location where the construction was to be performed, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

§ 14 Definitions

§ 14.1 Balance of the Contract Price. The total amount payable by the Owner to the Contractor under the Construction Contract after all proper adjustments have been made, including allowance to the Contractor of any amounts received or to be received by the Owner in settlement of insurance or other claims for damages to which the Contractor is entitled, reduced by all valid and proper payments made to or on behalf of the Contractor under the Construction Contract.

§ 14.2 Construction Contract. The agreement between the Owner and Contractor identified on the cover page, including all Contract Documents and changes made to the agreement and the Contract Documents.

§ 14.3 Contractor Default. Failure of the Contractor, which has not been remedied or waived, to perform or otherwise to comply with a material term of the Construction Contract.

§ 14.4 Owner Default. Failure of the Owner, which has not been remedied or waived, to pay the Contractor as required under the Construction Contract or to perform and complete or comply with the other material terms of the Construction Contract.

§ 14.5 Contract Documents. All the documents that comprise the agreement between the Owner and Contractor.

§ 15 If this Bond is issued for an agreement between a Contractor and subcontractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

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§ 16 Modifications to this bond are as follows:

« »

(Space is provided below for additional signatures of added parties, other than those appearing on the cover page.)

CONTRACTOR AS PRINCIPAL		**SURETY**	
Company:	*(Corporate Seal)*	Company:	*(Corporate Seal)*
Signature:	« »	Signature:	« »
Name and Title:	« »« »	Name and Title:	« »« »
Address:	« »	Address:	« »

DRAFT

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SAMPLE

DRAFT

AIA® Document A312® – 2010

Payment Bond

CONTRACTOR:
(Name, legal status and address)

«Ginno Construction of Idaho, Inc.»« »
«3893 N. Schreiber Way
Coeur d'Alene, Idaho 83815»

SURETY:
(Name, legal status and principal place of business)

« »« »
« »

OWNER:
(Name, legal status and address)

«City of Sandpoint»« »
«1123 Lake Street
Sandpoint, Idaho 83864»

CONSTRUCTION CONTRACT
Date: « »
Amount: $ « »
Description:
(Name and location)

«A23-5300-5 Travers Park Renovations Phase I»
«2016 Pine Street
Sandpoint, Idaho 83864»

BOND
Date:
(Not earlier than Construction Contract Date)
« »
Amount: $ « »
Modifications to this Bond: « » None « » See Section 18

CONTRACTOR AS PRINCIPAL		**SURETY**	
Company:	*(Corporate Seal)*	Company:	*(Corporate Seal)*
Signature:	« »	Signature:	« »
Name and Title:	«Rich Wells»«President»	Name and Title:	« »« »

(Any additional signatures appear on the last page of this Payment Bond.)

(FOR INFORMATION ONLY — Name, address and telephone)

AGENT or **BROKER:**

OWNER'S REPRESENTATIVE:
(Architect, Engineer or other party:)

ADDITIONS AND DELETIONS:
The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed.

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

Any singular reference to Contractor, Surety, Owner or other party shall be considered plural where applicable.

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§ 1 The Contractor and Surety, jointly and severally, bind themselves, their heirs, executors, administrators, successors and assigns to the Owner to pay for labor, materials and equipment furnished for use in the performance of the Construction Contract, which is incorporated herein by reference, subject to the following terms.

§ 2 If the Contractor promptly makes payment of all sums due to Claimants, and defends, indemnifies and holds harmless the Owner from claims, demands, liens or suits by any person or entity seeking payment for labor, materials or equipment furnished for use in the performance of the Construction Contract, then the Surety and the Contractor shall have no obligation under this Bond.

§ 3 If there is no Owner Default under the Construction Contract, the Surety's obligation to the Owner under this Bond shall arise after the Owner has promptly notified the Contractor and the Surety (at the address described in Section 13) of claims, demands, liens or suits against the Owner or the Owner's property by any person or entity seeking payment for labor, materials or equipment furnished for use in the performance of the Construction Contract and tendered defense of such claims, demands, liens or suits to the Contractor and the Surety.

§ 4 When the Owner has satisfied the conditions in Section 3, the Surety shall promptly and at the Surety's expense defend, indemnify and hold harmless the Owner against a duly tendered claim, demand, lien or suit.

§ 5 The Surety's obligations to a Claimant under this Bond shall arise after the following:

§ 5.1 Claimants, who do not have a direct contract with the Contractor,

- **.1** have furnished a written notice of non-payment to the Contractor, stating with substantial accuracy the amount claimed and the name of the party to whom the materials were, or equipment was, furnished or supplied or for whom the labor was done or performed, within ninety (90) days after having last performed labor or last furnished materials or equipment included in the Claim; and
- **.2** have sent a Claim to the Surety (at the address described in Section 13).

§ 5.2 Claimants, who are employed by or have a direct contract with the Contractor, have sent a Claim to the Surety (at the address described in Section 13).

§ 6 If a notice of non-payment required by Section 5.1.1 is given by the Owner to the Contractor, that is sufficient to satisfy a Claimant's obligation to furnish a written notice of non-payment under Section 5.1.1.

§ 7 When a Claimant has satisfied the conditions of Sections 5.1 or 5.2, whichever is applicable, the Surety shall promptly and at the Surety's expense take the following actions:

§ 7.1 Send an answer to the Claimant, with a copy to the Owner, within sixty (60) days after receipt of the Claim, stating the amounts that are undisputed and the basis for challenging any amounts that are disputed; and

§ 7.2 Pay or arrange for payment of any undisputed amounts.

§ 7.3 The Surety's failure to discharge its obligations under Section 7.1 or Section 7.2 shall not be deemed to constitute a waiver of defenses the Surety or Contractor may have or acquire as to a Claim, except as to undisputed amounts for which the Surety and Claimant have reached agreement. If, however, the Surety fails to discharge its obligations under Section 7.1 or Section 7.2, the Surety shall indemnify the Claimant for the reasonable attorney's fees the Claimant incurs thereafter to recover any sums found to be due and owing to the Claimant.

§ 8 The Surety's total obligation shall not exceed the amount of this Bond, plus the amount of reasonable attorney's fees provided under Section 7.3, and the amount of this Bond shall be credited for any payments made in good faith by the Surety.

§ 9 Amounts owed by the Owner to the Contractor under the Construction Contract shall be used for the performance of the Construction Contract and to satisfy claims, if any, under any construction performance bond. By the Contractor furnishing and the Owner accepting this Bond, they agree that all funds earned by the Contractor in the performance of the Construction Contract are dedicated to satisfy obligations of the Contractor and Surety under this Bond, subject to the Owner's priority to use the funds for the completion of the work.

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§ 10 The Surety shall not be liable to the Owner, Claimants or others for obligations of the Contractor that are unrelated to the Construction Contract. The Owner shall not be liable for the payment of any costs or expenses of any Claimant under this Bond, and shall have under this Bond no obligation to make payments to, or give notice on behalf of, Claimants or otherwise have any obligations to Claimants under this Bond.

§ 11 The Surety hereby waives notice of any change, including changes of time, to the Construction Contract or to related subcontracts, purchase orders and other obligations.

§ 12 No suit or action shall be commenced by a Claimant under this Bond other than in a court of competent jurisdiction in the state in which the project that is the subject of the Construction Contract is located or after the expiration of one year from the date (1) on which the Claimant sent a Claim to the Surety pursuant to Section 5.1.2 or 5.2, or (2) on which the last labor or service was performed by anyone or the last materials or equipment were furnished by anyone under the Construction Contract, whichever of (1) or (2) first occurs. If the provisions of this Paragraph are void or prohibited by law, the minimum period of limitation available to sureties as a defense in the jurisdiction of the suit shall be applicable.

§ 13 Notice and Claims to the Surety, the Owner or the Contractor shall be mailed or delivered to the address shown on the page on which their signature appears. Actual receipt of notice or Claims, however accomplished, shall be sufficient compliance as of the date received.

§ 14 When this Bond has been furnished to comply with a statutory or other legal requirement in the location where the construction was to be performed, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

§ 15 Upon request by any person or entity appearing to be a potential beneficiary of this Bond, the Contractor and Owner shall promptly furnish a copy of this Bond or shall permit a copy to be made.

§ 16 Definitions

§ 16.1 Claim. A written statement by the Claimant including at a minimum:

- **.1** the name of the Claimant;
- **.2** the name of the person for whom the labor was done, or materials or equipment furnished;
- **.3** a copy of the agreement or purchase order pursuant to which labor, materials or equipment was furnished for use in the performance of the Construction Contract;
- **.4** a brief description of the labor, materials or equipment furnished;
- **.5** the date on which the Claimant last performed labor or last furnished materials or equipment for use in the performance of the Construction Contract;
- **.6** the total amount earned by the Claimant for labor, materials or equipment furnished as of the date of the Claim;
- **.7** the total amount of previous payments received by the Claimant; and
- **.8** the total amount due and unpaid to the Claimant for labor, materials or equipment furnished as of the date of the Claim.

§ 16.2 Claimant. An individual or entity having a direct contract with the Contractor or with a subcontractor of the Contractor to furnish labor, materials or equipment for use in the performance of the Construction Contract. The term Claimant also includes any individual or entity that has rightfully asserted a claim under an applicable mechanic's lien or similar statute against the real property upon which the Project is located. The intent of this Bond shall be to include without limitation in the terms "labor, materials or equipment" that part of water, gas, power, light, heat, oil, gasoline, telephone service or rental equipment used in the Construction Contract, architectural and engineering services required for performance of the work of the Contractor and the Contractor's subcontractors, and all other items for which a mechanic's lien may be asserted in the jurisdiction where the labor, materials or equipment were furnished.

§ 16.3 Construction Contract. The agreement between the Owner and Contractor identified on the cover page, including all Contract Documents and all changes made to the agreement and the Contract Documents.

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§ 16.4 Owner Default. Failure of the Owner, which has not been remedied or waived, to pay the Contractor as required under the Construction Contract or to perform and complete or comply with the other material terms of the Construction Contract.

§ 16.5 Contract Documents. All the documents that comprise the agreement between the Owner and Contractor.

§ 17 If this Bond is issued for an agreement between a Contractor and subcontractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

§ 18 Modifications to this bond are as follows:

« »

(Space is provided below for additional signatures of added parties, other than those appearing on the cover page.)

CONTRACTOR AS PRINCIPAL		**SURETY**	
Company:	*(Corporate Seal)*	Company:	*(Corporate Seal)*
Signature:	« »	Signature:	« »
Name and Title:	« »« »	Name and Title:	« »« »
Address:	« »	Address:	« »

DRAFT

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AGENDA REPORT

City Council Meeting

TODAY'S DATE: 8/1/24

MEETING DATE: 8/7/24

TO: Mayor and Council

FROM: G Gilcrease, Fire Chief

SUBJECT: MOU with IAFF Local 2319 and City of Sandpoint

DESCRIPTION/BACKGROUND:

The firefighters will move from a 24-day pay cycle to a 14-day pay cycle in the new Collective Bargaining Agreement. The purpose of this MOU is to authorize the process to begin on August 11, 2024, instead of waiting for the Collective Bargaining Agreement to be ratified at a later date. Being able to start the new 14-day pay cycle in August will have the least amount of financial impact for the firefighters during this process.

STAFF RECOMMENDATION:

Recommend entering the MOU with IAFF Local 2319 to amend Article 16 Wages/Compensation and Article 17 Hours of Duty and Overtime reflecting the new 14-day pay cycle beginning August 11, 2024.

ACTION:

Action Item

WILL THERE BE ANY FINANCIAL IMPACT? No HAS THIS ITEM BEEN BUDGETED? Yes

ATTACHMENTS:

Resolution ###

CBA Articles 16 and 17 with Track Changes

MOU, IAFF Local 2319

No: 24-
Date: Aug 7, 2024

RESOLUTION
OF THE CITY COUNCIL
CITY OF SANDPOINT

TITLE: MEMORANDUM OF UNDERSTANDING FOR AMENDMENT TO ARTICLE 16 OF THE 2021-2024 COLLECTIVE BARGAINING AGREEMENT WITH THE INTERNATIONAL ASSOCIATION OF FIREFIGHTERS LOCAL 2319

WHEREAS: An amendment to the City's 2021-2024 Collective Bargaining Agreement (CBA) with the International Association of Firefighters Local 2319 (Union) has been proposed to establish the terms and conditions for a one-time amendment of CBA Article 16, Wages/Compensation, and Article 17, Hours of Duty and Overtime.

WHEREAS: These sections provide how wages and compensation are calculated and administered;

WHEREAS: The Sandpoint Fire Chief and the Union request and recommend these amendments in order for the current pay cycle of (24) twenty-four days to be replaced with a pay cycle of (14) fourteen days, with these amendments in full force and effect through July 1, 2025.

NOW, THEREFORE, BE IT RESOLVED THAT: The Memorandum of Understanding for Amendment to Article 16 and Article 17 of the 2021-2024 Collective Bargaining Agreement above referenced, a copy of which is attached hereto and made a part hereof as if fully incorporated herein, is hereby approved.

BE IT FURTHER RESOLVED THAT: The Mayor, on behalf of the City, is authorized to sign and enter into this Memorandum of Understanding.

_____
Jeremy Grimm, Mayor

ATTEST:

_____
Melissa Ward, City Clerk

MEMORANDUM OF UNDERSTANDING

BETWEEN CITY OF SANDPOINT

AND SELKIRK FIREFIGHTERS LOCAL 2319 SANDPOINT GROUP

1. Parties. This Memorandum of Understanding (hereinafter referred to as "MOU") is made and entered into by and between the City of Sandpoint and Selkirk Firefighters Local 2319, Sandpoint Group

2. Purpose. The purpose of this MOU is to establish the terms and conditions for the amendment of CBA Article 16 Wages/Compensation, and Article 17 Hours of Duty and Overtime

Current Language: Article 16

"Wages and Compensation shall be paid in accordance with this Article.

A. GENERAL 1. Wages for each calendar year covering the term of this agreement shall be as set forth in Appendix "B" and shall be paid on a biweekly basis.
2. Direct deposit is required.

B. CALCULATION OF WAGES FOR 56-HOUR EMPLOYEES 1. Annual wages shall be calculated by multiplying the shift pay times one hundred twenty-one point six six (121.66).
2. Biweekly pay shall be one twenty sixth (1/26) times annual calendar year wages.
3. Shift pay shall be calculated by multiplying hourly pay times twenty-four (24).
4. The amounts applicable are set forth in Appendix "B".

C. TIMECARDS 1. A timecard, signed by the Firefighter and the designated Chief Officer, is required to calculate and process pay checks for fire personnel. The timecard will consist of a twenty-four (24) day pay period.
2. Overtime for the pay period shall be calculated and paid in the second half of the biweekly twenty-four (24) day cycle. By mutual consent of the Agencies and the Union, early payment and other modifications may be made."

Will be amended to:

"Wages and Compensation shall be paid in accordance with this Article.

A. GENERAL
   1. Wages for each calendar year covering the term of this agreement shall be as set forth in Appendix "B" and shall be paid on a biweekly basis.
   2. Direct deposit is required.

B. TIMECARDS

1. A timecard, approved by the Firefighter and the designated Officer, is required to calculate and process paychecks for fire personnel. The timecard will consist of a fourteen (14) day pay period.
2. Overtime will be paid each fourteen (14) day pay period."

Current Language: Article 17

"Work schedules for 56-hour shift personnel covered by this agreement shall be in accordance with this Article.

A. WORK SCHEDULES 1. Throughout the term of this agreement the forty-eight/ninety-six (48/96) hour work schedule shall be used, which consists of the following recognized shifts: Green(G), Red(R), Blue(B) — Example: GGRRBBGGRRBB. Each employee will work two (2) consecutive twenty-four (24) hour work periods or two (2) "shifts" for a total of forty-eight (48) hours or one (1) "set", followed by ninety-six (96) hours off duty:

a. 24 hours on duty

b. 24 hours on duty

c. 96 hours off duty

2. This schedule equates to one hundred ninety-two (192) hours of work in a twenty-four (24) day cycle, which in turn averages fifty-six (56) hours in a seven (7) day work week. All hours worked outside of the normal work schedule shall be considered unscheduled overtime hours.
3. 56-hour employees shall normally not work more than seventy-two (72) consecutive hours unless authorized by the Fire Chief, except for emergency call back or extenuating circumstances.
4. Both the Agencies and the Union understand that occasionally staffing may need to be changed temporarily to accommodate any safety issues.

B. DUTY SHIFT

Duty shifts for 56-hour employees shall begin at 0800 hours of the duty day and end at 0800 hours the following day.
C. OVERTIME PAY FOR 56-HOUR EMPLOYEES 1. All overtime shall be administered in accordance with the Fair Labor and Standards Act (FLSA).

2. The annual wage calculations outlined in this article (based on the wage scale in Appendix "B") shall include straight time pay for one hundred ninety-two (192) hours in a twenty-four (24) day work cycle. A payment of one-half (1/2) times the regular hourly rate shall be paid for all hours between one hundred eighty-two (182) hours and one hundred ninety-two (192) hours in a twenty-four (24) day work cycle. This averages out to be twelve point six seven three six (12.6736) hours of scheduled overtime per calendar month.

3. Hours worked more than one hundred ninety-two (192) hours in a twenty-four (24) day work cycle shall be compensated at one and one half (1-1/2) times the regular hourly rate.

4. Time off without pay, for any reason, shall be subtracted from the sum of hours worked for the purpose of calculating scheduled overtime.

D. UNSCHEDULED OVERTIME

The unscheduled overtime rate for all employees shall be one and one-half (1-1/2) times their current regular hourly rate.

E. CALL BACK

All employees called in for overtime work on an emergent basis shall be paid at least a two (2) hour minimum at the overtime rate of pay. However, the two (2) hour minimum shall not apply to employees required to attend departmental meetings on their off-duty time and shall be paid only hours worked computed to the nearest one-quarter (1/4) hour.

F. HOLDOVER

All employees required to work beyond the end of their regular shift shall be paid at the overtime rate in increments of one-quarter (1/4) hour, to the nearest one-quarter (1/4) hour."

Will be amended to:

"Work schedules for 56-hour shift personnel covered by this agreement shall be in accordance with this Article.

A. WORK SCHEDULES

1. Throughout the term of this agreement the forty-eight/ninety-six (48/96) hour work schedule shall be used, which consists of the following recognized shifts: Green(G), Red(R), Blue(B) — Example: GGRRBBGGRRBB. Each employee will work two (2) consecutive twenty-four (24) hour work periods or two (2) "shifts" for a total of forty-eight (48) hours or one (1) "set", followed by ninety-six (96) hours off duty:
    a. 24 hours on duty
    b. 24 hours on duty
    c. 96 hours off duty
2. This schedule averages fifty-six (56) hours in a seven (7) day work week. All hours worked outside of the normal work schedule shall be considered unscheduled overtime hours.
3. 56-hour employees shall normally not work more than seventy-two (72) consecutive hours unless authorized by the Fire Chief, except for emergency call back or extenuating circumstances.
4. Both the City and the Union understand that occasionally staffing may need to be changed temporarily to accommodate any safety issues.

B. DUTY SHIFT

Duty shifts for 56-hour employees shall begin at 0800 hours of the duty day and end at 0800 hours the following day.

C. OVERTIME PAY FOR 56-HOUR EMPLOYEES

1. Except as provided below, all overtime shall be administered in accordance with the Fair Labor and Standards Act (FLSA).
2. Hours worked in excess of the normal work schedule shall be compensated at one and one half (1-1/2) times the regular hourly rate. For example, in a pay period in which the normal work scheduled is 96 hours, the employee will be compensated at the overtime rate for all hours worked in excess of 96 hours during that pay period.
3. Time off, for any reason, shall be subtracted from the sum of hours worked for the purpose of calculating scheduled overtime.

D. CALL BACK

All employees called in for overtime work on an emergent basis shall be paid at least a two (2) hour minimum at the overtime rate of pay. However, the two (2) hour minimum shall not apply to employees required to attend departmental meetings on their off-duty time and shall be paid only hours worked computed to the nearest one-quarter (1/4) hour. For example, if at any time during the pay cycle, an employee takes PTO and then comes in for an emergency call back, the employee shall be compensated at the overtime rate for the call back.

E. HOLDOVER/FORCE HIRE

All employees required to work beyond the end of their regular shift shall be paid at the overtime rate in increments of one-quarter (1/4) hour, to the nearest one-quarter (1/4) hour. For example, if at any time during the pay cycle, an employee takes PTO and then gets force hired, the employee shall be compensated at the overtime rate for the force hire."

3. Term of MOU. This MOU is effective upon the day and date last signed and executed by the duly authorized representatives of the parties to this MOU and shall remain in full force and effect for not longer than July l , 2025. This MOU may be terminated, without cause, by either party upon 30-day written notice, which notice shall be delivered by hand or by certified mail.

4. Responsibilities of the City of Sandpoint. To acknowledge the one-time amendment of the CBA Article 16 and to process all future wages and compensation in a (14) fourteen-day pay cycle beginning August 11, 2024.

5. General Provisions

A. Amendments. Either party may request changes to this MOU. Any changes, modifications, revisions, or amendments to this MOU which are mutually agreed upon by

and between the parties to this MOU shall be incorporated by written instrument, and effective when executed and signed by all parties to this MOU.

B. Entirety of Agreement. This MOU, consisting of 5 pages, represents the entire and integrated agreement between the parties regarding the amendment to replace the (24) twenty-four-day pay cycle with the (14) fourteen-day pay cycle.

C. Severability. Should any portion of this MOU be judicially determined to be illegal or unenforceable, the remainder of the MOU shall continue in full force and effect, and either party may renegotiate the terms affected by the severance.

8. Signatures. In witness whereof, the parties to this MOU through their duly authorized representatives have executed this MOU on the days and dates set out below, and certify that they have read and understood and agreed to the terms and conditions of this MOU as set forth herein.

The effective date of this MOU is the date of the signature last affixed to this page.

City of Sandpoint

_____

Jeremy Grimm, Mayor Date

Selkirk Firefighters Local 2319

_____

Lucas Bloxsom. Vice President Date

AGENDA REPORT

City Council Meeting

TODAY'S DATE: August 1, 2024

MEETING DATE: August 7, 2024

TO: Mayor and City Council

FROM: Sarah Lynds – Finance Director

SUBJECT: Annual Review of City Fees – updated fee changes

DESCRIPTION/BACKGROUND: The Community Development and Planning Department staff distributed a survey and held a user group meeting regarding the James E. Russell Sports Center Fees. The changes to the fee schedule presented at the July 17th meeting are attached. Only the changes have been included not the entire fee schedule. The public hearing notice has been updated with these changes and will be published in the Bonner County Daily Bee Legal section.

STAFF RECOMMENDATION: N/A – for information only

ACTION: N/A

WILL THERE BE ANY FINANCIAL IMPACT? HAS THIS ITEM BEEN BUDGETED?

ATTACHMENTS:

1) City Fee Schedule – only the section with changes
2) Notice of Public Hearing – updated with the changes in 1) above

NOTICE OF PUBLIC HEARING

The Sandpoint City Council will hold a public hearing at its regular meeting on August 21, 2024, to take public testimony regarding establishing new fees and proposed existing fee increases of more than 5%. The meeting will begin at 5:30 p.m. in Council chambers at City Hall, 1123 W. Lake St., Sandpoint, Idaho. The entire proposed fee schedule, including fees proposed to increase 5% or less, will be available for review in the meeting packet on the City's website at www.sandpointidaho.gov and at City Hall.

Proposed new fees and fees that are proposed to increase more than 5% are as follows:

Fee Description	Current	Proposed	Comments/ % change	Effective Date
General City Administration				
Impact Fees - Outside Downtown URA				
Total Impact Fee Residential				
Multi-family/other all sizes	$ 4,006.00	$ 5,444.55	35.91%	IMMEDIATELY
Single Family 0-3 bedrooms	$ 3,895.00	$ 5,293.69	35.91%	IMMEDIATELY
Single Family 4+ bedrooms	$ 5,648.00	$ 7,676.20	35.91%	IMMEDIATELY
Total Impact Fee Non-Residential				
Commercial/Shopping Center Average	$ 3.72	$ 5.056	35.91%	IMMEDIATELY
Office	$ 1.34	$ 1.821	35.91%	IMMEDIATELY
Mini-Warehouse	$ 0.31	$ 0.421	35.91%	IMMEDIATELY
Warehousing	$ 0.43	$ 0.584	35.91%	IMMEDIATELY
Manufacturing	$ 0.46	$ 0.625	35.91%	IMMEDIATELY
Light Industrial	$ 0.85	$ 1.155	35.91%	IMMEDIATELY
Parks & Recreation Residential				
Multi-family/other all sizes	$ 1,959.00	$ 2,662.48	35.91%	IMMEDIATELY
Single Family 0-3 bedrooms	$ 1,814.00	$ 2,465.41	35.91%	IMMEDIATELY
Single Family 4+ bedrooms	$ 2,717.00	$ 3,692.67	35.91%	IMMEDIATELY
Police Residential				
Multi-family/other all sizes	$ 214.00	$ 290.85	35.91%	IMMEDIATELY
Single Family 0-3 bedrooms	$ 198.00	$ 269.10	35.91%	IMMEDIATELY
Single Family 4+ bedrooms	$ 297.00	$ 403.65	35.91%	IMMEDIATELY
Police Non-Residential				
Commercial/Shopping Center Average	$ 0.13	$ 0.177	35.91%	IMMEDIATELY
Office	$ 0.04	$ 0.054	35.91%	IMMEDIATELY
Mini-Warehouse	$ 0.01	$ 0.014	35.91%	IMMEDIATELY
Warehousing	$ 0.01	$ 0.014	35.91%	IMMEDIATELY
Manufacturing	$ 0.01	$ 0.014	35.91%	IMMEDIATELY
Light Industrial	$ 0.03	$ 0.041	35.91%	IMMEDIATELY
Fire Residential				
Multi-family/other all sizes	$ 367.00	$ 498.79	35.91%	IMMEDIATELY
Single Family 0-3 bedrooms	$ 340.00	$ 462.09	35.91%	IMMEDIATELY
Single Family 4+ bedrooms	$ 509.00	$ 691.78	35.91%	IMMEDIATELY
Fire Non-Residential				
Commercial/Shopping Center Average	$ 0.63	$ 0.856	35.91%	IMMEDIATELY
Office	$ 0.21	$ 0.285	35.91%	IMMEDIATELY
Mini-Warehouse	$ 0.05	$ 0.068	35.91%	IMMEDIATELY
Warehousing	$ 0.07	$ 0.095	35.91%	IMMEDIATELY
Manufacturing	$ 0.07	$ 0.095	35.91%	IMMEDIATELY
Light Industrial	$ 0.13	$ 0.177	35.91%	IMMEDIATELY
Transportation Streets Residential				
Multi-family/other all sizes	$ 1,108.00	$ 1,505.88	35.91%	IMMEDIATELY
Single Family 0-3 bedrooms	$ 1,211.00	$ 1,645.87	35.91%	IMMEDIATELY
Single Family 4+ bedrooms	$ 1,628.00	$ 2,212.61	35.91%	IMMEDIATELY
Transportation Streets Non-Residential				
Commercial/Shopping Center Average	$ 2.75	$ 3.738	35.91%	IMMEDIATELY
Office	$ 1.02	$ 1.386	35.91%	IMMEDIATELY
Mini-Warehouse	$ 0.23	$ 0.313	35.91%	IMMEDIATELY
Warehousing	$ 0.33	$ 0.449	35.91%	IMMEDIATELY
Manufacturing	$ 0.35	$ 0.476	35.91%	IMMEDIATELY
Light Industrial	$ 0.64	$ 0.870	35.91%	IMMEDIATELY
Transportation Pathways Residential				
Multi-family/other all sizes	$ 358.00	$ 486.56	35.91%	IMMEDIATELY
Single Family 0-3 bedrooms	$ 332.00	$ 451.22	35.91%	IMMEDIATELY
Single Family 4+ bedrooms	$ 497.00	$ 675.47	35.91%	IMMEDIATELY
Transportation Pathways Non-Residential				
Commercial/Shopping Center Average	$ 0.21	$ 0.285	35.91%	IMMEDIATELY
Office	$ 0.07	$ 0.095	35.91%	IMMEDIATELY
Mini-Warehouse	$ 0.02	$ 0.027	35.91%	IMMEDIATELY
Warehousing	$ 0.02	$ 0.027	35.91%	IMMEDIATELY
Manufacturing	$ 0.03	$ 0.041	35.91%	IMMEDIATELY
Light Industrial	$ 0.05	$ 0.068	35.91%	IMMEDIATELY
Impact Fees - Downtown URA				

Total Impact Fee Residential					
Multi-family/other all sizes	$ 3,569.00	$ 4,850.63	35.91%	IMMEDIATELY	
Single Family 0-3 bedrooms	$ 3,417.00	$ 4,644.04	35.91%	IMMEDIATELY	
Single Family 4+ bedrooms	$ 5,006.00	$ 6,803.65	35.91%	IMMEDIATELY	
Total Impact Fee Non-Residential					
Commercial/Shopping Center Average	$ 2.64	$ 3.588	35.91%	IMMEDIATELY	
Office	$ 0.94	$ 1.278	35.91%	IMMEDIATELY	
Mini-Warehouse	$ 0.22	$ 0.299	35.91%	IMMEDIATELY	
Warehousing	$ 0.30	$ 0.408	35.91%	IMMEDIATELY	
Manufacturing	$ 0.32	$ 0.435	35.91%	IMMEDIATELY	
Light Industrial	$ 0.60	$ 0.815	35.91%	IMMEDIATELY	
Parks & Recreation Residential					
Multi-family/other all sizes	$ 1,959.00	$ 2,662.48	35.91%	IMMEDIATELY	
Single Family 0-3 bedrooms	$ 1,814.00	$ 2,465.41	35.91%	IMMEDIATELY	
Single Family 4+ bedrooms	$ 2,717.00	$ 3,692.67	35.91%	IMMEDIATELY	
Police Residential					
Multi-family/other all sizes	$ 214.00	$ 290.85	35.91%	IMMEDIATELY	
Single Family 0-3 bedrooms	$ 198.00	$ 269.10	35.91%	IMMEDIATELY	
Single Family 4+ bedrooms	$ 297.00	$ 403.65	35.91%	IMMEDIATELY	
Police Non-Residential					
Commercial/Shopping Center Average	$ 0.13	$ 0.177	35.91%	IMMEDIATELY	
Office	$ 0.04	$ 0.054	35.91%	IMMEDIATELY	
Mini-Warehouse	$ 0.01	$ 0.014	35.91%	IMMEDIATELY	
Warehousing	$ 0.01	$ 0.014	35.91%	IMMEDIATELY	
Manufacturing	$ 0.01	$ 0.014	35.91%	IMMEDIATELY	
Light Industrial	$ 0.03	$ 0.041	35.91%	IMMEDIATELY	
Fire Residential					
Multi-family/other all sizes	$ 367.00	$ 498.79	35.91%	IMMEDIATELY	
Single Family 0-3 bedrooms	$ 340.00	$ 462.09	35.91%	IMMEDIATELY	
Single Family 4+ bedrooms	$ 509.00	$ 691.78	35.91%	IMMEDIATELY	
Fire Non-Residential					
Commercial/Shopping Center Average	$ 0.63	$ 0.856	35.91%	IMMEDIATELY	
Office	$ 0.21	$ 0.285	35.91%	IMMEDIATELY	
Mini-Warehouse	$ 0.05	$ 0.068	35.91%	IMMEDIATELY	
Warehousing	$ 0.07	$ 0.095	35.91%	IMMEDIATELY	
Manufacturing	$ 0.07	$ 0.095	35.91%	IMMEDIATELY	
Light Industrial	$ 0.13	$ 0.177	35.91%	IMMEDIATELY	
Transportation Streets Residential					
Multi-family/other all sizes	$ 671.00	$ 911.96	35.91%	IMMEDIATELY	
Single Family 0-3 bedrooms	$ 733.00	$ 996.22	35.91%	IMMEDIATELY	
Single Family 4+ bedrooms	$ 986.00	$ 1,340.07	35.91%	IMMEDIATELY	
Transportation Streets Non-Residential					
Commercial/Shopping Center Average	$ 1.67	$ 2.270	35.91%	IMMEDIATELY	
Office	$ 0.62	$ 0.843	35.91%	IMMEDIATELY	
Mini-Warehouse	$ 0.14	$ 0.190	35.91%	IMMEDIATELY	
Warehousing	$ 0.20	$ 0.272	35.91%	IMMEDIATELY	
Manufacturing	$ 0.21	$ 0.285	35.91%	IMMEDIATELY	
Light Industrial	$ 0.39	$ 0.530	35.91%	IMMEDIATELY	
Transportation Pathways Residential					
Multi-family/other all sizes	$ 358.00	$ 486.56	35.91%	IMMEDIATELY	
Single Family 0-3 bedrooms	$ 332.00	$ 451.22	35.91%	IMMEDIATELY	
Single Family 4+ bedrooms	$ 497.00	$ 675.47	35.91%	IMMEDIATELY	
Transportation Pathways Non-Residential					
Commercial/Shopping Center Average	$ 0.21	$ 0.285	35.91%	IMMEDIATELY	
Office	$ 0.07	$ 0.095	35.91%	IMMEDIATELY	
Mini-Warehouse	$ 0.02	$ 0.027	35.91%	IMMEDIATELY	
Warehousing	$ 0.02	$ 0.027	35.91%	IMMEDIATELY	
Manufacturing	$ 0.03	$ 0.041	35.91%	IMMEDIATELY	
Light Industrial	$ 0.05	$ 0.068	35.91%	IMMEDIATELY	
Rents and Royalties					
James E Russell Sports Center					
Annual Memberships					
Sandpoint Resident 19+ and all Seniors 65+	$ -	$ 400.00	NEW	IMMEDIATELY	
Sandpoint Non-Resident	$ -	$ 450.00	NEW	IMMEDIATELY	
Monthly Memberships					
Sandpoint Resident 19+ and all Seniors 65+	$ -	$ 40.00	NEW	IMMEDIATELY	
Sandpoint Non-Resident	$ -	$ 45.00	NEW	IMMEDIATELY	
Member Drop in play - Tennis (90-minute session)					
October - April	$ -	$ 5.00	NEW	IMMEDIATELY	
May - September	$ -	$ 3.00	NEW	IMMEDIATELY	
Court Reservations - Tennis 90-minute session. Paid in addition to Member Drop in rate.					

October - April	$ -	$	10.00	NEW	IMMEDIATELY
May - September	$ -	$	6.00	NEW	IMMEDIATELY
Member Drop in play - Pickleball (90-minute session)					
October - April	$ -	$	3.00	NEW	IMMEDIATELY
May - September	$ -	$	2.00	NEW	IMMEDIATELY
Non-Member - 90-minute session					
October - April	$ -	$	16.00	NEW	IMMEDIATELY
May - September	$ -	$	8.00	NEW	IMMEDIATELY
Court Reservations - Pickelball 2-hour priority or 90-minute private session					
October - April	$ -	$	8.00	NEW	IMMEDIATELY
May - September	$ -	$	4.00	NEW	IMMEDIATELY
Community Court Time for Pickleball or Tennis					
Bonner County Resident (outside Sandpoint City Limits)	$ -	$	5.00	NEW	IMMEDIATELY
Non Bonner County Resident	$ -	$	10.00	NEW	IMMEDIATELY
Community Room (max capacity of 50)					
Standard rate	$ -	$	50.00	NEW	IMMEDIATELY
Non-profit rate	$ -	$	25.00	NEW	IMMEDIATELY
Group JER Sport Center Usage/Rental					
Four Courts Use Rate - Per Hour - Group 1	$ -	$	30.00	NEW	IMMEDIATELY
Four Courts Use Rate - Per Hour - Group 2	$ -	$	40.00	NEW	IMMEDIATELY
Four Courts Use Rate - Per Hour - Group 3	$ -	$	80.00	NEW	IMMEDIATELY
Four Courts Use Rate - Per Hour - Group 4	$ -	$	120.00	NEW	IMMEDIATELY
Four Courts Use Rate - Per Hour - Group 5	$ -	$	160.00	NEW	IMMEDIATELY
Per Court Use Rate - Per Hour - Group 1	$ -	$	7.50	NEW	IMMEDIATELY
Per Court Use Rate - Per Hour - Group 2	$ -	$	10.00	NEW	IMMEDIATELY
Per Court Use Rate - Per Hour - Group 3	$ -	$	20.00	NEW	IMMEDIATELY
Per Court Use Rate - Per Hour - Group 4	$ -	$	30.00	NEW	IMMEDIATELY
Per Court Use Rate - Per Hour - Group 5	$ -	$	40.00	NEW	IMMEDIATELY
Tournament Fee - Per Day - In add. to Hrly Court Use - Group 1	$ -	$	135.00	NEW	IMMEDIATELY
Tournament Fee - Per Day - In add. to Hrly Court Use - Group 2 & 3	$ -	$	180.00	NEW	IMMEDIATELY
Tournament Fee - Per Day - In add. to Hrly Court Use - Group 4	$ -	$	270.00	NEW	IMMEDIATELY
Tournament Fee - Per Day - In add. to Hrly Court Use - Group 5	$ -	$	360.00	NEW	IMMEDIATELY
Fines					
Animal Impound Fee	$ -	$	100.00	NEW	IMMEDIATELY
Public Safety Services					
Fire Standby Services	$ -	$	225.00	NEW	IMMEDIATELY
Community Development and Public Works Services					
City Hourly Labor Rate - Streets, Water, Wastewater Crews	$ 42.75	$	46.00	7.6%	10/1/2024
Planning & Engineering					
Engineering Review - Traffic, TGDL	cost + 15%	$	145.00	Varies	10/1/2024
Engineering Review - Traffic, TIA	cost + 15%	$	362.50	Varies	10/1/2024
Engineering Review - Stormwater - one acre or less	$ 122.50	$	290.00	136.7%	10/1/2024
Engineering Review - Stormwater - Greater than one acre	cost + 15%	$	435.00	Varies	10/1/2024
Engineering Inspections - Additional Inspections	cost + 15%	$	145.00	Varies	10/1/2024
Wastewater Plan Reviews/Inspections					
Engineering Review - Wastewater, with QPLE (as available)	$ 420.50	$	580.00	37.9%	10/1/2024
Water Install/Materials					
2 inch meter/transponder (supply and install)	$ -	$	1,329.00	NEW	IMMEDIATELY
Utility User Monthly Rates					
Miscellaneous					
New Account Fee	$ 12.54	$	13.97	11.4%	9/16/2024
Late Charge	$ 18.82	$	20.97	11.4%	9/16/2024
Door Hanger	$ 18.82	$	20.97	11.4%	9/16/2024
Water					
Irrigation Volume Charge - per 1,000 gallons	$ 6.38	$	6.91	8.31%	9/16/2024
Wastewater					
Residential Fixed Monthly Rate - Tier 1 - Legacy Rate	$ 68.62	$	81.65	18.99%	9/16/2024
Residential Fixed Monthly Rate - Tier 2	$ 87.07	$	99.62	14.41%	9/16/2024
Wastewater - Multi-Family - Fixed Monthly Rate x # Multi-Family Units	$ 49.83	$	55.81	12.0%	9/16/2024
Wastewater - Commercial I (Non-grease Producer) - Fixed Monthly Rate	$ 85.00	$	106.25	25.0%	9/16/2024
0 to 6,000 gallons (Volume Charge - per 1,000 gallons)	$ 10.44	$	13.05	25.0%	9/16/2024
Over 6,000 gallons (Volume Charge - per 1,000 gallons)	$ 12.01	$	15.01	24.98%	9/16/2024
Wastewater - Commercial II (Grease Producer) - Fixed Monthly Rate	$ 91.00	$	118.30	30.0%	9/16/2024
Volume Charge - per 1,000 gallons	$ 16.96	$	22.04	29.95%	9/16/2024

Any persons needing special accommodations to participate in this meeting should contact the City at least 48 hours prior to the meeting at cityclerk@sandpointidaho.gov, 208-263-3310.

Publish in Bonner County Daily Bee Legals Section twice: August 6 and 13, 2024

Description	Fee	Proposed	% Change	Comments	Proposed Effective Date
Explanation of Parks Field/Sport Center Usage Groups listed above/below:					
Group 1 – City-sponsored or co-sponsored events. This includes all Department programs and/or leagues.					
Group 2 – Events or activities sponsored by Lake Pend Oreille School district (priority scheduling)					
Group 3 – Local Non-profit groups – Youth will be prioritized over Adult programs.					
Group 4 – Local For-profit and Out of Area Non-profit groups – Youth will be prioritized over Adult programs.					
Group 5 – Out of Area For-profit (Out of Area is defined as outside of Bonner County)					
James E. Russell Sports Center					
Annual Memberships					
Adult - Sandpoint Resident ~~(19-64)~~ 19+ and all Seniors 65+		$ 400.00	NEW	Annual	IMMEDIATELY
Adult - Sandpoint Non-Resident ~~(19-64)~~		~~500.00~~ 450.00	NEW	Annual	IMMEDIATELY
~~Senior (65+)~~		~~$ 300.00~~	~~NEW~~	~~Annual~~	~~IMMEDIATELY~~
~~Silver Sneakers members~~		~~Free~~	~~NEW~~	~~Annual~~	~~IMMEDIATELY~~
Youth (0-18)		Free	NEW	Annual	IMMEDIATELY
Monthly Memberships					
Sandpoint Resident 19+ and all Seniors 65+		~~45.00~~ 40.00	NEW	Monthly	IMMEDIATELY
Sandpoint Non-Resident		~~50.00~~ 45.00	NEW	Monthly	IMMEDIATELY
Member Drop in play - Tennis 90-minute session. Court space not guaranteed					
October - April		$ 5.00	NEW	per person	IMMEDIATELY
May - September		$ 3.00	NEW	per person	IMMEDIATELY
Court Reservations - Tennis ~~(up to 4 players, 75~~ 90-minute session~~)~~. Paid in addition to the member drop in rate.					
October - April		~~20.00~~ 10.00	NEW	per court	IMMEDIATELY
May - September		~~10.00~~ 6.00	NEW	per court	IMMEDIATELY
~~Youth, year-round~~		~~$ 5.00~~	~~NEW~~	~~per court~~	~~IMMEDIATELY~~
~~Non-member guest*~~		~~$ 5.00~~	~~NEW~~	~~per session~~	~~IMMEDIATELY~~
~~Adult non-member guest of Youth or Silver Sneaker member*~~		~~$ 20.00~~	~~NEW~~	~~per session~~	~~IMMEDIATELY~~
~~* Court Reservations require membership. Non-members may only join a member with a reservation.~~					
Member Drop in play - Pickleball 2-hour priority session or 90-minute private session. Court space not guaranteed.					
October - April		$ 3.00	NEW	per person	IMMEDIATELY
May - September		$ 2.00	NEW	per person	IMMEDIATELY
Non-Member - 90-minute session, may not reserve court.					
October - April		$ 16.00	NEW	per person	IMMEDIATELY
May - September		$ 8.00	NEW	per person	IMMEDIATELY
Court Reservations - Pickleball ~~(up to 5 players, 75~~ 90-minute session~~)~~. Paid in addition to the member drop in rate.					
October - April		~~16.00~~ 8.00	NEW	per court	IMMEDIATELY
May - September		~~8.00~~ 4.00	NEW	per court	IMMEDIATELY
~~Pickleball drop-in (6am - 8:30am or 8:30am -11am)~~		~~$ 5.00~~	~~NEW~~	~~per person~~	~~IMMEDIATELY~~
Community Court Time for Pickleball or Tennis (first come first serve, 90-minute sessions ~~two-hour windows~~ rotating across the week, some mornings, some mid-day, some afternoons)					
Sandpoint Resident		Free	NEW	per person	IMMEDIATELY
~~Sandpoint Non-~~ Bonner County Resident ~~(outside Sandpoint City Limits)~~		~~10.00~~ 5.00	NEW	per person	IMMEDIATELY
Non-Bonner County Resident		$ 10.00	NEW	per person	IMMEDIATELY
Community Room (max capacity of 50)					
Standard rate		$ 50.00	NEW	per hour	IMMEDIATELY
Non-profit rate		$ 25.00	NEW	per hour	IMMEDIATELY
Group JER Sport Center Usage/Rental ^See Group descriptions under Parks Field Usage above ^					
Four Courts Use Rate - Per Hour		$ 30.00	NEW	Group 1	IMMEDIATELY
Four Courts Use Rate - Per Hour		$ 40.00	NEW	Group 2	IMMEDIATELY
Four Courts Use Rate - Per Hour		$ 80.00	NEW	Group 3	IMMEDIATELY
Four Courts Use Rate - Per Hour		$ 120.00	NEW	Group 4	IMMEDIATELY
Four Courts Use Rate - Per Hour		$ 160.00	NEW	Group 5	IMMEDIATELY
Per Court Use Rate - Per Hour		$ 7.50	NEW	Group 1	IMMEDIATELY
Per Court Use Rate - Per Hour		$ 10.00	NEW	Group 2	IMMEDIATELY
Per Court Use Rate - Per Hour		$ 20.00	NEW	Group 3	IMMEDIATELY
Per Court Use Rate - Per Hour		$ 30.00	NEW	Group 4	IMMEDIATELY
Per Court Use Rate - Per Hour		$ 40.00	NEW	Group 5	IMMEDIATELY
Tournament Fee - Per Day - In addition to Hrly Court Use		$ 135.00	NEW	Group 1	IMMEDIATELY
Tournament Fee - Per Day - In addition to Hrly Court Use		$ 180.00	NEW	Group 2 and 3	IMMEDIATELY
Tournament Fee - Per Day - In addition to Hrly Court Use		$ 270.00	NEW	Group 4	IMMEDIATELY
Tournament Fee - Per Day - In addition to Hrly Court Use		$ 360.00	NEW	Group 5	IMMEDIATELY
Yellow Highlight and Red - Initial Fee Schedule Item					
Peach highlight, Red Lettering and ~~Strikethrough~~ - Initial Fee Schedule item removed					
Peach highlight, Dark Blue lettering and underlined - New/Change in wording and/or Fee					

AGENDA REPORT

City Council Meeting

TODAY'S DATE: July 25, 2024

MEETING DATE: August 7, 2024

TO: MAYOR AND CITY COUNCIL

FROM: Holly Ellis, Construction Manager

SUBJECT: Approve the Professional Services Agreement with Keller Associates for the Wastewater Treatment Plant Replacement Preliminary Engineering Report (No. A24-3257-1)

DESCRIPTION/BACKGROUND:

The City of Sandpoint owns and operates one wastewater treatment plant that discharges into the Pend Oreille River. Portions of this plant date back to the 1940s, with many components now obsolete, deteriorated, or undersized, making operations difficult. Although operators generally maintain treated water quality that meets discharge requirements, potential component failures could lead to excess pollutant discharge. Therefore, reconstructing the wastewater treatment plant is a high priority for the City.

In 2019, the City adopted a Wastewater Facility Plan outlining the need for a new facility with a capacity of approximately 10.7 million gallons per day (mgd), estimated to cost over $60 million. This plan, along with the 2023 Wastewater Collection Evaluation Plan, which comprehensively assesses the performance of the existing collection system, informed the revenue requirements for the 2022 rate study.

To finance the reconstruction project, the City plans to leverage multiple funding sources. A recent increase in wastewater utility rates marks an initial step towards securing funds. Additionally, the City is considering a mix of funding sources, such as loans, bonds, and grants, and is actively pursuing grant funding to minimize the burden on ratepayers. One potential funding source is the State Revolving Loan Fund (SRF), administered by the Idaho Department of Environmental Quality (DEQ). At the beginning of each year, the DEQ opens a process for submitting Letters of Interest (LOI) for funding consideration.

On May 16, 2024, the City issued a Request for Qualifications to procure a qualified professional engineer(s) to develop a Preliminary Engineering Report (PER) and evaluate the feasibility of replacing the wastewater treatment plant. The PER will be developed in accordance with IDAPA-58 and build upon on the 2019 Wastewater Facility Plan, to support a LOI submission for Clean Water SRF consideration by January 2025, as well as other funding opportunities. The City received three (3) Statements of Qualifications (SOQ). The SOQs were evaluated based upon the scoring criteria established and published within the RFQ. Staff successfully interviewed the top two (2) scoring firms and negotiated the preliminary design contract attached with Keller Associates. The solicitation is governed by Idaho Code § 67-2320 and was administered accordingly.

STAFF RECOMMENDATION:

Staff recommends approval of contract A24-3257-1 – Keller Associates in the total amount of $432,920.00 for the Wastewater Treatment Plant Replacement Preliminary Engineering Report and authorize the Mayor to sign the Professional Services Agreement.

ACTION:

Move to approve the contract A24-3257-1 – Keller Associates in the total amount of $432,920.00 for the Wastewater Treatment Plant Replacement Preliminary Engineering Report and authorize the Mayor to sign the Professional Services Agreement.

WILL THERE BE ANY FINANCIAL IMPACT? Yes **HAS THIS ITEM BEEN BUDGETED?** Yes

ATTACHMENTS:

Proposed Resolution

A24-3257-1 Keller Associates Professional Services Agreement

No: 24-
Date: August 7, 2024

RESOLUTION
OF THE CITY COUNCIL
CITY OF SANDPOINT

TITLE: PROFESSIONAL SERVICES AGREEMENT WITH KELLER ASSOCIATES FOR WASTEWATER TREATMENT PLANT PRELIMINARY ENGINEERING REPORT (CITY AGREEMENT #A24-3257-1)

WHEREAS: The City of Sandpoint owns and operates one wastewater treatment plant, which discharges into the Pend Oreille River;

WHEREAS: Portions of this plant date back to the 1940s, with many components now obsolete, deteriorated, or undersized, making operations difficult, where, although operators generally maintain treated water quality that meets discharge requirements, potential component failures could lead to excess pollutant discharge;

WHEREAS: Reconstructing the wastewater treatment plant is a high priority for the City;

WHEREAS: In 2019, the City adopted a Wastewater Facility Plan, outlining the need for a new facility with a capacity of approximately 10.7 million gallons per day (mgd), estimated to cost over $60 million, with this Plan, along with the 2023 Wastewater Collection Evaluation Plan, comprehensively assessing the performance of the existing collection system and informing the revenue requirements for the 2022 rate study;

WHEREAS: To finance this project, the City plans to leverage multiple funding sources, including a recent increase in wastewater utility rates, which marked an initial step towards securing funds, as well as a mix of additional funding sources, such as loans and bonds, and actively pursuing grant funding to minimize the burden on ratepayers;

WHEREAS: One potential funding source is the State Revolving Loan Fund (SRF), administered by the Idaho Department of Environmental Quality (DEQ), with the process to submit Letters of Interest (LOI) for funding opened by DEQ at the beginning of each year;

WHEREAS: On May 16, 2024, the City issued a Request for Qualifications to procure a qualified professional engineering services to evaluate the feasibility of replacing the wastewater treatment plant and develop a Preliminary Engineering Report (PER) in accordance with IDAPA-58, building upon on the 2019 Wastewater Facility Plan to support a LOI submission for Clean Water SRF consideration by January 2025, as well as other funding opportunities; and

WHEREAS: In response to the RFQ, the City received three (3) Statements of Qualifications (SOQ), which were evaluated based on the scoring criteria established and published within the RFQ, with staff interviewing the top two (2) scoring firms and ultimately negotiating a preliminary design contract with Keller Associates.

NOW, THEREFORE, BE IT RESOLVED THAT: The Professional Services Agreement with Keller Associates for the Wastewater Treatment Plant Preliminary Engineering Report (City Agreement #A24-3257-1), a copy of which is attached hereto and made a part hereof as if fully incorporated herein, is hereby approved.

BE IT FURTHER RESOLVED THAT: As set forth in the Procurement Process and Signature Authority Policy for Goods, Services, and Construction and further outlined in the City of Sandpoint Procurement Policy, on behalf of the City, the Mayor or his designee, as applicable, is authorized to execute this agreement.

_____
Jeremy Grimm, Mayor

ATTEST:

_____
Melissa Ward, City Clerk

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Agreement No A24-3257-7

AGREEMENT BETWEEN OWNER AND ENGINEER FOR PROFESSIONAL SERVICES

THIS IS AN AGREEMENT effective as of August 08, 2024 ("Effective Date") between

City of Sandpoint ("Owner") and
Keller Associates, Inc. ("Engineer").

Owner's Project, of which Engineer's services under this Agreement are a part, is generally identified as follows: Wastewater Treatment Plant Replacement Project – Preliminary Engineering Report ("Project"). Additional details for the Engineering services are detailed in Exhibit A.

Other terms used in this Agreement are defined in Article 7.

Engineer's services under this Agreement are generally identified as follows: Develop a Preliminary Engineering Report (PER) and evaluate the feasibility for replacement of the Wastewater Treatment Plant.

Owner and Engineer further agree as follows:

ARTICLE 1 – SERVICES OF ENGINEER

1.01 *Scope*

A. Engineer shall provide, or cause to be provided, the services set forth herein and in Exhibit A.

ARTICLE 2 – OWNER'S RESPONSIBILITIES

2.01 *General*

A. Owner shall have the responsibilities set forth herein.

B. Owner shall pay Engineer as set forth in Article 4 and Exhibit A.

C. Owner shall be responsible for all requirements and instructions that it furnishes to Engineer pursuant to this Agreement, and for the accuracy and completeness of all programs, reports, data, and other information furnished by Owner to Engineer pursuant to this Agreement. Engineer may use and rely upon such requirements, programs, instructions, reports, data, and information in performing or furnishing services under this Agreement, subject to any express limitations or reservations applicable to the furnished items.

D. Owner shall give prompt written notice to Engineer whenever Owner observes or otherwise becomes aware of:

1. any development that affects the scope or time of performance of Engineer's services;

2. the presence at the Site of any Constituent of Concern; or

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3. any relevant, material defect or nonconformance in: (a) Engineer's services, (b) the Work, (c) the performance of any Constructor, or (d) Owner's performance of its responsibilities under this Agreement.

ARTICLE 3 – SCHEDULE FOR RENDERING SERVICES

3.01 *Commencement*

A. Engineer is authorized to begin rendering services as of the Effective Date.

3.02 *Time for Completion*

A. Engineer shall complete its obligations within a reasonable time. Specific periods of time for rendering services, or specific dates by which services are to be completed, are provided in Exhibit A, and are hereby agreed to be reasonable.

B. If, through no fault of Engineer, such periods of time or dates are changed, or the orderly and continuous progress of Engineer's services is impaired, or Engineer's services are delayed or suspended, then the time for completion of Engineer's services, and the rates and amounts of Engineer's compensation, shall be adjusted equitably.

C. If Owner authorizes changes in the scope, extent, or character of the Project or Engineer's services, then the time for completion of Engineer's services, and the rates and amounts of Engineer's compensation, shall be adjusted equitably.

D. Owner shall make decisions and carry out its other responsibilities in a timely manner so as not to delay the Engineer's performance of its services.

E. If Engineer fails, through its own fault, to complete the performance required in this Agreement within the time set forth, as duly adjusted, then Owner shall be entitled, as its sole remedy, to the recovery of direct damages, if any, resulting from such failure.

ARTICLE 4 – INVOICES AND PAYMENTS

4.01 *Invoices*

A. *Preparation and Submittal of Invoices:* Engineer shall prepare invoices in accordance with the terms of Exhibit A. Engineer shall submit its invoices to Owner on a monthly basis and no later than 30 days of services rendered for previous month. Invoices are due and payable within 30 days of receipt of a correct invoice.

4.02 *Payments*

A. *Application to Interest and Principal:* Payment will be credited first to any interest owed to Engineer and then to principal.

B. *Failure to Pay*: If Owner fails to make any payment due Engineer for services and expenses within 30 days after receipt of Engineer's correct invoice, then:

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1. amounts due Engineer will be increased at the rate of 1.0% per month (or the maximum rate of interest permitted by law, if less) from said thirtieth day; and

2. Engineer may, after giving seven days written notice to Owner, suspend services under this Agreement until Owner has paid in full all amounts due for services, expenses, and other related charges. Owner waives any and all claims against Engineer for any such suspension.

C. *Disputed Invoices:* If Owner disputes an invoice, either as to amount or entitlement, then Owner shall promptly advise Engineer in writing of the specific basis for doing so, may withhold only that portion so disputed, and must pay the undisputed portion subject to the terms of Paragraph 4.01.

D. *Sales or Use Taxes:* If after the Effective Date any governmental entity takes a legislative action that imposes additional sales or use taxes on Engineer's services or compensation under this Agreement, then Engineer may invoice such additional sales or use taxes for reimbursement by Owner. Owner shall reimburse Engineer for the cost of such invoiced additional sales or use taxes; such reimbursement shall be in addition to the compensation to which Engineer is entitled under the terms of Exhibit A.

ARTICLE 5 – OPINIONS OF COST

5.01 *Opinions of Probable Construction Cost*

A. Engineer's opinions (if any) of probable Construction Cost are to be made on the basis of Engineer's experience, qualifications, and general familiarity with the construction industry. However, because Engineer has no control over the cost of labor, materials, equipment, or services furnished by others, or over contractors' methods of determining prices, or over competitive bidding or market conditions, Engineer cannot and does not guarantee that proposals, bids, or actual Construction Cost will not vary from opinions of probable Construction Cost prepared by Engineer. If Owner requires greater assurance as to probable Construction Cost, then Owner agrees to obtain an independent cost estimate.

5.02 *Designing to Construction Cost Limit*

A. If a Construction Cost limit is established between Owner and Engineer, such Construction Cost limit and a statement of Engineer's rights and responsibilities with respect thereto will be specifically set forth in Exhibit F to this Agreement.

5.03 *Opinions of Total Project Costs*

A. The services, if any, of Engineer with respect to Total Project Costs shall be limited to assisting the Owner in tabulating the various categories that comprise Total Project Costs. Engineer assumes no responsibility for the accuracy of any opinions of Total Project Costs.

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ARTICLE 6 – GENERAL CONSIDERATIONS

6.01 *Standards of Performance*

A. *Standard of Care:* The standard of care for all professional engineering and related services performed or furnished by Engineer under this Agreement will be the care and skill ordinarily used by members of the subject profession practicing under similar circumstances at the same time and in the same locality. Engineer makes no warranties, express or implied, under this Agreement or otherwise, in connection with any services performed or furnished by Engineer.

B. *Technical Accuracy:* Owner shall not be responsible for discovering deficiencies in the technical accuracy of Engineer's services. Engineer shall correct deficiencies in technical accuracy without additional compensation, unless such corrective action is directly attributable to deficiencies in Owner-furnished information.

C. *Engineers:* Engineer may retain such Engineers as Engineer deems necessary to assist in the performance or furnishing of the services, subject to reasonable, timely, and substantive objections by Owner.

D. *Reliance on Others:* Subject to the standard of care set forth in Paragraph 6.01.A, Engineer and its Engineers may use or rely upon design elements and information ordinarily or customarily furnished by others, including, but not limited to, specialty contractors, manufacturers, suppliers, and the publishers of technical standards.

E. *Compliance with Laws and Regulations, and Policies and Procedures:*

1. Engineer and Owner shall comply with applicable Laws and Regulations.

2. Engineer shall comply with any and all policies, procedures, and instructions of Owner that are applicable to Engineer's performance of services under this Agreement and that Owner provides to Engineer in writing, subject to the standard of care set forth in Paragraph 6.01.A, and to the extent compliance is not inconsistent with professional practice requirements.

3. This Agreement is based on Laws and Regulations and Owner-provided written policies and procedures as of the Effective Date. The following may be the basis for modifications to Owner's responsibilities or to Engineer's scope of services, times of performance, or compensation:

   a. changes after the Effective Date to Laws and Regulations;

   b. the receipt by Engineer after the Effective Date of Owner-provided written policies and procedures;

   c. changes after the Effective Date to Owner-provided written policies or procedures.

F. Engineer shall not be required to sign any document, no matter by whom requested, that would result in the Engineer having to certify, guarantee, or warrant the existence of conditions whose existence the Engineer cannot ascertain. Owner agrees not to make

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resolution of any dispute with the Engineer or payment of any amount due to the Engineer in any way contingent upon the Engineer signing any such document.

G. The general conditions for any construction contract documents prepared hereunder are to be EJCDC® C-700 "Standard General Conditions of the Construction Contract" (2013 2018 Edition), prepared by the Engineers Joint Contract Documents Committee., unless expressly indicated otherwise in Exhibit J or elsewhere in this Agreement.

H. Engineer shall not at any time supervise, direct, control, or have authority over any Constructor's work, nor shall Engineer have authority over or be responsible for the means, methods, techniques, sequences, or procedures of construction selected or used by any Constructor, or the safety precautions and programs incident thereto, for security or safety at the Site, nor for any failure of a Constructor to comply with Laws and Regulations applicable to that Constructor's furnishing and performing of its work. Engineer shall not be responsible for the acts or omissions of any Constructor.

I. Engineer neither guarantees the performance of any Constructor nor assumes responsibility for any Constructor's, failure to furnish and perform the Work in accordance with the Construction Contract Documents.

J. Engineer shall not be responsible for any decision made regarding the Construction Contract Documents, or any application, interpretation, clarification, or modification of the Construction Contract Documents, other than those made by Engineer or its Engineers.

K. Engineer is not required to provide and does not have any responsibility for surety bonding or insurance-related advice, recommendations, counseling, or research, or enforcement of construction insurance or surety bonding requirements.

L. Engineer's services do not include providing legal advice or representation.

M. Engineer's services do not include (1) serving as a "municipal advisor" for purposes of the registration requirements of Section 975 of the Dodd-Frank Wall Street Reform and Consumer Protection Act (2010) or the municipal advisor registration rules issued by the Securities and Exchange Commission, or (2) advising Owner, or any municipal entity or other person or entity, regarding municipal financial products or the issuance of municipal securities, including advice with respect to the structure, timing, terms, or other similar matters concerning such products or issuances.

N. While at the Site, Engineer, its Engineers, and their employees and representatives shall comply with the applicable requirements of Contractor's and Owner's safety programs of which Engineer has been informed in writing.

6.02 *Design Without Construction Phase Services*

A. Engineer shall be responsible only for those Construction Phase services expressly required of Engineer in Exhibit A, Paragraph A1.05. With the exception of such expressly required services, Engineer shall have no design, Shop Drawing review, or other obligations during construction, and Owner assumes all responsibility for the application and interpretation of the Construction Contract Documents, review and response to Contractor claims, Construction Contract administration, processing of Change Orders and submittals, revisions to the Construction Contract Documents during construction, construction observation and review, review of Contractor's payment applications, and all

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other necessary Construction Phase administrative, engineering, and professional services. Owner waives all claims against the Engineer that may be connected in any way to Construction Phase administrative, engineering, or professional services except for those services that are expressly required of Engineer in Exhibit A.

6.03 *Use of Documents*

A. All Documents are instruments of service, and Engineer shall retain an ownership and property interest therein (including the copyright and the right of reuse at the discretion of the Engineer) whether or not the Project is completed.

B. If Engineer is required to prepare or furnish Drawings or Specifications under this Agreement, Engineer shall deliver to Owner at least one original printed record version of such Drawings and Specifications, signed and sealed according to applicable Laws and Regulations.

C. Owner may make and retain copies of Documents for information and reference in connection with the use of the Documents on the Project. Engineer grants Owner a limited license to use the Documents on the Project, extensions of the Project, and for related uses of the Owner, subject to receipt by Engineer of full payment due and owing for all services relating to preparation of the Documents, and subject to the following limitations: (1) Owner acknowledges that such Documents are not intended or represented to be suitable for use on the Project unless completed by Engineer, or for use or reuse by Owner or others on extensions of the Project, on any other project, or for any other use or purpose, without written verification or adaptation by Engineer; (2) any such use or reuse, or any modification of the Documents, without written verification, completion, or adaptation by Engineer, as appropriate for the specific purpose intended, will be at Owner's sole risk and without liability or legal exposure to Engineer or to its officers, directors, members, partners, agents, employees, and Engineers; (3) Owner shall indemnify and hold harmless Engineer and its officers, directors, members, partners, agents, employees, and Engineers from all claims, damages, losses, and expenses, including attorneys' fees, arising out of or resulting from any use, reuse, or modification of the Documents without written verification, completion, or adaptation by Engineer; and (4) such limited license to Owner shall not create any rights in third parties.

D. If Engineer at Owner's request verifies the suitability of the Documents, completes them, or adapts them for extensions of the Project or for any other purpose, then Owner shall compensate Engineer at rates or in an amount to be agreed upon by Owner and Engineer.

6.04 *Electronic Transmittals*

A. Owner and Engineer may transmit, and shall accept, Project-related correspondence, Documents, text, data, drawings, information, and graphics, in electronic media or digital format, either directly, or through access to a secure Project website, in accordance with a mutually agreeable protocol.

B. If this Agreement does not establish protocols for electronic or digital transmittals, then Owner and Engineer shall jointly develop such protocols.

C. When transmitting items in electronic media or digital format, the transmitting party makes no representations as to long term compatibility, usability, or readability of the items resulting from the recipient's use of software application packages, operating systems, or computer hardware differing from those used in the drafting or transmittal of

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the items, or from those established in applicable transmittal protocols.

6.05 *Insurance*

A. Engineer shall procure and maintain insurance as set forth in Exhibit G. Engineer shall cause Owner to be listed as an additional insured on any applicable general liability insurance policy carried by Engineer.

B. NOT USED

C. NOT USED

D. Engineer shall deliver to Owner certificates of insurance evidencing the coverages indicated in Exhibit G. Such certificates shall be furnished prior to commencement of Engineer's services and at renewals thereafter during the life of the Agreement.

E. All policies of property insurance relating to the Project, including but not limited to any builder's risk policy, shall allow for waiver of subrogation rights and contain provisions to the effect that in the event of payment of any loss or damage the insurers will have no rights of recovery against any insured thereunder or against Engineer or its Engineers. Owner and Engineer waive all rights against each other, Contractor, the Engineers, and the respective officers, directors, members, partners, employees, agents, Engineers, and subcontractors of each and any of them, for all losses and damages caused by, arising out of, or resulting from any of the perils or causes of loss covered by any builder's risk policy and any other property insurance relating to the Project. Owner and Engineer shall take appropriate measures in other Project-related contracts to secure waivers of rights consistent with those set forth in this paragraph.

F. All policies of insurance shall contain a provision or endorsement that the coverage afforded will not be canceled or reduced in limits by endorsement, and that renewal will not be refused, until at least 10 days prior written notice has been given to the primary insured. Upon receipt of such notice, the receiving party shall promptly forward a copy of the notice to the other party to this Agreement.

G. At any time, Owner may request that Engineer or its Engineers, at Owner's sole expense, provide additional insurance coverage, increased limits, or revised deductibles that are more protective than those specified in Exhibit G. If so requested by Owner, and if commercially available, Engineer shall obtain and shall require its Engineers to obtain such additional insurance coverage, different limits, or revised deductibles for such periods of time as requested by Owner, and Exhibit G will be supplemented to incorporate these requirements.

6.06 *Suspension and Termination*

A. *Suspension:*

1. *By Owner*: Owner may suspend the Project for up to 90 days upon seven days written notice to Engineer.

2. *By Engineer*: Engineer may, after giving seven days written notice to Owner, suspend services under this Agreement if Owner has failed to pay Engineer for invoiced services and expenses, as set forth in Paragraph 4.02.B, or in response to the presence of

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Constituents of Concern at the Site, as set forth in Paragraph 6.10.D.

B. *Termination*: The obligation to provide further services under this Agreement may be terminated:

1. For cause,

a. by either party upon 30 days written notice in the event of substantial failure by the other party to perform in accordance with the terms hereof through no fault of the terminating party.

b. by Engineer:

1) upon seven days written notice if Owner demands that Engineer furnish or perform services contrary to Engineer's responsibilities as a licensed professional; or

2) upon seven days written notice if the Engineer's services for the Project are delayed or suspended for more than 90 days for reasons beyond Engineer's control, or as the result of the presence at the Site of undisclosed Constituents of Concern, as set forth in Paragraph 6.10.D.

3) Engineer shall have no liability to Owner on account of such termination.

c. Notwithstanding the foregoing, this Agreement will not terminate under Paragraph 6.06.B.1.a if the party receiving such notice begins, within seven days of receipt of such notice, to correct its substantial failure to perform and proceeds diligently to cure such failure within no more than 30 days of receipt thereof; provided, however, that if and to the extent such substantial failure cannot be reasonably cured within such 30 day period, and if such party has diligently attempted to cure the same and thereafter continues diligently to cure the same, then the cure period provided for herein shall extend up to, but in no case more than, 60 days after the date of receipt of the notice.

2. For convenience, by Owner effective upon Engineer's receipt of notice from Owner.

C. *Effective Date of Termination:* The terminating party under Paragraph 6.06.B may set the effective date of termination at a time up to 30 days later than otherwise provided to allow Engineer to demobilize personnel and equipment from the Site, to complete tasks whose value would otherwise be lost, to prepare notes as to the status of completed and uncompleted tasks, and to assemble Project materials in orderly files.

D. *Payments Upon Termination:*

1. In the event of any termination under Paragraph 6.06, Engineer will be entitled to invoice Owner and to receive full payment for all services performed or furnished in accordance with this Agreement and all Reimbursable Expenses incurred through the effective date of termination. Upon making such payment, Owner shall have the limited right to the use of Documents, at Owner's sole risk, subject to the provisions of Paragraph 6.03.

2. In the event of termination by Owner for convenience or by Engineer for cause, Engineer

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shall be entitled, in addition to invoicing for those items identified in Paragraph 6.06.D.1, to invoice Owner and receive payment of a reasonable amount for services and expenses directly attributable to termination, both before and after the effective date of termination, such as reassignment of personnel, costs of terminating contracts with Engineer's Engineers, and other related close-out costs, using methods and rates for Additional Services as set forth in Exhibit A.

6.07 *Controlling Law*

A. This Agreement is to be governed by the State of Idaho. The jurisdiction/venue for any action arising out of performance of this Agreement, or interpretation of its terms and conditions, shall be in the District Court in the First Judicial District of the State of Idaho, Bonner County.

6.08 *Successors, Assigns, and Beneficiaries*

A. Engineer and the successors, executors, administrators, and legal representatives of are hereby bound to the Owner to this Agreement and to its successors, executors, administrators and legal representatives (and said assigns) in respect of all covenants, agreements, and obligations of this Agreement.

B. Engineer may not assign, sublet, or transfer any rights under or interest (including, but without limitation, money that is due or may become due) in this Agreement without the written consent of the Owner, except to the extent that any assignment, subletting, or transfer is mandated ore restricted by law. Unless specifically stated to the contrary in any written consent to an assignment, no assignment will release or discharge the Engineer from any duty or responsibility under this Agreement.

C. Unless expressly provided otherwise in this Agreement:

1. Nothing in this Agreement shall be construed to create, impose, or give rise to any duty owed by Owner to any Constructor, other third-party individual or entity, or to any surety for or employee of any of them.

2. All duties and responsibilities undertaken pursuant to this Agreement will be for the sole and exclusive benefit of Owner and not for the benefit of any other party.

3. NOT USED.

6.09 *Dispute Resolution*

A. Owner and Engineer agree to negotiate all disputes between them in good faith for a period of 30 days from the date of notice prior to invoking the procedures of Exhibit H or other provisions of this Agreement, or exercising their rights at law.

B. If the parties fail to resolve a dispute through negotiation under Paragraph 6.09.A, then either or both may invoke the procedures of Exhibit H. If Exhibit H is not included, or if no dispute resolution method is specified in Exhibit H, then the parties may exercise their rights at law.

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6.10 *Environmental Condition of Site*

A. Owner represents to Engineer that as of the Effective Date to the best of Owner's knowledge no Constituents of Concern, other than those disclosed in writing to Engineer, exist at or adjacent to the Site.

B. If Engineer encounters or learns of an undisclosed Constituent of Concern at the Site, then Engineer shall notify (1) Owner and (2) appropriate governmental officials if Engineer reasonably concludes that doing so is required by applicable Laws or Regulations.

C. It is acknowledged by both parties that Engineer's scope of services does not include any services related to unknown or undisclosed Constituents of Concern. If Engineer or any other party encounters, uncovers, or reveals an undisclosed Constituent of Concern, then Owner shall promptly determine whether to retain a qualified expert to evaluate such condition or take any necessary corrective action.

D. If investigative or remedial action, or other professional services, are necessary with respect to undisclosed Constituents of Concern, or if investigative or remedial action beyond that reasonably contemplated is needed to address a disclosed or known Constituent of Concern, then Engineer may, at its option and without liability for consequential or any other damages, suspend performance of services on the portion of the Project affected thereby until such portion of the Project is no longer affected.

E. If the presence at the Site of undisclosed Constituents of Concern adversely affects the performance of Engineer's services under this Agreement, then the Engineer shall have the option of (1) accepting an equitable adjustment in its compensation or in the time of completion, or both; or (2) terminating this Agreement for cause on seven days notice.

F. Owner acknowledges that Engineer is performing professional services for Owner and that Engineer is not and shall not be required to become an "owner," "arranger," "operator," "generator," or "transporter" of hazardous substances, as defined in the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), as amended, which are or may be encountered at or near the Site in connection with Engineer's activities under this Agreement.

6.11 *Indemnification*

A. *Indemnification by Engineer:* Engineer shall indemnify and hold the Owner, its officials, officers, employees, agents and assigns, harmless from and/or against any and all claims, damages, and liabilities (including reasonable attorney's fees) that may be suffered or incurred or that arise as a result of and which are caused by Engineer's wrongful acts or omissions in the performance of its duties under this Agreement. This indemnification does not apply when such claims, damages, and liabilities are the result of negligent acts, errors, omissions or fault on the part of the Owner, its officials, officers, employees, agents or assigns. Nothing contained in this indemnification provision shall waive, in any manner, the limits of liability provided to the Owner specified in Idaho Code §6-901 through 6-929, known as the Idaho Tort Claims Act.

A. *Environmental Indemnification:* To the fullest extent permitted by Laws and Regulations, Owner shall indemnify and hold harmless Engineer and its officers, directors, members,

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partners, agents, employees, and Engineers from all claims, costs, losses, damages, actions, and judgments (including reasonable Engineers' and attorneys fees and expenses) caused by, arising out of, relating to, or resulting from a Constituent of Concern at, on, or under the Site, provided that (1) any such claim, cost, loss, damages, action, or judgment is attributable to bodily injury, sickness, disease, or death, or to injury to or destruction of tangible property (other than the Work itself), including the loss of use resulting therefrom, and (2) nothing in this paragraph shall obligate Owner to indemnify any individual or entity from and against the consequences of that individual's or entity's own negligence or willful misconduct.

B. NOT USED

C. NOT USED

D. NOT USED

6.12 *Records Retention*

A. Engineer shall maintain on file in legible form, for a period of five years following completion or termination of its services, all Documents, records (including cost records), and design calculations related to Engineer's services or pertinent to Engineer's performance under this Agreement. Upon Owner's request, Engineer shall provide a copy of any such item to Owner at cost.

6.13 *Miscellaneous Provisions*

A. *Notices:* Any notice required under this Agreement will be in writing, addressed to the appropriate party at its address on the signature page and given personally, by registered or certified mail postage prepaid, or by a commercial courier service. All notices shall be effective upon the date of receipt.

B. *Survival:* All express representations, waivers, indemnifications, and limitations of liability included in this Agreement will survive its completion or termination for any reason.

C. *Severability:* Any provision or part of the Agreement held to be void or unenforceable under any Laws or Regulations shall be deemed stricken, and all remaining provisions shall continue to be valid and binding upon Owner and Engineer, which agree that the Agreement shall be reformed to replace such stricken provision or part thereof with a valid and enforceable provision that comes as close as possible to expressing the intention of the stricken provision.

D. *Waiver:* A party's non-enforcement of any provision shall not constitute a waiver of that provision, nor shall it affect the enforceability of that provision or of the remainder of this Agreement.

E. *Accrual of Claims:* To the fullest extent permitted by Laws and Regulations, all causes of action arising under this Agreement shall be deemed to have accrued, and all statutory

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periods of limitation shall commence, no later than the date of Substantial Completion.

ARTICLE 7 – DEFINITIONS

7.01 *Defined Terms*

A. Wherever used in this Agreement (including the Exhibits hereto) terms (including the singular and plural forms) printed with initial capital letters have the meanings indicated in the text above, in the exhibits, or in the following definitions:

1. *Addenda*—Written or graphic instruments issued prior to the opening of bids which clarify, correct, or change the bidding requirements or the proposed Construction Contract Documents.

2. *Additional Services*—The services to be performed for or furnished to Owner by Engineer in accordance with Exhibit A of this Agreement.

3. *Agreement*—This written contract for professional services between Owner and Engineer, including all exhibits identified in Paragraph 8.01 and any duly executed amendments.

4. *Application for Payment*—The form acceptable to Engineer which is to be used by Contractor during the course of the Work in requesting progress or final payments and which is to be accompanied by such supporting documentation as is required by the Construction Contract.

5. *Basic Services*—The services to be performed for or furnished to Owner by Engineer in accordance with Exhibit A of this Agreement.

6. *Change Order*—A document which is signed by Contractor and Owner and authorizes an addition, deletion, or revision in the Work or an adjustment in the Construction Contract Price or the Construction Contract Times, or other revision to the Construction Contract, issued on or after the effective date of the Construction Contract.

7. *Change Proposal*—A written request by Contractor, duly submitted in compliance with the procedural requirements set forth in the Construction Contract, seeking an adjustment in Construction Contract Price or Construction Contract Times, or both; contesting an initial decision by Engineer concerning the requirements of the Construction Contract Documents or the acceptability of Work under the Construction Contract Documents; challenging a set-off against payments due; or seeking other relief with respect to the terms of the Construction Contract.

8. *Constituent of Concern*—Asbestos, petroleum, radioactive material, polychlorinated biphenyls (PCBs), hazardous waste, and any substance, product, waste, or other material of any nature whatsoever that is or becomes listed, regulated, or addressed pursuant to

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(a) the Comprehensive Environmental Response, Compensation and Liability Act, 42 U.S.C. §§9601 et seq. ("CERCLA"); (b) the Hazardous Materials Transportation Act, 49 U.S.C. §§5501 et seq.; (c) the Resource Conservation and Recovery Act, 42 U.S.C. §§6901 et seq. ("RCRA"); (d) the Toxic Substances Control Act, 15 U.S.C. §§2601 et seq.; (e) the Clean Water Act, 33 U.S.C. §§1251 et seq.; (f) the Clean Air Act, 42 U.S.C. §§7401 et seq.; or (g) any other federal, State, or local statute, law, rule, regulation, ordinance, resolution, code, order, or decree regulating, relating to, or imposing liability or standards of conduct concerning, any hazardous, toxic, or dangerous waste, substance, or material.

9. *Construction Contract*—The entire and integrated written contract between the Owner and Contractor concerning the Work.

10. *Construction Contract Documents*—Those items designated as "Contract Documents" in the Construction Contract, and which together comprise the Construction Contract.

11. *Construction Contract Price*—The money that Owner has agreed to pay Contractor for completion of the Work in accordance with the Construction Contract Documents.

12. *Construction Contract Times*—The number of days or the dates by which Contractor shall: (a) achieve milestones, if any, in the Construction Contract; (b) achieve Substantial Completion; and (c) complete the Work.

13. *Construction Cost*—The cost to Owner of the construction of those portions of the entire Project designed or specified by or for Engineer under this Agreement, including construction labor, services, materials, equipment, insurance, and bonding costs, and allowances for contingencies. Construction Cost does not include costs of services of Engineer or other design professionals and Engineers; cost of land or rights-of-way, or compensation for damages to property; Owner's costs for legal, accounting, insurance counseling, or auditing services; interest or financing charges incurred in connection with the Project; or the cost of other services to be provided by others to Owner. Construction Cost is one of the items comprising Total Project Costs.

14. *Constructor*—Any person or entity (not including the Engineer, its employees, agents, representatives, and Engineers), performing or supporting construction activities relating to the Project, including but not limited to Contractors, Subcontractors, Suppliers, Owner's work forces, utility companies, other contractors, construction managers, testing firms, shippers, and truckers, and the employees, agents, and representatives of any or all of them.

15. *Engineers*—Individuals or entities having a contract with Engineer to furnish services with respect to this Project as Engineer's independent professional associates and Engineers; subcontractors; or vendors.

16. *Contractor*—The entity or individual with which Owner enters into a Construction Contract.

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17. *Documents*—Data, reports, Drawings, Specifications, Record Drawings, building information models, civil integrated management models, and other deliverables, whether in printed or electronic format, provided or furnished in appropriate phases by Engineer to Owner pursuant to this Agreement.

18. *Drawings*—That part of the Construction Contract Documents that graphically shows the scope, extent, and character of the Work to be performed by Contractor.

19. *Effective Date*—The date indicated in this Agreement on which it becomes effective, but if no such date is indicated, the date on which this Agreement is signed and delivered by the last of the parties to sign and deliver.

20. *Engineer*—The individual or entity named as such in this Agreement.

21. *Field Order*—A written order issued by Engineer which requires minor changes in the Work but does not change the Construction Contract Price or the Construction Contract Times.

22. *Laws and Regulations; Laws or Regulations*—Any and all applicable laws, statutes, rules, regulations, ordinances, codes, and orders of any and all governmental bodies, agencies, authorities, and courts having jurisdiction.

23. *Owner*—The individual or entity named as such in this Agreement and for which Engineer's services are to be performed. Unless indicated otherwise, this is the same individual or entity that will enter into any Construction Contracts concerning the Project.

24. *Project*—The total undertaking to be accomplished for Owner by engineers, contractors, and others, including planning, study, design, construction, testing, commissioning, and start-up, and of which the services to be performed or furnished by Engineer under this Agreement are a part.

25. *Record Drawings*—Drawings depicting the completed Project, or a specific portion of the completed Project, prepared by Engineer as an Additional Service and based on Contractor's record copy of all Drawings, Specifications, Addenda, Change Orders, Work Change Directives, Field Orders, and written interpretations and clarifications, as delivered to Engineer and annotated by Contractor to show changes made during construction.

26. *Reimbursable Expenses*—The expenses incurred directly by Engineer in connection with the performing or furnishing of Basic Services and Additional Services for the Project.

27. *Resident Project Representative*—The authorized representative of Engineer assigned to assist Engineer at the Site during the Construction Phase. As used herein, the term Resident Project Representative or "RPR" includes any assistants or field staff of Resident Project Representative. The duties and responsibilities of the Resident Project Representative, if any, are as set forth in Exhibit D.

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28. *Samples*—Physical examples of materials, equipment, or workmanship that are representative of some portion of the Work and that establish the standards by which such portion of the Work will be judged.

29. *Shop Drawings*—All drawings, diagrams, illustrations, schedules, and other data or information that are specifically prepared or assembled by or for Contractor and submitted by Contractor to illustrate some portion of the Work. Shop Drawings, whether approved or not, are not Drawings and are not Construction Contract Documents.

30. *Site*—Lands or areas to be indicated in the Construction Contract Documents as being furnished by Owner upon which the Work is to be performed, including rights-of-way and easements, and such other lands furnished by Owner which are designated for the use of Contractor.

31. *Specifications*—The part of the Construction Contract Documents that consists of written requirements for materials, equipment, systems, standards, and workmanship as applied to the Work, and certain administrative requirements and procedural matters applicable to the Work.

32. *Subcontractor*—An individual or entity having a direct contract with Contractor or with any other Subcontractor for the performance of a part of the Work.

33. *Substantial Completion*—The time at which the Work (or a specified part thereof) has progressed to the point where, in the opinion of Engineer, the Work (or a specified part thereof) is sufficiently complete, in accordance with the Construction Contract Documents, so that the Work (or a specified part thereof) can be utilized for the purposes for which it is intended. The terms "substantially complete" and "substantially completed" as applied to all or part of the Work refer to Substantial Completion thereof.

34. *Supplier*—A manufacturer, fabricator, supplier, distributor, materialman, or vendor having a direct contract with Contractor or with any Subcontractor to furnish materials or equipment to be incorporated in the Work by Contractor or a Subcontractor.

35. *Total Project Costs*—The total cost of planning, studying, designing, constructing, testing, commissioning, and start-up of the Project, including Construction Cost and all other Project labor, services, materials, equipment, insurance, and bonding costs, allowances for contingencies, and the total costs of services of Engineer or other design professionals and Engineers, together with such other Project-related costs that Owner furnishes for inclusion, including but not limited to cost of land, rights-of-way, compensation for damages to properties, Owner's costs for legal, accounting, insurance counseling, and auditing services, interest and financing charges incurred in connection with the Project, and the cost of other services to be provided by others to Owner.

36. *Work*—The entire construction or the various separately identifiable parts thereof required to be provided under the Construction Contract Documents. Work includes and is the result of performing or providing all labor, services, and documentation

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necessary to produce such construction; furnishing, installing, and incorporating all materials and equipment into such construction; and may include related services such as testing, start-up, and commissioning, all as required by the Construction Contract Documents.

37. *Work Change Directive*—A written directive to Contractor issued on or after the effective date of the Construction Contract, signed by Owner and recommended by Engineer, ordering an addition, deletion, or revision in the Work.

B. *Day*:

1. The word "day" means a calendar day of 24 hours measured from midnight to the next midnight.

ARTICLE 8 – EXHIBITS AND SPECIAL PROVISIONS

8.01 *Exhibits Included:*

A. Exhibit A, Engineer's Services.

B. Exhibit B, Owner's Responsibilities. NOT USED

C. Exhibit C, Payments to Engineer for Services and Reimbursable Expenses.

D. Exhibit D, Duties, Responsibilities and Limitations of Authority of Resident Project Representative. NOT USED

E. Exhibit E, Notice of Acceptability of Work. NOT USED

F. Exhibit F, Construction Cost Limit. NOT USED

G. Exhibit G, Insurance.

H. Exhibit H, Dispute Resolution. NOT USED

I. Exhibit I, Limitations of Liability. NOT USED

J. Exhibit J, Special Provisions. NOT USED

K. Exhibit K, Amendment to Owner-Engineer Agreement.

8.02 *Total Agreement*

A. This Agreement, (together with the exhibits included above, as applicable) constitutes the entire agreement between Owner and Engineer and supersedes all prior written or oral understandings. This Agreement may only be amended, supplemented, modified, or canceled by a written instrument duly executed by both parties. Amendments should be based whenever possible on the format of Exhibit K to this Agreement.

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8.03 *Designated Representatives*

A. With the execution of this Agreement, Engineer and Owner shall designate specific individuals to act as Engineer's and Owner's representatives with respect to the services to be performed or furnished by Engineer and responsibilities of Owner under this Agreement. Such an individual shall have authority to transmit instructions, receive information, and render decisions relative to this Agreement on behalf of the respective party whom the individual represents.

8.04 *Engineer's Certifications*

A. Engineer certifies that it has not engaged in corrupt, fraudulent, or coercive practices in competing for or in executing the Agreement. For the purposes of this Paragraph 8.04:

1. "corrupt practice" means the offering, giving, receiving, or soliciting of any thing of value likely to influence the action of a public official in the selection process or in the Agreement execution;

2. "fraudulent practice" means an intentional misrepresentation of facts made (a) to influence the selection process or the execution of the Agreement to the detriment of Owner, or (b) to deprive Owner of the benefits of free and open competition;

3. "coercive practice" means harming or threatening to harm, directly or indirectly, persons or their property to influence their participation in the selection process or affect the execution of the Agreement.

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IN WITNESS WHEREOF, the parties hereto have executed this Agreement, the Effective Date of which is indicated on page 1.

Owner: City of Sandpoint

By: [ ]
Print name: [ ]
Title: [ ]
Date Signed: [ ]

Engineer:

By: DocuSigned by: Larry S. Rupp 43A891922B35469...
Print name: Larry Rupp
Title: President/CEO
Date Signed: 7/30/2024

Engineer License or Firm's Certificate No. (if required):

State of: Idaho

Address for Owner's receipt of notices:

1123 Lake Street
Sandpoint, ID 83864

Address for Engineer's receipt of notices:

601 E. Sherman Avenue
Suite 1
Coeur d'Alene, ID 83814

Designated Representative (Paragraph 8.03.A):

[Holly Ellis]
Title: [Construction Manager]
Phone Number: 208-946-2087
E-Mail Address: Hellis@sandpointidaho.gov

Designated Representative (Paragraph 8.03.A):

Kyle Meschko
Title: Project Manager
Phone Number: 208-946-3312
E-Mail Address: kmeschko@kellerassociates.com

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This is **EXHIBIT A**, consisting of 1 page, referred to in and part of the **Agreement between Owner and Engineer for Professional Services** dated August 08, 2024

PROJECT DESCRIPTION

The City of Sandpoint ("Owner") has contracted with **Keller Associates, Inc.** ("Engineer") to provide Preliminary Engineering Services (PER) for the Wastewater Treatment Plant (WWTP) Improvements. The Engineer's scope of work is to develop a PER in accordance with IDAPA. The PER will be developed based on the previously developed 2019 WWTP Facility Plan by J-U-B Engineers Inc.

This phase of the project is funded through the Owner's wastewater fund. As the project moves forward, some of the information may change or be refined, and additional information will become known, resulting in the possible need to change, refine, or supplement the scope of work. The Engineer's services are limited to those services outlined in the following scope of work.

SCOPE OF WORK

TASK 1: PROJECT MANAGEMENT

Engineer Responsibilities:

1.1. Project Management. Provide project administration services including contract administration, project accounting, monthly progress reports, scheduling, internal project administration, and development of a project management plan. Below are the anticipated project management plan items.

a. Schedule – Engineer to manage the project schedule and provide monthly updates to the Owner.

b. Task Log and Decision Matrix – Engineer to manage an action item task log that is shared with the Owner. This task log will include a decision matrix to document all decisions throughout the duration of the project.

c. Risk Plan – Engineer to develop a simple risk management plan that incorporates identified potential risk items, prevention measures, and status. This will be reviewed monthly and provided at each project meeting.

d. Quality Control Plan – Engineer to develop a simple quality control plan that identifies project-specific elements and responsible parties for review and associated schedule.

e. Communication Plan – Engineer to develop a simple communication plan on key communication elements throughout the project, list participants, frequency and type of meeting/communication.

f. Monthly Progress Reports – Provide a monthly progress report with each pay request in accordance with Owner standards.

g. Council Meeting – Engineer to attend three council meetings which are anticipated to include contract award, mid-project update, and final PER.

1.2 Project Team Coordination Meetings –

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a. Project Management monthly coordination meeting to including discussing items 1.1.a, b, and c above with Owner's project manager.

b. Project Team Meetings - Bi-weekly coordination meetings between Engineer and Owner project manager and operations staff to discuss items 1.1.b and other coordination items.

1.2. Kickoff Meeting – Prepare for and attend a project kickoff meeting with the Owner. The purpose of this meeting will be to establish communication channels, review the overall project schedule including major milestones and meetings, review objectives of the preliminary design, and review process for deliverables including process for Owner review and approval. This meeting is anticipated to be in person and last approximately 90 minutes and include a site visit.

1.3. Request for Information – Prepare initial request for information for data to be used in the pre-design process.

Owner Responsibilities:

- Provide meeting space for project meetings. Provide advertising where required.
- Owner responsible for involving Community Advisory Committee (CAG) as needed.

Assumptions:

- Project management budget assumes a preliminary engineering schedule of up to 9 months.
- Should Owner request additional meetings or require an extended schedule, project management budget will be increased accordingly.
- Unless otherwise noted, meetings/workshops may be held in person or via on-line meeting tools. This assumption applies to this task as well as subsequent tasks.
- Project Team Coordination Meetings are assumed to be less than 1 hour each and can be conducted via Microsoft teams and will involve up to two Engineer team members.
- Project is being funded by the *Owner*
- *Engineer to utilize Bluebeam Project as a shared file platform for the project.*

Deliverables:

- Monthly progress reports.
- Project management plan (draft and final) – including QC, communication, and risk elements.
- Monthly schedule, action decision log monthly and risk plans
- Action item list and historic register of resolved action items.
- Decision Log.
- Request for information.
- Project meeting agendas and notes.

TASK 2: PRELIMINARY ENGINEERING REPORT (PER)

Engineer Responsibilities:

2.1. Purpose and Scope. Document the need for the project based on compliance agreement, permit, hydraulic and treatment capacity, and maintenance deficiencies noted in the Facility Plan.

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2.2. Compliance Agreement - *Engineer to facilitate a meeting with IDEQ and Owner to discuss compliance agreement, permitting, and overall improvement schedule. Engineer to assist Owner with coordination in developing a revised compliance schedule that is feasible based on funding, selected improvements, and market conditions.*

2.3. Estimated Project Cost. *Establish the project budget needed to complete the recommended improvements. This budget will be used to establish the need for additional funding. .*

2.4. Site Visits. *Engineer will conduct up to two site visits (up to four people for two days each). The site visits will be used to assess the condition of the facilities and better understand the treatment process as well as the Owner's goals of improving the treatment process, ensuring maintenance accessibility, and protecting the community's resources.*

2.5. Condition Assessment. *Engineer to build off the WWFP condition assessment and provide updates to facilities as observed from the site visit. Document anticipated feasibility of retaining and rehabilitating key existing facilities and denote if facilities need complete replacement in the preliminary engineering report. This will also include documentation of interviews/discussions with existing operations staff.*

2.6. Sample Collection and Analysis. Coordinate sampling and characterization of the wastewater stream and solids for use in defining the design criteria.

2.7. WWTP Improvements. Using the previously completed Facility Plan (JUB 2019) and the goals listed in the Request for Qualifications No. 24-3257-1 as a starting point, the Engineer will further evaluate options for meeting the project goals. Engineer will follow these steps to complete the PER:

a. Review of regulatory requirements, growth needs, and replacement needs.

b. Define the design criteria for the project. Establish the design criteria for the headworks, pumping, equalization, treatment expansion/improvements, UV disinfection, solids handling, aeration, and effluent piping improvements. This section will also discuss IDAPA 58.01.16 equipment requirements, including cold weather operation and odor control, and document the required redundancy in accordance with EPA reliability standards. Engineer to update design flows based on flow data from the last three years. It is anticipated that with Owner-completed I/I collection improvements, the peak flows may be lower than previously planned.

c. Alternatives Screening. Develop list of alternatives and criteria to discuss with Owner. Working with Owner, complete a comparison of alternatives and select the best apparent alternatives (up to three (3) unless noted below) to complete preliminary evaluations to select the recommended improvement. It is anticipated that decision criteria will be presented to the Owner in a Workshop Meeting for review and weighting input. Engineer to document and recommend preferred alternatives. It is anticipated that alternatives screening will be completed for the following items:

1) Odor control and/or treatment (UV, and up to two other alternatives)

2) Options for Peak Flow treatment and/or equalization.

3) Secondary Treatment Process Selection (Ballasted Sedimentation and up to two other alternatives).

4) Options for reducing Phosphorus in the plant effluent.

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d. Selected Improvements. After selecting the recommended alternatives from the Alternatives Screening, refine Improvements that were identified in the Facility Plan to fit with the selected options. These options could include:

1) Headworks. Screening (fine), grit removal, screening washing, and grit washing.

2) Intermediate Pumping. New intermediate pump station to process all influent flows.

3) Secondary Treatment. Develop a concept design for that includes the selected option from the screening evaluation in 2.7c3.

4) Disinfection - UV improvements to replace existing chlorination disinfection facility.

5) Solids Thickening - Engineer to discuss potential solutions to address corrosion issues on electrical gear and provisions for appropriate ventilation/corrosion protection.

6) Anaerobic Digestion – Engineer to evaluate new mixing for the primary digesters, new boilers, replacement of gas piping, replacement of hot water piping and replacement of all sludge piping.

7) Dewatering – Replace feed pumps, polymer system, belt filter presses and solid conveyance. Engineer to evaluate two solid dewatering alternatives. Document current solids handling and permitting.

8) Chemical Feed System. Engineer to develop a pump skid and chemical storage in an outdoor rated enclosure to aid in phosphorus removal.

9) Administration/Lab Building –Develop a conceptual layout of a new administration and lab building that incorporates the Owner's current and future needs.

10) Odor Control. Engineer to identify through field visit, Owner staff consultation, and testing of odor sources at the treatment plant. Engineer to evaluate two odor control improvements alternatives to reduce odors from the headworks and primary clarification. If equalization is selected odor control provisions will be documented.

11) Electrical. Engineer to review existing and proposed future electrical loading and develop concept service expansion if necessary. The review will include the backup power plan to provide redundancy for the selected processes.

12) Phasing Plan. The project may be broken up into smaller projects and phased to fit within the Owner's budget and funding constraints. The projects might include some of the following as examples: 1) headworks improvements, 2) treatment improvements, 3) UV disinfection. A phasing plan that outlines an approach for breaking the project into smaller projects will be provided in the PER.

- Improvement Phasing Plan. Develop a concept site layout with proposed improvements for up to three phases for the concept layout.
- Demolition Plan. Develop concept site layout with proposed facility demolition.
- Buildout Layout. Develop a conceptual buildout condition of the WWTP. The layout will include locations for the future process basins as well as space and concept-level yard piping for treating future permit requirements.

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e. Develop design and construction schedules (see section 2.14)

f. Prepare an Engineer's Opinion of Probable Construction Cost including inflationary adjustments

g. Public Involvement: Other than formal presentations to Owner Staff as outlined herein, no public involvement will be included in this project.

2.8. Ancillary Components. The proposed project improvements also have an impact on other items at the treatment plant. These include flow meters at flood stage pumps, potable and non-potable improvements and expansion, HVAC, SCADA, and site security. This section of the report will outline the ancillary improvements needed based on the selected alternatives.

2.9. Hydraulics and Treatment Capacity. Based on the selected alternatives, the hydraulic and treatment process models developed during the Facility Plan will be updated to match the proposed project. Both models will look at startup and 20-year flow/load conditions. Mass balance and hydraulic profile sheets will be provided for the PER.

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Drawings. In addition to the hydraulic profile sheets, a process flow schematic, electrical one-line, and process and instrumentation diagrams will be provided. The drawings will include an overall site plan, yard piping plan, and conceptual schematic plan drawings for major unit processes. Conceptual site plan will depict estimated finished floor elevation for facilities. Below is a list of anticipated drawings that will be prepared for the project:

SHEET INDEX	
GENERAL	
G-001	COVER SHEET
G-002	SHEET INDEX
G-003	PIPING SCHEDULE
G-004	ABBREVIATIONS
G-005	ABBREVIATIONS CONTINUED
G-006	DESIGN CRITERIA
G-007	DESIGN CRITERIA
G-008	PROCESS SCHEMATIC
G-009	HYDRAULIC PROFILE
G-010	HYDRAULIC PROFILE
G-011	MASS BALANCE
INSTRUMENTATION (EI)	
EI-001	P&ID NOTES & SYMBOLS
EI-002	P&ID SYMBOLS LEGEND
EI-003	P&ID SYMBOLS LEGEND
EI-004	HEADWORKS P&ID
EI-005	PRIMARY TREATMENT P&ID
EI-006	EQUALIZATION BASIN P&ID
EI-007	ONSITE LIFT STATION P&ID
EI-008	SECONDARY TREATMENT P&ID
EI-009	SECONDARY CLARIFIERS P&ID
EI-010	RAS/WAS PUMPING P&ID
EI-011	BLOWERS P&ID
EI-012	UV DISINFECTION P&ID
EI-013	PRIMARY SLUDGE PUMPING P&ID
EI-014	SLUDGE THICKENING P&ID
EI-015	ANAEROBIC DIGESTION P&ID
EI-012	DEWATERING P&ID
EI-013	CHEMICAL PUMPING P&ID
EI-014	ODOR CONTROL P&ID
CIVIL	
C-110	OVERALL DEMOLITION SITE PLAN
C-121	SITE PLAN
C-150	PHASING PLAN
C-300	OVERALL YARD PIPING PLAN
STRUCTURE A - HEADWORKS	
M-101-A	HEADWORKS SYSTEM MECHANICAL PLAN
STRUCTURE B - PRIMARY TREATMENT	
M-101-B	PRIMARY TREATMENT MECHANICAL PLAN
STRUCTURE C - EQUALIZATION BASIN	
M-101-C	EQUALIZATION BASIN MECHANICAL PLAN
STRUCTURE D - ONSITE LIFT STATION	
M-101-D	ONSITE LIFT STATION MECHANICAL PLAN
STRUCTURE E - SECONDARY TREATMENT	
M-101-E	SECONDARY TREATMENT BASINS MECHANICAL PLAN
M-102-E	SECONDARY TREATMENT BUILDING MECHANICAL PLAN
STRUCTURE F - SECONDARY CLARIFIERS	
M-101-F	SECONDARY CLARIFIERS MECHANICAL PLAN
STRUCTURE G - RAS/WAS PUMPING	
M-101-G	RAS/WAS PUMPING MECHANICAL PLAN
STRCTURE H - BLOWER BUILDING	
M-101-H	BLOWER BUILDING MECHANICAL PLAN
STRUCTURE I - UV BUILDING	
M-101-I	UV MECHANICAL PLAN
STRUCTURE J - PRIMARY SLUDGE PUMPING	
M-101-J	PRIMARY SLUDGE PUMPING MECHANICAL PLAN
STRUCTURE K - SLUDGE THICKENING BUILDING	
M-101-K	SOLIDS HANDLING BUILDING MECHANICAL PLAN
STRUCTURE L - ANAEROBIC DIGESTER	
M-101-L	ANAEROBIC MECHANICAL PLAN
STRUCTURE M - DEWATERING BUILDING	
M-101-M	DEWATERING BUILDING MECHANICAL PLAN
STRUCTURE N - ADMINISTRATION/LAB BUILDLING	
M-101-N	ADMINISTRATION/LAB BUILDING FLOOR PLAN
STRUCTURE O - CHEMICAL STORAGE AND PUMPING	
M-101-O	CHEMICAL SYSTEM MECHANICAL PLAN
STRUCTURE P - ODOR CONTROL SYSTEM	
M-101-P	ODOR CONTROL MECHANICAL PLAN

2.10. Pathway – Engineer to evaluate the feasibility of a 12-foot pathway between the WWTP and the lake. Engineer to develop costs and anticipated improvements necessary to construct a future pathway.

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2.11. Operation and Maintenance. The estimated impact of the proposed project improvements on the existing operation and maintenance requirements will be documented, including operator classification, sampling and monitoring requirements, and anticipated additional operational and maintenance costs and activities.

2.12. Code Provisions. A section of the PER will outline the applicable codes and standards that apply and will be utilized during the project design.

2.13. Implementation. The PER will include a section on the specific plan and actions to implement the project, phasing, design, delivery method, and procurement. It will also include a discussion of construction phasing for each smaller project to limit disruption to the WWTP operations.

a. Project Schedule. Develop a project implementation schedule that details the anticipated phasing and key milestones for development of the design, construction, and startup of facilities. The schedule should also include the revised compliance schedule information.

b. Delivery Method. Engineer to provide a summary of project delivery methods including phased (design-bid-build), design-build, design-build-operate, and CM/GC that incorporates the known phasing, funding, and overall anticipated schedule.

2.14. Environmental Review. An environmental review section will summarize and document the environmental impacts of the project. This document will build off the efforts in the WWFP. Outreach to agencies and solicitations is not included in this task.

2.15. Workshop Meetings. Meet with Owner up to three times to review concepts and alternatives and select preferred alternatives for preliminary design.

2.16. Quality Control Reviews. Engineer will provide internal quality assurance and quality control in accordance with the standard of care defined in this agreement.

2.17. Draft PER. Prepare draft PER following the Idaho DEQ guidelines. Submit to Owner for review.

2.18. Final PER. Incorporate Owner input and submit to IDEQ for review. Address agency comments into final PER.

Owner Responsibilities:

- Provide input on design criteria and preferred alternatives.
- Review the PER and provide comments within 10 working days.
- Provide most current topographic survey of facilities.
- Complete odor control testing as required.

Assumptions:

- Predesign services are limited to the WWTP facility and the above tasks.
- Facility will be designed for loadings and capacities of existing facilities documented in the Facility Plan.
- Engineer to update design flows and growth based on the recent collection study by Stantec.
- Surveying is anticipated to only provide spot checks of key elevations. Efforts beyond this may require additional services.
- A finding of no significant impact (FONSI) is the assumed outcome of the environmental review.
- Meetings may be a combination of in person and or remotely.
- Anaerobic digestion will still be maintained

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- Site tour is limited to visual observations and is not intended to be a comprehensive inspection. Engineer will not enter confined spaces. Site tour includes process/mechanical, structural, and electrical engineers.
- Engineer shall be entitled to rely on the accuracy and completeness of the information provided by Owner, Owner's Engineers and Contractors, information from public records, and information ordinarily or customarily furnished by others, including, but not limited to specialty Contractors, manufacturers, suppliers, and publishers of technical standards. This assumption applies to this task and subsequent tasks.
- Selection of alternatives and design criteria will not be changed once established. Changing alternatives or criteria may result in rework which can be completed as an additional service.
- Scope excludes environmental work. If required, environmental permitting and field work (i.e., wetland delineations/investigations, biological assessments, and cultural resource surveys) will be provided as an additional service.
- Cost estimating will be AACE Class 4.
- Engineer's opinions of probable cost represent Engineer's judgment as an experienced and qualified design professional. Since Engineer has no control over the cost of labor, materials, equipment, or services furnished by others, or over the Owner's and other contractor's methods of determining prices, or over competitive bidding or market conditions, the Engineer does not guarantee that proposals, bids, or actual construction cost will not vary from opinions of probable cost prepared by the Engineer.
- Selected improvements not listed under alternative screening are based on recommendations in the 2019 Facility Planning Study by J-U-B Engineers, Inc.
- Workshop meetings include up to 2 attendees from Engineer in-person and up to 3 virtual attendees.

Deliverables:

- Agenda and minutes for Workshop Meeting.
- Environmental Review Document.
- Draft and Final PER.
- Quality control form.

TASK 3: FUNDING SUPPORT

Engineer Responsibilities:

3.1. IDEQ LOI

a. Engineer to lead the preparation of the IDEQ Letter of Interest for project funding.

3.2. Miscellaneous funding support.

a. Engineer to develop a one page funding plan to outline potential options and due dates.

b. Engineer to assist Owner and Owner's funding applying for up to three other funding sources which could include Community Development Block Grant, U.S. Army Corps of Engineers, and USDA-RD.

c. Attend two funding meetings and workshops with funding agencies.

d. Provide review and comment on funding applications prepared by the Owner. Provide technical information and graphics from design drawings for funding applications.

3.3. Bond/Judicial Confirmation support.

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a. Engineer to facilitate a presentation educating key Owner staff on passing a municipal bond and judicial confirmation. It is anticipated this presentation will include a bond attorney as hired by the Owner.

Owner Responsibilities:

- Owner will assist in preparing funding applications, coordinating with funding agencies, and securing authority for the Owner to secure debt.
- Owner to review, sign, and submit IDEQ LOI and other funding applications.
- Provide wastewater rate structure to Engineer and anticipated rate increase schedule.

Assumptions:

- This scope assumes assisting the Owner to apply for funding.
- Services include participation in two funding meetings/workshops.
- Engineer cannot guarantee successful funding applications.

Deliverables:

- Draft Letter of Interest
- Final Letter of Interest

TASK 4: GEOTECHNICAL FEASIBILITY

Engineer Responsibilities:

4.1. Geotechnical Feasibility Investigation

a. Engineer to utilize the services of a sub-consultant to perform a geotechnical feasibility investigation. Perform geotechnical work and develop a high-level summary of geological conditions at the site documenting general review of onsite soils, groundwater level at time of drilling, and foundations/earthwork required for large concrete structures. It is assumed one to four bore holes will be completed.

Owner Responsibilities:

- Owner will assist with utility locates.

Assumptions:

- The geotechnical feasibility services are intended to provide a high-level summary of the existing soil conditions on the site. Further geotechnical investigations are required once a site is finalized.
- Conduct initial laboratory testing to give understanding of soil engineering parameters within the site.
- Provide a project feasibility deliverable outlining our findings and opinions on potential subgrade reactions and requirements for constructability.
- Buoyancy calculations to be provided at future design phase when sizing, elevations and locations of facilities are finalized.

Deliverables:

- Draft Geotechnical Feasibility Investigation
- Final Geotechnical Feasibility Investigation

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TASK 5: TOPOGRAPHICAL SURVEY

Engineer Responsibilities:

5.1. Topographical Survey

a. Provide topographic survey for the Wastewater Treatment (WWTP) fenced site and approximately 50-feet outside the existing fencing. It is anticipated that the scope of this survey will be approximately 6 acres +/-. Topographic survey will include existing visible structures, marked utilities, and observed features, such as existing pavement, concrete structures, curbing, landscaping, and sidewalks. Engineer will use collected survey information to prepare a Base map for the site in AutoCAD. Survey will NAD83 (2011) Horizontal Datum and NAVD for Vertical Datum.

Owner Responsibilities:

- Owner will provide Engineer the existing drawings, and mark buried utilities as well as access to site.

Assumptions:

- Survey Control. The horizontal datum used for survey control will be a modified project specific datum based on the NAD83 coordinate system (or indicate if a state, county, or city specific system has been requested to be used). The vertical datum will be NAVD88 (or NGVD29 if project dictates [this is not common] or indicate if a state, county, or city specific system has been requested to be used).
- Includes travel to and from the project site.
- Interior building mapping will be completed at a later phase.
- Engineer is entitled to rely on the accuracy of the information provided by the Owner.

Deliverables:

- *None.*

SCHEDULE

Engineer anticipates the following project schedule. The number of days associated with each of the tasks are approximate and assume timely delivery of requested information. Actual schedule may vary:

Task	Schedule	Comments
Task 2.6b and c – Design Criteria and Alternative Screening	75 days	Includes one week to complete First Workshop Meeting and receive comments from Owner.
Task 2.6d – Refine Selected Improvements	60 days	Period starts after receiving owner comments from first workshop meeting. Includes one week to complete Second Workshop Meeting and receive comments from Owner.
Task 2 – Draft Preliminary Engineering Report	75 days	Period starts after receiving comments from Owner on Second Workshop

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		Meeting.
Task 2 – Final Preliminary Engineering Report	45 days	Period starts after receiving comments from Owner on Draft PER.
Task 3.1 – Letter of Interest to DEQ	January 5, 2025	Draft LOI will be provided to the City.

COMPENSATION

As compensation for services to be performed by Engineer, the Owner will pay Engineer as described in the following table. The total authorized budget amount will not be exceeded without written authorization from the Owner. For time and materials tasks, compensation will be according to the Engineer's standard billing rates updated biannually in January and July. Lump sum amounts include costs for direct labor, indirect labor, overhead, reimbursable expenses, equipment, travel, per diem, and fixed fees.

Task	Type	Amount
Task 1 - Project Management	LS	$45,145
Task 2 – Preliminary Engineering Report	LS	$316,825
Task 3 – Funding Support	LS	$14,360
Task 4 – Geotechnical Feasibility	LS	$28,320
Task 5 – Topographical Survey	LS	$28,270
TOTAL COST		**$432,920**

LS = Lump Sum; T&M = Time and Materials

The below rates will require updating through an amendment to the Agreement if they change at any time during the term of this Agreement.

KELLER ASSOCIATES, Inc.
2024 TITLE CODE BILLING RATES
July 1, 2024

Project Engineer - I	$110	-	$135
Project Engineer - II	$135	-	$175
Project Engineer - III	$175	-	$240
Project Manager - I / II	$145	-	$180
Project Manager - III	$180	-	$250

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Structural - I	$110	-	$135
Structural - II	$135	-	$175
Structural - III	$175	-	$240
Chief Engineer/Structural Engineer	$310		
CAD - I	$85	-	$110
CAD - II	$110	-	$130
CAD - III	$135	-	$165
CAD Manager	$195		
Electrical/Controls - I	$110	-	$135
Electrical/Controls - II	$135	-	$175
Electrical/Controls - III	$175	-	$240
Principal	$250	-	$320
Survey - I	$100	-	$125
Survey - II	$125	-	$150
Survey - III	$155	-	$185
Field Representative	$110	-	$150
Engineering Student	$80		
Administration - I	$80	-	$90
Administration - II	$90	-	$125

Other Billing Terms

- Mileage: Billed at Federal Rate (currently $0.67 per mile)
- Per Diem: $60.00 per day
- Reimbursable Expenses at Cost x 1.05
- Subconsultant Expenses at Cost x 1.10
- After Hrs. & Weekend Field Work at Cost x 1.25
- Seepage Testing Equipment: $800/month (1 month minimum charge)
- Flow Meter Equipment: $1,500/month/meter (1 month minimum charge)
- 3D Survey Scanner Equipment: $1,000/day
- Remote Bathymetric Survey Equipment: $750/day
- Phodar Drone $750/day
- UTV: $150/day
- Specialty Software - Project specific
- The Title Code Billing Rates are effective July 1, 2024 and will be adjusted semi-annually in January and July of subsequent years

Modified from EJCDC® E-500, Agreement Between Owner and Engineer for Professional Services.
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This is **EXHIBIT G**, consisting of 2 pages, referred to in and part of the **Agreement between Owner and Engineer for Professional Services** dated August 08, 2024.

Insurance

Paragraph 6.05 of the Agreement is supplemented to include the following agreement of the parties:

G6.05 *Insurance*

A. Insurance Requirements. Engineer will maintain, at its own expense, insurance at all times during the performance of the Services with insurers. All policies will be maintained while Engineer is working on the Project. Engineer will maintain at its own expense, the following insurance:

i. Workers' Compensation Insurance (to the extent required by applicable state law) in the statutory amount, including all states coverage, voluntary compensation endorsement and USL&H and Employer's Liability Insurance (collectively, Workers' Compensation Related Policies) with a minimum limit of $500,000 per accident, $500,000 for each employee for bodily injury by disease. Except when not available by state law, Engineer's Workers' Compensation Related Policies will waive subrogation against Owner.

ii. Commercial Automobile Liability Insurance ("Auto") including coverage for on-site and off-site operations, and owned, non-owned or hired vehicles, with limits of not less than $1,000,000 combined single limits per accident. This policy will include Owner as additional insured on a primary basis. This policy will waive Engineer's rights of subrogation against Owner. The policy will contain a Severability of Interest clause.

iii. Commercial General Liability Insurance ("CGL") on an occurrence basis with limits of not less than $1,000,000 per occurrence, $2,000,000 General Aggregate and $2,000,000 Products/Completed Operations Aggregate. The General Aggregate will apply on a "per project" basis. The policy will be applicable to all premises and operations and will include coverage for bodily injury, broad form property damage (including completed operations), personal and advertising injury (including coverage for contractual and employee acts), XCU, independent contractors, blanket contractual liability, products and completed operations by Engineer or any of its employees, agents or sub- consultant. This policy will include Owner as additional insured on a primary and non-contributory basis. The policy will contain a Severability of Interest clause. This policy will waive Engineer's rights of subrogation against Owner.

iv. Umbrella/Excess Liability Insurance ("Excess") – In the event Engineer performs any field or site work, an umbrella/excess liability policy with limits of not less than $1,000,000 per occurrence, $1,000,000 General Aggregate and $1,000,000 Products/Completed Operations Aggregate will apply. The General Aggregate will apply on a "per project" basis. This policy will be in excess of and follow the form of the CGL, Auto and Workers' Compensation Related Policies. This policy will include Owner as additional insured, and this coverage will apply on a primary and non-contributory basis and include a Severability of Interest clause. This policy will waive Engineer's rights of subrogation against Owner.

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v. Professional Liability Insurance ("PLI") covering professional negligence in the performance of its Services, with the PLI policy providing limits of not less than $1,000,000 per claim and in the aggregate. The PLI policy will be on a claims-made basis and continuously maintained in full force and effect for the term of this Agreement (or an Extended Reporting Period purchased). The retroactive date of the policy will be prior to the date the Services commence.

vi. Property Insurance covering loss or damage to all tools and equipment owned, leased or used by Engineer in the performance of its Services.

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This is **EXHIBIT K**, consisting of [2] pages, referred to in and part of the **Agreement between Owner and Engineer for Professional Services** dated [August 08, 2024].

AMENDMENT TO OWNER-ENGINEER AGREEMENT
Amendment No. _____

The Effective Date of this Amendment is: _____.

Background Data

Effective Date of Owner-Engineer Agreement:

Owner:

Engineer:

Project:

Nature of Amendment: [Check those that are applicable and delete those that are inapplicable.]

____ Additional Services to be performed by Engineer

____ Modifications to services of Engineer

____ Modifications to responsibilities of Owner

____ Modifications of payment to Engineer

____ Modifications to time(s) for rendering services

____ Modifications to other terms and conditions of the Agreement

Description of Modifications:

Here describe the modifications, in as much specificity and detail as needed. Use an attachment if necessary.

Agreement Summary:

Original agreement amount:	$_____
Net change for prior amendments:	$_____
This amendment amount:	$_____
Adjusted Agreement amount:	$_____

Change in time for services (days or date, as applicable): _____

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The foregoing Agreement Summary is for reference only and does not alter the terms of the Agreement, including those set forth in Exhibit C.

Owner and Engineer hereby agree to modify the above-referenced Agreement as set forth in this Amendment. All provisions of the Agreement not modified by this or previous Amendments remain in effect.

OWNER:	ENGINEER:
By: _____	By: _____
Print name: _____	Print name: _____
Title: _____	Title: _____
Date Signed: _____	Date Signed: _____

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AGENDA REPORT

City Council Meeting

TODAY'S DATE: August 1, 2024

MEETING DATE: August 7, 2024

TO: Mayor and City Council

FROM: City Clerk Melissa Ward

SUBJECT: Proposed Ordinance and Summary: City Code Republication – ***action item***

DESCRIPTION/BACKGROUND:

Codification is the process of compiling laws and regulations into an orderly, formal code. The City of Sandpoint, like many government entities, has chosen to organize and codify its adopted ordinances into a formal City Code. City of Sandpoint Ordinance 773 adopted the official Sandpoint City Code in 1983, with a republication/recodification in 2001. Since that time, our City Code has been updated regularly with the passage and adoption of new ordinances, currently utilizing the services of American Legal Publishing, which recently purchased Sterling Codifiers, who had published our City Code for many years, as far back as the 1983 codification.

Following demonstrations and a review of services offered, Municode codification is one of the trio of software services the City has purchased as a package from CivicPlus, which also includes the new Municode agendas/meetings platform, already implemented, and the new City website, in its final phase of development and anticipated to be launched this month. Municode is a well-known and respected codification service with over 70 years of experience as a local government codifier.

Migration to Municode as our new codifier requires a republication of our City Code. It should be noted that this republication does not involve an amendment in any way to any of our codified ordinances; we are simply migrating to a new provider for our codification services. Below is a list of the features we will be enjoying with our new Municode service, with purchase of their Premium Online Hosting Bundle, which includes CodeBank, CodeBank Compare + eNotify, OrdBank and MuniPro, as well as their OrdLink subscription and a Munidocs subscription.

- CodeBank will provide an online archival system for previous supplements of our Code, and the CodeBank Compare service allows us to select a past version of our online code and compare it to any other version, with differences shown via highlights (added material) or strikethrough (deleted material). Users will be notified of the changes in the table of contents and within the text of the code via "modified," "new," or "removed" badges. Users can also select an option to view all of the changes in a single view, complete with strikethrough and highlights showing the specific textual changes made. In addition, the CodeBank Compare service will show all amendments to our code that were implemented during the most recent update. *Note: We will be starting from "square one" with our republication; our CodeBank service will begin populating following future code updates as future ordinances are adopted.*
- The eNotify service allows users to enroll online and receive email notifications each time the online code is updated.
- OrdBank allows for posting newly adopted, amendatory legislation online between supplements* with OrdLink hyperlinking the ordinance to the amended code section. Linked sections are highlighted in the table of contents, and links are created from the amended sections to the new ordinances. Once the linked ordinances are incorporated into our code, they are added to our OrdBank repository and hyperlinked to the history notes incorporated into our code.

*(*A Municode Full-Service Supplementation Subscription is included with our package, with quarterly print and online supplementation.)*

- MuniPRO will allow us to search the over 4,000 codes hosted by Municode (the entire country, a single state, or individually selected codes of our choosing). MuniPRO searches are ideal for researching local regulations of interest or discovering how other communities are dealing with similar issues. We can save frequently used or complex searches for easy retrieval from the MuniPRO Dashboard, and, with MuniPRO Drafts, we can begin a new ordinance draft to keep track of pending legislation.
- The MuniDocs feature will allow us to upload a variety of document types to browse and search alongside our online code, and it is fully searchable and filterable. After users log in, they are presented with a dashboard that allows them to upload new documents and manage previously uploaded documents. When uploaded, users can choose from a list of predefined document types. With this service, staff can explore the possibility of employing MuniDocs to utilize as a central, indexed repository for City policies and procedures, which we are currently lacking.
- Municode Full-Service Supplementation Subscription, including quarterly print and online supplementation.
- Here is a link to an example of another Idaho city using Municode as their codifier: https://library.municode.com/id/ketchum/codes/code_of_ordinances

This republication will include ordinances through No. 1413, which is the last ordinance that was adopted at the time the Municode team began work on migrating our code to their platform. Since that time, the clerk's office has been working with their editing staff for final review and proofreading. All subsequent ordinances will be provided to Municode for upload to our new OrdBank, so they will be available online immediately, then they will be codified with our first quarterly update. Our City Code online, through our current codifier, American Legal Publishing, is up to date and will continue to be available throughout the transition at https://codelibrary.amlegal.com/codes/sandpointid/latest/overview. Once this ordinance has been adopted and Municode has been notified to proceed, the paper version of our new Code will be printed and shipped and the digital version will be uploaded and available in a matter of days.

Please call or email if you have any questions: cityclerk@sandpointidaho.gov (208) 263-3310.

STAFF RECOMMENDATION:

Staff recommends approval of the proposed Ordinance, along with the summary, to allow staff to finalize our City Code republication with Municode and publish the ordinance summary in the newspaper.

ACTION:

Motion to pass the Ordinance first reading by title only and approve the summary, followed by a motion to suspend the rules requiring three separate readings, once in the Ordinance's entirety, and pass the second and third readings of the Ordinance under suspension of the rules.

WILL THERE BE ANY FINANCIAL IMPACT? Yes **HAS THIS ITEM BEEN BUDGETED?** Yes

ATTACHMENTS: Proposed Ordinance and Summary

ORDINANCE NO. ____

AN ORDINANCE OF THE CITY OF SANDPOINT, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO, PROVIDING FOR THE REPUBLICATION OF THE SANDPOINT CITY CODE BY THE CITY'S NEW CODIFIER, MUNICODE, CODIFYING AND COMPILING THE GENERAL ORDINANCES OF THE CITY OF SANDPOINT THROUGH AND INCLUDING ORDINANCE NO. 1413; PROVIDING PENALTIES FOR UNLAWFUL ALTERATION OR MODIFICATION OF THE CODE; AND PROVIDING FOR ORDINANCE PUBLICATION.

WHEREAS: Codification is the process of compiling rules and laws into an orderly, formal code;

WHEREAS: Provisions of Chapter 9, Title 50, Idaho Code, provide for the publication of compiled ordinances of a city by codification;

WHEREAS: The City of Sandpoint has historically organized and codified its laws and regulations, adopted by ordinance, into a formal City Code, with City of Sandpoint Ordinance 773 adopting the official Sandpoint City Code in 1983, followed by a republication update in 2001;

WHEREAS: Since that time, the Sandpoint City Code has been updated regularly with the passage and adoption of new ordinances, currently utilizing the services of American Legal Publishing, which recently purchased Sterling Codifiers, who had published the City Code for many years, as far back as the 1983 codification;

WHEREAS: In 2024, Municode, a well-known and respected codification service with over 70 years of experience as a local government codifier, was chosen as the City's new codifier; and

WHEREAS: Migration to the Municode platform requires a republication of the Code by order of the City Council.

NOW THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Sandpoint that:

ORDINANCE SECTION 1 – CODIFICATION HISTORY:

Ordinance No. 773 adopted the official City Code of the City of Sandpoint, together with a method of perpetual codification, by Sterling Codifiers, Inc., on the 22nd day of February 1983, and Ordinance No. 1050, adopted on the 7th day of March 2001 provided for an updated codification, also compiled by Sterling Codifiers, confirming, approving and reenacting all previously adopted ordinance provisions.

ORDINANCE SECTION 2 – 2024 CITY CODE REPUBLICATION:

The 2024 republication of the Sandpoint City Code, completed by Municode, the City's new codifier, through Ordinance No. 1413, constitutes a republication of the general and permanent ordinances of the City of Sandpoint, Idaho, and shall, upon its effective date

following summary publication, be accepted in all courts as the official Code and law of the City, as enacted by the Mayor and City Council.

ORDINANCE SECTION 3 – NATURE OF CODIFIED ORDINANCES:

All ordinances of a general nature included in this official City Code shall be considered as a continuation of said ordinance provision, and the fact that some provisions have been deliberately eliminated by the governing body shall not serve to cause any interruption in the continuous effectiveness of ordinances included in said official City Code, where ordinances of a special nature, not intended to be included in the official City Code, such as tax levy ordinances, bond ordinances, franchises, certain rezoning ordinances, vacating ordinances, and annexation ordinances, shall continue in full force and effect unless specifically repealed or amended by a provision of the City Code.

ORDINANCE SECTION 4 – PENALTIES FOR UNAUTHORIZED ALTERATION:

It shall be unlawful for any person, firm or corporation to change or amend, by additions or deletions, any part or portion of such Code, to insert or delete pages or portions thereof, or to alter or tamper with such Code in any manner whatsoever which will cause the law of the City to be misrepresented thereby. Any person, firm or corporation violating this Section shall be punished as provided in Section 1-4-1 of the City Code of Sandpoint, Idaho.

ORDINANCE SECTION 5 – PUBLICATION IN NEWSPAPER OF RECORD:

This Ordinance and the 2024 republication of the Sandpoint City Code, adopted by same, shall be in full force and effect from and after its passage, approval, and publication in the City's official newspaper of record, according to law.

PASSED AND ADOPTED AS AN ORDINANCE OF THE CITY OF SANDPOINT, IDAHO, AT A REGULAR SESSION OF THE SANDPOINT CITY COUNCIL ON _____, 2024.

_____ Attest: _____

Jeremy Grimm, Mayor Melissa Ward, City Clerk

SUMMARY OF CITY OF SANDPOINT
ORDINANCE NO. ____
Municode City Code Republication

AN ORDINANCE OF THE CITY OF SANDPOINT, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO, PROVIDING FOR THE REPUBLICATION OF THE SANDPOINT CITY CODE BY THE CITY'S NEW CODIFIER, MUNICODE, CODIFYING AND COMPILING THE GENERAL ORDINANCES OF THE CITY OF SANDPOINT THROUGH AND INCLUDING ORDINANCE NO. 1413; PROVIDING PENALTIES FOR UNLAWFUL ALTERATION OR MODIFICATION OF THE CODE; AND PROVIDING FOR ORDINANCE PUBLICATION.

Following is a summary of the provisions of Ordinance No. ____.

Ordinance Section 1 provides history of the codification of the City's general and permanent ordinances.

Ordinance Section 2 addresses the 2024 republication of City Code through the City's new codifier, Municode, and declares that the republished Code, once effective, shall be accepted in all courts as the official Code and law of the City.

Ordinance Section 3 addresses the nature of codified ordinances and confirms that other, un-codified ordinances remain in full force and effect.

Ordinance Section 4 provides for penalties for unauthorized alteration of the Sandpoint City Code.

Ordinance Section 5 provides for publication and an effective date.

This publication is a summary of the full Ordinance and is being published pursuant to Idaho Code Section 50-901A. This ordinance was passed and approved upon a proper roll call vote and duly enacted at a properly-noticed session of the Sandpoint City Council, held _____, 2024. The full text of the Ordinance is on file with the Sandpoint City Clerk and will be promptly provided during regular hours to any citizen on personal request.

Published once in the Legals section of the Bonner County Daily Bee on August 14, 2024.

STATEMENT OF LEGAL ADVISOR

I, Zachary Jones, legal advisor for the City of Sandpoint, Idaho, have examined the summary of the ordinance to be presented to the Sandpoint City Council on August 7, 2024, providing for the republication of Sandpoint City Code with the City's new codifier, Municode, and find it to be a true and complete summary of said ordinance, providing adequate notice to the public of the contents thereof.

Zachary Jones
City of Sandpoint Legal Advisor

AGENDA REPORT

City Council Meeting

TODAY'S DATE: August 2, 2024

MEETING DATE: August 7, 2024

TO: City Council

FROM: Mayor Grimm

SUBJECT: Proposed Local Option Tax to Fund Street & Sidewalk Construction

Honorable Councilmembers,

As we work through the annual budgeting process, you are now likely aware of the limited general fund property tax revenue that is available to meet the needs of our growing population. Due to the 3% statutory cap on our annual increase in property tax revenue, we are faced with few solutions to address the significant backlog of deferred road maintenance and repair. Once cost of living adjustments (COLA) and healthcare or related benefits for our employees are accounted for, we are hard-pressed to find new revenue to allocate to our streets. Absent additional investment into our streets, existing pavement conditions will continue to deteriorate, putting us in a situation where repair will be out of the question, and even more costly total reconstruction will be required.

This issue is not new, and in an effort to address the problem the City successfully passed a 7% increase in our lodging tax on November 8, 2022. Although the additional revenue is helpful in slowing the rate of decline, we remain in a situation where our streets are degrading faster than we can fund repairs. Barring a radical change, it is reasonable to expect - confirmed through engineering and pavement condition analysis - the future condition of Sandpoint streets will continue to deteriorate, impacting residents, businesses and the general public welfare. All told, the estimated cost to address our road condition in town ranges from $44 Million to over $340 Million. *(See **Figure 3**, Total Reconstruction, Figure 4, Total Rehabilitation, and **Figure 5**, Rehabilitation to 20% of national standards.)*

Idaho Code § 50-1045 provides Resort Cities (designated incorporated areas with a population of 10,000 or less) the opportunity to levy non-property taxes if approved by a simple majority (60%) of the voters. Sandpoint has utilized this available option to address capital needs, to offset the impact of tourism on our emergency services, and for other specific projects in the past. Our neighboring city, Ponderay, has an existing 1% local sales tax and will be asking the voters to extend this tax in November. Having considered the limited availability of funding and lacking other ways to pay for the road improvements needed in Sandpoint, I ask for your support to present a 1% Local Option Tax to the voters of Sandpoint this November 5th.

To help inform you and the public, I have aggregated some data that I believe is beneficial and compelling as you consider this decision.

Figure 1 provides the monthly Local Option Tax collections for the most recent year it was imposed in Sandpoint (used to fund War Memorial Field Improvements). The collection data is broken out by month. As is shown, there was significant variability in monthly tax collection, with the lowest collections occurring during "Mud Season" the month of April ($80,761.00), and the highest monthly collections occurring during what is clearly our peak tourist season (June, July, August, September and December). If we

assume that April collections represent mostly area residents, we can then consider the elevated collections during other months as being attributed to visitors to the area. Using this logic, it would appear that, if enacted, approximately 34% of the tax would be paid by non-Sandpoint residents.

Figure 2 shows total Lodging Tax collected throughout Bonner County by month in 2023. This figure confirms that the summer "Peak Tourist" season aligns and is consistent with the former local option tax collections that we have received. 53% of all Bonner County Lodging Tax collected by the State of Idaho is generated from activities in the four months of June, July, August and September.

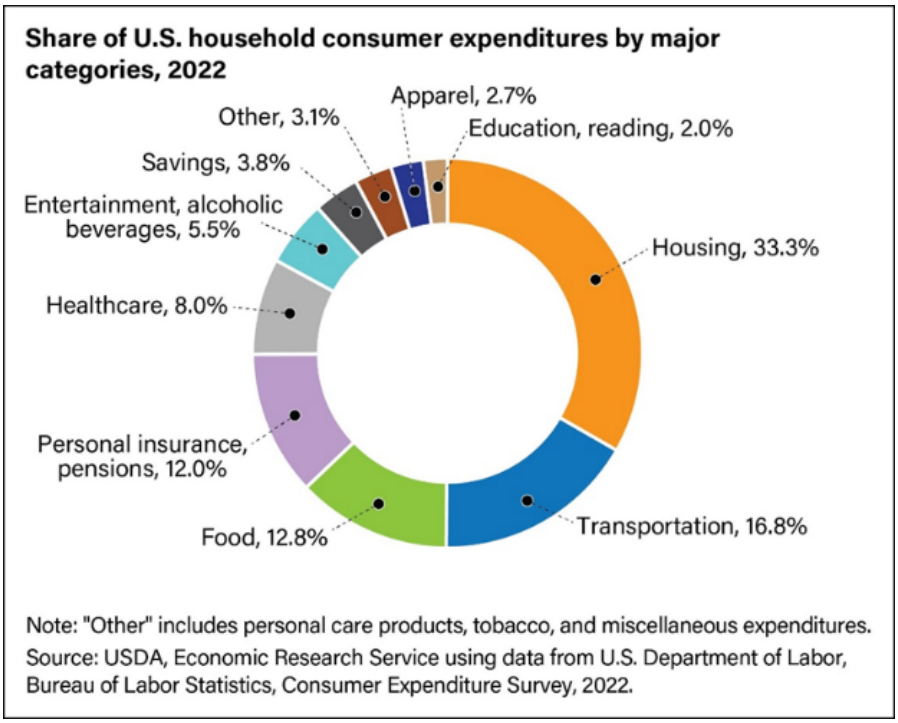
The takeaway here is that the local option tax provides a way for visitors and county residents to pay for and support the infrastructure that they use in town.

Figures 3 through 5 present the results of our recent pavement condition analysis. These figures show the forecasted cost to repair or reconstruct roads in Sandpoint at varying levels, ranging from a full rebuild with stormwater, curb, sidewalk, and proper base materials ($340+M) to the minimal funding required to bring Sandpoint to national standards (where just 20% of our roads are in a backlog maintenance condition).

Finally, **Figure 6** shows the existing road revenue applied to the known need. Failing to come up with an alternative funding stream shows a continued backlog of over $26M at the end of 25 years. Lower rows on this figure show how revenue from a 1% sales tax would provide funding to not only rehabilitate our roads to national standards but also under the "Rehab All Streets with Sidewalks & Sewer Laterals" projection, allow the City to pay for sidewalk construction throughout town and address and replace all sewer laterals. This option would once and forever put to rest the prickly and inequitable situation surrounding sidewalk construction being funded by adjacent property owners.

Of course, one of the greatest considerations is what will be the cost to our residents if this local option tax is approved. Based on the recent imposition of the Local Option Tax, the City can categorize the sectors and industries generating the revenue in Sandpoint. Unfortunately, grocery sales are the largest contributor to retail sales tax collections in Sandpoint. As a point of reference, according to the U.S. Census Bureau, in 2022, the median household income in Sandpoint was $60,208. Based on the below data, the typical household spends 12.8% of household income on food. As would follow, a typical Sandpoint household spends approximately $7,706 on food per year, and a 1% tax would amount to an additional $77 per year or $1.48 per week.

[see chart – next page]



In closing, Staff and I will be presenting additional information during the meeting on August 7th and look forward to answering your questions. In order to meet statutory requirements, the City will need to approve and pass along ballot language to Bonner County by September 6, 2024. **I will be asking for your formal action on this item on August 21, 2024.**

I look forward to our discussion.

Sincerely,

Jeremy Grimm
Mayor of Sandpoint
jgrimm@sandpointidaho.gov
(208) 205-7085

FIGURE 1

Sandpoint Local Option Sales Tax by Month

% of Annual LOT Collections	January	February	March	April	May	June	July	August	September	October	November	December	Total
	6.30%	6.20%	7.50%	5.50%	7.30%	9.40%	10.20%	9.90%	10.10%	8.20%	7.50%	11.90%	100%
Amount Collected	$ 92,166.68	$ 89,884.64	$ 108,935.64	$80,761.38	$ 107,126.70	$ 136,945.10	$ 149,197.46	$ 143,705.61	$ 146,778.70	$ 120,018.30	$ 108,733.40	$ 174,113.38	$ 1,458,366.99
% collections above "Mud Season" level	0.80%	0.70%	2.00%	0.00%	1.80%	3.90%	4.70%	4.40%	4.60%	2.70%	2.00%	6.40%	34.00%
$ above "Mud Season" level	$ 11,405.30	$ 9,123.26	$ 28,174.26	$ -	$ 26,365.32	$ 56,183.72	$ 68,436.08	$ 62,944.23	$ 66,017.32	$ 39,256.92	$ 27,972.02	$ 93,352.00	$ 489,230.43

Mud Season (Locals)

Peak Tourist Season

FIGURE 2

Bonner County Lodging Tax by Month

	Jan-23	Feb-23	Mar-23	Apr-23	May-23	Jun-23	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	Total
Total Lodging Tax Bonner	$ 3,214,049.00	$ 3,806,699.00	$ 4,102,637.00	$ 3,180,714.00	$ 1,891,361.00	$ 2,514,543.00	$ 5,379,479.00	$ 8,558,842.00	$ 7,655,340.00	$ 5,739,402.00	$ 2,482,109.00	$ 2,214,453.00	$ 50,739,628.00
% of Year Activety	6.33%	7.50%	8.09%	6.27%	3.73%	4.96%	10.60%	16.87%	15.09%	11.31%	4.89%	4.36%	100%

Mud Season (Locals)

Peak Tourist Season
(53% of Total Lodging Tax Collected)

Source:
https://view.officeapps.live.com/op/view.aspx?src=https%3A%2F%2Fcommerce.idaho.gov%2Fcontent%2Fuploads%2F2024%2F07%2FFY24_Final-Collections-Report.xlsx&wdOrigin=BROWSELINK

Estimated Road Funding Need Sandpoint

FIGURE 3

Full Reconstruction All				
	Unit Price	**Unit**	**Qty**	**Estimate**
Hard Costs				
Roadway Reconstruction				$ 172,827,560
Local	$ 1,362,690	Lane Mile	88	$ 119,916,720
Collector	$ 1,490,980	Lane Mile	20	$ 29,819,600
Arterial	$ 1,924,270	Lane Mile	12	$ 23,091,240
Stormwater Improvements	30% of Construction Cost			$ 51,848,268
Sidewalk	$ 70	Linear Ft	330,000	$ 23,100,000
Sewer Lateral + Connection	$ 2,700	Each	1250	$ 3,375,000
Contingency	10% of Construction Cost			$ 25,115,082.80
Total				**$ 276,265,910.80**
Soft Costs				
Design	8% of Hard Cost			$ 22,101,272.86
Engineer of Record Services	5% of Hard Cost			$ 13,813,295.54
Total				**$ 35,914,568.40**
10% Reserves				$ 31,218,047.92
TOTAL				**$ 343,398,527.12**
			Per Lane Mile	$ 2,861,654.39

FIGURE 4

Rehab All		
	Assumptions	Estimate
Hard Cost		
Road Rehabilitation	Per Condition Assessment	$ 24,000,000
Assessment Contingency	30% of Road Rehab Cost	$ 7,200,000
Stormwater Improvements	30% of Road Rehab Cost	$ 9,360,000
Sidewalk	330,000 lf $70/lf	$ 23,100,000
Sewer Lateral + Connectior	1,250 laterals + connections @ $2,700 each	$ 3,375,000
Contingency	10% of Construction Cost	$ 6,703,500.0
Total		$ 73,738,500
Soft Costs		
Design	8% of Hard Cost	$ 5,899,080
Engineer of Record Service	5% of Hard Cost	$ 3,686,925
Total		$ 9,586,005
10% Reserves		$ 8,332,451
TOTAL		$ 91,656,956

FIGURE 5

Rehab to National Average (backlog from 20% to 15% no sidewalk, no sewer laterals)		
	Assumptions	**Estimate**
Hard Cost		
Road Rehabilitation	Per Condition Assessment	$ 18,000,000
Assessment Contingency	30% of Road Rehab Cost	$ 5,400,000
Stormwater Improvements	30% of Road Rehab Cost	$ 7,020,000
ADA Improvements	10% Road Rehab	$ 2,340,000
Contingency	10% of Construction Cost	$ 3,276,000.0
Total		**$ 36,036,000**
Soft Costs		
Design	8% of Hard Cost	$ 2,882,880
Engineer of Record Services	5% of Hard Cost	$ 1,801,800
Total		**$ 4,684,680**
10% Reserves		$ 4,072,068
TOTAL		**$ 44,792,748**

FIGURE 6

Example of Street Revenue/Progress on Backlog												5 year increments>>>>			
Year of Tax	Base Year	1	2	3	4	5	6	7	8	9	10	15	20	25
Year	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2039	2044	2049
Existing Revenue														
General Fund Streets	$ 500,000	$ 500,000	$ 500,000	$ 500,000	$ 500,000	$ 500,000	$ 500,000	$ 500,000	$ 500,000	$ 500,000	$ 500,000	$ 500,000	$ 500,000	$ 500,000
RCT Streets	$ 500,000	$ 500,000	$ 500,000	$ 500,000	$ 500,000	$ 500,000	$ 500,000	$ 500,000	$ 500,000	$ 500,000	$ 500,000	Lodging Tax Expires		
Backlog Rehab to National Standards	$ 44,792,748	$ 43,792,748	$ 42,792,748	$ 41,792,748	$ 40,792,748	$ 39,792,748	$ 38,792,748	$ 37,792,748	$ 36,792,748	$ 35,792,748	$ 34,792,748	$ 31,792,748	$ 29,292,748	$ 26,792,748
With 1% LOT Tax*	$ 2,000,000	$ 2,000,000	$ 2,040,000	$ 2,080,800	$ 2,122,416	$ 2,164,864	$ 2,208,162	$ 2,252,325	$ 2,297,371	$ 2,343,319	$ 2,390,185	$ 2,638,958	$ 2,913,622	$ 3,216,874
Backlog Rehab to National Standards	$ 44,792,748	$ 41,792,748	$ 38,792,748	$ 35,752,748	$ 32,671,948	$ 29,549,532	$ 26,384,668	$ 23,176,506	$ 19,924,181	$ 16,626,810	$ 13,283,491	$ (4,155,128)	$ (22,888,369)	$ (43,050,977)
Rehab All Streets & Sidewalks & Sewer Lateral	$ 91,656,956	$ 88,656,956	$ 85,656,956	$ 82,616,956	$ 79,536,156	$ 76,413,740	$ 73,248,876	$ 70,040,714	$ 66,788,389	$ 63,491,018	$ 60,147,699	$ 42,709,080	$ 23,975,839	$ 3,813,231

*2% annual increase of collections factored in.