

**CONSTRUCTION DOCUMENTS
RENOVATIONS
DELAWARE PLAZA**

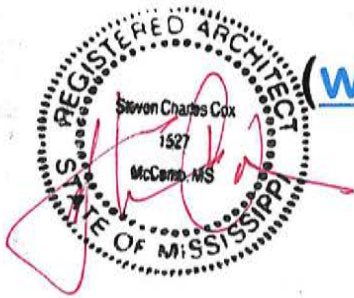
McComb, Mississippi
April, 2022



Project #2201

Cox Architecture, PA

www.coxarchplans.com



kamin realty co.

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Pittsburgh, PA 15232**

DIVISION 0 - BIDDING AND CONTRACT REQUIREMENTS*00100 - Instructions to Bidders**00300 - Bid Form**00500 - Contract Documents**00700 - General Conditions**00800 - Supplementary Conditions***DIVISION 1 - GENERAL REQUIREMENTS***01010 - Summary of Work**01040 - Project Coordination**01300 - Submittals**01700 - Project Closeout***DIVISION 2 - SITEWORK***02100 - Sitework***DIVISION 3 - CONCRETE***03300 - Cast-In-Place Concrete***DIVISION 4 - MASONRY***04000 - Masonry***DIVISION 5 - METALS***05100 - Structural Metal Framing**05400 - Cold-Formed Metal Framing***DIVISION 6 - WOOD AND PLASTICS***06100 - Rough Carpentry***DIVISION 7 - THERMAL AND MOISTURE PROTECTION***07240 - Cement Board Stucco System**07245 - Soffit Stucco System**07500 - Membrane Roofing / Flashing**07900 - Joint Sealants***DIVISION 8 - DOORS AND WINDOWS***08400 - Automatic Entrances***DIVISION 9 - FINISHES***09200 - Lath and Plaster (See Section 07240)**09800 - Special Coatings**09900 - Painting***DIVISION 10 - SPECIALTIES**

10700 – Aluminum Awnings

DIVISION 11 - EQUIPMENT

N/A

DIVISION 12 - FURNISHINGS

N/A

DIVISION 13 - SPECIAL CONSTRUCTION

N/A

DIVISION 14 - CONVEYING SYSTEMS

N/A

DIVISION 15 - MECHANICAL

N/A

DIVISION 16 - ELECTRICAL

See Drawings

PART I - GENERAL

- A. GENERAL REQUIREMENTS:
1. INTERPRETATIONS: Should a bidder find discrepancies in or omissions from the drawings or project manual or be in doubt as to their written meaning, he should immediately notify the Architect requesting clarification. Oral instructions are not valid.
 2. ADDENDA: Any addenda to the drawings or project manual issued before or during the time of bidding will be included in the proposal and become a part of the contract.
- B. BIDDING: Only invited bidders may submit bids on this project. Lump sum, single bids received on General Contract will include all work shown on the drawings, specified herein and/or required by conditions encountered to complete the project.
- C. BID SECURITY: Each bid must be accompanied by the bidder's bid bond, duly executed.
- D. OPENING PROPOSALS: Bids are to be submitted through the Architect's online bid portal at www.coxarchplans.com as indicated herein and on the date and time established herein. Bid results will not be published.
- E. PREPARATION OF BID: Each bidder must fully inform himself of the conditions relating to the construction of the project and employment of labor thereon. Failure to do so will not relieve a successful bidder of his obligation to furnish all material and labor necessary to carry out the provisions of his contract.
1. CONDITIONS OF WORK: Insofar as possible, the Contractor must employ methods or means to cause no interruption of or interference with the work of any other Contractor.
 2. EXAMINATION OF SITE: All bidders shall visit the site of the work, compare the drawings and project manual with any work in place and inform themselves of all conditions.
 3. COMPLETION TO FINISHED APPEARANCE: All work shall be completed so that all visible surfaces have a finished appearance as drawn, specified, or otherwise directed by the Architect. The absence of detailed information will not relieve the Contractor from his obligation to provide a finished product under the base bid.
- F. PROPOSALS:
1. FORM: Make all proposals on forms provided and fill all applicable blank spaces without interlineation, alteration, erasure or recapitulation of the work to be done. No oral, telegraphic or telephonic proposals will be considered. Any

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addenda issued during the bidding will be noted on the proposal form.

G. CONTRACT:

1. AWARD OF CONTRACT: The Owner will determine which bid is most advantageous and will award the Contract accordingly. Bids will remain confidential.
2. PERFORMANCE BOND: The Contractor is required to furnish a Surety Bond as security for the faithful performance of this contract and for the payment of all persons performing labor on the project under this contract. The surety on such bond or bonds will be by a duly authorized Surety Company satisfactory to the Owner. Proof of acquisition of a Builder's Risk policy shall be submitted at this time.
3. PROJECT SCHEDULE: The bidder agrees to engage on the project work expeditiously and complete the project schedule within time frame noted on the bid. Note that formal approval will be via email or other written communication from the Architect or Owner.
4. LIQUIDATED DAMAGES: In the event that construction is not completed according to the schedule above, liquidated damages will be assessed in the amount of one thousand dollars (\$1,000) for each day until substantial completion is approved by the Owner.
5. QUALIFICATION OF PROJECT SUPERINTENDENT: The successful bidder, upon receipt of notice of acceptance of his bid, shall submit to the Architect the name of his proposed Project Superintendent for this project along with the proposed superintendent's experience profile.

END OF SECTION

Contractor. Owner will provide the successful bidder with a written authorization to proceed with this project as soon as possible.

LIQUIDATED DAMAGES: In the event that substantial completion is not approved within the time frame established above, liquidated damages will be assessed in the amount of one thousand dollars (\$1,000) for each day until substantial completion is approved by the Architect and Owner.

This Bid is to remain valid for 30 days from date of bid opening.

BID SECURITY: Security in the form of a Bid Bond or cashier's check is attached hereto in the amount of 5% of the Base Bid.

ADDENDA: The undersigned bidder acknowledges receipt of the following addenda:

Addendum No. 1 dated _____ received (yes/no)
Addendum No. 2 dated _____ received (yes/no)
Addendum No. 3 dated _____ received (yes/no)

Signed: _____

Firm Name: _____

Address: _____

Certificate of Responsibility No _____

END OF SECTION

PART I - GENERAL

- A. OWNER/CONTRACTOR AGREEMENT: The contract which shall be executed for the performance of this work shall be AIA Document A105-2017, Standard Short Form of Agreement Between Owner and Contractor.
- B. PERFORMANCE/PAYMENT BOND: The Performance and Labor and Materials Payment Bond shall be AIA Document A312, 1984 edition, modified in accordance with the "General Conditions of the Contract for Construction," Standard forms provided by the Bonding Company will also be acceptable.

END OF SECTION

PART I - GENERAL

A. DESCRIPTION

1. SCOPE: The "General Conditions of the Contract for Construction", AIA Document A201-2007, is a part of this Contract and is incorporated herein as fully as if herein set forth.
2. COPY: Contractors are presumed to be familiar with this document or shall obtain a copy for their information from the AIA or other reliable source.

END OF SECTION

PART I - GENERAL**A. DESCRIPTION**

1. **Document:** The following supplements modify, change, delete from, or add to the **General Conditions of the Contract**, AIA Document A201, 2007. When any Article of the **General Conditions** is modified, or deleted, by these *Supplementary Conditions*, the unaltered provisions of that Article, Paragraph, Subparagraph, or Clause will remain in effect.

Article I
GENERAL PROVISIONS

1.1 BASIC DEFINITIONS

- 1.1.1 **The Contract Documents:** Delete the last sentence of this Subparagraph and substitute the following sentence:

The Contract Documents include the Invitation for Bids, Instructions to Bidders, Proposal Form, sample forms and all portions of addenda issued prior to execution of the Contract.

Article 3
CONTRACTOR

3.18 INDEMNIFICATION

- 3.18.3 Add a new Subparagraph as follows:

The Contractor agrees to defend, hold harmless and indemnify the Owner, Architect, Architect's consultants, and agents and employees of any of them from and against all claims or demands caused by the Contractor's acts or omissions.

Article 7
CHANGES IN THE WORK

7.2 CHANGE ORDERS

- 7.2.2 Add a new Subparagraph as follows:

The maximum cost included in a Change Order for profit and overhead is limited to twenty percent (20%) of the total of the actual cost for materials, labor and subcontracts. Profit and overhead include: all taxes, fees, permits, insurance, bond, job superintendent, job and home office expense. All Subcontractors shall acquiesce to the same requirements when participating in a Change Order.

Article 9
PAYMENTS AND COMPLETION

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9.3 APPLICATIONS FOR PAYMENT**9.3.1 Add a new sentence to the end of this Subparagraph:**

The form of application for Payment will be AIA Document G702, Application and Certification for Payment, supported by AIA Document G703, Continuation Sheet.

9.3.1.3 Add a new Clause to Subparagraph 9.3.1 as follows:

The Owner will retain, until the Work is one hundred percent (100%) complete, five percent (5%) of the amount due the Contractor on account of progress payments.

9.3.1.4 Add a new Clause to Subparagraph 9.3.1 as follows:

The Contractor must submit each month with this Application for Payment a separate letter stating that he is requesting an extension of time or that he had no need for an extension for that period of time. No payment on a monthly application will be made until the letter is received. Complete justification such as weather reports or other pertinent correspondence must be included for each day's request for extension. A Contractor's letter, or statement, will not be considered as adequate justification. The receipt of this request and data by the Owner will not be considered as Owner approval in any way.

9.3.2.1 Add a new Clause to Subparagraph 9.3.2 as follows:

Payment on materials stored at some location other than the building site, may be approved by the Architect and the Owner after the Contractor has submitted the following items:

- .1 An acceptable Lease Agreement between the General Contractor and the owner of the land, or building, where the materials are stored covering the specific area where the materials are located.*
- .2 Consent of surety, or other acceptable Bond, to cover the materials stored off-site.*
- .3 All Perils Insurance coverage for the full value of the materials stored off-site.*
- .4 A Bill of sale from the Manufacturer to the General Contractor for the stored materials.*
- .5 A complete list and inventory of materials manufactured, stored and delivered to the storage site and of materials removed from the storage site and delivered to the job site.*
- .6 A review by the Architect of the materials stored off-site prior to release of payment.*
- .7 Guarantee no storage costs, additional delivery fees, or subsequent costs to the Owner.*

9.6 PROGRESS PAYMENTS**9.6.8 Add a new Subparagraph as follows:**

The amount retained by the Contractor from each payment to each Subcontractor and material supplier will not exceed the percentage retained by the Owner from the Contractor.

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Article 11
INSURANCE AND BONDS

11.1 CONTRACTOR'S LIABILITY INSURANCE

11.1.5 Add a new Subparagraph as follows:

The Contractor's limits of liability shall be written for not less than the following:

- .1 GENERAL LIABILITY:**
Commercial General Liability
(Including XCU)
General Aggregate \$ 1,000,000 Aggregate
Products & Completed Operations \$ 1,000,000 Aggregate
Personal & Advertising Injury \$ 500,000 Per Occurrence
Bodily Injury & Property Damage \$ 1,000,000 Per Occurrence
Fire Damage Liability \$ 50,000 Per Occurrence
Medical Expense \$ 5,000 Per Person
- .2 OWNERS & CONTRACTORS PROTECTIVE LIABILITY:**
Bodily Injury & Property Damage \$ 1,000,000 Aggregate
Bodily Injury & Property Damage \$ 500,000 Per Occurrence
- .3 AUTOMOBILE LIABILITY:**
(Owned, Non-owned & Hired Vehicles)
Contractor Insurance Option Number 1:
Bodily Injury & Property Damage \$ 500,000 Per Occurrence
(Combined Single Limit)
Contractor Insurance Option Number 2:
Bodily Injury \$ 250,000 Per Person
Bodily Injury \$ 500,000 Per Accident
Property Damage \$ 100,000 Per Occurrence
- .4 EXCESS LIABILITY:**
(Umbrella on projects over \$500,000)
Bodily Injury & Property Damage \$ 1,000,000 Aggregate
(Combined Single Limit)
- .5 WORKERS' COMPENSATION:**
(As required by Statute)
EMPLOYER'S LIABILITY
Accident \$ 100,000 Per Occurrence
Disease \$ 500,000 Policy Limit
Disease \$ 100,000 Per Employee
- .6 PROPERTY INSURANCE:**
Builder's Risk \$ Equal to Value of Work
or
Installation Floater \$ Equal to Value of Work

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11.2 OWNER'S LIABILITY INSURANCE

Delete this Subparagraph in its entirety and substitute the following:

The Contractor shall purchase and maintain such insurance as will protect the Owner from his contingent liability to others for damages because of bodily injury, including death, and property damage, which may arise from operations under this Contract and other liability for damages which the Contractor is required to insure under any provision of this Contract. Certificate of this insurance will be filed with the Owner and will be the same limits set forth in 11.1.4.

11.3 PROPERTY INSURANCE

11.3.1 Change the first line in this Subparagraph to read as follows:

The Contractor shall purchase....

11.3.1.2 Delete this Clause in its entirety.

11.3.1.3 Change the following Clause in Subparagraph 11.3.1 to read as follows:

If the property insurance requires deductibles, the Contractor shall pay costs not covered because of such deductibles.

END OF SECTION

PART I - GENERAL

- A. **SCOPE OF THE WORK:** The work under this contract includes exterior renovations to buildings #1 and #2 of the Delaware Plaza shopping center in McComb, Mississippi. See site plan for locations of buildings.
1. **Building #1:** Exterior work includes removal of portions of existing front walkway and cover for construction of new façade, walkway cover and roof structure. New entry doors at the Corner Market are included as well as infill at certain existing windows that are to be removed and filled in with masonry as noted. Work also includes coordination of façade signage by others and electrical work to facilitate signs, lighting and other miscellaneous electrical work per plans. Scope of work also includes pressure washing and thoroughly cleaning existing facades that are to remain in service.
 2. **Building #2:** Façade and soffit upgrades and/or cleaning are required as indicated on the drawings.
- B. **START OF WORK:** Work shall be started immediately upon issuance of a proceed order. Prior to this, all Contracts and Bonds will have been executed and insurance in force.
- C. **CHANGE ORDERS:** If additional work not provided for in the contract documents is required on this project, the Architect shall request change order information from the Contractor. The Contractor shall submit to the Architect a written description of the proposed work with a breakdown of all costs based on the items enumerated below. After the Owner has approved the change order, the Architect shall issue a formal change order to the Contractor.
- D. **PROJECT SUPERINTENDENT:** The Contractor will designate one qualified individual as Project Superintendent who will remain on the job at all times to supervise and coordinate the work until the project is completed. A resume may be required and the Project Superintendent must be acceptable to the Owner.

END OF SECTION

PART I - GENERAL

- A. PRECONSTRUCTION CONFERENCE: Prior to the start of construction, the Architect shall schedule a preconstruction conference with the Contractor. The purpose of the meeting is to facilitate coordination of project phasing, to establish procedures and to answer questions.
- B. DUTIES OF GENERAL CONTRACTOR:
1. COORDINATION: Coordinate the work of all Subcontractors and material suppliers.
 2. SUPERVISION: Supervise the activities of all work under his responsibility taking place on the project.
 3. SUBMITTAL REVIEW: Review third-party submittals for compliance with Contract Documents prior to forwarding on to the Architect.
 4. PERMITS: Obtain building permit and any required special permits required for construction.
 5. CUTTING AND PATCHING: Supervise and control all cutting and patching of various trades' work.
 6. PROJECT MEETINGS: Schedule and preside at all project meetings in coordination with the Architect and Owner.
 7. TESTING/INSPECTIONS: Coordinate all required testing and inspections with code enforcement authority and design team.
 8. TEMPORARY FACILITIES AND CONTROLS: Allocate, maintain and monitor all temporary facilities.
 9. CLEANING: Direct and execute a continuing cleaning program throughout construction, requiring each trade to dispose of their debris.
 10. PROJECT RECORD DOCUMENTS: Maintain up-to-date project record documents.
 11. SAFETY: Enforce all safety requirements.
 12. INTERPRETATIONS OF CONTRACT DOCUMENTS: Consult with Architect to obtain interpretations and transmit same to concerned parties.
 13. CESSATION OF WORK: Stop all work not in accordance with the requirements of the Contract Documents.

END OF SECTION

PART I - GENERAL

- A. SCHEDULE OF VALUES: Submit Schedule of Values for design team review and approval (AIA Document G702A) with executed contract. Use Table of Contents of this Project Manual as basis for format for listing costs on schedule of values for Sections under Divisions 2-16. Identify each line item with appropriate Section. Prepare Schedule of Values thus:
1. First Line Items shall be:
 - a) Bonds
 - b) Insurance
 - c) Taxes
 - d) Temporary controls
 - e) Supervision
 2. Itemize separate line-item cost for work required by each Section of this specification.
 3. Contractor shall adjust schedule of values if required by Owner or Architect.
- B. SUBCONTRACTOR LIST: Prior to the pre-construction meeting, furnish a list of all proposed subcontractors including company name and address, COR #, key contact names and phone numbers. List shall include but is not limited to the following:
1. Concrete Installation and Finishing
 2. Structural Steel Installation
 3. Light Gauge Metal Framing Subcontractor
 4. Roofing Subcontractor
 5. Plaster/Stucco Subcontractor
 6. Painting Subcontractor
 7. Electrician
- C. SHOP DRAWINGS, PRODUCT DATA AND SAMPLES: Provide shop drawings and other information as required by these documents and/or the Architect.

END OF SECTION

PART I - GENERAL

- A. FINAL CLEANING: In preparation for substantial completion or occupancy, conduct final inspection of sight-exposed interior and exterior surfaces and concealed spaces. Clean and remove all foreign materials from finished surfaces.
- B. FINAL INSPECTIONS:
 - 1. ARCHITECT'S INSPECTION: The Contractor shall make written request for a final inspection to the Architect, notice to be given at least ten days prior to the inspection. The Architect shall compile a list of any deficiencies and the Contractor will correct such deficiencies. If, in his judgment, the Architect determines that the project is not ready for a final inspection, he may schedule another one.
 - 2. OWNER'S INSPECTION: After the Architect has ascertained the project to be ready, an Owner's inspection will be scheduled. The Contractor will have ten days after the Owner's acceptance to make any corrections of punch list items and to submit closeout documents. The date of the Owner's Inspection (If the building is accepted) shall constitute the **date of substantial completion**.
 - 3. CORRECTION OF WORK BEFORE FINAL PAYMENT: The Contractor shall promptly remove from the Owner's premises all material condemned for failure to conform to the Contract, whether incorporated in the work or not, and the Contractor shall, at his own expense, replace such condemned materials with those conforming to the requirements of the contract. Failure to remedy such defects after ten days written notice will entitle the Owner to make good such defects and deduct costs from the balance due the Contractor.
- C. CLOSEOUT DOCUMENTS: Prior to approval of Contractor's final application for payment, the Contractor shall submit to Architect, **two sets** of Closeout Documents to include the following.
 - a) G.C. One-Year Warranty - guarantee starts on the date of substantial completion which is _____."
 - b) Other warranties – originals of all warranties for all components of the project.
 - c) Copy of original Owner/Contractor agreement, change orders, etc.

END OF SECTION

PART I - GENERAL

- A. SCOPE: Work specified under this section includes site work and coordination with other work. The Contractor is on notice that paving overlay is planned for the existing asphalt pavement on site, and the paving work schedule is not known at this time.
- B. GENERAL AND LAYING OUT: Sitework by this Contractor includes removal and replacement of the concrete sidewalk where indicated on the drawings, and will require coordination with Owner's paving contractor. There is also a trench drain at the curb of the existing sidewalk at Building #2 which may also require coordination with the Owner's contractor.
- C. SIDEWALK: Replacement sidewalk shall be installed where indicated after completion of structural foundations for façade work at Building #1. The elevation at curb of new sidewalk shall be approximately 3" below finished floor as indicated on the drawings to match original work. This Contractor shall coordinate the sidewalk and ramps with the Owner's separate paving contractor as required to facilitate the installation of the new work in this contract. See also Section 03300 – Cast-in-Place Concrete.

END OF SECTION

PART I - GENERAL

- A. SCOPE: This work includes all cast-in-place concrete and other related items necessary to complete project indicated by Contract Documents unless specifically excluded.
- B. LABORATORY TESTS AND CONTROL:
1. Testing services are required for all concrete work provided under this contract.
 2. The Contractor will obtain and pay for the services of a qualified testing laboratory to furnish the following: Test on cement and aggregate, design and control mixes, casting and testing of concrete cylinders, and furnishing reports of all tests. The Contractor shall notify the laboratory of all pours sufficiently in advance to permit all tests to be made.
 3. The required tests on cement and aggregate are covered by ASTM C-150 and C-33 respectively.
 4. Design mix is to be established to provide concrete of 10% higher strength than the specified job strength, and proposed mix is to be submitted to the Architect for review and approval prior to use on the job. Laboratory cylinders are to be made according to ASTM C-39 using representative materials. Control of mixes is to be maintained at the Ready-Mix plant and on the job. When the mix is approved, no change shall be made without the written consent of the Architect.
 5. Cylinders are to be cast on the job according to ASTM C-31 and laboratory compression tests will follow ASTM C-39. During a pour, for each fourteen yards poured (every other truckload), two cylinders will be cured in the laboratory and two in the field. One cylinder from each location will be tested at 7 days and the other two at 28 days. Results from field cylinders will determine compliance with specifications. Copies of all test reports shall be furnished to the Architect.

PART II - PRODUCTS

- A. CONCRETE MATERIALS:
1. Cement: Portland Cement, ASTM C-150, type 1.
 2. Water: Potable.
 3. Structural Concrete Aggregate: ASTM C-33 with maximum size of 1".
 4. Curing Compound: Clean bond, manufactured by Guardian Chemical Company. Kure-N-Seal, manufactured by Sonneborn.
 5. Expansion Joint Filler: 1/2" premoulded, bituminous

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- fiberboard.
6. Hardener: Lapidolith, manufactured by Sonneborn, Demicon by Hausman Steel Co., Saniseal by Master Builders or equal.
 7. Architect shall have free access to all materials used and the required samples are to be furnished by the Contractor.
 8. Pre-formed Water Stop: As detailed and/or required.
- A. FORMS:
1. Forms: 3/4" exterior grade plywood on studs or joists. Earth forms for grade beam interior sides.
 2. Form Ties: Standard snap ties, 1 1/2" breakback.
 3. Form Oil: Approved non-staining type, "Noxcrete" or equal. Oil must not affect bonding of finishes on exposed concrete.
- B. REINFORCING STEEL: ASTM A-615, Grade 40 domestic manufactured for #3 bars, Grade 60 for all other bars. Furnish mill certificates to the Architect certifying that each shipment meets specifications. The fabricator will furnish certificates with bar lists to designate location of shipment at the time steel is delivered to the job.
- C. WIRE MESH: Cold drawn, welded steel wire, ASTM A-185.
- D. CONCRETE MIXES:
1. The ready-mix concrete shall be mixed and delivered in accordance with the requirements of ASTM C-94. Uniformly and accurately control proportions of material by weight. Control mixes for concrete as follows: 3000 psi - at least 5.0 sacks of cement per cubic yard and not over 6.5 gallons of water per sack.
 2. Slump for all concrete mixes shall be from 3" to 4".
 3. Calcium chloride shall not be used.

PART III - EXECUTION

- A. PLACING CONCRETE:
1. Concrete shall be placed to avoid segregation of materials and to prevent cold joints by avoiding rehandling, by keeping pours generally level and by adequate vibration.
 2. Placing is not to be started during rain or snow, and if placing is underway when such conditions occur, continue operations only long enough to provide a suitable construction joint.
 3. During cold weather, fresh concrete shall be protected from freezing.
 4. During hot weather of periods of low humidity combined with a definite breeze, rapid loss of moisture shall be discouraged

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by thorough wetting of forms and by using a fine fog spray when finishing. At these times, particular attention shall be given to providing an adequate number of finishers to expedite this operation.

5. Prior to placing, forms shall be cleaned free of foreign material and shall be washed down with water.
 6. Placing shall be a continuous operation between planned construction joints with fresh concrete mixed only with plastic concrete already in place. Avoid cold joints.
 7. Vibration shall be thorough, using vibrators small enough to work within reinforcing. The vibrator shall be inserted at many points about 24" apart. Avoid over vibration and transporting concrete in forms by vibration. A spare vibrator, which will operate, shall be kept on the job during all placing operations.
- B. CURING: Keep all concrete moist for 5 days after placing by covering with 4 mil polyethylene film or by covering with sand or burlap, combined with regular wetting or by applying curing compound according to manufacturer's specifications.
- C. FINISHES FOR FLATWORK: Trowel finish for structural platform and light broom finish for all concrete walks.

END OF SECTION

PART I - GENERAL

- A. GENERAL: Provide all labor, materials and equipment for brick and block work, mortar, ties, accessories and other related items necessary to complete project in accordance with these specifications and the drawings.
- B. SCOPE: Masonry work is required at Building #1 where windows are removed from existing exterior wall and where new doors are to be installed at existing exterior wall. New brick and block shall match existing as closely as possible.
- C. SAMPLE AREA: As the new block and brick work is initiated, advise the Architect for purposes of inspection early in the process to verify quality control.

PART II - PRODUCTS

- A. MASONRY: Face brick and concrete block shall match original construction and shall be selected from samples that match existing as closely as possible.
- B. BRICK AND BLOCK PATTERNS: Match existing. See sample wall requirement above.

PART III - EXECUTION

- A. INSTALLATION: Lay brick and block in similar bond/pattern to existing in order to blend in with original work. Upon completion of masonry, block work at interior will be finished by others and brick shall be painted by this Contractor.

END OF SECTION

PART I - GENERAL

- A. STANDARDS: Meet requirements and recommendations of applicable portions of standards listed:
 - 1. American Institute of Steel Construction - AISC
 - 2. American Society for Testing materials - ASTM
 - 3. American Welding Society - AWS
 - 4. Steel Structures Painting Council - SSPC
- B. SHOP DRAWINGS:
 - 1. Comply with applicable portions of AISC "Structural Shop Drafting".
 - 2. Show all detail of structural metal work required for proper fabrication and erection including connection with work of other trades.
 - 3. See also Section 01300 - Submittals.

PART II - PRODUCTS

- A. MATERIALS:
 - 1. Structural Steel: ASTM A36 for rolled plates, shapes and bars. ASTM A501 for pipe columns. ASTM A500, Grade B Structural Tubing.
 - 2. Roof Purlins: Shall be cold formed "Z" or "C" sections, grade 55, ASTM A607.
 - 3. Anchor Bolts: ASTM A307.
 - 4. Paint: Southern Coatings and Chemical Company Heavy Duty RIP 1-0900 or equal.
- B. FABRICATIONS:
 - 1. Meet applicable requirements of "Specification for the Design, Fabrication and Erection of Structural Steel for Buildings", by AISC.
 - 2. Weld permanent shop connections.
 - 3. Weld in accordance with "Code for Arc and Gas Welding in Building Construction" by AWS.
 - 4. All connections shall be bolted with a minimum of four (4) $\frac{3}{4}$ " diameter bolts unless otherwise noted, ASTM A325.
 - 5. Connections shall be designed to develop full capacity of connected members.
 - 6. Any field-created holes shall be mechanically drilled. Use of a torch for field drilled holes is prohibited.
 - 7. Round bar sections of equivalent strength may be substituted for steel angle diagonal bracing, as approved by the Architect.

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- C. SHOP PAINT:
1. Clean metal of slag, scale, rust, oil, moisture and dirt before applying paint. Comply with SSPC SP-2 or SP-3 or SP-7 and SP-1.
 2. Apply after fabrication to all surfaces one coat to a 2 mil dry film thickness.

PART III - EXECUTION

- A. ERECTION:
1. Meet applicable requirements of "Specifications for the Design, Fabrication and Erection of Structural Steel for Buildings" by AISC.
 2. Provide temporary supports, bracing, shoring and guards necessary to prevent damage or injury. Secure partially erected steel during interruptions of work.
 3. Weld field connections.
 4. Weld in accordance with "Code for Arc and Gas Welding in Building Construction" by AWS. Use welders certified as qualified structural welders according to AWS requirements. Provide Architect with certificate for each person performing structural welding on the job.
 5. Erect members straight, plumb and level and properly secure in place. Limit error to less than 1 to 500.
- B. PATCHING: After erection, remove slag, clean and paint all welds and touch-up all scraped, abraded or otherwise damaged areas and all unpainted surfaces using same paint as shop coat.

END OF SECTION

PART I - GENERAL

- A. SCOPE: Provide all labor, materials and equipment necessary to fabricate and/or install cold-formed steel framing, fasteners, bracing and all components necessary for a complete project and as required by the drawings and these specifications.
- B. SHOP DRAWINGS: Provide shop drawings for the Architect's approval prior to fabrication or delivery to the job site items specified herein. Show layout, spacings, sizes, thicknesses and types of cold-formed steel framing; fabrication; and fastening and anchorage details, supplemental framing, strapping, bracing, bridging, etc. Shop drawings shall be stamped by a professional engineer registered in the State of Mississippi.
- C. QUALITY ASSURANCE: Provide manufacturer qualifications – membership in the Steel Framing Industry Association. Installer qualifications - work shall be by a Contractor certified by the SFIA.
- D. DELIVERY, STORAGE & HANDLING: Protect cold-formed steel framing from corrosion, moisture staining, deformation and other damage during delivery, storage and handling per AISI "Code of Standard Practice".

PART II - PRODUCTS

- A. FRAMING MEMBERS, GENERAL: Shall comply with AISI S240.
- B. ROOF-RAFTER & CEILING JOIST FRAMING: Standard "C"-shaped steel sections as required to meet design conditions / requirements.
- C. WALL FRAMING: Steel Studs, Track, Headers as required to meet design conditions / requirements.
- D. ACCESSORIES: Steel clips, brackets, fasteners, anchor bolts, expansion anchors and other components necessary for a complete installation.

PART III - EXECUTION

- A. PREPARATION: Verify that all conditions are in compliance with all industry standards and code requirements prior to beginning installation.
- B. INSTALLATION: Install cold-formed steel framing and accessories plumb, square and true to line; and with connections securely fastened. Cut framing members by sawing or shearing – do not torch cut. Install framing members in one-piece lengths unless splice connections are indicated in approved shop drawings.

END OF SECTION

RENOVATIONS - DELAWARE PLAZA

PART I - GENERAL

- A. SCOPE: Provide all materials, labor, accessories and related items required to complete rough carpentry, finish carpentry and specialty items indicated by the drawings and these specifications.
- B. PROTECTION AND STORAGE: Stack lumber to insure proper ventilation and provide protection from the elements.
- C. COORDINATION: Coordinate the work and provide wood blocking and grounds necessary for installation of materials supplied by other trades as required, whether permanent or temporary.

PART II - PRODUCTS

- A. LUMBER: Studs and rafters shall be good quality framing lumber as indicated on the drawings and as required for a complete finished job with continuous sheathing and other necessary coverage for a weather-tight assembly as indicated on the drawings and as required by conditions encountered. Lumber shall be grade marked No. 2 Kiln-dried S4S Southern Yellow Pine. Moisture content not to exceed 15%. Provide treated lumber where placed in contact with steel framing and concrete.
- B. PLYWOOD:
 - 1. Roof Deck: Plywood for roof deck shall be 5/8" exterior grade plywood graded for intended use.
 - 2. Siding: Plywood at exterior face of walls shall be 5/8" exterior grade plywood.
 - 3. Canopy Soffit: Plywood for canopy soffit shall be 5/8" exterior grade plywood.
 - 4. Miscellaneous: Other plywood shall be as required for a complete first-rate project.
- C. Miscellaneous: Plywood for miscellaneous uses shall be as indicated on the drawings or as required for first-rate job.
- D. PRESERVATIVE: All wood materials noted "treated" or "pressure treated" or used in contact with concrete or masonry shall be treated with Wolman Salts or other approved wood preservative meeting Federal Specifications TT-W-550 with a minimum retention of 0.23 lbs per cubic foot.

PART III - EXECUTION

- A. MISC. FRAMING: Wall framing and all other items of rough carpentry work shall be laid out as shown on the drawings or as required to facilitate the finished work. All work shall be plumbed, leveled, and braced with sufficient fasteners to rigidly secure members in place.

END OF SECTION

RENOVATIONS - DELAWARE PLAZA

PART I - GENERAL

- A. SCOPE: Provide all labor, materials, equipment and necessary related items to complete installation of cement board stucco backed with drainage mat and fluid applied moisture barrier for frame walls as specified herein and indicated on the drawings.
- B. RELATED WORK SPECIFIED ELSEWHERE:
 - 1. Sheathing - Section 06100.
 - 2. Flashing and Sheet Metal - Section 07600.
 - 3. StoQuick Soffit System - Section 07245.
- C. QUALITY STANDARDS: Reference to a specific manufacturer's product by name, make or catalog number is intended only to establish a standard of quality and shall not exclude equal products. Substitutions will only be approved based on well-documented proof of equal-to-specified product substitutions. Materials specified herein are as manufactured Sto Corporation.
- D. WARRANTY: The manufacturer of the cement board stucco system shall warrant the system to be free from defects in material and workmanship for a period of ten years from the date of substantial completion of the project.
- E. PRE-CONSTRUCTION DESIGN COORDINATION MEETING: The Contractor shall schedule a meeting with the Architect and the Stucco subcontractor responsible for work under this section to verify all conditions and details prior to beginning work. This will also include work to be done under Section 07145 – Soffit System.
- F. INITIAL SUBMITTALS:
 - 1. Manufacturer / Contractor Training Certificate - furnish a current certificate of system training for the installer by the manufacturer.
 - 2. Shop Drawings – Provide manufacturer's specifications and installation instructions with job-specific details.
 - 3. Furnish sample warranties for system provided under this section.
- G. SAMPLE WALL PANEL: The contractor shall erect a sample wall panel (4' x 8') showing joint detail and general construction details prior to beginning work. The panel must be approved by the Architect before the contractor may begin work under this section.
- H. POST CONSTRUCTION SUBMITTALS: Furnish executed warranty with closeout documents. Initiation date of warranty shall coincide with date of substantial completion of building.

PART II - PRODUCTS

RENOVATIONS - DELAWARE PLAZA

- A. SYSTEM COMPONENTS:
1. Plywood Sheathing - Shall be as specified in Division 6 and as required to provide an appropriate substrate for the overall system.
 2. Joint Treatment – Shall be StoGuard Joint Treatment.
 3. Air and Moisture Barrier – Shall be StoGuard® Air and Moisture Barrier.
 4. Drain Screen – Shall be Sto DrainScreen™.
 5. Cement Board – Shall be as approved by Sto.
 6. Joint Treatment – Shall be Sto Base Coat and StoGuard® Mesh.
 7. Base Coat – Shall be Sto Base Coat and Sto Mesh.
 8. Primer – Shall be Sto Primer.
 9. Finish – Shall be Sto Finish .
 10. Colors and Textures – Sto Finish shall be in finishes and colors as indicated on the drawings.

PART III - EXECUTION

- A. GENERAL: Installation of stucco system shall be performed by applicators certified by the material manufacturer. System materials shall be installed in compliance with the manufacturer's written instructions and as required to achieve the appearance intended
- B. CLEANUP: Remove all construction debris and waste materials from site at the completion of system installation operations.

END OF SECTION

PART I - GENERAL

- A. SCOPE: Provide all labor, materials, equipment and necessary related items to complete installation of StoQuick Gold System for soffits & ceilings as specified herein and indicated on the drawings.
- B. RELATED WORK SPECIFIED ELSEWHERE:
 - 1. Sheathing - Section 06100.
 - 2. Cement Board Stucco System - Section 07240.
- C. QUALITY STANDARDS: Reference to a specific manufacturer's product by name, make or catalog number is intended only to establish a standard of quality and shall not exclude equal products. Substitutions will only be approved based on well-documented proof of equal-to-specified product substitutions. Materials specified herein are as manufactured Sto Corporation.
- D. WARRANTY: The manufacturer of the cement board stucco system shall warrant the system to be free from defects in material and workmanship for a period of ten years from the date of substantial completion of the project.
- E. PRE-CONSTRUCTION DESIGN COORDINATION MEETING: The Contractor shall schedule a meeting with the Architect and the EIFS subcontractor responsible for work under this section to verify all conditions and details prior to beginning work.
- F. INITIAL SUBMITTALS:
 - 1. Manufacturer / Contractor Training Certificate - furnish a current certificate of system training for the installer by the manufacturer.
 - 2. Shop Drawings – Provide manufacturer's specifications and installation instructions with job-specific details.
 - 3. Furnish sample warranties for system provided under this section.
- G. SAMPLE PANEL CEILING (AND CROSS-BEAM): The contractor shall erect a sample ceiling panel (approximately 4' x 4') showing color, texture and overall appearance. Also provide sample of cross beam finish. The samples must be approved by the Architect before the contractor may begin work under this section.
- H. POST CONSTRUCTION SUBMITTALS: Furnish executed warranty with closeout documents. Initiation date of warranty shall coincide with date of substantial completion of building.

PART II - PRODUCTS

- A. SYSTEM COMPONENTS:
 - 1. Soffit Board Sheathing - Shall be ½" thick glass mat faced

RENOVATIONS - DELAWARE PLAZA

- gypsum sheathing equal to eXP® and/or DensGlass in compliance with ASTM C1177.
2. Surface Reinforcement – Shall be Sto Mesh – nominal 4.5 oz/yd² glass fiber reinforcing mesh treated for compatibility with Sto materials.
 3. Base Coat – Shall be Sto Primer/Adhesive-B – one component polymer modified Portland cement base coat.
 4. Primer - Shall be StoPrime™ Sand-acrylic based sanded primer, complies with SCAQMD Rule 1113 for primers.
 5. Textured Finishes – Sto Essence DPR – high performance decorative and protective textured wall finish with integral color, complies with SCAQMD Rule 1113 for architectural finishes.

PART III - EXECUTION

- A. GENERAL: Installation of stucco ceiling system shall be performed by applicators certified by the material manufacturer. System materials shall be installed in compliance with the manufacturer's written instructions and as required to achieve the appearance intended.
- B. LOCATIONS: Soffit areas at Building #1 and Building #2 shall receive this system. At Bldg #1, the cross beams shall also receive this same finish system.
- C. FINISHES / COLOR: Provide installation in finishes and colors as indicated on the drawings and approved shop drawings. Finish for all Soffit System shall be smooth finish – color to be Elder White.
- D. CLEANUP: Remove all construction debris and waste materials from site at the completion of system installation operations.

END OF SECTION

PART I - GENERAL

- A. SCOPE: Provide all labor, materials, equipment and necessary related items to complete installation of exterior insulation and finish system as specified herein and indicated on the drawings.
- B. RELATED WORK SPECIFIED ELSEWHERE:
1. Sheathing - Section 09250.
 2. Flashing and Sheet Metal - Section 07600.
 3. Caulking - Section 07900.
- C. QUALITY STANDARDS: Reference to a specific manufacturer's product by name, make or catalog number is intended only to establish a standard of quality and shall not exclude equal products. Refer to Section 01630 of these specifications for approval of equal products. Materials specified herein are as manufactured by Parex, Inc., Redan, Georgia. Equal products of STO or Dry-Vit will be acceptable.
- D. WARRANTY: The manufacturer of the exterior insulation and finish system shall warrant the system to be free from defects in material and workmanship for a period of five years from the date of substantial completion of the project.
- E. PRE-CONSTRUCTION DESIGN COORDINATION MEETING: The Contractor shall schedule a meeting with the Architect and the EIFS subcontractor responsible for work under this section to verify all conditions and details prior to beginning work.
- F. INITIAL SUBMITTALS:
1. Training - furnish a current certificate of training by the manufacturer.
 2. Shop Drawings – Provide the manufacturer's long-form specification, installation instructions with job-specific details.
 3. Provide color chart for selection prior to sample submittal.
 4. Furnish samples of materials to be provided under this section showing color and texture of finish. See below.
 5. Furnish sample warranties for system provided under this section.
- G. SAMPLE WALL PANELS: The contractor shall erect three sample wall panels (4' x 8') showing joint detail and general construction details prior to beginning work. The panels must be approved by the Architect before the contractor may begin work under this section. There shall be one panel at building #2 and two panels at building #1 – one for each color/finish.
- H. POST CONSTRUCTION SUBMITTALS: Furnish executed warranty with closeout documents. Initiation date of warranty shall coincide

RENOVATIONS - DELAWARE PLAZA

with date of substantial completion of building.

PART II - PRODUCTS

- A. **SUBSTRATE:** Shall be 5/8" cementitious board up to the 10' level at Building #1 only (horizontal joint all around), and 5/8" exterior-grade plywood elsewhere.
- B. **INSULATION BOARD:** Shall be 1" expanded polystyrene board, 1 lb. density, meeting Federal Specification ASTM C578-85 Type 1, Class A, in sizes and shapes as required by job conditions. Provide vertical striations (drainage path) on interior face of insulation board.
- C. **ADHESIVE:** Shall be as recommended by manufacturer for substrate utilized.
- D. **CEMENTITIOUS SYSTEM:** Shall be equal to Cementitious System 3 as manufactured by PAREX. Color and finish texture to be as indicated on the drawings and as reviewed and approved by the Architect.
- E. **PRIMER:** Shall be as recommended by manufacturer for system specified.
- F. **REINFORCING MESH:**
 - 1. Lower Wall: Reinforcing mesh up to 10' level shall be heavy-duty fabric (20 ounces per square yard).
 - 2. Upper Wall / Ceiling: Reinforcing mesh above 10' level shall be standard mesh (5 ounces per yard).

PART III - EXECUTION

- A. **GENERAL:** Installation of exterior insulation and finish system shall be performed by applicators certified by the material manufacturer. Exterior insulation and finish system materials shall be installed in compliance with the manufacturer's recommendations for the purpose intended.
- B. **EXTERIOR INSULATION AND FINISH SYSTEM:**
 - 1. **Job Conditions:** Do not begin work until substrate, flashing and other related items are properly installed for a good job in accordance with manufacturer's printed recommendations. Do not install materials if ambient temperature is below 40 degrees Fahrenheit or is anticipated to drop below this temperature 24 hours after application.
 - 2. **Insulation Board:** Install insulation board over properly prepared approved substrate in a full bed of adhesive.
 - 3. **Reinforcing Mesh:** Set mesh in a full bed of ground coat. Wrap mesh at all exposed corners and edges.
 - 4. **Primer:** Prime base coat and mesh with tinted primer.

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5. Finish Layer: Apply finish layer over mesh in texture and color as approved by the Architect.
- C. **CLEANUP:** Remove all construction debris and waste materials from site at the completion of system installation operations.

END OF SECTION

PART I - GENERAL

- A. SCOPE: Provide all labor, materials and equipment necessary for the complete installation of the new covered walk **roof and flashing** systems as specified herein and indicated on the drawings. Roofing and accessories shall be installed in strict accordance with the manufacturer's printed instructions, approved shop drawings and these construction documents.
- B. QUALITY ASSURANCE
1. ROOF MANUFACTURER: Products of Duro-Last, Inc.®, 525 Morley Drive, Saginaw, MI 48601 are referred to under this section. Products of other manufacturers shall be submitted for approval subject to the requirements of this specification.
 2. FLASHING AND SHEET METAL: Shall be in gauges and shapes required to provide weather-tightness and to facilitate specified roof warranty.
 3. ROOFING CONTRACTOR: The Roofing Contractor must be an approved applicator of the roofing materials manufacturer whose materials are to be used for the project. He shall have been in the business of roofing a minimum of ten years at the time this project is bid.
 4. ROOFER'S GUARANTEE: The Roofing contractor shall furnish a written Two-year workmanship and materials guarantee for the entire roof system including parapet cap flashing and all other metal flashing as required for a complete project. Guarantee shall cover repairs required to maintain new roofing and flashing in a watertight condition at no expense to the Owner. Submit specimen copy of guarantee to Architect for approval prior to submittal of final guarantee.
 5. MANUFACTURER'S FIFTEEN-YEAR WARRANTY: The Roofing Contractor shall provide a fifteen-year roof weather-tightness warranty with no dollar limit that covers labor and materials for repair or replacement of entire roof system and parapet cap flashing during the warranty period.
 6. WIND LOAD DESIGN: Roof system shall be designed to meet FM I-90 requirements.
- C. SUBMITTALS:
1. General: For materials to be used whether specified herein or product substitution requests, submit manufacturer's current roofing and flashing specifications that coincide with these specifications including a list of materials proposed for use. Submit sample warranties meeting requirements above including manufacturer certification.

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2. Shop Drawings: Furnish complete shop drawings for roof system to include all roof, wall and parapet flashing, gutters, downspouts, downspout boots, adhesives, connectors and other components of the roof system, parapet cap flashing and other required flashing work. Do not begin work until shop drawings have been approved. Provide samples of primary components to the Architect.
- D. **QUALITY STANDARDS – METAL FLASHING:** All flashing and sheet metal work shall be done in accordance with the recommendations of SMACNA, approved shop drawings and manufacturer's specifications.
- E. **PRODUCT DELIVERY STORAGE AND HANDLING**
1. Deliver materials in original unopened containers.
 2. Containers shall be labeled with manufacturer's name, brand name, installation instructions, and identification of various items.
 3. Store all materials as specified by manufacturer.
 4. Provide continuous protection of all materials.

PART II - PRODUCTS

- A. **ROOF DECK:** The roof deck shall be a treated plywood deck over cold-formed metal rafter framing.
- B. **ROOF SYSTEM:** Shall be equal to Duro-Last, Inc.®, 50 MIL Duro-Tuff, fully adhered roof system with Gutters, Downspouts and all components necessary for a 15-year warranty and as detailed on the drawings and described herein.
1. Field Membrane: 50 Mil. Duro-Tuff, white in color.
 2. Adhesive and Fasteners: As recommended by manufacturer.
 3. Sheet Metal Flashing and Trim at roof edges, parapet caps and where indicated and/or where required: 24 ga. steel with Kynar 500® finish or as approved by manufacturer. Color to be black.
 4. Roof Gutters and Downspouts: Roof gutters and downspouts to be sheet-metal as approved by the Architect.
 5. Downspout Boots: Shall be steel boots with baked on enamel finish (black).
 6. Other necessary flashing, fasteners and miscellaneous items as required for a complete finished project.

PART III - EXECUTION

- A. **DEMOLITION OF EXISTING:** The existing walkway cover is to be demolished where indicated (approximately 140' length of

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- demolition) and the new system will encapsulate the remaining ends of the existing walkway cover.
- B. ARCHITECT'S ACCESS TO WORK SITE: Throughout the duration of this project, the Contractor shall provide the Architect with access to the roof that does not include any ladder over 10' in length. Access either through the existing access hatch or a reliable mechanical lift are required.
- C. ROOFING INSTALLATION: Upon examination and approval of the roof deck and adjacent surfaces and conditions, the Roofer will begin installation of the new roof system over entire roof area. Install adhesive and roof membrane in strict accordance with the manufacturer's written instructions and as required to facilitate the warranty specified. Install gutters and downspouts with discharge boots at each downspout location.
- D. CLEANUP: This contractor shall take care during all demolition and roofing activities to avoid damage to existing building and grounds. Thoroughly clean all surfaces affected by this work and repair damage to ground rutting in a manner satisfactory to the Owner. All debris created in the demolition and roofing operations under this contract shall be removed from the site of the project.

END OF SECTION

PART I - GENERAL

- A. SCOPE: Provide all labor, materials and equipment for caulking, sealing, pointing, and other related items necessary to complete the work indicated by the detail drawings and these specifications.
- B. RELATED WORK SPECIFIED ELSEWHERE: Sealing and caulking specified in other sections of these specifications shall conform to all requirements as specified herein. Refer to detail drawings for type and the location of joints to be caulked.
- C. DEFINITIONS
 - 1. SEALANT: A weatherproof elastomer used in filling and sealing joints having properties of adhesion, cohesion, extendibility under tension, compressibility and recovery. Shall be non-staining (or primer used), designed to make joints air and water tight. Generally for application to exterior of structures and other joints subject to movement.
 - 2. CAULKING COMPOUND: An oil based material used in filling joints and seams, having properties of adhesion and cohesion. Shall be non-staining (or primer used). Not required to have extendibility and recovery properties. Usually applied to interior of structures.
 - 3. CAULKING: The term "caulking" may be used to denote the process of filling the joints without regard to type of materials or joint location.
- D. STORAGE AND HANDLING: Storage and handling shall be so as to prevent the inclusion of foreign matter or the damage of materials by water or breakage. Procure and store in original containers until ready for use. Material showing evidence of damage shall be rejected.

PART II - PRODUCTS

- A. PRIMER: A compound designated to insure adhesion of sealant and to inhibit staining of substrate, selected for compatibility with sealant and substrate and provided by the sealant manufacturer.
- B. BACKER ROD (JOINT PACKING): Shall be a closed-cell polyethylene or open-cell polyurethane rod of highly flexible and compressible characteristics, intended for use with cold sealant materials.
- C. SEALANT: G.E. Silicone based sealant or similar and equal material as manufactured by Sonneborn Building Products, Inc., Tremco Manufacturing Co., or equal as approved by the Architect. The Architect will select color.
- D. POURABLE SEALANT: Xrexpam NR-201 as manufactured by Pecora or approved equal.

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- E. POURABLE SEALANT PRIMER: P-75 as manufactured by Pecora or approved equal.
- F. CAULKING COMPOUND: Oleo-resinous compound, gun grade that will not stain, shrink or sag. Pecora Architectural Caulking Compound 2001R1 or similar and equal material as manufactured by Sonneborn Building Products, Inc., Tremco Manufacturing Co., or approved equal.

PART III - EXECUTION

- A. JOINT CLEANING: Thoroughly clean all joints blowing out or vacuuming loose particles from joints. Material to be contacted by sealant shall be dry, fully cured, free of laitance, loose aggregate, form release agents, curing compounds, water repellents and other surface treatments.
- B. JOINT PACKING: Install joint packing in all joints to receive sealant. Packing shall be sized to require 25% to 50% compression upon insertion and shall be placed so that sealant depth is approximately 1/2 joint width. In joints not of sufficient depth to allow packing, install polyethylene bon-breaking tape at back of joint. Avoid lengthwise stretching of packing material.
- C. MASKING: Apply masking tape where required to protect adjacent surfaces. Adhere tape in continuous strips in alignment with joint edge, and remove immediately after joints have been sealed and tooled.
- D. JOINT PRIMING: Prime joints to receive sealant in accordance with the manufacturer's instructions. Primer shall be brushed uniformly upon all surfaces of joint. Allow sufficient drying time before caulking.
- E. APPLICATION: Apply sealant and caulking material under pressure to fill joints completely, with prevention of air pockets or voids. Tooling where required shall be performed with solvent recommended by the manufacturer. Describe shape of finished filled joint.
- F. LOCATION OF SEALANT: Apply sealant around penetrations of floor slabs and exterior walls, at control joints and expansion joints in exterior and interior walls, around perimeter of metal door frames and windows, louvers and vents and at other exterior locations as noted on drawings.
- G. LOCATION OF CAULKING: Apply caulking in the interior of locations noted on drawings, with particular attention to control joints in concrete masonry joints.

END OF SECTION

PART I - GENERAL

- A. SCOPE: Provide all labor, equipment and related items necessary to complete installation of new automatic entry doors as indicated on the drawings and specified herein. Installation involves demolition of existing window and brick masonry below windows to floor level, cleaning and prep work as required for the complete installation of two new automatic entry door packages including electrical power.
- B. SHOP DRAWINGS: Submit shop drawings for the complete installation of work specified herein showing connections, anchoring to adjacent materials, electrical requirements and other physical data. The Architect must approve shop drawings prior to fabrication.
- C. SAMPLES: Submit samples of system components for approval prior to incorporating new systems into project.
- D. QUALITY STANDARDS: Reference to a specific manufacturer's product by name, make or catalog number is intended to establish a standard of quality and shall not exclude equal products. Products of Stanley Access Technologies are specified below. Similar and equal products of other manufacturers may be utilized subject to approval by the Architect.
- E. GUARANTEE: Furnish Manufacturer's One-Year warranty that automatic entrances shall be free of defects in material and workmanship for a period of one (1) year from the date of substantial completion. Also furnish Installer's One-Year warranty that Installer will provide any requested inspections and/or service for malfunction of door that requires repairs or adjustments. These warranties shall provide for correction of any defects found during the guarantee period at no cost to the Owner. These Guarantees shall be submitted with the project closeout documents.

PART II - PRODUCTS

- A. AUTOMATIC ENTRANCES: Shall be equal to Stanley Access Technologies Dura-Glide 3000 Series sliding automatic entrances with full breakout entrances. Doors and framing to be black anodized medium stile aluminum units with insulated safety glazing. Thresholds shall be manufacturer's standard threshold for conditions encountered. Door operators shall be manufacturer's standard with concealed mounting controls on each side of door. Emergency breakaway feature shall include at least one adjustable detent device mounted in the top of each breakaway panel to control panel breakaway force. Furnish and install all necessary hardware and components for a complete installation. Color to be black.

PART III - EXECUTION

- A. INSTALLATION: Automatic Entrances shall be installed in strict

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accordance with approved shop drawings, the detail drawings, these specifications and the manufacturer's printed instructions. Installation shall include adjusting and testing all controls and operable components for smooth, safe operation.

- B. **PROTECTION AND CLEANING:** After installation of systems specified above, thoroughly clean all exposed surfaces and protect the work from damage by other trades.

END OF SECTION

PART I - GENERAL

- A. SCOPE: Provide labor, materials, equipment and necessary appurtenances required to complete painting indicated by the drawings and these specifications. Either paint or varnish all new or previously painted wood, galvanized metal, ferrous metal, gypsum board and other surfaces exposed in the finished work (exterior and interior) unless excluded by note on the drawings or herein excluded.
- B. SUBMITTALS:
 - 1. The Contractor shall submit samples of paint colors to the Architect for selection.
 - 2. Product data for all paint materials scheduled for use on this project will be submitted with the following information and organization:
 - a) DO NOT SUBMIT MSDS SHEETS PLEASE.
 - b) Master List of surface types to be painted with proposed primer and finished coat products identified.
 - c) Product data for each paint product identified on master list.
 - d) Manufacturer's written recommended paint schedule.
- C. MATERIALS: Materials for use on this project shall be of one manufacturer. Paint shall be ready-mixed and delivered to the site in the manufacturer's sealed containers bearing a label with the manufacturer's name, type of paint, color and instructions for reducing. Thinning shall be done only in accordance with directions of the manufacturer. Job mixing or job tinting is not permitted.
- D. CLEANING: Prior to commencement of any finish painting, adjacent portions of the building and particularly floors shall be broom cleaned of construction debris and dust such that air currents cannot carry waste and dirt to mar finish painted surfaces.
- E. QUALITY ASSURANCE: Only the products of Benjamin Moore Paint Co., Glidden, Devoe and Sherwin Williams are approved for this project.

PART II - PRODUCTS

- A. MATERIALS:
 - 1. Paints: All paint materials shall be first line product of manufacturers approved above.
 - 2. Materials such as linseed oil, shellac, turpentine and mineral spirits shall be highest quality and have identifying labels on containers.

PART III - EXECUTION

- A. DESCRIPTION:
 - 1. Areas to receive Paint:
 - a) Existing Brick where indicated
 - b) Existing Brick Columns where not demo'd.

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- c) Existing surfaces as indicated.
- 2. Areas to receive no finish:
 - a) Exterior Stucco – to have integral color.
- B. SURFACE PREPARATION:
 - 1. GENERAL: All surfaces to be painted are to be cleaned of any material deleterious to paint application.
 - 2. WOOD: Sand wood to smooth and even surface and thoroughly clean. After primer or seal coat has been applied, thoroughly fill any nail holes and cracks using plastic wood filler for sealed work and putty for painted work. Lightly sand between coats.
 - 3. FERROUS METAL: Remove grease, rust, scales and dust from steel or iron and touch up any chipped or abraded places on items that have been shop coated.
 - 4. GYPSUM BOARD: After gypsum board has been taped and floated, sand all mud surfaces for a smooth finish. Remove all sanding dust. Allow sheetrock mud 10 days to cure before prime coat application.
- C. PRIME COATING: All painted materials to receive first coat of prime coat.
- D. APPLICATION:
 - 1. Apply all paint finishes in accordance with published directions of the paint manufacturer with additional coats if required to produce satisfactory surfaces.
 - 2. Do not apply exterior paint immediately after a rain or during foggy or rainy weather or when temperatures are below 50 degrees F. Apply interior finish paint when temperature is above 60 degrees F.
 - 3. Finish work shall be uniform, of approved color, smooth and free from runs, sags, defective brushing and clotting. Make edges of paint adjoining other materials or colors sharp and clean without overlapping. At completion, touch up and restore finish where damaged and leave in a good condition.
- E. CLEANUP: Completely remove all splashing of painting materials and masking materials from surrounding finish surfaces. Remove empty containers and other waste products resulting from painting operations.

END OF SECTION

PART I - GENERAL

- A. SCOPE: Furnish and install Awning systems and components as indicated on the drawings and specified herein.
- B. QUALITY STANDARDS:
 - 1. G.C.: Shall be responsible for coordinating the work of all trades affected by the installation and support of the awnings indicated herein and as shown on the drawings.
 - 2. Fabricator: The awnings required for this project are to be custom fabricated and installed by a company having a minimum of five years' experience installing custom fabricated awnings similar to products specified herein.
 - 3. Shop Drawings: Provide shop drawings and product data to clearly illustrate materials and installation details.

PART II - PRODUCTS

- A. SUPPORT STRUCTURE: Shall be as indicated on the drawings and as required for a complete installation. Coordinate awning structural support with building structural design as indicated in the Contract Documents. Awning support shall be bolted to structural steel along rear gutter and at overhead attachment.
- B. ROOF PANELS: Shall be 12" wide roll formed flat roof pans with Kynar finish - White.
- C. ALUMINUM EXTRUSIONS: Shall be Alloy 6061-T6 or 6063-T5 & T6 as called for by profile design. Color to be Black.
 - 1. Overhead Hangers – 1 ½" extruded square tubing.
 - 2. Gutter Fascia – 6" extruded aluminum.
- D. ROSETTES: For overhead attachment shall be 6" diameter cast iron rosettes – Flat Black baked on paint color.
- E. MISCELLANEOUS: Provide all components required by the design and conditions encountered.

PART III - EXECUTION

- A. INSTALLATION: Furnish and install all components necessary for a complete project. The installer shall coordinate a final inspection with the Architect through the G.C.

END OF SECTION