

PROJECT MANUAL



CONSTRUCTION DOCUMENTS COASTAL LEADERSHIP ACADEMY RENOVATION

HORRY COUNTY, SOUTH CAROLINA
LS3P PROJECT # 4201-193090

ARCHITECT

LS3P ASSOCIATES LTD.
3067 DEVILLE STREET
MYRTLE BEACH, SOUTH CAROLINA 29577
PHONE: (843) 872-0360



DOCUMENT 000110 - TABLE OF CONTENTS

DIVISION 00 – PROCUREMENT AND CONTRACTING REQUIREMENTS

001113	Notice to Bidders
002113	Instructions to Bidders (AIA A701)
002113S	Supplementary Instructions to Bidders
004113	Bid Form
004313a	Bid Form Supplement - Bid Bond
004313b	Bid Form Supplement – Certification Regarding Drug-Free Workplace
005000	Contracting and Administrative Forms
005001	Standard Abbreviated Form of Agreement Owner Contractor Stip Sum (AIA A104)
006313	Contractor’s RFI Form
006325	Contractor’s Request for Substitution Form
007200	General Conditions (AIA A201)
007300	General Conditions Supplement
009999	General Notes and Outline Technical Specifications

END OF DOCUMENT 000110

SECTION 00 11 13 - NOTICE TO BIDDERS

PROJECT: Coastal Leadership Academy Renovation

LOCATION: 3710 Palmetto Pointe Blvd, Myrtle Beach, SC 29588

OWNER: Coastal Leadership Academy

Owner will receive sealed, single prime, lump sum bids until the bid time and date at the location given below for **Coastal Leadership Academy Renovation**. The project is an interior renovation of the school's existing first floor space. Work included but is not limited to demolition of interior partitions, new partitions, mechanical changes, electrical changes, main entry access control hardware.

BID SUBMITTAL AND BID SECURITY: The Owner will consider bids prepared in compliance with the Instructions to Bidders issued by the Owner, and delivered as follows:

Bid Date and Time: July 1 at 4 pm.

Location: **LS3P, 3067 Deville St, Myrtle Beach, SC 29577.**

Bids will be thereafter privately opened and reviewed by the owner. Bid Bond shall be submitted with each bid in the amount of 100 percent of the cost of the work. No bids may be withdrawn for a period of 60 calendar days following opening of bids. The Owner reserves the right to reject any and all bids and to waive minor informalities and irregularities.

PRE-BID CONFERENCE: Not Applicable

BIDDING DOCUMENTS: Prime Bidders (General Contractors) will be emailed the bidding documents, consisting of construction drawings, specifications, instructions, and forms from LS3P by June 18, 2021

BIDDER'S QUALIFICATIONS

Owner will be evaluating bids and awarding a contract based upon bid price and experience.

Bidders must be properly licensed under the state laws governing their respective trades appropriate to the size of the Project. A Performance Bond, separate Labor and Material Payment Bond, and Insurance in a form acceptable to the Owner will be required of the successful Bidder. Bidders and their subcontractors shall meet qualification requirements indicated in the Contract Documents.

Submission of a bid shall serve as evidence that the Bidder has confirmed that the Bidder is properly qualified to perform the work and can obtain the required bonds and insurance. Bidder's qualification information shall be considered privileged and confidential.

END OF SECTION

SECTION 00 21 13 - SUPPLEMENTARY INSTRUCTIONS TO BIDDERS

PART 1 - GENERAL

1.1 INSTRUCTIONS TO BIDDERS

- A. Instructions to Bidders for the Project consist of:
 - 1. AIA Document A701-1997 Instructions to Bidders
 - 2. The following Supplementary Instructions to Bidders.

1.2 GENERAL

- A. The following supplements modify "Instructions to Bidders", AIA Document A701, 1997 Edition. Where portion of Instructions to Bidders is modified or deleted by Supplementary Instructions to Bidders, unaltered portions of Instructions to Bidders shall remain in effect.

1.3 ARTICLE 2 – BIDDERS REPRESENTATIONS

- A. Add §2.1.5 as follows:
 - 1. “§2.1.5 The Bidder is properly licensed Contractor in accordance with the General Statutes of South Carolina.”

1.4 ARTICLE 3 – BIDDING DOCUMENTS

- A. §3.3.2: Add the following: "All requests for substitution shall be submitted using procedures outlined in Division 01 Section "Product Requirements" and using the form bound in this Project Manual, Division 00 Document 'Contractor's Request for Substitution Form'. Requests that do not include the completed form, including point-by-point comparison, and authorized signature from a Prime Bidder (GC) will not be reviewed."
- B. §3.3.2.1: "Include sufficient data with Request so that direct comparison of proposed item to specified item can be made. Knowledge and experience of applicator and warranty may be an integral part of specification; therefore, data concerning applicator (i.e., experience, organization, references, projects, dates, etc.) may be material.
- C. §3.3.2.2: "Inadequate warranty, vagueness of submittal, failure to meet project requirements, or insufficient data may be cause for disapproval or rejection of request. Architect's decision for rejection of requested substitution is final, may be based upon his opinion, and does not require documentation or further justification. Architect's approval is subject to later reconsideration at any time in life of Contract.
- D. §3.3.2.3: "Approvals are based upon the opinion, knowledge, information, and belief of the Architect at time of issuance of Addendum and reliance upon data submitted. Approvals are therefore interim in nature and subject to reconsideration as additional data, materials, workmanship, and coordination with other work are observed and reviewed. In proposing items allowed by approvals, Bidders assume all risks, costs, and responsibilities for items final acceptance, integration into Work, and performance."

1.5 ARTICLE 4 – BIDDING PROCEDURES

- A. Add §4.1.8 as follows:
 - 1. “§4.1.8 Failure to submit a bid in the form requested or inclusion of any alternates, conditions, limitations or provisions not called for, will render the bid irregular; and shall be considered sufficient cause for rejection of bid. Failure to complete entries in all blanks in the Bid Form shall be considered sufficient cause for rejection of a bid.”
- B. §4.4.1: Delete "during the stipulated time period following the time and "and insert" for 60 days after."

1.6 ARTICLE 7 - PERFORMANCE AND PAYMENT BOND

- A. §7.1.1: Add the following: "Both a Performance Bond and a Payment Bond will be required, each in an amount equal to one hundred percent of the contract price."

END OF SECTION

004311 - BID FORM –STIPULATED SUM [SINGLE PRIME]

Project Name: Coastal Leadership Academy Renovation

Project Location: Horry County, South Carolina

BID INFORMATION

- A. Date: _____
- B. Bidder: _____.
- C. Bidder's Contractor License Number: _____
- D. Owner: Coastal Leadership Academy
- E. Architect: LS3P
- F. Architect Project Number: 4201-193090

1.2 CERTIFICATIONS AND BASE BID

- A. Base Bid, Single-Prime (All Trades) Contract: The undersigned Bidder, having carefully examined the Procurement and Contracting Requirements, Conditions of the Contract, Drawings, Specifications, and all subsequent Addenda, as prepared by LS3P and Architect's consultants, having visited the site, and being familiar with all conditions and requirements of the Work, hereby agrees to furnish all material, labor, equipment and services, including all scheduled/indicated allowances, necessary to complete the construction of the above-named project, according to the requirements of the Procurement and Contracting Documents, for the stipulated sum of:

1. _____ Dollars (\$_____).

1.3 BID GUARANTEE

- A. Bid Bond Form Included
- B. In the event Owner does not offer Notice of Award within the time limits stated above, Owner will return to the undersigned the bid bond.

1.4 ALLOWANCES:

- A. No allowanced are included.

1.5 BID SUPPLEMENTS

- A. The following supplements are a part of this Bid Form and are attached hereto.
 - 1. Bid Form Supplement - Certification Regarding a Drug-Free Workplace.
 - 2. Bid Form Supplement - Bid Bond Form (AIA Document A312).

1.6 ALTERNATES

- A. No alternates are included.

1.7 TIME OF COMPLETION

- A. The undersigned Bidder proposes and agrees hereby to commence the Work of the Contract Documents on a date specified in a written Notice to Proceed to be issued by Architect, and shall complete work as follows:

1. Partial Substantial Completion

All work necessary for OSF inspection and approval for the school to be occupied for instruction (partial substantial completion), and all life safety systems installed and tested, shall be completed by August 10, 2021.

The undersigned bidder acknowledges that there are 'liquidated damages' in the amount of \$1,000/day each day beyond August 10, 2021 that the work has not reached partial substantial completion.

2. Substantial completion/Final Completion

Recognizing the short construction duration of the project, work associated with items identified and presented to the Architect and Owner as "long lead items" not completed by Partial Substantial Completion date above, as well as all punch list items for Final Completion, shall be completed no later than September 16, 2021.

The undersigned bidder acknowledges that there are 'liquidated damages' in the amount of \$1,000/day each day beyond September 16, 2021 that work has not reached substantial/final completion.

1.8 ACKNOWLEDGEMENT OF ADDENDA

- A. The undersigned Bidder acknowledges receipt of and use of the following Addenda in the preparation of this Bid:

1. Addendum No. I, dated _____.
2. Addendum No. II, dated _____.
3. Addendum No. III, dated _____.

1.9 CONTRACTOR'S LICENSE

- A. The undersigned further states that it is a duly licensed contractor, for the type of work proposed, in the State of **South Carolina**, Myrtle Beach and that all fees, permits, etc., pursuant to submitting this proposal have been paid in full.

1.10 BID SUPPLEMENTS

- A. Attached to this Bid Form and incorporated herein are the following documents, completed in full by the undersigned:
1. Bid Form Supplement A– Bid Bond Form (AIA Document A312)
 2. BID FORM SUPPLEMENT B- CERTIFICATION REGARDING DRUG-FREE WORKPLACE

1.11 SUBMISSION OF BID

- A. Respectfully submitted this _____ day of _____, 20____.
- B. Submitted By: _____
(Name of bidding firm or corporation).
- C. Authorized Signature: _____ (Handwritten signature).
- D. Signed By: _____ (Type or print name).
- E. Title: _____ (Owner/Partner/President/Vice President).
- F. Witness By: _____ (Handwritten signature).
- G. Attest: _____ (Handwritten signature).
- H. By: _____ (Type or print name).
- I. Title: _____ (Corporate Secretary or Assistant Secretary).
- J. Street Address: _____.
- K. City, State, Zip: _____.
- L. Phone: _____.
- M. E-Mail: _____.
- N. License No.: _____.
- O. Federal ID No.: _____ (Affix Corporate Seal Here).

END OF DOCUMENT

Reminder: Attach bid supplements to this form.

SECTION 00 41 13B - BID FORM SUPPLEMENT B- CERTIFICATION REGARDING DRUG-FREE
WORKPLACE REQUIREMENTS (COMPANY)

Pursuant to the South Carolina Drug-Free Workplace Act, I hereby certify the following:

1. I am authorized to bind _____ (company's name) by which I am employed.
2. _____ (company's name) will provide a "drug-free workplace" as that term is defined in Section 44-107-30, Code of Laws of South Carolina, 1976 (as amended), by complying with the requirements set forth therein.

PART 1 - 3. I recognize that my company's contract or grant is subject to suspension of payments or termination or both and that my company is subject to suspension or debarment in accordance with Section 11-35-4220 if:

- a. This certification is false;
- b. My company violates the certification by failing to carry out the requirements of Section 44-107-30 (1), (2), (3), (4), (5), and (6);
- c. My company does not take remedial action against employees convicted on drug offenses as specified in Section 44-107-50; or
- d. The number of employees of my company who have been convicted of violations of criminal drug statutes for violations occurring in the workplace reasonably indicates that my company has failed to make a good faith effort to provide a drug-free workplace as required by the Drug-Free Workplace Act.

Company's Name

Name and Title of Authorized Representative

Signature of Authorized Representative

Date

Note to Bidders:

This form must be completed and included with Bid Form

PART 1 -

1.1 BID BOND FORM

- A. The AIA Document A312 Bid Bond is the recommended form for a Bid Bond. A bid bond acceptable to the Owner, or other bid security as described in the Instructions to Bidders, is required to be attached to the Bid Form as a supplement.
- B. Copies of AIA standard forms may be obtained from:
 - 1. American Institute of Architects: (800) 365-2724.
 - 2. AIA/North Carolina: (919) 833-6656.
 - 3. AIA/South Carolina: (803) 252-6050.
 - 4. AIA Charlotte: (704) 369-2302.

END OF SECTION 00 43 13

SECTION 00 50 00 - CONTRACTING AND ADMINISTRATIVE FORMS

1.1 FORM OF AGREEMENT

- A. Form of Agreement for the Project is AIA Document A104-2017 "Standard Abbreviated Form of Agreement Between Owner and Contractor where the basis of payment is stipulated sum".

1.2 GENERAL CONDITIONS

- A. General Conditions for the Project are AIA Document A201-1997 General Conditions of the Contract for Construction.

1.3 STANDARD ADMINISTRATIVE FORMS

- A. The following standard forms shall be utilized in the administration of the Project:
 - 1. Form of Certificate of Insurance: AIA Document G715 Supplemental Attachment for Acord Certificate of Insurance 25-S.
 - 2. Form of Performance Bond and Labor and Material Bond: AIA Document A312 Performance Bond and Labor and Material Bond.
 - 3. Form of Consent of Surety: AIA Document G707 Consent of Surety to Final Payment.
 - 4. Form of Contractor's Affidavit: AIA Document G706 Contractor's Affidavit of Payment of Debts and Claims.
 - 5. Form of Affidavit of Release of Liens: AIA Document G706A Contractor's Affidavit of Payment of Release of Liens.
 - 6. Form of Architect's Memorandum for Minor Changes in the Work: Bulletin: Architect's Supplemental Instructions.
 - 7. Form of Change Directive: Bulletin: Construction Change Directive.
 - 8. Form of Request for Proposal: Bulletin: Request for Proposal.
 - 9. Change Order form: AIA Document G701 Change Order.
 - 10. Payment Application: AIA Document G702/703.
 - 11. Form for Substitution Request: Document 006325 Contractor's Substitution Request.
 - 12. Form for Requests for Interpretation (RFIs): Document 006313 Contractor's Request for Interpretation.
- B. Copies of AIA standard forms may be obtained from:
 - 1. American Institute of Architects: (800) 365-2724.
 - 2. AIA/North Carolina: (919) 833-6656.
 - 3. AIA/South Carolina: (803) 252-6050.
 - 4. AIA Charlotte: (704) 369-2302.

END OF SECTION

SECTION 00 63 13 - CONTRACTOR'S RFI FORM

Project:	Coastal Leadership Academy Renovation	4201-193090	RFI # :
To:	LS3P ASSOCIATES LTD. 3067 Deville Street Myrtle Beach, SC 29577	Date:	
Attn.:	Lizzie Daniel	Contractor:	
Phone	843-872-1362	By:	
Fax:	843-722-4789	Voice:	
Email:	lizziedaniel@ls3p.com	Fax:	
		Email:	

Related Section & Paragraph # _____

Related Drawings/Details: _____

Contractor's _____

Contractor's Recommended _____

Attachments

Architect's response requested by: _____

Architect's Response: _____

Signed: _____ Date: _____

Attachment _____

Distribution

END OF SECTION 00 63 13

SECTION 00 63 25 - CONTRACTOR'S REQUEST FOR SUBSTITUTION FORM

Project:	Coastal Leadership Academy Renovation	Project No.:	4201-193090
To:	LS3P ASSOCIATES LTD.	Specification Section #:	
	3067 Deville Street	Contractor:	
	Myrtle Beach, SC 29577	Requested by:	
Attn.:	Lizzie Daniel	Phone:	
Phone:	843-872-1362	Fax:	
Fax:	843-722-4789	Email:	
Email:	lizziedaniel@ls3p.com		

Reason for not providing specified item: _____

Savings to Owner for accepting substitution: _____

Specified Product/Fabrication Method
(List name/description; model no.; manufacturer): _____

Required Information for <i>Specified</i> Product:	Attached:
Point by Point Comparative Product Data	<input type="checkbox"/>
Tests	<input type="checkbox"/>
Reports	<input type="checkbox"/>
Fabrication Drawings	<input type="checkbox"/>
Samples (Where Applicable)	<input type="checkbox"/>

Proposed Product/Fabrication Method
(List trade name/description; model no.; manufacturer) : _____

Required Information for <i>Proposed</i> Product:	Attached:
Point by Point Comparative Product Data	<input type="checkbox"/> (Required)
Tests	<input type="checkbox"/>
Reports	<input type="checkbox"/>
Fabrication Drawings	<input type="checkbox"/>
Samples (Where Applicable)	<input type="checkbox"/>

List of Related Changes/Modifications: _____

Differences between proposed substitution
and specified product: _____

Does proposed product/fabrication method
affects other parts of the Work?

☐ No ☐ Yes: Explain _____

Undersigned certifies:

- Proposed substitution has been fully investigated and determined to be equal or superior in all respects to specified product as utilized for this project, except as noted herein.
- Qualifications of manufacturer, installer, and other specified parties meet the specified qualifications.
- Same special warranty will be furnished for proposed substitution as for specified product.
- Same maintenance service and source for replacement parts, as applicable, is available as that specified.
- Proposed substitution does not affect dimensions and functional clearances, except as noted herein.
- Proposed substitution complies with requirements in the Contract Documents and is appropriate for applications indicated.
- Failure of proposed substitution to produce indicated results will not be considered grounds for additional payment or time.

For the Bidder:

Submitted by: _____

Signed: _____

Firm: _____

Telephone: _____

Fax: _____

Email: _____

For the Manufacturer:

Submitted by: _____

Signed: _____

Firm: _____

Telephone: _____

Fax: _____

Email: _____

END OF SECTION 00 63 25

SUPPLEMENTAL CONDITIONS OF THE
CONTRACT FOR CONSTRUCTION

THESE SUPPLEMENTAL CONDITIONS AMEND, DELETE, AND/OR REPLACE TERMS AND CONDITIONS OF THE GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION [AIA DOCUMENT A201 (1997 Edition)] AS SET FORTH BELOW.

These Supplemental Conditions of the Contract for Construction amend the General Conditions of the Contract for Construction entered into

BETWEEN the Owner:

and the Contractor:

The Project is:

The Architect/Engineer is:

The Owner and Contractor agree as set forth below:

ARTICLE 1**GENERAL PROVISIONS****1.2 CORRELATION AND INTENT OF THE CONTRACT DOCUMENTS**

Add to **Paragraph 1.2.1** the following:

Where only part of the Work is indicated, similar parts shall be considered repetition. Where any detail is shown and the components therefore are fully described, similar details shall be construed to require equal products and construction.

Following the last sentence, insert "In the event of a conflict or inconsistency in or among the Contract Documents, or between the Contract Documents and applicable codes in effect at the time the Contract Sum is bid or negotiated, the Contractor shall, unless directed otherwise in writing by the Owner, provide the greatest quantity, highest quality, highest degree of safety, and most stringent material, equipment or Work."

Add to **Paragraph 1.2.2** the following:

Where any product is specified in the contract Documents by describing a proprietary item, model number, catalog number, manufacturer, trade name, or by similar reference, the Contractor obligates himself to provide the specified product(s). Where two or more manufacturers are specified as above, the Contractor has the option of providing products as specified from the specified manufacturers.

- 1.6.1 In the event Owner is adjudged to have failed to pay Architect therefor, ownership of such Drawings, Specifications and other documents, and all rights therein, shall revert to the Architect.

ARTICLE 2**OWNER****2.1 GENERAL**

Replace "authorized" in **Paragraph 2.1.1** with "designated."

Delete **Paragraph 2.1.2** in its entirety.

2.2 INFORMATION AND SERVICES REQUIRED OF THE OWNER

Delete **Paragraph 2.2.1** in its entirety.

Add to the end of **Paragraph 2.2.2** with the following:

"Payment of any tap fees shall be the responsibility of the Contractor and shall be included in the Contract Amount."

Insert at the beginning of **Paragraph 2.2.3** "To the extent pertinent to the Work" and delete from the end of **Paragraph 2.2.3** "and a legal description of the site."

Replace **Paragraph 2.2.5** with the following:

2.2.5 Contractor will be furnished five (5) sets of the Contract Documents, plus one reproducible set of all blueprints or drawings relating to the Project

2.3.1 Delete "as required by Paragraph 12.2" and "persistently".

ARTICLE 3

CONTRACTOR

3.2 REVIEW OF CONTRACT DOCUMENTS AND FIELD CONDITIONS BY CONTRACTOR

Add at the end of **Paragraph 3.2.1** the following:

The Contractor shall be responsible for taking all steps reasonably necessary to ascertain the nature and location of the Work, and the general and local conditions which can affect the Work, or the cost or time of performance thereof. Any failure by the Contractor to do so will not relieve him from responsibility for performing the Work in full compliance with the Contract Documents without additional expense to the Owner.

3.2.1 Delete the second sentence in its entirety and insert in lieu thereof "Any errors, inconsistencies or omissions in the Contract Documents discovered by the Contractor shall be reported promptly to the Architect and the Owner as a request for information in such form as the Architect or the Owner may require."

Add at the end of **Paragraph 3.2.2** the following:

In the first sentence, following "promptly to the Architect" delete the remainder of the sentence and insert in lieu thereof "and the Owner in writing."

In the second sentence: (a) delete the first word "The" and insert in lieu thereof "While the";
(b) delete "but"; and
(c) delete the period at the end and insert in lieu thereof "and the Owner in writing."

Add at the end of **Paragraph 3.2.3** the following:

In the last sentence: (a) immediately following "unless the Contractor recognized" insert ", or, in the exercise of ordinary care, reasonably should have recognized,";
(b) delete "knowingly"; and
(c) delete "to the Architect." and insert in lieu thereof "in writing to the Architect and the Owner."

Add after **Paragraph 3.2.3** the following:

- 3.2.4 Contractor shall verify the locations of subsurface installations prior to ordering materials and performing Work which may be affected by such installations. If such installations conflict with Work described by the Contract Documents, Contractor shall immediately notify the Architect/Engineer by verbal communication, confirmed in writing within twenty-four (24) hours. Contractor shall not proceed with Work in the affected area until written direction is received from the Architect/Engineer regarding how Contractor is to proceed.
- 3.2.5 The following principles shall govern the settlement of disputes which may arise over discrepancies in the Contract Documents: (a) as between figures given on drawings and the scaled measurements, the figures shall govern - no measurements should be taken by scale as working dimensions; (b) as between drawings and specifications, requirements of the specifications shall govern; and (c) as between the Form of Agreement and the Specifications, requirements of the Form of Agreement shall govern.
- 3.2.6 All reports or notices required to be given to Architect and/or Owner by Contractor shall be in written form and when in verbal form due to emergency, the verbal form shall be reduced to a written form which shall be received by the Architect within twenty-four (24) hours of the verbal report.

3.3 SUPERVISION AND CONSTRUCTION PROCEDURES

Add to **Paragraph 3.3.1** the following:

The Contractor has the responsibility to insure that all suppliers and Subcontractors on the Project, their agents and employees, adhere to the Contract Documents and that they order products on time, taking into account the current market and delivery conditions, and that they provide products on time. The Contractor shall coordinate Work which it performs with Work performed by Subcontractors or others on the Project, including deliveries, storage, installations, and construction utilities. The Contractor shall be responsible for the space requirements, locations, and routing of his equipment. In areas and locations where the proper and most effective space requirements, locations, and routing cannot be made as indicated, the Contractor shall notify the Architect/Engineer and proceed only as directed by the Architect/Engineer. If requested by the Architect/Engineer, the Contractor shall prepare and provide coordination drawings to the Architect/Engineer before proceeding. A general example is equipment above corridor ceilings where duct work, piping, conduit, lights, etc., will be installed. A thorough coordinated plan shall be used to install the equipment to furnish proper clearances, radii of turns, locations, pipe slopes, supporting appurtenances, and access where required.

Add after **Paragraph 3.3.3** the following:

- 3.3.4 Contractor acknowledges familiarity with the "Underground Utilities Damage Prevention Act," S.C. Code Ann. § 58-35-10, and the Contractor and/or any

Subcontractor, person or entity for whose actions the Contractor is liable shall be bound by the requirements of this Act.

3.6 TAXES

Add following **Paragraph 3.6.1** the following:

- 3.6.2 The Contractor shall comply with Title 12, Chapter 9, Code of Laws of South Carolina, as amended at the time this Agreement is signed, concerning withholding tax for nonresidents, employees, Contractors and Subcontractors.

3.7 PERMITS, FEES AND NOTICES

Add after **Paragraph 3.7.1** the following:

- 3.7.1.1 In order that the inspection services of municipal or county building departments might be made available for plumbing, heating, air conditioning, and electrical work, the Contractor shall require that each Subcontractor for these specialty contracts apply for, obtain, and pay the cost of a permit and inspection fees for that specialty for which he is a Subcontractor; provided that this Project is to be constructed within a municipality or county offering such services.
- 3.7.4 In Subparagraph 3.7.4: (a) delete "appropriate";
(b) immediately following "responsibility for", insert "correction of"; and
(c) immediately following "bear the costs" insert ", losses and expenses".

3.9 SUPERINTENDENT

- 3.9.1 Between the first and second sentence, insert "The superintendent shall be satisfactory to the Owner. So long as the superintendent remains employed by the Contractor or any related entity, the superintendent shall not be replaced without the Owner's prior written consent."

3.10 CONTRACTOR'S CONSTRUCTION SCHEDULES

Delete **Paragraph 3.10.1** in its entirety and replace with the following:

- 3.10.1 A proposed Construction Schedule shall be prepared by the Contractor covering all Work on the Project and shall be submitted to the Architect/Engineer for review within 5 calendar days after execution of this Agreement and prior to submission of the first Application for Payment. The Construction Schedule shall show discrete portions of the Work, deliveries of critical materials and equipment, required submittals, intermediate completions/startups, constraints imposed by the Owner's use of facilities, inspections required by Contractor or by entities having jurisdiction over the Project and adequate time for final cleanup, equipment startup and punchlist. The Construction Schedule shall show the actual plan for prosecution of

the Work. The schedule shall include 1 and only 1 critical path and this critical path shall be clearly identified. The Construction Schedule shall include the early and late start dates and early and late finish dates of all activities. The Construction Schedule shall include submittal dates for each submittal required by the Contract Documents. The Contractor shall submit an updated Construction Schedule with each Application for Payment, which shall show planned and actual dates of commencement and performance of each activity. If no revised Construction Schedule is included with an Application for Payment, this shall constitute a certification by the Contractor that no changes in the Construction Schedule have occurred.

Add after **Paragraph 3.10.3** the following:

- 3.10.4 Should Contractor fail or refuse to complete any portion of the Work in accordance with the Construction Schedule, the Owner may, pursuant to Paragraph 2.4.1 perform or cause to be performed the Work necessary to cause such completion, and all costs incurred by Owner and Architect/Engineer shall be deducted from any monies which otherwise may become due the Contractor.

3.11 DOCUMENTS AND SAMPLES AT THE SITE

Add after **Paragraph 3.11.1** the following:

- 3.11.2 Contractor shall, at the completion of the Work, transfer all field markings to an unused set of the drawings provided by the Architect/Engineer. These record drawings shall show all field changes that were made to adapt to field conditions, approved changes and all buried installations of piping, conduit, and utility services. All buried and concealed items both inside and outside the building shall be accurately located as to depth and referenced to two permanent features such as interior or exterior wall faces and finished floors. The drawings shall be clean and all corrections/dimensions shall be given in a neat and legible manner in red ink and shall be delivered to the Architect/Engineer for approval and submission to the Owner.

3.12 SHOP DRAWINGS, PRODUCT DATA AND SAMPLES

Add to **Paragraph 3.12.5** the following:

Within 10 calendar days after the execution of this Agreement a Schedule for anticipated submission of all shop drawings, product data, samples, and similar submittals shall be submitted to the Architect/Engineer. This Schedule shall indicate the items, relevant specification section, other related submittals, the date when such item will be furnished to the Architect/Engineer, and the date by which Architect/Engineer's review is necessary to maintain the Construction Schedule.

All shop drawings, product data, samples and similar submittals shall be submitted to the Architect/Engineer, through the Contractor, for review within 60 calendar days after the Notice to Proceed. Samples and product data required for substitutions shall be submitted with the request for substitution. Shop drawings will not be considered for review which have not been completely checked, reviewed, and stamped by the Contractor, Subcontractor, and Fabricator. Shop drawings,

product data, samples, and similar submittals for substituted products will not be reviewed unless Contractor has fully complied with the requirements of the Contract Documents relating to substitutions.

3.12.5.1 Samples shall be in quadruplicate, one to be retained by the Architect/Engineer, one to be retained by the Owner, and two to be returned to the Contractor, one of which is to be placed on file in the field office for comparison to the products delivered. Where full-size samples are required and specified to be installed on the Project, only one sample will be required.

3.12.5.2 All shop drawings shall be submitted in electronic form via the Architect's electronic project information management system. After Architect/Engineer's review, this electronic copy will be returned to the Contractor who may reproduce his required copies before returning to the Fabricator. Should printed product data be required with the submission, one original will be retained by the Architect/Engineer and the remainder submitted will be returned to the Contractor. Contractor shall not use in the field submittal information modified after submittals have been "approved as noted."

3.12.5.3 After the Electrical; Heating, Ventilating and Air Conditioning; and Plumbing submittals have received a favorable review, the Contractor shall submit to the Architect/Engineer for the Owner three copies of complete operating and maintenance manuals as called for in mechanical, electrical and plumbing of the Specifications located on the drawings. Three copies of similar manuals shall also be submitted for other operating equipment which is specified in Sections other than those in mechanical, electrical and plumbing. These manuals shall be in a 3-ring hard binder and indexed and shall be submitted not later than 60 calendar days before occupancy. Contractor's final application for payment will not be approved until manuals fully complying with the Contract Documents have been received by Architect.

3.12.5.4 The Contractor shall submit, at the completion of the Project, three complete sets of all shop drawings and product data, for the work. Each set shall be in a 3-ring hard binder and indexed and shall be sent to the Architect/Engineer for the Owner, including review comments and corrections. Contractor's final application for payment will not be approved until binders fully complying with the Contract Documents have been received by the Architect.

3.12.5.5 Each drawing and/or series of drawings submitted must be accompanied by a letter of transmittal giving a list of the titles and numbers of the drawings. Each series shall be numbered consecutively for ready reference and each drawing shall be marked with the following information:

1. Date of Submission
2. Name of Project
3. Location
4. Branch of Work and Specification Section
5. Project Number

6. Name of Submitting Contractor
7. Name of Subcontractors

Replace "respective submittal has been approved" in **Paragraph 3.12.7** to "respective submittal has been reviewed."

Replace **Paragraph 3.12.9** with the following:

The Contractor shall make all corrections required after review by the Architect/Engineer and shall resubmit the required number of corrected copies of shop drawings, product data, samples, or similar submittals in accordance with the Architect/Engineer's review stamp. When corrections are necessary and a resubmittal is not requested, 1 electronic copies of corrected "field use" drawings will be forwarded to the Architect/Engineer for file purposes. The Contractor shall direct specific attention in writing or on resubmitted shop drawings, product data, samples, and similar submittals as to revisions other than the corrections requested by the Architect/Engineer on previous submittals.

Add after **Paragraph 3.18.2** the following:

3.19 NONDISCRIMINATION IN EMPLOYMENT

- 3.19.1 The Contractor and his Subcontractors will not discriminate against any employee or applicant for employment because of sex, race, creed, color, religion, age, veteran or handicap status, or national origin, unless with respect to sex, age or other handicap it can be determined that such employment restrictions relate to a bonafide acceptance qualification. The Contractor and Subcontractors will take affirmative action to insure applicants are employed and employees are treated during employment without regard to the above considerations. Such action shall include, but not be limited to, the following: employment, upgrading, demotion and transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship.
- 3.19.2 The Contractor and Subcontractors will, in all solicitations or advertisements for employees, state that all qualified applicants will receive consideration for employment without regard to the above considerations.
- 3.19.3 In the event of the Contractor's or a Subcontractor's noncompliance with the nondiscrimination clause of this contract, the Owner may cancel the Contract in whole or in part or require the Contractor to terminate his contract with the Subcontractor under the procedures outlines in Article 14, with no additional cost to the Owner.

ARTICLE 4

ADMINISTRATION OF THE CONTRACT

- 4.2.2 Modify the first sentence to read "The Architect, as a representative of the Owner, will visit the site at intervals appropriate to the stage of the Contractor's operations or as otherwise

agreed by the Owner and the Architect (1) to become familiar with and to keep the Owner informed about the progress and quality of the portion of the Work completed, (2) to endeavor to guard the Owner against defects and deficiencies in the Work, and (3) to determine if the Work is being performed in accordance with the Contract Documents.” and delete the remainder of the Subparagraph.

Add to the end of **Paragraph 4.3.4** the following:

- 4.3.5 Between the first and second sentence, insert “Such notice shall include, to the extent then known by Contractor, full details and substantiating data to permit evaluation by the Owner and the Architect. If further, or other, information subsequently becomes known to the Contractor, it shall be promptly furnished to the Owner and the Architect in writing.”
- 4.3.6 Following the text of Subparagraph 4.3.6, add “Failure to file any such Claim in accordance with this Paragraph 4.3 shall constitute a waiver thereof.”.

Add to the end of **Paragraph 4.3.7.2** the following:

A total of four (3) normal working days per calendar month shall be anticipated as "normally bad or severe weather" and such time will not be considered justification for an extension of time. It is anticipated that Contractor will normally work, at a minimum, 40 hours per week, with Monday through Friday normally being available as possible workdays.

Add after **Paragraph 4.3.7.2** the following:

- 4.3.7.3 No claims for extension of time will be considered when based on delays caused by conditions existing at the time bids were received, and of which the Contractor might be reasonably expected to have full knowledge at the time of bidding, or upon delays caused by failure on the part of the Contractor to anticipate properly the requirements of the Work contracted for as to materials, labor and equipment.
- 5.4.2 Insert “, if any,” immediately following “increases in cost”.

ARTICLE 7

CHANGES IN THE WORK

7.1 CHANGES

Add to **Paragraph 7.1.2** the following:

All Construction Change Directives shall be signed by the Architect and Owner BEFORE the Contractor begins the Work covered by the Construction Change Directive.

7.2 CHANGE ORDERS

Add after **Paragraph 7.2.2** the following:

- 7.2.3 In determining the cost or credit to the Owner resulting from a change in the Work, the allowances for overhead and profit combined, included in the total cost to the Owner, shall not exceed the percentage herein scheduled, as follows:
- .1 For the Prime Contractor, for any work performed by his own forces, 15% of the cost;
 - .2 For each Subcontractor involved, work performed by his own forces 15% of the cost;
 - .3 For the Prime Contractor, for work performed by his Subcontractor, 7% of the amount due the Subcontractor.
 - .4 For the Subcontractor, for any work performed by his Sub-Subcontractor, 7% of the amount due the Sub-Subcontractor.

7.3 CONSTRUCTION CHANGE DIRECTIVES

- 7.3.11 The Contractor shall anticipate that the Owner may require various changes to the Work. Only those changes which also change the duration of the critical path shall entitle the Contractor to present a claim for schedule impact, acceleration, or deceleration, only to the extent of the change in the duration of the critical path.

Add after **Paragraph 8.2.3** the following:

- 8.2.2 In the first sentence, delete "knowingly."
- 8.2.4 If Contractor shall neglect, fail or refuse to reach the stage of Substantial Completion within the number of days required with proper extensions granted by the Owner, the Owner shall deduct from monies otherwise due the Contractor the amount stated in the Bid Form per calendar day that the project is not substantially complete. Contractor agrees that said payments are not a penalty, but are a reasonable estimation of Owner's losses, costs, and damages associated with such delay for each and every calendar day that the Contractor shall be in default after the required dates for Substantial Completion of the Work. In the event the Project is to be completed in phases, Owner shall be entitled to deduct from monies otherwise due the Contractor, for each phase, the amount stated in the Bid Form per calendar day that each phase is not substantially complete.
- 8.2.5 Final Completion shall be achieved within 10 calendar days of the established date of Substantial Completion unless otherwise extended by properly executed change order. If Contractor neglects, fails, or refuses to achieve Final Completion within this time limit, the Owner shall have the right to deduct from monies otherwise due Contractor the amount stated in the Bid Form per calendar day that the Project is finally complete.

Add to **Paragraph 8.3.1** the following:

The issuance of change orders relating to the work, the correction of defective or non-confirming work, or the exercise of the Owner's right to suspend the work as provided for elsewhere, shall not be deemed as interference to the Contractor's performance. If the Contractor anticipates completion of the work in less time than the Contract allows, and the completion of the work is materially delayed through issuance of change orders within what can be reasonably determined as the scope of work, or through the encountering of unforeseen conditions during the performance of the work, but does not exceed the established Contract completion date the Contractor agrees to waive all rights or remedies to collect additional monies as a result of not completing the work within his anticipated time schedule. Extension of time through fully executed change orders shall be the Contractor's sole remedy for delay.

8.3.3 Delete Subparagraph 8.3.3 in its entirety.

ARTICLE 9

PAYMENTS AND COMPLETION

9.2 SCHEDULE OF VALUES

Add at the end of **Paragraph 9.2.1** the following:

The schedule of values shall be listed in numerical order of the Sections of the Specifications, and shall include: Description of the item, quantities, and the labor, product and total Contract amount for each item. This schedule of values shall be dated and signed by the Contractor. General and Plumbing, Heating, Ventilating, Air Conditioning and Electrical contracts or Subcontractors, as the case may be, shall be broken down in accordance with the Table of Contents.

9.3 APPLICATIONS FOR PAYMENT

Replace **Paragraph 9.3.1** with the following:

9.3.1 Each month the Owner will make a progress payment to the Contractor based on the Contractor's reviewed estimate and application for payment for work performed under this Agreement during the preceding calendar month. Each application for payment shall be made on Accord Form. If bonding is required on the Project, each application for payment shall include the following certification: "We certify that the surety for this project has been notified of this request and consents to payment of this request." Applications for Payment shall be itemized to reflect operations completed in accordance with the schedule of values. Application shall be notarized 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, invoices, shipping tickets, etc. Contractor's Application for Payment, in triplicate, shall be delivered to the Architect by the twenty-fifth (25th) day of each month.

Owner shall be entitled to retain eight percent (8%) of the amount approved by the Architect for payment in each Application for Payment until substantial/final completion, at which time the Owner may, in Owner's discretion, release the retainage. Owner's decision to release retainage will be based on Contractor's performance, payment by Contractor to Subcontractors and/or suppliers, fiscal solvency of Contractor, quality of work performed by Contractor and written concurrence from Contractor's surety.

9.3.1.1 MONTHLY APPLICATIONS FOR PAYMENT WILL NOT BE REVIEWED OR PROCESSED WITHOUT AN UPDATED CONSTRUCTION SCHEDULE REFLECTING ADJUSTMENTS TO CONTRACT TIME, INDIVIDUAL VALUES NOTED ON THE SCHEDULE AND PROJECTED BILLINGS.

Add at the end of **Paragraph 9.3.2** the following:

When Application for Payment includes products stored off the Project Site or stored on the Project Site but not incorporated in the Project, for which no previous payment has been requested, a complete description of such product shall be attached to the application. Suitable storage which is off the Project Site shall be a bonded warehouse with the stored products properly tagged and identifiable for the Project. The Owner's written approval shall be obtained before the use of an off-site storage is made. If the size, quantity, and/or type of material or product is such that a bonded warehouse is deemed unsuitable, then, with the Owner's approval, the Contractor may elect to store certain products on his premises, or to prepay a Subcontractor or Supplier for certain material and products which are to remain on and be stored on the Subcontractor's or Supplier's premises until needed by the Project. In such event, the Contractor shall enter into a security agreement with the Subcontractor or Supplier under which the Contractor shall be granted a security interest in and to all such material and products fabricated and/or to be supplied by the Subcontractor or Supplier for this Project and stored on the Subcontractor's or Supplier's premises. This Security agreement shall be a part of the financing statement which shall be presented to a filing officer for filing pursuant to the Uniform Commercial Code. All expenses incurred in this agreement shall not accrue to the Owner, the Architect/Engineer, nor the Project. A copy of each and every agreement shall be filed with the Architect/Engineer with the first Application for Payment which requests payment for such material or products.

9.4.2 In the second sentence, delete "an evaluation of the Work for conformance with the Contract Documents upon Substantial Completion, to results of subsequent tests and inspections, to".

9.5 DECISIONS TO WITHHOLD CERTIFICATION

9.5.1.7 Delete "persistent".

Add at the end of **Paragraph 9.5.2** the following:

Any money withheld due to any of the preceding causes constitutes a waiver of the Contractor's right to interest as stipulated in Paragraph 13.6.

9.8 SUBSTANTIAL COMPLETION

Add at the end of **Paragraph 9.8.1** the following:

- 9.8.1.1 The Work will not be considered for Substantial Completion review until all Project systems are operational as designed, all governmental inspections and certificates have been made and posted, designated instruction of Owner's personnel in the operation of systems has been completed, and all final finishes are in place. In general, the only remaining Work shall be minor in nature, such that the Owner could occupy the facility on the following day and the completion of the Work by the Contractor would not materially interfere with or hamper the Owner's normal operations. As a further condition of Substantial Completion acceptance, the Contractor shall certify that all remaining Work will be completed within ten (10) consecutive calendar days following the date of Substantial Completion and the failure to do so shall automatically reinstitute the provisions for damages due the Owner as set forth in the Standard Abbreviated Form of Agreement Between Owner and Contractor (AIA Doc. No. A104), for such period of time as may be required by the Contractor to fully complete the work whether the Owner has occupied the Work or not. The Owner may not unreasonably withhold acceptance of the total Project after Certification of Completion by the Architect.
- 9.8.1.2 If all remaining work is not completed within ten (10) consecutive calendar days following Substantial Completion, the Owner may complete the work, or retain a Contractor to complete the work. All costs for such work shall be charged against remaining monies due the Contractor.

Add after **Paragraph 9.8.2** the following:

- 9.8.2.1 In the event all items of the Contractor's first list, as may have been amended by the Architect/Engineer, have not been completed or corrected by the Contractor on the date of the second review, except items for which an extension of time had been agreed upon, the Contractor shall be deemed to have neglected to prosecute the Work properly, and subsequent reviews required by the Architect/Engineer to substantiate final completion will be deemed an extra service to the Owner. For this extra service, the Architect/Engineer will be reimbursed by the Owner in the amount of \$500.00 each day or fraction thereof, each person, required to expeditiously review the major Divisions of the Work in the total Project (General; Electrical; Heating, Ventilating, and Air Conditioning; Plumbing; etc.), for each subsequent review required. This reimbursement will be deducted from the funds otherwise due Contractor under the terms of this Agreement. In addition to the above, the provisions of Paragraph 2.4 may be invoked by the Owner.

9.10 FINAL COMPLETION AND FINAL PAYMENT

Add after **Paragraph 9.10.1** the following:

- 9.10.1.1 When the Contractor is ready for final inspection, he shall give notice to the Architect with a copy to the Owner in the following words:

The Work on the contract for (show name of improvement or project as it appears in the Form of Agreement), having been fully completed, except as stipulated herein below, it is requested that a final inspection be made promptly by the Architect. The following work is incomplete through no fault or negligence of the Contractor: (list any Work the Contractor regards as exceptionable and after each item substantiate why its incompleteness is not due to his fault or negligence).

No final inspection shall be made until such time as the Architect and the Owner have received a letter in exact form indicated above.

Add at the end of **Paragraph 9.10.2** the following:

In addition to the above, the final payment of retained amount due the Contractor on account of the Contract shall not become due until the Contractor has furnished to the Owner, through the Architect, completion documents as enumerated below:

- 9.10.2.1 Guarantees as set forth in Paragraph 3.5.3, including other Guarantees required by specific Sections of the Specifications, 4 copies each (3 each for Owner and 1 each for Architect).
- 9.10.2.2 Shop drawings, product data, operating and maintenance manuals as set forth in Paragraphs 3.12.5.3 and 3.12.5.4.
- 9.10.2.3 Affidavit and Waiver of Lien of Contractor, 4 copies (3 for Owner and 1 for Architect).
- 9.10.2.4 Release and Waiver of Claims by Subcontractors and Product Vendors, 4 copies (3 for Owner and 1 for Architect).
- 9.10.2.5 Contractor's Affidavit as to Status of Liens, 4 copies (3 for Owner and 1 for Architect).
- 9.10.2.6 Consent of Surety Company to Final Payment (AIA Document G707), 4 copies (3 for Owner and 1 for Architect).
- 9.10.2.7 Certificate of Compliance by the Contractor of all final inspections and evidence of approvals by all governmental authorities having jurisdiction and to the issuance, when required, of any certificates of occupancy which may be applicable to the Project.
- 9.10.2.8 In addition to the above, all other submissions and certifications required by this Agreement or the Specifications must be delivered to the Architect before Contractor's request for final payment to be processed. See paragraph 3.12.5.3 and 3.12.5.4.

Delete Paragraph 9.10.3 in its entirety

Add after **Paragraph 9.10.3** (deleted) the following:

- 9.10.3.1 The balance payable under conditions stated shall reflect retainage for three times the value of incomplete or defective Work, as determined by the Architect/Engineer and the Owner, but not more than 5% of the Contract amount.

ARTICLE 11

INSURANCE AND BONDS

11.1 CONTRACTOR'S LIABILITY INSURANCE

Replace the last sentence at **Paragraph 11.1.2** with the following:

Change the last sentence to read: Coverage shall be written on an occurrence form(s) and shall be maintained without interruption from the date of commencement of the Work until 2 years after the date of the final payment.

Replace **Paragraph 11.1.3** with the following:

- 11.1.3 Certificate of Insurance prepared using AIA Document G705, latest edition shall be attached by Contractor to each copy of the Agreement before they are returned to the Architect for the Owner's signature and Certificates shall be addressed to the Owner in care of the Architect. These certificates shall contain a provision that coverages afforded under the policies will not be cancelled until at least (30) thirty days prior written notice has been given to the Owner. Architect will not process any pay requests received from Contractor until Certificates of insurance have been received for all insurance required under this Agreement.

Add after **Paragraph 11.1.3** the following:

- 11.1.4 Minimum limits of liability for following types of insurance are required (B.I. = Bodily Injury; P. D. = Property Damage); limits are shown in thousands of dollars.
- .1 Workmen's Compensation and Employer's Liability:
- (1) Workmen's Compensation - Statutory
- (2) Employer's Liability - 100 each occurrence form
- .2 Comprehensive General Liability including Broad Form Property Damage and the following coverages:
- (1) Premises and Operations (including Underground Hazard, Explosion, and Collapse Hazard);
- (2) Contractual/Owner's Liability
- (3) Contractor's Protective Liability
- (4) Products/Completed Operations

500 each occurrence	B.I.
1,000 aggregate	B.I.
500 each occurrence	P.D.
500 aggregate	P.D.

.3 Comprehensive Automobile Liability, including:

- (1) All owned Automobiles
- (2) Non-owned Automobiles
- (3) Hired Car Coverage

500 each occurrence	B.I.
1,000 aggregate	B.I.
200 each occurrence	P.D.
200 aggregate	P.D.

.4 Comprehensive Excess ("Umbrella") coverage shall be provided in an amount of not less than 3,000.

- 11.1.5 In addition to Contractual Liability including indemnification provisions and Bodily Injury and Property Damage coverage under both Comprehensive General and Comprehensive Automobile Forms shall include "occurrence" basis wording, which means an event, or continuous or repeated exposure to conditions which unexpectedly causes injury or damage during policy period.
- 11.1.6 Contractor shall supply XCU coverage if applicable to his operations and shall maintain completed operations and productions liability up to the limits of the contract for one year after final payment.
- 11.1.7 Contractor shall either (a) require each of its Subcontractors to procure and maintain during the life of his Subcontract, Comprehensive General Liability, Automobile Liability, and Property Damage Liability Insurance of the type and in the same amounts as specified in Paragraph 11.1.4, or (b) insure the activities of his Subcontractors in his own policy.
- 11.1.8 The insurance required in Subparagraph 11.1 shall include contractual liability insurance applicable to the Contractor's obligations under Paragraph 3.18.
- 11.1.9 Certificate of Insurance must be issued by an insurer authorized to do business in South Carolina by the South Carolina State Insurance Commission. All blanks and questions on Certificate must be filled out completely. The Owner must be listed as an "additional insured" on the Contractor's Certificate(s) of Insurance. Incomplete or inadequate Certificate(s) will be returned to Contractor as unsatisfactory and commencement of the Work will be delayed until satisfactory Certificate(s) are submitted. Such delay will not warrant extension of contract time.

11.2 OWNER'S LIABILITY INSURANCE

Replace **Paragraph 11.2.1** with the following:

- 11.2.1 The Contractor shall be responsible for purchasing and maintaining complete Owner's protective liability insurance covering claims which may arise from operations under the Contract. The Contractor shall file a copy of all Owner's protective liability insurance policies with the Owner before any exposure to loss may occur. Limits shall be the same as specified for general liability and property damage insurance.

11.4 PROPERTY INSURANCE

Replace **Paragraph 11.4.1** with the following:

- 11.4.1 The Owner shall purchase and maintain property insurance upon the entire Work at the site to the full insurable value thereof, and shall insure against the perils of fire, extended coverage, vandalism and malicious mischief. This insurance shall also cover temporary structures owned by the named insured, constructed on the Owner's site, and materials and supplies of all kinds owned by the named insured to be used in the construction of the building or structure; all while (A) in or on the building, or (B) in the open (including within vehicles) on or within 100 feet of the premises of the project. A deductible of \$1,000.00 shall apply to each loss. The amount of this deductible and any other losses not specifically covered under the Owner's property insurance shall be borne by the Contractor. This insurance does not cover any tools owned by mechanics, any tools, equipment, scaffolding, staging, towers, forms and machinery owned or rented by the Contractor which are not intended to become part of the project. This insurance shall also not cover any loss by theft or burglary.

Delete **Paragraphs 11.4.1.1 and 11.4.1.2** in their entirety and replace with the following:

- 11.4.1.1 Property insurance shall be "All Risks" builder's risk insurance subject to policy exclusions for the full Contract price, and the insurance certificate shall so state this type of insurance and amount of coverage. This insurance shall be purchased and maintained by the Owner. This insurance shall include interests of the Owner, the Architect/Engineer, the Contractor, Subcontractors, and Sub-subcontractors in the work as their interest may appear. Owner and Contractor intend that any policies furnished in response to the property insurance provisions shall protect all of the parties insured and furnished primary coverage for all losses and damages caused by the perils covered thereby. Accordingly, all such policies shall contain provisions to the effect that in the event of payment of any loss or damage, the insurer will have no rights of recovery against any of the parties named as insureds or additional insureds.

Replace **Paragraph 11.4.1.3** with the following:

11.4.1.3	This insurance will carry the following deductibles:	
	Wind and hail	\$2,500.00
	Vandalism and malicious mischief	\$2,500.00
	All other perils	\$2,500.00

Delete **Paragraph 11.4.1.4** in its entirety.

Replace **Paragraph 11.4.2** with the following:

11.4.2 The Owner shall purchase and maintain such boiler and machinery insurance as may be required by the Contract Documents or by law.

Replace **Paragraph 11.4.3** with the following:

11.4.3 The Owner at the Owner's option, may purchase and maintain such insurance as will insure the Owner against loss and use of the Owner's property caused by certain insurance perils.

Delete **Paragraphs 11.4.4 and 11.4.5** in their entirety.

Replace **Paragraph 11.4.6** with the following:

Certificates of insurance for Property Insurance shall be attached to each copy of the Agreement by the Contractor before they are returned to the Architect/Engineer. Each certificate shall contain a provision that the policy will not be cancelled or allowed to expire until at least 30 days prior written notice has been given to each of the certificate holders.

Revise the first sentence of **Paragraph 11.4.8** to read as follows:

"A loss insured under the Owner's property insurance covering the Work shall be adjusted . . ."

Replace **Paragraph 11.4.10** with the following:

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 the loss to the Owner's exercise of this power.

Add after **Paragraph 11.4.10** the following:

11.4.11 The Subcontractors or Sub-subcontractors and the Contractor shall remedy any defects due to faulty materials or workmanship and pay for any damage to other Work resulting therefrom, which shall appear within a period of one year from the date of acceptance as defined in the General Conditions, at no cost to the Owner and in accordance with the terms of any special guarantees provided in the Contract.

The Owner shall give notice of observed defect within ninety days of the time that they were observed.

- 11.4.12 Any insured loss is to be adjusted with the Owner and made payable to the Owner as trustee for the insured, as their interests may appear, subject to the requirements of any applicable mortgage clause.
- 11.3.13 The Contractor shall effect insurance which shall protect the interests of himself, his Subcontractors and the Sub-subcontractors in the Work.
- 11.3.14 If the Contractor requests in writing that insurance for special hazards be included in the property Insurance clause, the Owner shall, if possible, include such insurance and the cost thereof shall be charged to the Contractor by appropriate Change Order.
- 11.3.15 If required in writing by any party in interest, the Owner as trustee shall, upon the occurrence of an insured loss, deposit in a separate account any money received for such loss, and he shall distribute it in accordance with such agreement as the parties in interest may reach. If after such loss no other special agreement is made, replacement of damaged work shall be covered by an appropriate Change Order.
- 11.3.16 The Owner as trustee shall have the power to adjust and settle with the insurers.
- 11.3.17 If the Owner finds it necessary to occupy or use a portion or portions of the Work prior to substantial completion thereof, such occupancy shall not commence prior to a time mutually agreed to by the Owner and Contractor and to which the insurance company or companies providing the property insurance have consented by endorsement to the policy or policies. This insurance shall not be cancelled or lapsed on account of such partial occupancy. Consent of the Contractor and of the insurance company or companies to such occupancy or use shall not be unreasonably withheld.

11.5 PERFORMANCE BOND AND PAYMENT BOND

Replace **Paragraph 11.5.1** with the following:

Performance and Payment Bond are required. The Contractor shall obtain a Performance Bond and Payment Bond, which are acceptable to the Owner, from a surety company authorized to do business in the state in which the Project is constructed for the full amount of the Contract Sum. The bond shall guarantee the Contractor's faithful performance of the Contract and the payment of all obligations arising thereunder. The bond shall remain in force until (1) all Work has been completed and accepted by the Owner, (2) the provisions of all guarantees required by these Contract Documents have been fulfilled, and the time limitation for all guarantees has expired, or (3) until the time for the filing of all mechanics' lien has expired, whichever is longer, after which it shall become void. The Contractor shall pay all charges in connection with this bond as a part of the Contract.

Contractor shall provide and pay the cost of Performance and Payment bonds, in the form of AIA Document A312 "PERFORMANCE BOND AND LABOR AND MATERIAL BOND." Each shall be in the full

amount of the Contract Sum, issued by a Surety Company licensed in South Carolina, with an "A" minimum rating of performance as stated in the most current publication of "Best's Key Rating Guide, Property Liability" which shall show a financial strength rating of at least five (5) times the Contract Price. Each Bond shall be accompanied by a "Power of Attorney" authorizing the attorney-in-fact to bind the surety and certified to include the date of the Bond.

This bond shall be written on AIA Document A-312, 2010 edition. Copies of AIA Document A-312 may be obtained from the local office supply or stationery store or may be ordered from the American Institute of Architects, 1735 New York Avenue, N.W., Washington, D.C. 20006. A current Power-of-Attorney shall be attached to this bond.

The Contractor shall deliver the required bonds to the Owner not later than ten (1) days following the date of execution of the Contract. If the Work is to be commenced prior thereto in response to a letter of intent, the Contractor shall, prior to commencement of the Work, submit evidence satisfactory to the Owner that such bonds will be furnished and delivered in accordance with this Paragraph 11.4.1.

Add after **Paragraph 11.5.2** the following:

- 11.5.2 CONTRACTOR'S DEFAULT: If the Contractor defaults, the Contractor, or his Surety if Surety is required, shall reimburse the Owner for any additional architectural fees for additional services made necessary because of the Contractor's default.

ARTICLE 12

UNCOVERING AND CORRECTION OF WORK

Add after Paragraph 12.2.1.1

- 12.2.1.2 Contractor warrants that all Work will be free from defects in material and workmanship for a period of one (1) year after certification of substantial completion by the Architect/Engineer. Contractor warrants that repair or replacement of said defects shall be performed in a timely manner and at no expense to the Owner.
- 12.2.1.3 All warranties shall include labor and products, and shall be signed by the manufacturer or subcontractor, as the case may be, and countersigned by the Contractor. All warranties shall be addressed to the Owner and delivered to the Architect/Engineer upon completion of the Project and before or with the submission of Contractor's request for final payment. All guarantees and all warranties required by the Contract Documents shall be in addition to, and not in limitation of any other guarantees and warranties provided for by law
- 12.2.1.4 The Contractor shall obtain and forward to the Owner any and all guarantees issued by the manufacturers for products and systems covered under the Contract Documents. In the event the manufacturer does not have a suitable "preprinted warranty form" to fully cover the guarantee requirements as set forth in the Contract Documents, Contractor shall produce a warranty form patterned after the requirements herein.

- 12.2.1.5 Guarantees shall become effective on a date established by the Architect/Engineer. This date generally shall be the date of Owner's Final Acceptance of the total Project, or shall be at Substantial Completion, should it become expedient for the Owner to accept portions of the Work prior to completion of the total Project. In this event, separate warranties shall be issued for those specific portions of the Project which were accepted and shall be effective the date the applicable specific portion was certified by the Architect/Engineer as substantially complete. As additional work is certified as substantially complete, separate warranties for those specific portions of the Work shall be issued.

ARTICLE 13

MISCELLANEOUS PROVISIONS

13.1 GOVERNING LAW

Add to **Paragraph 13.1.1** the following:

By executing a Contract for the Project the Contractor agrees to submit itself to the jurisdiction of the courts of the State of South Carolina for all matters arising or to arise hereunder, including but not limited to performance of said Contract and payment of all licenses and taxes of whatever nature applicable thereto.

13.5 TESTS AND INSPECTIONS

Add after **Paragraph 13.5.1** the following:

- 13.5.1.1 Contractor shall be responsible for coordination and performance of tests on all fire detection equipment.

13.6 INTEREST

Replace **Paragraph 13.6.1** with the following:

- 13.6.1 Payments certified due by the Architect due and unpaid under the Contract Documents shall bear interest from the date payment is due at a monthly rate of one percent (1%).

Add after **Paragraph 13.7.1** the following:

- 13.8 Omnibus Reconciliation Act of 1980 (PL 96-499) - Audit; Access to Records.
- 13.8.1 (A) This clause is applicable if the amount of the contract exceeds \$10,000.00.
- (B) The Contractor shall maintain the Contract, books, records, documents, and other evidence as are necessary to certify the nature and extent of the Work and cost of the Work under this contract in accordance with accepted business practice, appropriate accounting procedures and practices, and

regulations promulgated by the Secretary of Health and Human Resources. The Contractor shall also maintain the financial information and data described above until the expiration of 4 years after furnishing of services pursuant to this contract. The Secretary, the Comptroller General of the United States, the Owner, or any of their duly authorized representatives shall have access to such books, records, documents and other evidence for the purpose of inspection, audit and copying. The Contractor will provide proper facilities for such access and inspection.

- (C) Audits conducted pursuant to this provision shall be in accordance with generally accepted auditing standards and established procedures and guidelines of the reviewing of audit agency(ies).
- (D) If the Contractor carries out any of the duties of the contract through a subcontract with a value or cost of \$10,000 or more over a 12 month period, with a related organization, such subcontract shall provide that paragraphs B and C will be incorporated in such subcontract.

13.9 PROTECTION OF ADJOINING PROPERTY

- 13.8.1 The Contractor shall be responsible to the Owner for all damages and all injuries to adjoining or near-by lands and/or buildings or to owners thereof and shall replace and make good the same and defend and save the Owner harmless.

13.10 SILT CONTROL

- 13.10.1 The Contractor shall provide necessary materials and barriers to control silt within the limits of the Work. The Contractor shall be responsible for the design and continuous maintenance of silt control devices. Such devices shall be promptly replaced if damaged. The Contractor agrees to defend and save the Owner harmless from liability for any damage or injury to adjoining and/or downstream properties or improvements caused by silt and water carried off the construction site. The Contractor shall maintain silt control devices until substantial completion of the Contract or until the site is stabilized by establishing a stand of grass, whichever is later. Similarly, Contractor shall make provisions to control dust during windy and dry weather.

13.11 NOTICE OF REQUIREMENT: DRUG FREE WORKPLACE ACT

- 13.11.1 The State of South Carolina has amended Title 44, Code of Laws of South Carolina, 1976, relating to healthy, by adding Chapter 107, so as to enact the Drug-Free Workplace Act. (See, Act No. 593, 1990 Acts and Joint Resolutions).
- 13.11.2 Included herewith is the text of a clause which shall be returned, properly endorsed by the Contractor to the Owner prior to Award of this Contract.

The State of South Carolina has amended Title 44, Code of laws of South Carolina, 1976, relating to health, by adding Chapter 107, so as to enact the Drug-Free

Workplace Act. (See Act No. 593, 1990 Acts and Joint Resolutions.) Included herewith is the text of a clause which shall be returned, properly endorsed by the Contractor to the Owner prior to Award of this Contract. The State of South Carolina has amended Title 44, Code of Laws of South Carolina, 1976, relating to health, by adding Chapter 107, so as to enact the Drug-Free Workplace Act. A copy of this Act is attached to this "Final Award Report." The Act became effective January 1, 1991, and requires a Certification from you before this award becomes final. Effective July 1, 1993, the use of any tobacco products on school property is prohibited. Failure to comply could result in being asked to leave the facility. Please acknowledge and certify your compliance; Contractor:

By:
Title:
Date:

ARTICLE 14

TERMINATION OR SUSPENSION OF THE CONTRACT

14.2 TERMINATION BY THE OWNER FOR CAUSE

Add after **Paragraph 14.2.4** the following:

- 14.2.5 The rights of the Owner to suspend or terminate as herein provided shall be cumulative and not exclusive and shall be in addition to any other remedy provided by law.
- 14.4.4 Insert a new Subparagraph 14.4.4 to read as follows: "Upon a determination by a court of competent jurisdiction that termination of the Contractor pursuant to Paragraph 14.2 was wrongful or otherwise improper, such termination shall be deemed a termination for convenience pursuant to Paragraph 14.4 and the provisions of Subparagraph 14.4.3 shall apply."

CONTRACTING REQUIREMENTS

- A. Examination:
 - 1. All bidders shall visit the site and base their bids upon actual field conditions.
 - 2. Before submitting a bid/quote this contractor shall carefully review the site, drawings and specifications, and so note on the bid/quote any discrepancies therein.
- C. Progress payments shall be made monthly with 8% retainage held until substantial completion of the work.
- D. Refer to the General Conditions on the Architectural Documents and the General and Special Conditions of the AIA for additional requirements regarding safety, coordination and cooperation, workmanship, protection, cutting and patching, damage to other work, preliminary operations, storage, adjustments, etc.
- E. ALL contractors shall have an experienced superintendent constantly on the site to supervise all work of the contract throughout the project.
- F. These Drawings are diagrammatic and intended to show approximate locations unless specifically dimensioned. To avoid any interference's the installation of materials/equipment scheduled herein shall be coordinated in the field, with the other trades and shall not result in additional cost to the Owner.
 - 1. Any incidental items or labor etc. not included in the specifications or the drawings but reasonably implied as necessary for the complete installation of all apparatus are to be furnished without additional cost.
- G. Insurance:
 - 1. As per supplemental conditions.

GENERAL REQUIREMENTS

- 1. The Contractor shall complete the lease space improvements in accordance with the working drawings and specifications. It is intended that the Contractor shall construct a complete and usable facility including all work mentioned in the plans and specifications and also all work which may be reasonably inferable from the contract documents as being necessary to produce the intended results. The intent of the contract documents is to include all labor, materials, equipment and any other items necessary for the proper execution and completion of the work.
- 2. All Contractors are responsible for inspecting the job site in detail to become familiar with existing and anticipated conditions that might affect the progress of construction.
- 3. The General Contractor is responsible for coordination of all work performed by others in connection with this contract including all utility companies and government authorities.
- 4. Parking must be confined to an area designated by the landlord and tenant. Coordinate parking and staging locations with the landlord and tenant prior to the start of activities.
- 5. The Contractor shall be responsible for any temporary facilities and temporary utilities required to construct this project. At no time should a contractor tap into an existing service. Temporary facilities must be removed from the site before the job is complete.
- 6. The tenant's General Contractor shall be responsible for each subcontractor removing and disposing of all tools, equipment, surplus material and rubbish.
- 7. Any damage to existing construction caused by the Contractor or his subcontractors shall be repaired to its original condition.
- 8. All exterior penetrations must be properly patched and painted to match the exterior of the building. The landlord must approve all exterior modifications and adjustments.

9. The Contractor shall furnish the tenant and the landlord maintenance and operating manuals and equipment guarantees for all water heaters, unit heaters, exhaust fans, HVAC equipment, electrical equipment, and any other equipment for which the manufacturer normally supplies operating manuals and/or equipment guarantees.
10. The Contractor is responsible for maintaining a securable building throughout the construction.
11. General Contractor is responsible for providing a detailed schedule that considers all required work phasing to be approved by the Architect and Owner.
12. Owner shall continue use of premises during construction. The project shall be as complete as possible prior to removal of elements separating existing building and new construction. Provide vision and dust barriers as necessary throughout the project.

CUTTING AND PATCHING

1. Structural Elements: Do not cut and patch structural elements in a manner that could change their load-carrying capacity or load-deflection ratio.
2. Operational Elements: Do not cut and patch operating elements and related components in a manner that results in reducing their capacity to perform as intended or that results in increased maintenance or decreased operational life or safety.
3. Existing Warranties: Remove, replace, patch, and repair materials and surfaces cut or damaged during cutting and patching operations, by methods and with materials so as not to void existing warranties.
4. In-Place Materials: Use materials identical to in-place materials. For exposed surfaces, use materials that visually match in-place adjacent surfaces to the fullest extent possible.
5. Protection: Protect in-place construction during cutting and patching to prevent damage. Provide protection from adverse weather conditions for portions of Project that might be exposed during cutting and patching operations.
6. Hazardous Materials: If materials suspected of containing hazardous materials are encountered, do not disturb; immediately notify Architect and Owner. Owner will remove hazardous materials under a separate contract.
7. Existing Utility Services and Mechanical/Electrical Systems: Where existing services/systems are required to be removed, relocated, or abandoned, bypass such services/systems before cutting to prevent interruption to occupied areas.
8. Cutting: Cut in-place construction by sawing, drilling, breaking, chipping, grinding, and similar operations, including excavation, using methods least likely to damage elements retained or adjoining construction. If possible, review proposed procedures with original Installer; comply with original Installer's writing recommendations.
 - a. In general, use hand or small power tools designed for sawing and grinding, not hammering and chopping. Cut holes and slots as small as possible, neatly to size required, and with minimum disturbance of adjacent surfaces. Temporarily cover openings when not in use.
 - b. Finished Surfaces: Cut or drill from the exposed or finished side into concealed surfaces.
 - c. Concrete and Masonry: Cut using a cutting machine, such as an abrasive saw or a diamond-core drill.
 - d. Mechanical and Electrical Services: Cut off pipe or conduit in walls or partitions to be removed. Cap, valve, or plug and seal remaining portion of pipe and conduit to prevent entrance of moisture or other foreign matter after cutting.
 - e. Proceed with patching after construction operations requiring cutting are complete.

9. Patching: Patch construction by filling, repairing, refinishing, closing up, and similar operations following performance of other Work. Patch with durable seams that are as invisible as possible. Provide materials and comply with installation requirements specified in other Sections.
 - a. Inspection: Where feasible, test and inspect patched areas after completion to demonstrate integrity of installation.
 - b. Exposed Finishes: Restore exposed finishes of patched areas and extend finish restoration into retained adjoining construction in a manner that will eliminate evidence of patching and refinishing.
 - c. Floors and Walls: Where walls or partitions that are removed extend one finished area into another, patch and repair floor and wall surfaces in the new space. Provide an even surface of uniform finish, color, texture, and appearance. Remove in-place floor and wall coverings and replace with new materials, if necessary, to achieve uniform color and appearance.
 - d. Ceilings: Patch, repair, or rehang in-place ceilings as necessary to provide an even-plane surface of uniform appearance.
 - e. Exterior Building Enclosure: Patch components in a manner that restores enclosure to a weathertight condition.
10. Edges of wall shown to remain shall be saw cut or cleanly toothed to accept new construction. Repair and patch existing walls shown to remain where intersecting walls, doors, frames, etc. are shown to be removed and where existing construction will now be exposed in the new construction.
11. Where finishes are shown to be removed, patch and repair remaining substrates and prepare for new finishes.
12. All infill or replacement work is to match existing, unless noted otherwise.
13. Remove all abandoned plumbing, mechanical and electrical equipment in its entirety throughout the space.

WOOD AND PLASTICS

1. All lumber shall be grade marked by the Southern Pine Inspection Bureau, the West Coast Lumberman's Association or the American Plywood Association.
2. The use of Fire Retardant Treated (FRT) is not permitted.
3. Wood Structural Panels:
 - a. Plywood: DOC PS 1 or DOC PS 2, unless otherwise indicated.
4. Miscellaneous Lumber
 - a. For Furring, Blocking, Shims, and Hanging Strips: Softwood or hardwood lumber, kiln-dried to less than 15 percent moisture content.
 - b. For other items of dimension lumber size, provide Construction, Stud, or No. 2 grade lumber with 19 percent maximum moisture content of any species.
 - c. For exposed boards, provide lumber, with 19 percent maximum moisture content, of eastern white pine, Idaho white, lodgepole, ponderosa, or sugar pine; grade; NELMA, NLGA, WCLIB, or WWPA.
 - d. For concealed boards, provide lumber with 19 percent maximum moisture content and the following species and grades:
 - i. Mixed southern pine, No. 2 grade; SPIB.
 - e. Telephone and Electrical Equipment Backing Panels: DOC PS 1, Exposure 1, C-D Plugged, fire-retardant treated, in thickness indicated or, if not indicated, not less than 1/2 inch thick.
5. Fasteners
 - a. General: Where carpentry is exposed to weather, in ground contact, or in area of high relative humidity, provide fasteners with hot-dip zinc coating complying with ASTM A 153/A 153M.

b. Power-Driven Fasteners: CABO NER-272.

c. Screws for Fastening to Cold-Formed Metal Framing: ASTM C 954, except with wafer heads and reamer wings.

THERMAL AND MOISTURE PROTECTION

1. Insulate all perimeter walls to the lease space as indicated on the drawing and exterior walls to the underside of structure. The insulation should be supported between metal studs and covered with 5/8" Type X sheetrock.
2. Demising walls to be insulated and supported between metal studs and covered with 5/8" Type X sheetrock.
3. Seal all expansion joints, wall penetrations and around all door and window frames and other joints where different building materials meet with an appropriate sealer to bond to the adjoining members and maintain elasticity for movement, as desired. Apply foam backer rod where joints are too deep to fill properly. All joints to be sealed are to be properly cleaned and dried prior to installing any sealant material.
4. Roof penetrations:
 - a. All roof penetrations, repairs, etc., are to be done by the roofing contractor designated by the landlord.
 - b. All penetrations and equipment supports, pipe supports, etc., shall be constructed in accordance with the roof manufacturer's recommendations and details on penetrations.
 - c. Where penetrations in the roof require metal flashing, all seams shall be fully soldered (if applicable).
 - d. Contractor is responsible for having a roof inspection performed by the roof manufacturer to verify the penetration and re-roofing work are performed in compliance with the warranty.
5. Roof Protection:
 - a. All trades are expected to protect the roof from their own tradesman, tools and equipment. Under no circumstances shall the roof membrane be used as a work surface for cutting pipe, threading pipe, storage of cans and other heavy materials for the like. Each trade is expected to protect the roof with plywood or other sturdy surface to distribute the load of any tools or materials being utilized.
 - b. Miscellaneous leak prevention steps:
 - i. All flute caps and vent caps are to be screwed on tightly by the appropriate trades.
 - ii. All counterflashing is to be caulked and sealed by the appropriate trades.
 - iii. All single ply flashing are to be installed per the manufacturer's details.
 - iv. All condensate lines are to be sealed.
 - v. All scraps on the roof resulting from various trades' work, such as screws, pieces of sheet metal, lead, filter, bottles, cans and miscellaneous debris are to be removed by the contractor.
6. Joint Sealants:
 - a. Elastomeric Sealant: Comply with ASTM C 920 and other requirements indicated for each liquid-applied chemically curing sealant specified, including those referencing ASTM C 920 classifications for type, grade, class, and uses related to exposure and joint substrates.
 - i. Multicomponent Nonsag Urethane Sealant:
 - ii. Pecora Corporation; Dynatrol II.
 - iii. Type and Grade: M (multicomponent) and NS (nonsag).
 - iv. Class: 50.
 - v. Use Related to Exposure: NT (nontraffic).
 - vi. Uses Related to Joint Substrates: M, A, and, as applicable to joint substrates indicated, O.
 - b. Latex Joint Sealant: Comply with ASTM C 834, Type O P, Grade NF.
 - i. Products: Pecora Corporation; AC-20+.

- c. Joint-Sealant Backing: Provide sealant backings of material and type that are non-staining; are compatible with joint substrates, sealants, primers, and other joint fillers; and are approved for applications indicated by sealant manufacturer based on field experience and laboratory testing.
- d. Sealant Installation Standard: Comply with recommendations in ASTM C 1193 for use of joint sealants as applicable to materials, applications, and conditions indicated.

DOORS & WINDOWS

- 1. All rated door assemblies are to exhibit UL listing.
- 2. Metal Doors & Frames:
 - a. Steel Door and Frame Standard: Comply with ANSI A 250.8, unless more stringent requirements are indicated.
 - b. Frame Steel Sheet Thickness: 0.053-inch (16 MSG) for level 2 steel doors and wood doors, and 0.067-inch (14 MSG) for level 3 steel doors.
 - c. Prepare doors and frames to receive mortised and concealed hardware matching existing door hardware schedule and templates provided by hardware supplier. Comply with applicable requirements in ANSI A250.6 and ANSI A115 Series specifications for door and frame preparation for hardware.
 - d. Reinforce doors and frames to receive surface-applied hardware. Drilling and tapping for surface-applied hardware may be done at Project site. Locate hardware as indicated according to ANSI A250.8.
 - e. Frames may be fabricated with knock-down frames with mitered or coped corners in stud walls, for field assembly or knock-down, drywall slip-on frames for in-place gypsum board partitions. Provide temporary spreader bars.
 - f. Prime Finish: Manufacturer's standard, factor-applied coat of rust-inhibiting primer complying with ANSI A250.10 for acceptance criteria. Exterior doors and frames shall be A60 Galvannealed.
 - g. Placing Frames: Comply with provisions in SDI 105, unless otherwise indicated. Install fire-rated frames according to NFPA 80.
 - h. Steel Door Installation: Comply with ANSI A250.8. Shim as necessary to comply with SDI 122 and ANSI/DHI A115.1G. Install fire-rated doors within clearances specified in NFPA 80.
 - i. New door openings cut into existing masonry walls shall be not less than two feet from any control joint.
- 3. Wood Doors: Unless otherwise indicated on the Drawings, provide the following:
 - a. Wood doors shall be 1-3/4", solid core, Custom grade, book match, rotary cut birch veneer complying with AWI's "Architectural Woodwork Quality Standards Illustrated.", unless otherwise indicated on the Drawings.
 - i. Finish doors at the factory with TR-6 catalyzed polyurethane in satin finish.
 - b. Wood doors scheduled to be painted shall be 1-3/4", solid core, Custom grade doors prepared for painting and complying with AWI's "Architectural Woodwork Quality Standards Illustrated.", unless otherwise indicated on the Drawings. Faces to be medium-density overlay. Refer to the Drawings for paint colors.
 - c. Factory fit doors to suit frame-opening sizes indicated. Comply with clearance requirements of referenced quality standard for fitting. Comply with requirements in NFPA 80 for fire-rated doors. Factory machine doors for hardware that is not surface applied.
- 4. Aluminum Entrances & Storefront:
 - a. Exterior aluminum-framed, thermally broken storefronts with glazing mechanically retained with gaskets. Provide window frame storefront system (KAWNEER IMPACT) with Bronze Finish. To receive insulated

glazing impact rated to meet minimum 40 D.P. with aluminum pressure plate. Glazing to be hurricane glass with SHGC 0.25 and a U-factor of at least 0.65.

5. Glass and Mirrors:

- a. Interior Glazing to be 6.0 mm (1/4") uncoated clear float-glass units. Provide Kind FT (fully tempered) float glass.
- b. Safety Glazing Products: Comply with testing requirements in 16 CFR 1201.
- c. Mirrors shall be 1/4" mirror quality plate glass confirming to Federal Specification DD-M-411a, Type 1, Class 1, quality G.

FINISH HARDWARE

1. Match adjacent existing hardware as to manufacturer, finish, style, and operations and as per below.
2. Locket Design: Provide ADA compliant lever handle locksets on all doors, unless otherwise indicated on the Drawings. Lever handles shall be solid forged brass, cast bronze or stainless steel. Functions are indicated on the Drawings.
3. Finishes: Comply with BHMA A156.18. Unless otherwise indicated on the Drawings, provide the following:
 - a. US26D for all finished metal hardware items. Door closers to be powder coated to match US26D. Exit devices to be US26D with stainless steel touchbars.
4. All new exterior door hardware shall exactly match the hardware for the doors provided as part of the shell building in style and finish, unless specifically indicated otherwise on the Drawings.
5. Through-bolt all closers and exit devices.
6. Hinges and Butts:
 - a. Templates: Except for hinges and pivots to be installed entirely (both leaves) into wood doors and frames, provide only template produced units.
 - b. Screws: Furnish Phillips flat head or machine screws for installation of units, except furnish Phillips flat head or wood screws for installation of units into wood. Finish screw heads to match surface of hinges or pivots.
 - c. Hinge Pins: Except as otherwise indicated, provide hinge pins as follows:
 - i. Steel Hinges: Steel pins.
 - ii. Exterior Doors. Non removable pins.
 - iii. Out Swing Corridor Doors: Non removable pins.
 - iv. Interior Doors: Non rising pins.
 - v. Tips: Flat button and matching plug, finished to match leaves.
 - vi. Number of Hinges: Provide number of hinges indicated but not less than 3 hinges for door leaf for doors 90" or less in height and one additional hinge for each 30" of additional height.
 - vii. Acceptable Manufacturers and Types which must incorporate all preceding features, unless noted otherwise:
 1. H B Ives – 5BBI, 5BBIHW
 2. Hager – BB1279, BB1191, BB1168, BB1199
 3. Stanley – FBB179, FBB191, FBB 168, FBB 199
7. Locksets and Keying:
 - a. Equip locks with cylinders that comply with performance requirements for Grad 1 cylinders as listed in ANSI A156, and are UL listed.
 - b. All Cylinders and Locksets shall be the product of one Manufacturer.

- c. Provide Grade 1 mortise locks. Acceptable Products:
 - i. Schlage Lock Company – L9000 x 17A
 - ii. Yale – 8800 FL x PBR
 - iii. Best – 45H x 14H
- d. Metals: Construct lock cylinder parts from brass/bronze, stainless steel or nickel silver.
- e. Keys:
 - i. Supplier will meet with Owner to finalize keying requirements and obtain final instructions in writing.
 - ii. Comply with Owner's instructions for master keying and, except as otherwise indicated, provide individual change key for each lock which is not designated to be keyed alike with a group of related locks.
 - iii. Furnish Construction Key System for the construction period. Change Construction Keyed Cylinders to Permanent Cylinders when directed.
 - iv. Key Material: Provided keys of nickel silver only.
 - v. Key Quantity: Furnish 3 change keys for each cylinder core. 6 GMK's & 6 MK's as required by System.
 - vi. Furnish one extra blank for each lock.
- 8. Locks, Latches & Bolts:
 - a. Strikes: Provide manufacturer's standard wrought box strike for each latch or lock bolt, with curved lip extended to protect frame, finished to match hardware set.
 - b. Provide dust proof strikes for foot bolts, except where special threshold construction provides non recessed strike for bolt.
 - c. Provide roller type strikes where recommended by manufacturer of the latch and lock units.
 - d. Lock Throw: Provide 3/4" minimum throw of latch and 1" deadbolt used on pairs of doors. Comply with UL requirements for throw of bolts and latch bolts on rated fire openings.
 - e. Provide 3/4" minimum throw on other latch and deadlock bolts.
 - f. Flush Bolt Heads: Minimum of 1/2" diameter rods of brass, bronze or stainless steel, with minimum 12" long rod for doors up to 7' 0" in height.
 - g. Exit Device Dogging: Except on fire rated doors, wherever closers are provided on doors equipped with exit devices, equip the units with cylinder dogging device to hold the push bar down and the latch bolt in the open position.
 - h. Acceptable Manufacturers and types which must incorporate all preceding features:
 - i. Ives – FB358, FB458, DP2
 - ii. Trimco – 3913, 3915, 3910
 - iii. Door Controls – 790F, 780F, 80
- 9. Push/Pull Units:
 - a. Exposed Fasteners: Provide manufacturer's standard exposed fasteners for installation; through bolted for matched pairs, but not for single units.
- 10. Closers & Door Control Devices:
 - a. Size of Units: Except as otherwise specifically indicated, comply with the manufacturer's recommendations for size of door control unit, depending upon size of door, exposure to weather and anticipated frequency of use.
 - b. Closers: All door closers shall be of one manufacturer to provide for proper installation and servicing after installation. All closers shall be inspected after installation by a factory representative to ensure proper adjustment and operation. A report shall be filed with the Architect after said visit has been made. Closer

shall carry a manufacturer's TEN-YEAR WARRANTY for hydraulic units and 2-year warranty for electrical and/or handicap power assist door closers against manufacturing defects and workmanship. All closers shall be high strength cast iron with one piece forged steel piston. PRV [pressure relief valves] are unacceptable.

- c. Built in Stops: Where closers with built in positive stops are used. The stops shall be of one piece cast malleable iron material with built in springs. Where required, the hold open assembly handle for these stops shall rotate on ball bearings.
- d. All door closers shall pass UL10C positive pressure fire test.
- e. Non-sized: All exterior closers shall be non-sized to provide a full range of Size 1 to 5 closing power.
- f. Hydraulic Fluid: All closers, with the exception of interior electronic closers, shall utilize temperature stable fluid capable of withstanding temperature ranges of 120°F to 30°F without requiring seasonal adjustment of closer speed to properly close the door. Fluid shall be nonflammable.
- g. All closers shall have a powder coat finish on closer body, arm, cover and adapter plate. If powder coat finish is not available, pretreat closer body, arm, cover and adapter plate with special rust inhibiting coating before painted finish is applied.
- h. All closers shall have metal covers.
- i. Provide all drop plates, shoe supports, templates, etc. to properly mount closers according to manufacturer's recommendations.
- j. All closers and ADA Operators shall be the product of ONE manufacturer.
- k. Acceptable Manufacturers and Types which must incorporate all preceding features:
 - i. LCN – 4111 / 4011 SP CUSH MC / 1261 Series

11. Exit Devices:

- a. General: All devices shall be of one manufacturer to provide for proper installation and servicing. Devices shall be furnished non handed and capable of direct field conversion for all available trim functions. All devices shall carry a three-year warranty against manufacturing defects and workmanship.
- b. Furnish all devices with stainless steel touch bars. Plastic parts are not acceptable.
- c. Furnish all exit devices with deadlocking latchbolts or guarded latch (GL) feature.
- d. Furnish all exit devices with cast metal end caps.
- e. Furnish built in damping / silencing feature. Furnish heavy duty, chassis mounted design with removable cover to eliminate the need to remove the device from the door for maintenance or cylinder change out.
- f. Furnish roller strikes with all exit devices.
- g. Furnish stabilizers similar to Von Duprin 154 with all removable mullions.
- h. Outside Trim: Shall be heavy duty type and fastened by means of concealed welded lugs and thru bolts from the inside. Trim shall be forged brass with a minimum average thickness on the escutcheon of .130. Plate with trim shall be brass with minimum average thickness of .090 and have forged pulls. Where Lever Handles are specified provide 994L type Break Away Trim.
- i. Furnish cylinders with all lockable exit devices.
- j. Furnish required filler plates and shim kits for flush mounting of exit devices on all doors requiring same.
- k. Acceptable Manufacturers and Types which must incorporate all preceding features.
 - i. Von Duprin – 98/99 Series
 - ii. Yale – 7000 Series
 - iii. Precision – Apex Series

12. Sound Gasketing:

- a. Providing self-tapping fasteners being applied to hollow metal doors and frames.
- b. Cutting or notching of sound gasket for stop mounted hardware shall not be permitted.
- c. Acceptable Manufacturers and Types which must incorporate all preceding features.
 - i. National Guard – 520NA & 104NA
 - ii. Zero – 365AA & 170AA
 - iii. Reese – 330C & 599C

13. Door Trim Units:

- a. Fasteners: Provide manufacturer's standard exposed fasteners for door trim units (kick plates, edge trim, viewers, knockers, mail drops and similar units); either machine screws or self-tapping screws.
- b. Fabricate edge trim of stainless steel, not more than 1/2" nor less than 1/16" smaller in length than door dimension.

14. Stops:

- a. General: Provide wall stops for doors as indicated in hardware sets.
- b. Acceptable Manufacturers and Types
 - i. Overhead Stops:
 - 1. Glynn Johnson – 450, 410, 90, 100
 - 2. ABH – 3300, 3000, 9000, 1000
 - ii. Wall Stops and Holders:
 - 1. Ives – WS407CVX, WS443, WS445, FS436, WS40
 - 2. Trimco – 1270 WXCP, 1205, 3260X
 - 3. Door Controls – 3211, 3260X, 3267X, 3487X

DRYWALL WORK

1. Partition and Soffit Framing:

- a. Steel Studs and Runners: ASTM C645, in depth indicated.
 - i. Protective Coating: Manufacturer's standard corrosion-resistant zinc coating.
 - ii. Deep-Leg Deflection Track: ASTM C 645 top runner with 2-inch deep flanges.
 - iii. Flat Strap and Backing Plate: Steel sheet for blocking and bracing in length and width indicated.
 - 1. Minimum base metal thickness: 0.0312 inch.
 - iv. Cold-Rolled Channel Bridging: 0.0538-inch bare steel thickness, with minimum 1/2" inch wide flange, and in depth indicated.
 - 1. Clip Angle: 1-1/2 by 1-1/2 inch, 0.068-inch-thick, galvanized steel.
- b. Gypsum Wallboard: ASTM C-36. Regular type in thickness indicated and with long edges tapered. Use Type X gypsum wallboard.
- c. Sag-Resistant Gypsum Wallboard: ASTM C36, high-strength board manufactured to have more sag resistance than regular type gypsum board, 1/2" inch thick, and with long edges tapered. Apply on ceiling surfaces.
- d. Cement Board: ASTM C1325. Nailable, screwable backerboard composed of Portland cement, aggregates and reinforcements that has a significant ability to remain unaffected by prolonged exposure to moisture. Apply behind tile, at all wet locations and where indicated on the drawings.
- e. Joint Treatment Materials: Comply with ASTM C475.
- f. Joint Compound for Interior Gypsum Wallboard: For each coat use formulation that is compatible with other compounds applied on previous or for successive coats.

- i. Prefilling: At open joints and damaged surface areas, use setting-type taping compound.
- ii. Embedding and First Coat: For embedding tape and first coat on joints, flanges of trim accessories, and fasteners, use setting-type compound for installing paper-faced metal trim accessories.
- iii. Fill Coat: For second coat, use drying-type all-purpose compound.
- iv. Finish Coat: For third coat, use drying-type all-purpose compound.
- g. Isolation Strip at Exterior Walls: Where studs are installed directly against exterior walls, install isolation strip between studs and wall.
 - i. Asphalt-Saturated Organic Felt: ASTM D226, Type I (No. 15 asphalt felt), non-perforated.
- h. Gypsum Board Finish Level: Finish panels to level indicated below, according to ASTM C840.
 - i. Level 4: Embed tape and apply separate first, fill and finish coats of joint compound to tape, fasteners, and trim flanges at panel surfaces that will be exposed to view, unless otherwise indicated.

CARPETING

1. Environmental Limitations: Do not install carpet tile until wet work in spaces is complete and dry, and ambient temperature and humidity conditions are maintained at the levels indicated for Project when occupied for its intended use.
2. Do not install carpet tile over concrete slabs until slabs have cured and are sufficiently dry to bond with adhesive and concrete slabs have pH range recommended by carpet tile manufacturer.
3. Preparation:
 - a. Comply with CRI 104, Section 6.2, "Site Conditions; Floor Preparation," and carpet tile manufacturer's written installation instructions for preparing substrates.
 - b. Use trowelable leveling and patching compounds to fill cracks, holes and depressions in substrates.
 - c. Remove coatings, adhesives, curing compounds, and other substances that will interfere with a smooth, level carpet tile installation. Use mechanical methods as required.
 - d. Broom and vacuum clean substrates to be covered immediately before installing carpet tile.
4. Furnish extra materials described below that match products installed and that are packaged with protective covering for storage and identified with labels describing contents. Deliver extra materials to Owner.
 - a. Carpet Tile: Full-size units equal to 5 percent of amount installed for each type indicated, but not less than 10 sq. yd.
5. Install carpet tiles in compliance with CRI 104, Section 13, "Carpet Modules."

RESILIENT FLOORING & BASE

1. Environmental Limitations: Do not install resilient flooring or base until wet work in spaces is complete and dry, and ambient temperature and humidity conditions are maintained at the levels indicated for Project when occupied for its intended use.
2. Furnish extra materials described below that match products installed and that are packed with protective covering for storage and identified with labels describing contents.
 - a. Floor Tile: Furnish 1 box for every 50 boxes or fraction thereof, of each type, color, and pattern of floor tile installed.
 - b. Furnish not less than 10 linear feet for every 500 linear feet or fraction thereof, of each type, color, pattern, and size of resilient product installed.
3. Wall Base: ASTM F 1861

- a. Resilient base shall be 4" cove base as manufactured by Johnsonite. Color as indicated on the Drawings, or if not indicated, will be selected by Architect from the manufacturer's full range.
- b. Material:
 - i. Over VCT or Sheet Vinyl Floor Coverings: Type TV (vinyl)
 - ii. Over all other flooring materials: Type TS (rubber, vulcanized thermoset)
- c. Install base from coils in manufacturer's standard length and apply base in lengths as long as practicable.
- d. Provide pre-molded outside and inside corners wherever possible.
4. Remove substrate coatings and other substances that are incompatible with floor covering adhesives and that contain soap, wax, oil, or silicone, using mechanical methods recommended by manufacturer. Do not use solvents.
5. Use trowelable leveling and patching compound to fill cracks, holes, and depressions in substrates.
 - a. Latex-modified, Portland cement based or blended hydraulic cement-based formulation provided or approved by resilient product manufacturer for applications indicated.
6. Move floor coverings and installation materials into spaces where they will be installed at least 48 hours in advance of installation.
7. Do not install floor coverings until they are same temperature as space where they are to be installed.
8. Provide extruded aluminum metal edge strips as required to protect exposed edges of tiles and in the maximum lengths to minimize joints.
9. Adhesives: Water-resistant type recommended by manufacturer to suit resilient products and substrate conditions indicated.

PAINTING

1. Extra Materials: Furnish extra paint materials from the same production run as the materials applied and in the quantities described below. Package with protective covering for storage and identify with labels describing contents. Deliver extra materials to Owner.
 - a. Quantity: 5 percent, but not less than 1 gal. or 1 case, as appropriate, of each material and color applied.
2. Paint all exposed surfaces, except where these specifications or the Drawings indicate that the surface or material is not to be painted, the natural finish of the material is obviously intended or where the item is installed pre-finished. If an item or a surface is not specifically mentioned, paint the item or surface the same as similar adjacent materials or surfaces.
3. Mechanical and Electrical Work: Painting of mechanical and electrical work is limited to items exposed in equipment rooms and occupied spaces.
4. All exterior utility equipment and piping shall be painted to match the building walls. This includes painting of all rear exterior appurtenances including meter bases, gas lines, inside of rear main doors and frames, etc. to match exterior of building.
5. Labels: Do not paint over UL, FMG, or other code-required labels or equipment name, identification, performance rating, or nomenclature plates.
6. All surface preparation, priming, and finish coats specified in this section are in addition to shop priming and any surface treatment specified elsewhere.
7. Interior Paint Schedule:
 - a. Gypsum Board: Acrylic Finish: Two finish coats over a primer.
 - i. Primer: Interior gypsum board primer.
 - ii. Finish Coats: interior low-luster acrylic enamel.

- b. Wood Hardboard: Acrylic-Enamel Finish: Two finish coats over a primer.
 - i. Primer: Interior wood primer for acrylic-enamel and semigloss alkyd-enamel finishes.
 - ii. Finish Coats: Interior semigloss acrylic enamel.
- c. Ferrous Metal: Acrylic Finish: Two finish coats over a primer.
 - i. Primer: Interior ferrous-metal primer.
 - ii. Finish Coats: Interior flat acrylic paint.
- d. Zinc-Coated Metal: Acrylic Finish: Two finish coats over a primer.
 - i. Primer: Interior zinc-coated metal primer.
 - ii. Finish Coats: Interior flat acrylic paint.
- e. All-Service Jacket over Insulation: Acrylic Finish: Two finish coats. Add fungicidal agent to render fabric mildew proof.
 - i. Finish Coats: Interior flat latex-emulsion size.

SIGNS

1. All signage shall comply with the Americans with Disabilities Act (ADA), ANSI A117.1 and with code provisions as adopted by authorities having jurisdiction.
2. Unframed Panel Signs: Fabricate signs with edges mechanically and smoothly finished to comply with the following requirements:
 - a. Cast-Acrylic Sheet signage. Color as selected from the manufacturer's full range.
 - b. For signs indicating changeable message inserts, provide transparent covers for paper inserts provided by the Owner.
 - c. Edge Condition: Beveled.
 - d. Rounded to radius indicated.
3. Tactile and Braille copy: Manufacturer's standard process for producing copy complying with ADA Accessibility Guidelines and ICC/ANSI A117.1. Text shall be accompanied by Grade 2 braille. Produce precisely formed characters with square cut edges free from burrs and cut marks.
 - a. Panel Material: Opaque acrylic sheet.
 - b. Raised-Copy Thickness: Not less than 1/32 inch.
4. The contractor shall provide a signage schedule indicating the sign type, text and location of each sign to the Owner for final approval prior to fabrication.
5. Provide signage where indicated on the Drawings and at the following locations:
 - a. Areas identified on the plans as Areas of Refuge.
 - b. All toilet rooms.
 - c. Adjacent to each door to an egress stairway, an exit passageway and the exit discharge.
6. Mounting Height: Mount 8" high signs at 50" to the bottom of the sign (58" to the top). All other signs shall be mounted a minimum of 48" to the bottom edge of the lowest tactile character (including Braille) and a maximum of 60" to the bottom of the highest tactile character (including Braille).
7. Location:
 - a. Signage is to be located on the wall adjacent to the latch side of the door or opening.
 - b. Where signage is provided at double doors with on inactive leaf, signage shall be located on the inactive leaf.
 - c. Where signage is provided at double doors with two active leaves, signage shall be located to the right of the right-hand door.

- d. Where there is no wall space to the latch side of the door or to the right side of double doors, signage may be located on the nearest adjacent wall or partition.
 - e. Signs containing tactile characters shall be located so that a minimum clear floor area of 18" x 18", centered on the sign, is provided beyond the arc of any door swing between the closed position and the 45° open position.
8. Attachment: Provide mechanical attachment for signs. Use (4) fasteners per sign, one in each sign corner. Use non-removable mechanical fasteners placed through predrilled holes centered in the corner radius. Use fasteners and anchors suitable for secure attachment to the substrate as recommended in writing by the sign manufacturer. Foam tape may be used for the initial installation of signage, but do not use double sided foam tape or adhesive as the primary (final) attachment method.
9. Signs shall be white text and graphics on a black background, unless indicated otherwise on the Drawings.
10. Where panel signs are scheduled or indicated to be mounted on glass, provide matching plate on opposite side of glass to conceal mounting materials.

FIRE EXTINGUISHERS AND CABINETS

- 1. NFPA Compliance: Fabricate and label fire extinguishers to comply with NFPA 10, "Portable Fire Extinguishers."
- 2. Fire Extinguishers: Listed and labeled for type, rating, and classification by an independent testing agency acceptable to authorities having jurisdiction.
- 3. Portable Fire Extinguishers: Multipurpose Dry-Chemical Type in Steel Container: UL-rated 4-A: 60-B:C, 10-lb nominal capacity, with monoammonium phosphate-based dry chemical in enameled-steel container.
- 4. Fire Protection Cabinet: Non-rated, semi-recessed, enameled-steel sheet cabinet as manufactured by Larson Architectural Series Cabinets, suitable for the indicated fire extinguisher.
 - a. Door Style: Vertical duo panel with frame and clear float glass.
 - b. Provide manufacturer's standard 180-degree hinge and Cam Lock that allows door to be opened during emergency by pulling sharply on door handle.

Identify fire extinguisher in fire-protection cabinet with the words "FIRE EXTINGUISHER" applied to cabinet door with red pressure-sensitive vinyl letters and oriented vertically.

INTERIOR ARCHITECTURAL WOODWORK

- 1. Provide wood furring, blocking, shims and hanging strips, unless concealed within other construction before woodwork installation.
- 2. Comply with AWI's "Architectural Woodwork Quality Standards" for grades of interior architectural woodwork, construction, finishes, and other requirements. Unless otherwise indicated, provide Custom grade woodwork.
- 3. Environmental Limitations: Do not deliver or install woodwork until building is enclosed, wet work is complete, and HVAC system is operating and maintaining temperature and relative humidity at levels planned for building occupants during the remainder of the construction period.
- 4. Provide the following materials, unless otherwise indicated on the Drawings:
 - a. Wood for transparent finish: Maple, plain sawn or sliced.
 - b. Wood for opaque finish: Any closed grain hardwood.
 - c. Hardboard: AHA A135.4
 - d. Particleboard: ANSI A208.1, Grade M-2-Exterior Glue.
 - e. Softwood Plywood: DOC PS 1, Medium Density Overlay.

- f. Hardwood Plywood and Face Veneers: HPVA HP-1.
 - g. Thermoset Decorative Overlay: Particleboard or medium-density fiberboard with surface of thermally fused, melamine-impregnated decorative paper complying with LMA SAT-1.
 - h. High-Pressure Decorative Laminate: NEMA LD 3.
5. Plastic-Laminated Countertops:
- a. High-Pressure Decorative Laminate Grade: HGS.
 - b. Colors, Patterns, and Finishes: As selected from manufacturer's full range.
 - c. Edge Treatment: Same as laminate cladding on horizontal surfaces.
 - d. Core Material at Sinks: Exterior-grade plywood.
6. Wood Cabinets for Transparent Finish:
- a. AWI Type of Cabinet Construction: Full overlay.
 - b. Reveal Dimension: 1/8 inch.
 - c. Matching of Veneer Leaves: Book match.
 - d. Semi-exposed Surfaces: Thermoset decorative overlay.
 - e. Provide dust panels of 1/4-inch (6.4-mm) plywood or tempered hardboard above compartments and drawers, unless located directly under tops.
7. Cabinet hardware and accessories
- a. Hardware Standard: Comply with BHMA A156.9 for items indicated by referencing BHMA numbers or items referenced to this standard.
 - b. Frameless Concealed Hinges (European Type): BHMA A156.9, B01602, self-closing.
 - c. Hafele Hardware – Tab – 3" or 6" Centers Edge Pull in Aluminum Chrome.
 - d. Catches: Magnetic, BHMA A156.9, B03141.
 - e. Adjustable Shelf Standards and Supports: BHMA A156.9, B04071; with shelf rests, B04081.
 - f. Drawer Slides: Side-mounted, full-extension, zinc-plated steel drawer slides with steel bar bearings, BHMA A156.9, B05091, and rated for the following loads:
 - g. Box Drawer Slides: 100 lbf (440 N).
 - h. Door Locks: BHMA A156.11, E07121
 - i. Drawer Locks: BHMA A156.11, E07041.
 - j. Exposed hardware Finishes: Complying with BHMA A 156.18 for BHMA finish number indicated.
 - k. Satin Chromium Plated: BHMA 626 for brass or bronze base; BHMA 652 for steel base.