NOTICE OF REGULAR COUNCIL MEETING

In accordance with § 38-431.02 of the Arizona Revised Statutes of the State of Arizona, notice is hereby given to the Members of City Council and to the general public that the Mayor and Council of the City of San Luis, Arizona will hold a Regular City Council meeting at 6:00 p.m., Wednesday, April 9, 2025. The meeting will take place at the City Council Chambers, located at 1090 E. Union Street, San Luis, Arizona, 85349. The public is invited to attend the open meeting.

In accordance with the Americans with Disabilities Act (ADA) and Section 504 of the Rehabilitation Act of 1973, the City of San Luis does not discriminate on the basis of disability in the admission of or access to, or treatment or employment in its programs, activities, or services. For information regarding rights and provisions of the ADA or Section 504, or to request reasonable accommodations for participation in City programs, activities, or services contact: ADA/Section 504 Coordinator, City of San Luis Human Resources Department, 1090 E. Union Street, San Luis, Arizona, 85349; (928) 341-8520.

Notice is hereby given that pursuant to A.R.S. § 1-602.A.9, subject to certain specified statutory exceptions, parents have a right to consent before the State or any of its political subdivisions make a video or audio recording of a minor child. Meetings of the City Council are audio and/or video recorded, and, as a result, proceedings in which children are present may be subject to such recordings. Parents in order to exercise their rights may either file written consent with the City Clerk to such recordings or take personal action to ensure that their child or children are not present when a recording may be made. If a child is present at the time a recording is made, the City will assume that the rights afforded parents pursuant to A.R.S. § 1-602.A.9 have been waived.

THIS NOTICE IS GIVEN BY:

/s/ Sonia Cornelio, City Clerk

AVISO DE JUNTA REGULAR

De acuerdo con los Estatutos del Estado de Arizona A.R.S. § 38-431.02, se le informa a los miembros del Cabildo y al público en general que el Alcalde y el Cabildo, tendrán una Junta Regular a las 6:00 p.m., el día Miercoles, 9 de Abril del 2025. La junta se llevará a cabo en la Sala del Cabildo, ubicada en el 1090 E. Union Street, San Luis, Arizona, 85349. El público está invitado a la junta.

De acuerdo con el Acta de Americanos con Discapacidades y la Sección 504 del Acta de Rehabilitación del 1973, la Ciudad de San Luis, Arizona no discrimina por causa de discapacidad la admisión y acceso a sus programas, actividades, servicios o en el trato en cuanto a empleo. Para más información referente a derechos y provisiones del Acta de Americanos con Discapacidades o Sección 504, o para solicitar adaptaciones que sean razonables para la participación en programas, actividades o servicios de la Ciudad, contactar al: Coordinador del Acta de Americanos con Discapacidades/Sección 504, Departamento de Recursos Humanos de la Ciudad de San Luis, Arizona, ubicado en el 1090 E. Union Street, San Luis, Arizona, 85349; (928) 341-8520.

Por medio de este aviso y de acuerdo con los Estatutos del Estado de Arizona A.R.S § 1-602.A.9, sujeto a ciertas excepciones reglamentarias, los padres de familia tienen el derecho de dar el consentimiento ante el Estado o cualquiera de sus subdivisiones políticas para hacer una grabación de audio o video de su hijo menor de edad. Las juntas del Cabildo se graban en audio y/o video y como resultado, el hecho de que haya menores presentes puede ser sujeto a que sean grabados. Para que los padres de familia puedan ejercer sus derechos pueden dar el consentimiento por escrito con la Secretaria de la Ciudad a tal grabación, o tomar acción personal para asegurarse que su hijo menor no esté presente cuando la grabación se lleve a cabo. Si un menor de edad está presente en el momento de la grabación, la Ciudad asumirá que los padres de familia están cediendo los derechos sobre una posible grabación de acuerdo con los Estatutos del Estado de Arizona A.R.S. § 1-602.A.9.

ESTE AVISO ES DADO POR:

/f/ Sonia Cornelio, Actuaria de la Ciudad

AMENDED AGENDA ON APRIL 4, 2025
PREVIOUSLY ITEM 5. D. HAS BEEN REMOVED

AGENDA
Regular Meeting
San Luis City Council
Council Chambers
1090 E. Union Street
San Luis, AZ 85349
April 9, 2025
6:00 p.m.

PLEASE TAKE NOTICE THAT MEMBERS OF THE CITY COUNCIL WILL ATTEND EITHER IN PERSON, TELEPHONE, OR VIDEO CONFERENCE COMMUNICATION. THE MAYOR OR ACTING MAYOR FOR THIS MEETING MAY CHANGE THE ORDER OF THE ITEMS; IF AUTHORIZED BY LAW AND BY A MAJORITY VOTE OF A QUORUM OF CITY COUNCIL MEMBERS PRESENT, AN EXECUTIVE SESSION WILL BE HELD IMMEDIATELY FOLLOWING THE VOTE IN ACCORDANCE WITH A.R.S. § 38-431.03(A) AND THE MEETING WILL BE TEMPORARILY RECESSED WHILE THE CITY COUNCIL RETIRES TO EXECUTIVE SESSION WHICH WILL NOT BE OPEN TO THE PUBLIC.

TENGA EN CUENTA QUE LOS MIEMBROS DEL CABILDO DE LA CIUDAD ASISTIRÁN EN PERSONA, TELÉFONO O COMUNICACIÓN POR VIDEO CONFERENCIA. LA ALCALDESA O ALCALDE INTERINO DE ESTA REUNIÓN PUEDE CAMBIAR EL ORDEN DE LOS TEMAS; SI ESTÁ AUTORIZADO POR LA LEY Y POR MAYORÍA DE VOTOS DE UN QUÓRUM DE MIEMBROS DEL CABILDO PRESENTES, SE LLEVARÁ A CABO UNA SESIÓN EJECUTIVA INMEDIATAMENTE DESPUÉS DE LA VOTACIÓN DE ACUERDO CON LOS ESTATUTOS DEL ESTADO DE ARIZONA A.R.S. § 38-431.03 (A) Y LA REUNIÓN SERÁ TEMPORALMENTE RECESADA MIENTRAS EL CABILDO DE LA CIUDAD SE RETIRE A UNA SESIÓN EJECUTIVA QUE NO ESTARÁ ABIERTA AL PÚBLICO.

1. **CALL TO ORDER/ROLL CALL**

2. **PLEDGE OF ALLEGIANCE**

3. **PROCLAMATIONS**

3. A. Proclamation on National Public Safety Telecommunicators Week April 13 - 19, 2025

3. B. Proclamation on PowerTalk 21 Day April 21, 2025

3. C. Proclamation on Denim Day April 23, 2025

3. D. Proclamation on Administrative Professionals Day April 23, 2025, and Administrative Professionals Week April 20 - 26, 2025

4. **CONSENT AGENDA**
All matters are considered to be routine by the City Council and will be enacted by one motion. If discussion is desired, that item will be removed from the Consent Agenda and will be considered separately.

4. A. **MINUTES OF**
- Special Council meeting held March 3, 2025
- Regular Council meeting held March 12, 2025

4. B. **DISBURSEMENTS**
From March 20, 2025, to April 2, 2025
Total $3,000,630.47
(Three Million, Six Hundred Thirty Dollars and Forty-Seven Cents)

5. **DISCUSSION AND POSSIBLE ACTION ITEMS:**

5. A. Discussion and possible action on any and all matters regarding the acceptance and award of a construction contract to Celis Development DBA Southwest Plumbing Air for the City Hall East Wing Remodel Project. **(Edgar Juarez, Facilities Project Coordinator)**

5. B. Discussion and possible action on any and all matters regarding the award of a contract to Consultant Engineering, Inc., for the West Wastewater Treatment Plant Expansion Project Managing Support Services. **(Jorge Perez, Assistant Director of Public Works)**

5. C. Discussion and possible action on any and all matters regarding the line extension agreement with APS for the new well project at Well Site #5. **(Jorge Perez, Assistant Director of Public Works)**

6. **SUMMARY OF CURRENT EVENTS**
Events by Mayor, Council Members and/or City Manager pursuant to A.R.S. § 38-431.02 (K).

7. **ADJOURNMENT**

PROCLAMATION

Regular City Council Meeting **3. A.**

Meeting Date: 04/09/2025

Title:

Proclamation on National Public Safety Telecommunicators Week April 13 - 19, 2025

Attachments

Proclamation

Proclamation

OFFICE OF THE
MAYOR
CITY OF SAN LUIS

NATIONAL PUBLIC SAFETY TELECOMMUNICATORS WEEK
April 13 - 19, 2025

WHEREAS, emergencies can occur at any time that requires police, fire, or emergency medical services; and

WHEREAS, when an emergency occurs, the prompt response of police officers, firefighters, and paramedics is critical to the protection of life and preservation of property; and

WHEREAS, the safety of our police officers and firefighters is dependent upon the quality and accuracy of information obtained from citizens who telephone the City of San Luis Police Department communications center; and

WHEREAS, Public Safety Telecommunicators are the first and most critical contact our citizens have with emergency services; and

WHEREAS, Public Safety Telecommunicators are the single vital link for our police officers and firefighters by monitoring their activities by radio, providing them information and ensuring their safety; and

WHEREAS, Public Safety Telecommunicators of the City of San Luis Police Department have contributed substantially to the apprehension of criminals, suppression of fires, and treatment of patients; and

WHEREAS, each dispatcher has exhibited compassion, understanding, and professionalism during their job performance in the past year.

NOW, THEREFORE, BE IT RESOLVED, that I, Nieves Riedel, Mayor of the City of San Luis, do hereby proclaim the week of April 13 - 19, 2025, as "**National Public-Safety Telecommunicators Week**" in San Luis, in honor of the men and women whose diligence and professionalism keep our city and citizens safe.

DATED, this **9th** day of **April 2025**.

_____
Nieves Riedel, Mayor

ATTEST:

_____
Sonia Cornelio, City Clerk

PROCLAMATION

Regular City Council Meeting **3. B.**

Meeting Date: 04/09/2025

Title:

Proclamation on PowerTalk 21 Day April 21, 2025

Attachments

Proclamation

OFFICE OF THE
MAYOR
CITY OF SAN LUIS

Proclamation

POWERTALK 21 DAY
April 21, 2025

WHEREAS, the City of San Luis, Arizona, recognizes the importance of parents talking with their teens about alcohol in order to reduce the risks and dangers posed to teen and communities; and

WHEREAS, high school students who use alcohol or other substances are five times more likely to drop out of school or believe good grades are not important; and

WHEREAS, 23% of middle school students try alcohol before graduating from 8th grade, significantly increasing the risk that they will develop alcohol problems later in life; and

WHEREAS, teen alcohol use kills 6,000 people each year, more than all other illegal drugs combined; and

WHEREAS, the majority of kids say their parents are their primary influence when it comes to decisions about drinking alcohol; and

WHEREAS, PowerTalk 21 Day, started by Mothers Against Drunk Driving (MADD) in 2011, is established on April 21, 2015, to encourage parents and caregivers to embrace their important role in influencing America's youth and their decisions about drinking alcohol; and

WHEREAS, in 2023, MAAD encourages parents to use PowerTalk 21, as part of the power of Parents Program to create a sustained and prolonged conversations about underage drinking and other drugs among middle school and high school students; and

WHEREAS, to equip parents to talk with their teens about alcohol, MADD Arizona invites all parents to go to www.madd.org/the-solution/power-of-parents for a free download of the Power of Parents handbooks giving parents the tools to effectively talk to their children about alcohol and other drugs to protect them; and

WHEREAS, I urge all citizens to join in the local and national efforts to raise awareness of the importance of parents and teen talking together about alcohol to reduce the risks and dangers posed to teens and communities; and

NOW, THEREFORE, BE IT RESOLVED, that, I, Nieves Riedel, Mayor of the City of San Luis, do hereby proclaim April 21, 2025, as **"PowerTalk 21 Day"**, in the City of San Luis, Arizona.

DATED this **9th** day of **April 2025**.

Nieves Riedel, Mayor

ATTEST:

Sonia Cornelio, City Clerk

PROCLAMATION

Regular City Council Meeting **3. C.**

Meeting Date: 04/09/2025

Title:

Proclamation on Denim Day April 23, 2025

Attachments

Proclamation

Proclamation

OFFICE OF THE
MAYOR
CITY OF SAN LUIS

DENIM DAY
April 23, 2025

WHEREAS, since 1999, Peace Over Violence has run an inspiring and powerful opportunity to practice solidarity and support survivors by renewing our commitment to exposing harmful behaviors and attitudes surrounding sexual violence; and

WHEREAS, Denim Day is a campaign on a Wednesday in April in honor of Sexual Assault Awareness Month; and

WHEREAS, what started as a local campaign to bring awareness to victim blaming and destructive myths that surround sexual violence has grown into a movement; and

WHEREAS, the campaign began after a ruling by the Italian Supreme Court where a rape conviction was overturned because the justices felt that since the victim was wearing tight jeans she must have helped the person who raped her remove her jeans, thereby implying consent; and

WHEREAS, as the longest running sexual violence prevention and education campaign in history, Denim Day asks community members, elected officials, businesses and students to make a social statement with their fashion statement by wearing jeans on this day as a visible means of protest against the misconceptions that surround sexual violence.

NOW, THEREFORE, BE IT RESOLVED, that I, Nieves Riedel, Mayor of the City of San Luis, do hereby proclaim April 23, 2025, as **"Denim Day"** and I further call upon the citizens of San Luis to show their support in ending sexual violence through the efforts of all of us.

DATED this **9th** day of **April 2025**.

_____
Nieves Riedel, Mayor

ATTEST:

_____
Sonia Cornelio, City Clerk

PROCLAMATION

Regular City Council Meeting **3. D.**

Meeting Date: 04/09/2025

Title:

Proclamation on Administrative Professionals Day April 23, 2025, and Administrative Professionals Week April 20 - 26, 2025

Attachments

Proclamation

OFFICE OF THE
MAYOR
CITY OF SAN LUIS

Proclamation

ADMINISTRATIVE PROFESSIONALS DAY
April 23, 2025; and
ADMINISTRATIVE PROFESSIONALS WEEK
April 20 to 26, 2025

WHEREAS, Administrative professionals play an essential role in coordinating the office operations of businesses, government, educational institutions and other organizations; and

WHEREAS, the work of administrative professionals today requires advanced knowledge and expertise in communications, computer software, office technology, project management, organization, customer service and other vital office management responsibilities; and

WHEREAS, Administrative Professionals Day is observed annually in workplaces around the world to recognize the important contributions of administrative support staff and is sponsored by the International Association of Administrative Professionals; and

WHEREAS, Administrative Professionals Week 2024 is focused on "honoring the office professionals who make offices work," reflecting the integral and central role that office professionals play in modern business; and

NOW, THEREFORE, BE IT RESOLVED, that I, Nieves Riedel, Mayor of the City of San Luis, hereby proclaim April 23, 2024, as **"Administrative Professionals Day**" and the week of April 20 to April 26, 2025, as **"Administrative Professionals Week"**, saluting the valuable contributions of administrative professionals in the workplace. I call on all employers to support continued training and development for administrative staff, recognizing that a well-trained workforce is essential for success in today's business world.

DATED this **9th** day of **April 2025**.

_____
Nieves Riedel, Mayor

ATTEST:

_____
Sonia Cornelio, City Clerk

AGENDA ITEM REVIEW FORM

Regular City Council Meeting **4. A.**

Meeting Date: 04/09/2025

Summary

MINUTES OF

- Special Council meeting held March 3, 2025
- Regular Council meeting held March 12, 2025

Attachments

3/3/2025 Special Council Meeting

3/12/2025 Regular Council Meeting

M I N U T E S
Special Council Meeting
San Luis City Council
San Luis Council Chambers
1090 E. Union Street
San Luis, AZ 85349
March 3, 2025
6:00 p.m.

1. CALL TO ORDER/ROLL CALL

Mayor Nieves Riedel called the Special City Council meeting to order at approximately 6:00 p.m.

PRESENT: Mayor Nieves Riedel
Council Member Luis E. Cabrera
Council Member Maria Cecilia Cruz
Council Member Esteban C. Rosales
Council Member Lizeth Servin
Council Member Javier Vargas

ABSENT: Vice Mayor Tadeo Azael De La Hoya

OTHERS PRESENT: Jenny Torres, Acting City Manager
Kay Macuil, City Attorney
Sonia Cornelio, City Clerk
Adela Cortez, Director of Human Resources
Alan Guevara, Police Lieutenant
Antonio Maldonado, Multimedia Production and Operations Specialist
Armando Esparza, Director of Economic Development
Edgar Esparza, Billing & Collections Manager
Enrique Lopez, Assistant Fire Chief
Eulogio Vera, Director of Public Works
Fernando Corona, I.T. Manager
Francia Alonso, Public Information Officer
Israel Lara, I.T. Technician
Maria Sabori, Risk Manager
Mario Rodriguez, Finance Operations Manager
Olivia Jenkins, Administrative Services Manager
Nigel Reynoso, Chief of Police
Roula Encinas, Director of Finance
Tomas Sanchez, Engineer
Adelaida Buchanan, Resident
Alberto Leon, Resident
Brian De La Hoya, Resident
Cesar Neyoy, Reporter

Christian Cuevas, Translator
Francisco Heredia, Resident
Guillermina Fuentes, Resident
James Allen Jr., Resident
Lilia Quiñonez, Resident
Luisa Arreola, Resident
Manuel Rojas, Resident
Maria Robles, Resident
Mark Concha, Resident
Marisela Amaya, Resident
Matias Rosales, Resident
Perla De La Hoya, Resident
Rosa Walshe, Resident
Yolanda Urias, Resident

2. PLEDGE OF ALLEGIANCE

Council Member Esteban C. Rosales led the Pledge of Allegiance.

3. DISCUSSION AND POSSIBLE ACTION ITEMS:

3. A. Discussion and possible action on any and all matters regarding the City of San Luis accepting and ratifying the proposed Change Order No. 3 from Viking Industrial Painting pertaining to the well site No. 6 water storage tank rehabilitation. (Jorge Perez, Assistant Director of Public Works)

Mr. Eulogio Vera, Director of Public Works, stated that this is to ratify Change Order No. 3 for some work being performed on Well Site No. 6. Last year, the City Council approved some work on Well Sites No. 5 & 6, but then the summer months hit, and staff had to postpone the continuation of the work until the cooler months. However, on Well Site No. 6, the tank's roof was in really bad shape and needed more work than anticipated. When the contractor began working there, it was realized that a different approach was needed for the completion of the work. The change order is for $157,155.00.

MOTION: Council Member Javier Vargas/Council Member Esteban C. Rosales to approve and ratify Change Order No. 3 from Viking Industrial Painting in the amount of $157,155.44 and approve the transfer of budget capacity as presented in the fiscal impact of this item. The motion passed unanimously.

The vote was as follows:

Mayor Nieves Riedel	Aye
Council Member Luis E. Cabrera	Aye
Council Member Maria Cecilia Cruz	Aye
Council Member Esteban C. Rosales	Aye
Council Member Lizeth Servin	Aye
Council Member Javier Vargas	Aye

3. B. Discussion and possible action on any and all matters regarding Resolution No. 2358. A resolution of the Mayor and City Council of the City of San Luis, Arizona, eliminating the City Council Members' compensation, health benefits, reimbursement for city-business travel expenses, and cell phone stipend; establishing effective dates; repealing any conflicting provisions; and providing for severability. (Kay Marion Macuil, City Attorney)

Ms. Kay Macuil, City Attorney, explained that this item removes all monetary and benefits from Council Members paid by the city, including compensation, health benefits, vision and dental. It takes away anyone who has a personal cell phone and receives a stipend for city business on that cell phone. It also takes away any reimbursement for city business travel.

Mayor Nieves Riedel commented that this is a proposal by Council Member Luis E. Cabrera, she had proposed 50% and some cuts. He emailed her and she felt obligated to place this item on the agenda.

Council Member Maria Cecilia Cruz commented that the President of the United States receives a salary and an expense account; Congress receives a salary, and so do Senators, Representatives, Delegates, and County Supervisors. She does not understand why people think they are not worthy of what they get as compensation. They dedicate much time away from home and believe this compensation helps them. She loves what she does and to represent the city is an honor. If the city decides to take this away from them, then let it be.

Council Member Lizeth Servin commented that she was one of the Council Members who was not going to show up tonight because her daughter had a doctor's appointment for an ultrasound that she needed to get done today. But she decided to cancel it because the Mayor threatened them over social media, saying that whoever dared not to come to this meeting tonight was going to be seen as petty, egocentric and coward. She added that she wanted to let everyone know, that she is there, not just to vote on the agenda items that they have in front of them, but she is also there to let everyone know that they are not what the Mayor says they are. They are working families representing working families. She asked the Mayor to stop treating them like this because they are not her employees. They are not going to govern under dictatorship; they are there to govern under democracy; they are there for the people and by the people.

Council Member Luis E. Cabrera clarified that when he sent the email, it was not because he owed any political favors to a third party, as mentioned in a video. He analyzed the financial impact of this decision, aware that some Council Members are able to travel and spend thousands of dollars more than others, due to their personal relationships with the Mayor. If they are willing to make a sacrifice, then go ahead and do it. The City Council can always revisit this item and bring it back if the city's financials are in a better place in five (5) years. The people elected him to serve the entire community and has done that for the past four (4) years. He received feedback on his proposal, with some in favor and some opposed to it. The city is not in red, but it can potentially be in red, which is why he proposed this. He mentioned that there is some misinformation given to the community and as he stated at the last council meeting, if this is approved today, the only thing that it would reflect this current year is that they would no longer be getting travel paid by the city. Travel is costly and knows that they have allocated quite a few thousand dollars for traveling for Council Members to go and represent the community, but that would be the only benefit that the budget would see now. He saw that some people were interested in not having some benefits and thought, well, the City Council can truly impact the budget, which is why he proposed this.

MOTION: Council Member Javier Vargas/Mayor Nieves Riedel to approve and adopt Resolution No. 2358. The motion did not pass as there was a tie vote, three (3) Ayes and three (3) Nays by Council Members Maria Cecilia Cruz, Esteban C. Rosales and Lizeth Servin.

The vote was as follows:

Mayor Nieves Riedel	Aye
Council Member Luis E. Cabrera	Aye
Council Member Maria Cecilia Cruz	Nay
Council Member Esteban C. Rosales	Nay
Council Member Lizeth Servin	Nay
Council Member Javier Vargas	Aye

Mayor Nieves Riedel stated that she will place this item on the Agenda for March 12, 2025, adding that she expects everybody to be present. This is the least they can do, as they owe it to the citizens, their constituents. This is not a game; it is a serious matter.

Council Member Luis E. Cabrera stated that some Council Members will be out of town traveling and will probably not be at the meeting.

Mayor Nieves Riedel responded that she canceled their travel due to his concerns.

3. C. Discussion and possible action on any and all matters regarding Resolution No. 2357. A Resolution of the Mayor and City Council of the City of San Luis, Arizona, canceling and vacating the May 20, 2025, Special Election, which called for the Special Election, in and for the City of San Luis, Arizona, for a primary (ad valorem) property tax; repealing conflicting provisions including Resolution 2351; and providing for severability. (Kay Marion Macuil, City Attorney)

Ms. Kay Macuil, City Attorney, stated that this item removes the property tax ballot from the election in May. The city will save approximately $70,000.00 in election costs.

Mayor Nieves Riedel commented that she hardly goes to the constituents and asks for their opinion, she hears them, and the comments are that if the City Council is not ready to make a sacrifice, she is ashamed to go and ask people to support the city if the City Council is not willing to make a sacrifice themselves. She reminded everyone that it was a 50% cut and Council Member Luis E. Cabrera suggested 100%. Any elected official who asks her to put something on the agenda, she will. The city cannot afford to spend $70,000.00 to $75,000.00 on an item that people are not supporting. She heard the people loud and clear and needed to respect the people who elected them to serve, not because they were getting paid or compensated. She added that she makes approximately 70% more than the Mayor from the City of Yuma and they are at least 3-4 times bigger than San Luis. There are numerous cities in the State of Arizona that do not compensate their elected officials, yet they serve because they love their city. There are individuals who serve on various committees and do not receive compensation.

MOTION: Council Member Esteban C. Rosales/Council Member Maria Cecilia Cruz to approve and adopt Resolution No. 2357.

Council Member Luis E. Cabrera asked if this resolution needs to be passed with an emergency clause.

Mayor Nieves Riedel responded that the city was getting ready to send the information for the publication of the pamphlets, they have until Wednesday. This is the reason it is on the agenda tonight to avoid accruing any fees.

Mrs. Sonia Cornelio, City Clerk, added that she is supposed to follow up with the printer regarding proof of the publicity pamphlet, as her office had already emailed it to them. She has until Wednesday to notify the printer to continue or stop printing the pamphlets. However, she believes it would be convenient to have the emergency clause added to the resolution so that it becomes effective immediately and inform Yuma County Election Services and Yuma County Voter Registration as well.

Ms. Macuil stated that an emergency clause requires six (6) votes to pass with that clause.

MOTION: Council Member Esteban C. Rosales/Council Member Maria Cecilia Cruz to approve and adopt Resolution No. 2357 with the emergency clause. The motion passed unanimously.

The vote was as follows:

Mayor Nieves Riedel	Aye
Council Member Luis E. Cabrera	Aye
Council Member Maria Cecilia Cruz	Aye
Council Member Esteban C. Rosales	Aye
Council Member Lizeth Servin	Aye
Council Member Javier Vargas	Aye

Mayor Nieves Riedel stated that there was no Call To The Public, and the reason for that is because of the disrespect Council Member Lizeth Servin showed towards a member of the public. Sometimes members of the public feel free to come and insult, lie, raise their voice and try to intimidate her. She has been taking this for two (2) years and suggested that some Council Members get some training, so they know they must respect when people tell them what they want. As long as she is the Mayor and sees that some Council Members cannot respect the public, this will be the consequence. She also responded that none of the Council Members are her employees. They are employed by the residents and voters of the City of San Luis, including herself, and owe them respect, whether they like it or not. She assured that some of the Council Members seated with her, would never work for her company. She knows what she is doing and will not allow anyone sitting with her to disrespect the public and expects the same respect from the public towards the Mayor and City Council.

4. ADJOURNMENT

MOTION: Mayor Nieves Riedel/Council Member Javier Vargas to adjourn the Special Council meeting at approximately 6:24 p.m. The motion passed unanimously.

The vote was as follows:

Mayor Nieves Riedel	Aye
Council Member Luis E. Cabrera	Aye
Council Member Maria Cecilia Cruz	Aye
Council Member Esteban C. Rosales	Aye
Council Member Lizeth Servin	Aye
Council Member Javier Vargas	Aye

APPROVED:

_____
Nieves Riedel, Mayor

ATTEST:

_____
Sonia Cornelio, City Clerk

CERTIFICATION

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Special City Council meeting of the City Council of the City of San Luis, Arizona, held on March 3, 2025. I further certify that the meeting was duly called and held and that a quorum was present.

_____
Sonia Cornelio, City Clerk

M I N U T E S
Regular Council Meeting
San Luis City Council
San Luis Council Chambers
1090 E. Union Street
San Luis, AZ 85349
March 12, 2025
6:00 p.m.

1. CALL TO ORDER/ROLL CALL

Vice Mayor Tadeo Azael De La Hoya called the Regular City Council meeting to order at approximately 6:00 p.m.

PRESENT: Mayor Nieves Riedel
Vice Mayor Tadeo Azael De La Hoya
Council Member Luis E. Cabrera
Council Member Maria Cecilia Cruz
Council Member Lizeth Servin

ABSENT: Council Member Esteban C. Rosales
Council Member Javier Vargas

OTHERS PRESENT: Jenny Torres, Acting City Manager
Kay Macuil, City Attorney
Sonia Cornelio, City Clerk
Adela Cortez, Director of Human Resources
Alan Guevara, Police Lieutenant
Angelica Roldan, Director of Parks & Recreation
Antonio Maldonado, Multimedia Production & Operations Specialist
Armando Esparza, Director of Economic Development
Edgar Juarez, Project Coordinator
Eulogio Vera, Director of Public Works
Francia Alonso, Public Information Officer
Johnny Morris, Fire Battalion Chief
Jorge Perez, Assistant Director of Public Works
Manuel Hernandez, Assistant Director of Public Works
Maria Barajas, Human Resources Generalist
Mario Rodriguez, Finance Operations Manager
Miguel Ramirez, Finance Accounting Manager
Nigel Reynoso, Chief of Police
Roula Encinas, Director of Finance
Buna George, Greater Yuma Port Authority
Fabher Sanchez, Resident
James Allen Jr., Resident
Manuel Rojas, Resident
Maria Gonzalez, Resident

Mark Concha, Resident

2. PLEDGE OF ALLEGIANCE

Council Member Luis E. Cabrera led the Pledge of Allegiance.

3. PRESENTATION

3. A. Presentation of San Luis Police Department Police Officers Samantha Barraza, Javier Benavidez, Luis Lopez, & Alejandro Robledo, Police Chaplains David Reynoso, Joseph Reynoso, & Elida Valenzuela, Transit Enforcement Officers Fabian Navarro & Rahel Pineda, and Communications Officer Yecelin Rodriguez. (Nigel Reynoso, Chief of Police)

Mr. Nigel Reynoso, Chief of Police, introduced the new members of the San Luis Police Department. The purpose of the Police Chaplains is to provide chaplaincy services to the San Luis Police Department, their families and members of the community upon request. The Chaplaincy Program is responsible for providing critical incident stress management response, post-traumatic counseling, and other necessary support during crisis-related events. The program offers trusted individuals who will provide immediate, confidential, personal and family counseling. He introduced Police Officers Samantha Barraza, Javier Benavidez, Luis Lopez, & Alejandro Robledo, Police Chaplains David Reynoso, Joseph Reynoso, & Elida Valenzuela, Transit Enforcement Officers Fabian Navarro & Rahel Pineda, and Communications Officer Yecelin Rodriguez.

Mayor Nieves Riedel congratulated and thanked the new members of the San Luis Police Department.

4. CONSENT AGENDA

4. A. MINUTES OF
- Work Session held February 5, 2025

4. B. DISBURSEMENTS
From February 19, 2025, to March 5, 2025
Total $2,040,004.47
(Two Million, Forty Thousand, Four Dollars and Forty-Seven Cents)

Council Member Maria Cecilia Cruz requested a correction on the Minutes, page 5 to include the word “not” in the sentence reading the gas has been increasing.

MOTION: Council Member Luis E. Cabrera/Council Member Lizeth Servin to approve the Consent Agenda with the correction on the Minutes as noted by Council Member Maria Cecilia Cruz. The motion passed unanimously.

The vote was as follows:

Mayor Nieves Riedel	Aye
Vice Mayor Tadeo Azael De La Hoya	Aye
Council Member Luis E. Cabrera	Aye
Council Member Maria Cecilia Cruz	Aye
Council Member Lizeth Servin	Aye

5. DISCUSSION AND POSSIBLE ACTION ITEMS:

5. A. Discussion and possible action on any and all matters regarding the Economic Development Commission's proposal to establish an Ad Hoc Committee on Historic, Cultural, and Heritage-Based Economic Development. (Armando Esparza, Director of Economic Development & Government Affairs)

Mr. Armando Esparza, Director of Economic Development & Government Affairs, stated that at the first meeting the Economic Development Commission held in October 2024, the commission discussed the items on how can the city work, what can the city do to promote activity, downtown, reactivate buildings that are vacant and create a place for investment in the community to go to. During the meeting held on January 29, 2025, the commission proposed the creation of an Ad Hoc Committee to examine historical, cultural, and heritage-based economic development. They had a presentation from the State Historic Preservation Office that discussed strategies that have been successful in other communities, as well as grant programs and federal tax incentives for redevelopment efforts. The committee reviewed the bylaws, and in Article 6, Section B, it states that the commission can propose the creation of an Ad Hoc Committee to study specific areas. With the Council's approval, the commission can then begin working on that topic.

MOTION: Council Member Lizeth Servin/Vice Mayor Tadeo Azael De La Hoya to approve the creation of a Historic, Cultural and Heritage Economic Development Ad Hoc Committee to explore historic preservation as an economic development strategy. The motion passed unanimously.

The vote was as follows:

Mayor Nieves Riedel	Aye
Vice Mayor Tadeo Azael De La Hoya	Aye
Council Member Luis E. Cabrera	Aye
Council Member Maria Cecilia Cruz	Aye
Council Member Lizeth Servin	Aye

5. B Discussion and possible action on any and all matters regarding the acceptance and award of a construction contract to Celis Development DBA Southwest Plumbing Air for the B Street City Building Remodel Project. (Edgar Juarez, Facilities Project Coordinator)

Mr. Edgar Juarez, Facilities Project Coordinator, indicated that this item is to accept and award a construction contract to Celis Development doing business as Southwest Plumbing Air for the B Street City Building Remodel Project. Celis Development was the lowest responsive bidder of three (3) total bids. Mr. Juarez provided a little background on the project. The City of San Luis will lease the facility to the Greater Yuma Port Authority for the next few years and will reimburse the city $70,000.00 of the expenses incurred. The contract for this project is $74,929.00 as permitted under the city's Procurement Code, Section 3.05.030 Bidding. The project will be completed in approximately two and half (2 ½) months.

Council Member Maria Cecilia Cruz declared that she would abstain from voting on this item.

MOTION: Council Member Luis E. Cabrera/Council Member Lizeth Servin to award the contract to Celis Development DBA Southwest Plumbing Air in an amount not to exceed $74,929.00. The motion passed with four (4) Ayes and one (1) Abstention by Council Member Maria Cecilia Cruz.

The vote was as follows:

Mayor Nieves Riedel	Aye
Vice Mayor Tadeo Azael De La Hoya	Aye
Council Member Luis E. Cabrera	Aye
Council Member Maria Cecilia Cruz	Abstained
Council Member Lizeth Servin	Aye

5. C. Discussion and possible action on any and all matters regarding the approval and adoption of Order No. 2025-04. An order of the Mayor and City Council of the City of San Luis, Arizona, to authorize the City of San Luis Police Department to receive funding for equipment by approving an Intergovernmental Agreement and authorizing execution of the Agreement Regarding the Local Border Support Grant; between the State of Arizona its Department of Public Safety and the City of San Luis, Arizona through the San Luis Police Department. (Emmanuel Botello, Police Lieutenant)

Mr. Emmanuel Botello, Police Lieutenant, stated that the San Luis Police Department has recently been awarded funding for equipment and is requesting authorization to execute the agreement for the funds obtained through the Arizona Local Board Support Grant. The term for which these funds are to be used is from July 1, 2024, to June 30, 2026. The total amount awarded is $956,478.50. The adoption of this order will enable the San Luis Police Department to enhance its law enforcement services, allowing it to provide a more effective and efficient service to the residents of the City of San Luis.

MOTION: Vice Mayor Tadeo Azael De La Hoya/Council Member Maria Cecilia Cruz to approve and adopt Order No. 2025-04 approving the Intergovernmental Agreement, as presented. The motion passed unanimously.

The vote was as follows:

Mayor Nieves Riedel	Aye
Vice Mayor Tadeo Azael De La Hoya	Aye
Council Member Luis E. Cabrera	Aye
Council Member Maria Cecilia Cruz	Aye
Council Member Lizeth Servin	Aye

5. D. Discussion and possible action on any and all matters regarding authorization to purchase six (6) new 2025 Ford Police Interceptor Explorers using the State of Arizona Department of Public Safety Local Border Support funds. (Emmanuel Botello, Lieutenant)

Mr. Emmanuel Botello, Police Lieutenant, stated that the San Luis Police Department is seeking approval to purchase six (6) new 2025 Ford Explorers Police Interceptor model vehicles. These vehicles will be assigned to the Patrol and Investigation Divisions and will help replace older vehicles that have served for 10 years or more and have accumulated over 100,000 miles each. The new vehicles will be purchased from Peoria Ford, which currently holds a state contract.

Vice Mayor Tadeo Azael De La Hoya inquired whether the local Ford dealer was cheaper than Peoria Ford.

Lt. Botello replied that, pricewise, it was about the same; however, the vehicles were not available.

MOTION: Council Member Lizeth Servin/Vice Mayor Tadeo Azael De La Hoya to approve the purchase of six (6) new 2025 Ford Explorer Police Interceptors, for a total amount not to exceed $320,000.00, as presented. The motion passed unanimously.

The vote was as follows:

Mayor Nieves Riedel	Aye
Vice Mayor Tadeo Azael De La Hoya	Aye
Council Member Luis E. Cabrera	Aye
Council Member Maria Cecilia Cruz	Aye
Council Member Lizeth Servin	Aye

Mayor Nieves Riedel declared a conflict of interest on Item No. 5.E. and asked Vice Mayor Tadeo Azael De La Hoya to take over the item.

5. E. Discussion and possible action on any and all matters regarding Ordinance No. 460. An Ordinance of the Mayor and City Council of the City of San Luis, Arizona, amending San Luis City Code section 13.30.010; Setback distance; Wastewater Treatment Plants. (Jorge Perez, Assistant Director of Public Works)

Mr. Eulogio Vera, Director of Public Works, explained that Ordinance No. 460 modifies Section 13.30.010 of the City Code, which pertains to setbacks. As they proceed with the wastewater treatment plant expansion at the west, they will be applying to ADEQ. During the submittal process, they will be evaluating odor, aesthetics, and noise impacts from the proximity to adjacent development. In 2006, an ordinance was adopted reducing the setbacks from 1,000 feet to 100 feet, which is permitted under the Arizona Administrative Code, which ADEQ follows. The language in that ordinance did not include the language for odor and aesthetics, which, under the Administrative Code, is a requirement in the ordinance. Ordinance No. 460 includes the modification, taking advantage, and changing the setback from 100 feet to 50 feet. This is the distance the city has from the order-generating infrastructure within the east plant to the adjacent property.

A. Action on Reading of Ordinance No. 460 by title only

MOTION: Vice Mayor Tadeo Azael De La Hoya/Council Member Lizeth Servin to approve the reading of Ordinance No. 460 by title only. The motion passed with four (4) Ayes and one (1) Abstention by Mayor Nieve Riedel.

The vote was as follows:

Mayor Nieves Riedel	Abstained
Vice Mayor Tadeo Azael De La Hoya	Aye
Council Member Luis E. Cabrera	Aye
Council Member Maria Cecilia Cruz	Aye
Council Member Lizeth Servin	Aye

Mrs. Sonia Cornelio, City Clerk, read Ordinance No. 460 by title only.

B. Action on Ordinance No. 460

MOTION: Vice Mayor Tadeo Azael De La Hoya/Council Member Lizeth Servin to approve and adopt Ordinance No. 460, as presented. The motion passed with four (4) Ayes and one (1) Abstention by Mayor Nieve Riedel.

The vote was as follows:

Mayor Nieves Riedel	Abstained
Vice Mayor Tadeo Azael De La Hoya	Aye
Council Member Luis E. Cabrera	Aye
Council Member Maria Cecilia Cruz	Aye
Council Member Lizeth Servin	Aye

6. SUMMARY OF CURRENT EVENTS

There were no summaries reported at this meeting by the Mayor, City Council, or City Manager.

7. ADJOURNMENT

Vice Mayor Tadeo Azael De La Hoya adjourned the Regular Council meeting at approximately 6:27 p.m.

APPROVED:

_____
Nieves Riedel, Mayor

ATTEST:

_____
Sonia Cornelio, City Clerk

CERTIFICATION

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Regular City Council meeting of the City Council of the City of San Luis, Arizona, held on March 12, 2025. I further certify that the meeting was duly called and held and that a quorum was present.

_____
Sonia Cornelio, City Clerk

AGENDA ITEM REVIEW FORM

Regular City Council Meeting **4. B.**

Meeting Date: 04/09/2025

Summary

DISBURSEMENTS
From March 20, 2025, to April 2, 2025
Total $3,000,630.47
(Three Million, Six Hundred Thirty Dollars and Forty-Seven Cents)

Attachments

Disbursements

City of San Luis
Finance Department

COUNCIL MEETING APRIL 9, 2025
Disbursement Report from 03/20/2025 TO 04/02/2025

Bank Accounts	Check Date	Amount	Schedule
Accounts Payable Check Account	03/21/2025	$ 1,360,029.21	Schedule A
Payroll Check Account	03/28/2025	$ 518,111.19	Schedule B
Accounts Payable Check Account	03/28/2025	$ 1,122,490.07	Schedule C
	Total Disbursements:	**$ 3,000,630.47**	

Please contact Ms. Roula Encinas or Mr. Miguel Ramirez prior to the meeting if additional information is needed.

Prepared by Karla Plascencia: _____

Verified by Finance: RJ Encinas

For Council approval on: _____

Mayor: _____

Council: _____

_____

_____

_____

_____

_____

RECEIVED
2025 APR -2 P 3:18
CITY OF SAN LUIS
OFFICE OF THE CITY CLERK

City of San Luis

Payment Register

From Payment Date: 3/17/2025 - To Payment Date: 3/21/2025

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
1BYPAYABLE - 1st BY Accounts Payable									
Check									
111555	03/21/2025	Open			Accounts Payable	84 LUMBER	$2,196.43	$2,196.43	$0.00
111556	03/21/2025	Open			Accounts Payable	AIRGAS USA LLC	$938.73	$938.73	$0.00
111557	03/21/2025	Open			Accounts Payable	ARBER TECH INC	$1,600.00	$1,600.00	$0.00
111558	03/21/2025	Open			Accounts Payable	ARCEO, DIEGO	$113.00	$113.00	$0.00
111559	03/21/2025	Open			Accounts Payable	ARIZONA AMBULANCE ASSOCIATION	$1,674.62		
111560	03/21/2025	Open			Accounts Payable	ARIZONA BLUE STAKE, INC.	$1,578.63	$1,578.63	$0.00
111561	03/21/2025	Open			Accounts Payable	ASCAP	$10.67	$10.67	$0.00
111562	03/21/2025	Open			Accounts Payable	BINGHAM EQUIPMENT CO	$166.95		
111563	03/21/2025	Open			Accounts Payable	BOUND TREE MEDICAL, LLC.	$8,587.34		
111564	03/21/2025	Open			Accounts Payable	BRATTON, WALT	$7,150.00		
111565	03/21/2025	Open			Accounts Payable	CARDENAS, ERNESTO	$98.00	$98.00	$0.00
111566	03/21/2025	Open			Accounts Payable	CBT NUGGETS, LLC	$4,862.47	$4,862.47	$0.00
111567	03/21/2025	Open			Accounts Payable	CENTURYLINK	$318.17	$318.17	$0.00
111568	03/21/2025	Open			Accounts Payable	CNJ AUTO GLASS & WINDOW TINTING, LLC	$844.94	$844.94	$0.00
111569	03/21/2025	Open			Accounts Payable	COMBS, MARTHA	$60.00		
111570	03/21/2025	Open			Accounts Payable	DBG FLOORING LLC	$1,315.78		
111571	03/21/2025	Open			Accounts Payable	EMPIRE MACHINERY	$2,820.26	$2,820.26	$0.00
111572	03/21/2025	Open			Accounts Payable	FERTIZONA-YUMA L.L.C.	$1,227.19	$1,227.19	$0.00
111573	03/21/2025	Open			Accounts Payable	FITZGIBBONS LAW OFFICES, P.L.C.	$225.00		
111574	03/21/2025	Open			Accounts Payable	FREIGHTLINER OF ARIZONA, LLC	$824.18	$824.18	$0.00
111575	03/21/2025	Open			Accounts Payable	HERNANDEZ, SAMUEL	$113.00	$113.00	$0.00
111576	03/21/2025	Open			Accounts Payable	HOWMEDICA OSTEONICS CORP	$431.82		
111577	03/21/2025	Open			Accounts Payable	HUERTA, JOSE	$198.01		
111578	03/21/2025	Open			Accounts Payable	I SPIEWAK & SONS INC	$928.48		
111579	03/21/2025	Open			Accounts Payable	INTELLIGENT MARKING USA, INC	$9,755.50	$9,755.50	$0.00
111580	03/21/2025	Open			Accounts Payable	ISCA, INC	$4,092.25		
111581	03/21/2025	Open			Accounts Payable	MEMBERSHIP LOCKBOX 4047	$3,834.00		
111582	03/21/2025	Open			Accounts Payable	MUELA, CARLOS	$98.00	$98.00	$0.00
111583	03/21/2025	Open			Accounts Payable	NORWOOD EQUIPMENT INC.	$222.78	$222.78	$0.00
111584	03/21/2025	Open			Accounts Payable	PACHECO, ROMAN	$412.00	$412.00	$0.00
111585	03/21/2025	Open			Accounts Payable	PINNACLE MEDICAL GROUP AZ P.C	$2,908.00	$2,908.00	$0.00
111586	03/21/2025	Open			Accounts Payable	PIT STOP HOT DOG	$850.00	$850.00	$0.00
111587	03/21/2025	Open			Accounts Payable	PRECISION UNIFORMS LLC	$6,307.77	$6,307.77	$0.00
111588	03/21/2025	Open			Accounts Payable	PUBLIC RECORDS AND INFO MGMT GRP	$698.10		
111589	03/21/2025	Open			Accounts Payable	QUINONEZ, FRANCISCO	$165.00		
111590	03/21/2025	Open			Accounts Payable	RED WING BRANDS OF AMERICA INC	$200.00		
111591	03/21/2025	Open			Accounts Payable	SECURITY TITLE AGENCY, INC	$20,996.00		
111592	03/21/2025	Open			Accounts Payable	SHUCK DRILLING COMPANY LLC	$1,312.56	$1,312.56	$0.00
111593	03/21/2025	Open			Accounts Payable	SOUTHWEST TURF SUPPLY	$648.73		
111594	03/21/2025	Open			Accounts Payable	STATUS CREATIVO LLC	$628.78	$628.78	$0.00
111595	03/21/2025	Open			Accounts Payable	STUDIO CERO NUEVE DESIGNS	$1,922.86	$1,922.86	$0.00
111596	03/21/2025	Open			Accounts Payable	YUMA COUNTY SUPERIOR COURT	$24,074.69	$24,074.69	$0.00

SCHEDULE A

City of San Luis

Payment Register

From Payment Date: 3/17/2025 - To Payment Date: 3/21/2025

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
111597	03/21/2025	Open			Accounts Payable	YUMA VALLEY CONTRACTORS	$585,622.79	$585,622.79	$0.00
111598	03/21/2025	Open			Accounts Payable	ZEPEDA, DANIEL	$178.87	$178.87	$0.00
111599	03/21/2025	Open			Accounts Payable	MOTOROLA SOLUTIONS, INC	$23,051.44		
Type Check Totals:					45 Transactions		$726,263.79	$651,840.27	$0.00
EFT									
7219	03/17/2025	Open			Accounts Payable	TUMEX CORP.	$110,106.00	$110,106.00	$0.00
7220	03/18/2025	Open			Accounts Payable	CITY OF SAN LUIS EMPLOYEE BENEFIT TRUST	$287,346.65	$287,346.65	$0.00
7221	03/20/2025	Open			Accounts Payable	AUTOZONE STORES, INC	$1,212.95	$1,212.95	$0.00
7222	03/21/2025	Open			Accounts Payable	4 IMPRINT	$3,277.94	$3,277.94	$0.00
7223	03/21/2025	Open			Accounts Payable	ARIZONA MEDICAL WASTE	$234.74	$234.74	$0.00
7224	03/21/2025	Open			Accounts Payable	ARIZONA POLICE PSYCHOLOGY, PLLC	$400.00	$400.00	$0.00
7225	03/21/2025	Open			Accounts Payable	AUTOZONE STORES, INC	$1,338.79	$1,338.79	$0.00
7226	03/21/2025	Open			Accounts Payable	AXON ENTERPRISE, INC	$17,845.00	$17,845.00	$0.00
7227	03/21/2025	Open			Accounts Payable	BILL ALEXANDER FORD	$2,232.84	$2,232.84	$0.00
7228	03/21/2025	Open			Accounts Payable	BLT ASPHALT LLC	$5,267.13	$5,267.13	$0.00
7229	03/21/2025	Open			Accounts Payable	BLT READY MIX CONCRETE LLC	$5,988.94	$5,988.94	$0.00
7230	03/21/2025	Open			Accounts Payable	CDWG	$9,717.50	$9,717.50	$0.00
7231	03/21/2025	Open			Accounts Payable	CHAPMAN DCJR YUMA LLC	$505.16	$505.16	$0.00
7232	03/21/2025	Open			Accounts Payable	CONSULTANT ENGINEERING INC	$4,145.00	$4,145.00	$0.00
7233	03/21/2025	Open			Accounts Payable	COPPER STATE BOLT & NUT CO.	$113.18	$113.18	$0.00
7234	03/21/2025	Open			Accounts Payable	CORE ENGINEERING GROUP, PLLC	$10,125.00	$10,125.00	$0.00
7235	03/21/2025	Open			Accounts Payable	CORRAL, RICARDO	$60.00	$60.00	$0.00
7236	03/21/2025	Open			Accounts Payable	D & H ELECTRIC INC.	$16,217.50	$16,217.50	$0.00
7237	03/21/2025	Open			Accounts Payable	DESERT WATER STORE INC	$297.56	$297.56	$0.00
7238	03/21/2025	Open			Accounts Payable	DIGITAL ROOM LLC	$857.05	$857.05	$0.00
7239	03/21/2025	Open			Accounts Payable	G&T LOCKSMITH AND SAFE CO.	$132.47	$132.47	$0.00
7240	03/21/2025	Open			Accounts Payable	HANSBERGER REGRIGERATION & ELECTRIC CO	$308.00	$308.00	$0.00
7241	03/21/2025	Open			Accounts Payable	HEINFELD, MEECH & CO., P.C.	$3,750.00	$3,750.00	$0.00
7242	03/21/2025	Open			Accounts Payable	KEITHLY-WILLIAMS SEED, INC.	$2,877.80	$2,877.80	$0.00
7243	03/21/2025	Open			Accounts Payable	KP VENTURES WELL DRILLING & PUMP CO LLC	$94,377.90	$94,377.90	$0.00
7244	03/21/2025	Open			Accounts Payable	L.N. CURTIS & SONS	$1,178.95	$1,178.95	$0.00
7245	03/21/2025	Open			Accounts Payable	MAJCO LLC	$89.99	$89.99	$0.00
7246	03/21/2025	Voided		03/27/2025	Accounts Payable	MGC CONTRACTORS, INC	$167,819.91		
7247	03/21/2025	Open			Accounts Payable	MN8 ENERGY OPERATING COMPANY LLC	$19,467.98	$19,467.98	$0.00
7248	03/21/2025	Open			Accounts Payable	NAPA AUTO PARTS	$1,086.15	$1,086.15	$0.00
7249	03/21/2025	Open			Accounts Payable	POLAR ICE LLC	$381.96	$381.96	$0.00
7250	03/21/2025	Open			Accounts Payable	PRECISION ELECTRIC CO. INC.	$450.00	$450.00	$0.00
7251	03/21/2025	Open			Accounts Payable	ROACH PEST CONTROL	$390.00	$390.00	$0.00
7252	03/21/2025	Open			Accounts Payable	RUSH TRUCK CENTER	$417.47	$417.47	$0.00
7253	03/21/2025	Open			Accounts Payable	RWC INTERNATIONAL LTD	$779.46	$779.46	$0.00
7254	03/21/2025	Open			Accounts Payable	SAN LUIS WALK IN CLINIC, INC	$1,025.00	$1,025.00	$0.00
7255	03/21/2025	Open			Accounts Payable	SEBIS DIRECT INC.	$4,075.05	$4,075.05	$0.00
7256	03/21/2025	Open			Accounts Payable	SOUTHERN TIRE MART LLC	$2,328.81	$2,328.81	$0.00
7257	03/21/2025	Open			Accounts Payable	SOUTHWEST SANITATION SERVICES, LLC	$583.06	$583.06	$0.00

City of San Luis

Payment Register

From Payment Date: 3/17/2025 - To Payment Date: 3/21/2025

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
7258	03/21/2025	Open			Accounts Payable	SPECTRUM BUSINESS	$6,187.82	$6,187.82	$0.00
7259	03/21/2025	Open			Accounts Payable	STATE OF ARIZONA	$8,800.00	$8,800.00	$0.00
7260	03/21/2025	Open			Accounts Payable	SUN GRAPHICS	$283.45	$283.45	$0.00
7261	03/21/2025	Open			Accounts Payable	ULINE, INC.	$1,247.02	$1,247.02	$0.00
7262	03/21/2025	Open			Accounts Payable	VAPEX ENVIRONMENTAL TECHNOLOGIES, LLC	$1,328.54	$1,328.54	$0.00
7263	03/21/2025	Open			Accounts Payable	YUMA CO. AIRPORT AUTHORITY INC	$167.79	$167.79	$0.00
7264	03/21/2025	Open			Accounts Payable	YUMA SUN INC	$982.08	$982.08	$0.00
7265	03/21/2025	Open			Accounts Payable	YUMA WINNELSON CO.	$3,779.74	$3,779.74	$0.00
Type EFT Totals:					47 Transactions		$801,585.33	$633,765.42	$0.00

1BYPAYABLE - 1st BY Accounts Payable Totals

Checks	Status	Count	Transaction Amount	Reconciled Amount
	Open	45	$726,263.79	$651,840.27
	Reconciled	0	$0.00	$0.00
	Voided	0	$0.00	$0.00
	Stopped	0	$0.00	$0.00
	Total	45	$726,263.79	$651,840.27

EFTs	Status	Count	Transaction Amount	Reconciled Amount
	Open	46	$633,765.42	$633,765.42
	Reconciled	0	$0.00	$0.00
	Voided	1	$167,819.91	$0.00
	Total	47	$801,585.33	$633,765.42

All	Status	Count	Transaction Amount	Reconciled Amount
	Open	91	$1,360,029.21	$1,285,605.69
	Reconciled	0	$0.00	$0.00
	Voided	1	$167,819.91	$0.00
	Stopped	0	$0.00	$0.00
	Total	92	$1,527,849.12	$1,285,605.69

Grand Totals:

Checks	Status	Count	Transaction Amount	Reconciled Amount
	Open	**45**	**$726,263.79**	**$651,840.27**
	Reconciled	**0**	**$0.00**	**$0.00**
	Voided	**0**	**$0.00**	**$0.00**
	Stopped	**0**	**$0.00**	**$0.00**
	Total	**45**	**$726,263.79**	**$651,840.27**

EFTs	Status	Count	Transaction Amount	Reconciled Amount
	Open	**46**	**$633,765.42**	**$633,765.42**
	Reconciled	**0**	**$0.00**	**$0.00**
	Voided	**1**	**$167,819.91**	**$0.00**
	Total	**47**	**$801,585.33**	**$633,765.42**

All	Status	Count	Transaction Amount	Reconciled Amount
	Open	**91**	**$1,360,029.21**	**$1,285,605.69**
	Reconciled	**0**	**$0.00**	**$0.00**
	Voided	**1**	**$167,819.91**	**$0.00**
	Stopped	**0**	**$0.00**	**$0.00**
	Total	**92**	**$1,527,849.12**	**$1,285,605.69**

Guadalupe Canez

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Pay Day Register

Pay Date Range 03/08/25 - 03/21/25
Pay Batch 202507

Pay Batch 202507 Total
Employees in Pay Batch 347
Female Employees in Pay Batch 94

Hours Description	Hours	Gross
100 - REGULAR	25,384.0000	610,887.37
1001 - LEAVE WITHOUT PAY	276.1069	.00
1005 - BEREAVEMENT	24.0000	550.56
1007 - ON CALL WORKED HOURS	19.7500	494.28
1009 - PART TIME	202.7500	3,019.48
1010 - PART TIME FIREFIGHTERS	160.0000	3,102.88
201 - OVERTIME	754.5000	29,038.49
202 - OP STONE GARDEN- O.T.	701.0000	33,656.75
2023 - FMLA - SICK LEAVE	215.4700	4,696.76
2024 - FMLA - VACATION LEAVE	24.5300	408.04
203 - DUI OVERTIME	17.0000	683.46
2036 - MARSHALS OT	10.0000	407.40
2038 - FMLA - LEAVE WITHOUT	80.0000	.00
210 - SRO	208.0000	5,976.70
300 - VACATION EARNED	1,367.2900	.00
301 - VACATION USED	1,020.7800	26,881.51
400 - SICK EARNED	1,166.9400	.00
405 - SCHEDULED SICK LEAVE	303.9700	7,832.48
406 - UNSCHEDULED SICK LEAVE	479.2500	11,270.67
501 - WC PUBLIC SAFETY USED	126.7500	2,761.16
502 - ON CALL PAY I.T.	.0000	100.00
503 - STAND-BY PAY	642.0000	1,284.00
703 - FIRE HOLIDAY USED	24.0000	514.80
806 - TELEPHONE STIPEND	.0000	650.00
809 - RETRO PAY	15.6072	419.00
900 - COMPENSATION EARNED	9.2500	.00
901 - COMPENSATION USED	26.2500	447.65
921 - STEP OVERTIME	10.0000	407.40
923 - BORDER FITNESS - GYM	.0000	300.00
932 - 24-7 GET FIT - GYM	.0000	1,377.00
965 - PD - STAND-BY PAY	.0000	1,859.00
967 - FD - SPECIAL ASSIGNEMNT	276.0000	552.00
Total	33,545.1941	$749,578.84

Withholdings and Deductions		Gross Base
Gross	749,578.84	
Imputed Income		
FEDERAL TAX WITHHOLDING	44,773.19	646,219.49
SOCIAL SECURITY TAX	46,473.98	749,578.84
MEDICARE	10,869.11	749,578.84
STATE WITHHOLDING	13,909.28	646,219.49
24-7 GET FIT- GYM	1,350.00	.00
AM. FIDELITY - HEALTH FSA	50.00	.00
AM. FIDELITY- ACCIDENT-POST	25.01	.00
AM. FIDELITY- ACCIDENT-PRE	540.70	.00
AM. FIDELITY- CANCER-POST	28.70	.00
AM. FIDELITY- CANCER-PRE TAX	136.15	.00
AM. FIDELITY- GCI -POST TAX	48.51	.00
AM. FIDELITY- GHI- PRE TAX	275.40	.00
AM. FIDELITY- LIFE -POST TAX	392.90	.00
AM. FIDELITY- TX LIFE -POST	173.31	.00
AZ COPS - SLPD	525.00	.00
AZ STATE RETIREMENT	52,953.00	436,906.29
BORDER GYM - GYM	300.00	.00
CHILD SUPPORT 2	234.46	.00
DEFERRED COMP - ROTH	990.00	.00
DEFERRED COMP - ROTH	314.97	8,526.21
DEFERRED COMPENSATION	3,160.00	.00
DEFERRED COMPENSATION	620.87	8,118.67
FOP/ALC	420.00	.00
GARNISHMENT - CHILD	2,733.17	.00
IAFF- FIRE DEPT	1,510.00	.00
LEGAL SHIELD	59.31	.00
LONG TERM DISABILITY	655.39	436,906.29
MANHATTANLIFE ASSURANCE	96.51	.00
MEX ONLY DENTAL - EE &	192.36	.00
MEX ONLY DENTAL - EE &	537.24	.00
MEX ONLY DENTAL - EE &	192.36	.00
MEX ONLY HEALTH - EE & CH	632.69	.00
MEXICO ONLY HEALTH - EE &	2,120.44	.00
MEXICO ONLY HEALTH - EE &	414.88	.00
MISCELLANEOUS	130.00	.00
PAC FUND- FIRE DEPT.	123.00	.00
PS DEFERRED COMP - ROTH	705.00	.00

Benefits		Gross Base
ASRS ALTERNATE	738.24	7,244.80
AZ STATE RETIREMENT	52,953.00	436,906.29
DENTAL = FAMILY	457.70	.00
LONG TERM DISABILITY	655.39	436,906.29
MEDICAL MEX ONLY - EE &	1,944.80	.00
MEDICAL MEX ONLY - EE &	7,228.76	.00
MEDICAL MEX ONLY - EE &	1,414.40	.00
MEDICAL MEX ONLY - EE ONLY	551.00	.00
MEX & US HEALTH = EE	58,367.06	.00
MEX ONLY DENTAL - EE &	149.52	.00
MEX ONLY DENTAL - EE &	417.56	.00
MEX ONLY DENTAL - EE &	149.52	.00
MEX ONLY DENTAL - EE ONLY	56.98	.00
PSPRS - ALTERNATE	228.76	2,859.55
PSPRS FIRE DB NORM - TIER 1	8,840.94	69,833.66
PSPRS FIRE DB NORM - TIER 2	602.41	4,758.36
PSPRS FIRE DB NORM - TIER 3	5,299.18	59,608.02
PSPRS FIRE DB UNFUND - TIER	418.99	69,833.66
PSPRS FIRE DB UNFUND - TIER	28.55	4,758.36
PSPRS FIRE DB UNFUND - TIER	439.87	61,951.68
PSPRS POLICE DB NORM - TIER	7,374.62	73,894.01
PSPRS POLICE DB NORM - TIER	1,284.22	12,867.94
PSPRS POLICE DB NORM - TIER	5,044.88	56,747.59
PSPRS POLICE DB UNFUND -	3,273.51	73,894.01
PSPRS POLICE DB UNFUND -	570.05	12,867.94
PSPRS POLICE DB UNFUND -	2,701.18	56,747.59
STANDARD LIFE	2,981.79	.00
STANDARD LTD	1,445.26	266,849.11
STANDARD STD	4,953.94	.00
U.S. MEX DENTAL - EE &	366.62	.00
U.S. MEX DENTAL - EE &	95.64	.00
US & MEX DENTAL - EE	3,246.72	.00
US & MEX HEALTH = C	17,469.00	.00
US & MEX HEALTH = FAMILY	25,980.15	.00
US & MEX HEALTH = SP	3,882.00	.00
VISION - SINGLE	1,183.52	.00
VSP- VISION	582.75	.00
WC PSPRS 17.78	416.70	2,343.66
Total	$223,795.18	

SCHEDULE B

Pay Day Register

Pay Date Range 03/08/25 - 03/21/25
Pay Batch 202507

PS DEFERRED COMP - ROTH	353.32	2,717.88
PS DEFERRED COMP TIAA -	1,116.95	16,151.48
PS DEFERRED COMPENSATION	1,790.00	.00
PSPRS FIRE DB RATE - TIER 1a	4,429.16	57,897.44
PSPRS FIRE DB RATE - TIER 1b	913.12	11,936.22
PSPRS FIRE DB RATE - TIER 2	364.01	4,758.36
PSPRS FIRE DB RATE - TIER 3	5,299.18	59,608.02
PSPRS POLICE DB RATE - TIER	4,121.04	53,869.85
PSPRS POLICE DB RATE - TIER	1,531.85	20,024.16
PSPRS POLICE DB RATE - TIER 2	984.40	12,867.94
PSPRS POLICE DB RATE - TIER 3	5,044.88	56,747.59
STANDARD LIFE ADDTNL	857.19	.00
TRANSWESTERN MEXICAN	139.50	.00
U.S. MEX DENTAL - EE &	472.19	.00
U.S. MEX DENTAL - EE &	123.18	.00
UNITED WAY	14.00	.00
US & MEX DENTAL= FAMILY	589.26	.00
US & MEX HEALTH = C	5,124.24	.00
US & MEX HEALTH = FAMILY	7,620.90	.00
US & MEX HEALTH = SP	1,138.72	.00
VSP - VISION CHILDREN	250.92	.00
VSP - VISION FAMILY	369.41	.00
VSP - VISION SPOUSE	153.34	.00
Net	$518,111.19	

Employer Taxes		Gross Base
MEDICARE	10,869.11	749,578.84
SOCIAL SECURITY TAX	46,473.98	749,578.84
SUTA/UNEMPLOYMENT	4,280.41	713,386.52
Total	$61,623.50	

Workers' Comp		Gross Base
Ambulance EMT Search &	3,324.12	69,982.43
ANIMAL CONTROL OFFICERS	67.34	2,992.83
ATTORNEY- ALL & CLERICAL-	63.27	28,758.86
AUTO SERVICE/ REPAIR	304.90	10,928.51
BUILDING- NOC OPER BY	585.17	16,165.03
BUS COMPANY AND DRIVERS	87.14	1,578.66
CLERICAL OFFICE/ LIBRARY/	431.55	179,810.54
Electrician	68.58	2,184.00
FIREFIGHTERS & DRIVERS	3,613.79	76,080.11
GARBAGE/ ASH/ REFUSE	619.44	9,911.06
Homemaker Service	43.37	1,893.90
Motion Picture Production	14.18	2,181.20
MUNICIPAL/ TOWN/	858.40	49,051.62
PARKS- NOC ALL EMPLOYEES	830.44	26,788.22
POLICE OFFICERS	7,573.33	159,438.29
RECREATION- ALL EMPLOYEES/	273.39	19,956.40
SEWAGE DISPOSAL/ PLANT	1,141.22	33,174.84
Street or Road Construction	2,698.52	30,560.67
WATERWORKS OPERATIONS	976.52	28,141.67
Total	$23,574.67	

Roula Jouanne de Encinas

Digitally signed by: Roula Jouanne de Encinas
DN: CN = Roula Jouanne de Encinas email = rencinas@sanluisaz.gov C = US O = City of San Luis
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Direct Deposits	Amount
1st Bank Yuma	43,871.11
ACADEMY BANK	2,380.22
Ally Bank	1,491.63
AVENIR FINANCIAL	44,024.25
Bank of America	6,153.71
Bankcorp	200.00
CAPITAL ONE	3,490.29
Charles Sch	250.00
Chase Bank	243,615.24
CHASE BANK CA	1,179.17
CHASE BANK MORGAN	1,496.09
CHASE BANK TX	2,287.64
chase centro	1,815.67

Pay Day Register

Pay Date Range 03/08/25 - 03/21/25
Pay Batch 202507

discover	400.00
FF CREDIT UNION	2,190.48
FIDELITY	313.84
FIREFIGHTER FIRST CREDIT UNION	11,799.09
HUGHES FCU	1,761.87
MECHNICS BANK	221.14
National Bank	1,299.23
Navy Federal	28,206.15
NetSpend Corporation DD	120.00
NORTH ISLAND CREDIT UNION	811.49
PATHWARD	1,343.81
SOFI BANK	2,758.53
Sunbank	1,773.82
THE FOOTHILLS BANK	675.71
USAA FEDERAL SAVING	1,179.44
VANTAGE WEST	2,040.42
WASHINGTON FEDERAL	1,139.68
Wells Fargo	93,277.68
WELLS FARGO ARKANSAS	1,442.53
WELLS FARGO CA	2,201.91
WELLS FARGO MN	1,260.31
WELLS FARGO YUMA	2,863.73
Total	$511,335.88
Check	$6,775.31

City of San Luis

Payment Register

From Payment Date: 3/24/2025 - To Payment Date: 3/28/2025

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
1BYPAYABLE - 1st BY Accounts Payable									
Check									
111600	03/27/2025	Open			Accounts Payable	FOP/ALC	$420.00		
111601	03/27/2025	Open			Accounts Payable	SAN LUIS POLICE OFFICERS ASSOC	$525.00		
111602	03/27/2025	Open			Accounts Payable	SUPPORT PAYMENT CLEARINGHOUSE	$3,202.79		
111603	03/27/2025	Open			Accounts Payable	UNITED WAY OF YUMA COUNTY INC.	$14.00		
111604	03/27/2025	Open			Accounts Payable	UNITED YUMA FIRE FIGHTERS ASSOC	$123.00		
111605	03/27/2025	Open			Accounts Payable	UNITED YUMA FIRE FIGHTERS-IAFF	$1,510.00		
111606	03/28/2025	Open			Accounts Payable	AMERICAN FIDELITY ASSURANCE CO	$2,902.73		
111607	03/28/2025	Open			Accounts Payable	AMERICAN FIDELITY ASSURANCE CO	$100.00		
111608	03/28/2025	Open			Accounts Payable	ANGEL'S TOWING SERVICE/AUTO SALES	$195.00		
111609	03/28/2025	Open			Accounts Payable	ANGUIANO, RAYMUNDO	$25.00	$25.00	$0.00
111610	03/28/2025	Open			Accounts Payable	APS	$50.00		
111611	03/28/2025	Open			Accounts Payable	ARIZONA PUBLIC SERVICE	$40.75		
111612	03/28/2025	Open			Accounts Payable	ARVIZU VILLAR, GLORIA	$25.00		
111613	03/28/2025	Open			Accounts Payable	BOUND TREE MEDICAL, LLC.	$1,472.93		
111614	03/28/2025	Open			Accounts Payable	CABRERA, YOLANDA	$339.68		
111615	03/28/2025	Open			Accounts Payable	CANON FINANCIAL SERVICES, INC	$1,276.70		
111616	03/28/2025	Open			Accounts Payable	CONSTRUCTION SUPPLY HOLDINGS II, LLC	$767.35		
111617	03/28/2025	Open			Accounts Payable	CORE & MAIN LP	$1,296.34		
111618	03/28/2025	Open			Accounts Payable	EMPIRE MACHINERY	$949.00		
111619	03/28/2025	Open			Accounts Payable	FERRELLGAS, LP	$540.13		
111620	03/28/2025	Open			Accounts Payable	FIREFIGHTER SELECTION, INC.	$275.00		
111621	03/28/2025	Open			Accounts Payable	FRIAS, JAIME	$295.60		
111622	03/28/2025	Open			Accounts Payable	GAMMAGE & BURNHAM, PLC	$10,692.50		
111623	03/28/2025	Open			Accounts Payable	GUTIERREZ CANALES ENGINEERING P.C.	$89,089.52		
111624	03/28/2025	Open			Accounts Payable	HD SUPPLY, INC.	$110.53		
111625	03/28/2025	Open			Accounts Payable	IMSA GARAGE DOORS LLC	$3,540.00		
111626	03/28/2025	Open			Accounts Payable	ISCA, INC	$1,000.00		
111627	03/28/2025	Open			Accounts Payable	KEYCAFE (US) INC	$1,188.00		
111628	03/28/2025	Open			Accounts Payable	LAWSON PRODUCTS INC.	$25.50		
111629	03/28/2025	Open			Accounts Payable	LEGROS, BRIAN, SEAN	$45.00		
111630	03/28/2025	Open			Accounts Payable	MAHON, AMANDA	$140.00		
111631	03/28/2025	Open			Accounts Payable	MGC CONTRACTORS, INC	$167,819.91		
111632	03/28/2025	Open			Accounts Payable	NAT'L ASSOC OF LATINO ELECTED & APPOINTED OFFICIAL	$900.00		
111633	03/28/2025	Open			Accounts Payable	NATIONAL ASSOCIATION FOR LEGAL SUPPORT PROFESSIONA	$132.00		
111634	03/28/2025	Open			Accounts Payable	PINNACLE MEDICAL GROUP AZ P.C	$2,250.00		
111635	03/28/2025	Open			Accounts Payable	PRECISION UNIFORMS LLC	$130.07		

SCHEDULE C

City of San Luis

Payment Register

From Payment Date: 3/24/2025 - To Payment Date: 3/28/2025

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
111636	03/28/2025	Open			Accounts Payable	QUINONEZ, FRANCISCO	$195.00		
111637	03/28/2025	Open			Accounts Payable	RAMIREZ, FELIPE	$108.00		
111638	03/28/2025	Open			Accounts Payable	RAMIREZ, TERESITA, D	$150.00		
111639	03/28/2025	Open			Accounts Payable	ROBERT HALF INC.	$1,400.00		
111640	03/28/2025	Open			Accounts Payable	SERVERSUPPLY.COM, INC	$126.21		
111641	03/28/2025	Open			Accounts Payable	SOUTH YUMA COUNTY LANDFILL	$6,308.85		
111642	03/28/2025	Open			Accounts Payable	TEXAS LIFE INSURANCE COMPANY	$346.53		
111643	03/28/2025	Open			Accounts Payable	TORNADO FENCE LLC	$6,480.00		
111644	03/28/2025	Open			Accounts Payable	TRANSWESTERN INSURANCE ADMIN	$279.00		
111645	03/28/2025	Open			Accounts Payable	VIZCARRA ACUNA, ERNESTO, ADOLFO	$120.00	$120.00	$0.00
111646	03/28/2025	Open			Accounts Payable	WAL-MART	$268.41		
111647	03/28/2025	Open			Accounts Payable	ZARAGOZA, LETICIA	$130.00		
111648	03/28/2025	Open			Accounts Payable	ZEPEDA, RUBEN	$184.41		
Type Check Totals:					49 Transactions		$309,505.44	$145.00	$0.00
EFT									
7267	03/25/2025	Open			Accounts Payable	SUN RENTAL AND SALES INC.	$812.61	$812.61	$0.00
7268	03/27/2025	Open			Accounts Payable	ALSCO, INC	$3,794.96	$3,794.96	$0.00
7269	03/27/2025	Open			Accounts Payable	AMAZON.COM SALES, INC.	$1,872.58	$1,872.58	$0.00
7270	03/27/2025	Open			Accounts Payable	AUTOZONE STORES, INC	$7,825.41	$7,825.41	$0.00
7271	03/27/2025	Open			Accounts Payable	O'REILLY AUTO PARTS	$3,047.11	$3,047.11	$0.00
7272	03/27/2025	Open			Accounts Payable	ODP BUSINESS SOLUTIONS LLC	$5,591.40	$5,591.40	$0.00
7273	03/27/2025	Open			Accounts Payable	AUTOZONE STORES, INC	$1,023.90	$1,023.90	$0.00
7274	03/28/2025	Open			Accounts Payable	4 IMPRINT	$806.77	$806.77	$0.00
7275	03/28/2025	Open			Accounts Payable	AMBERLY'S PLACE	$3,750.00	$3,750.00	$0.00
7276	03/28/2025	Open			Accounts Payable	ARIZONA MUNICIPAL RISK RETENTION POOL P&C	$207,517.00	$207,517.00	$0.00
7277	03/28/2025	Open			Accounts Payable	ARIZONA SUPREME COURT	$1,500.00	$1,500.00	$0.00
7278	03/28/2025	Open			Accounts Payable	ARIZONA WESTERN COLLEGE	$15,617.00	$15,617.00	$0.00
7279	03/28/2025	Open			Accounts Payable	BERKLEY RISK ADMINISTRATORS COMPANY	$7,404.60	$7,404.60	$0.00
7280	03/28/2025	Open			Accounts Payable	BSN SPORTS	$345.78	$345.78	$0.00
7281	03/28/2025	Open			Accounts Payable	CDWG	$3,337.15	$3,337.15	$0.00
7282	03/28/2025	Open			Accounts Payable	CITY OF SAN LUIS EMPLOYEE BENEFIT TRUST	$294,555.10	$294,555.10	$0.00
7283	03/28/2025	Open			Accounts Payable	CONSULTANT ENGINEERING INC	$11,203.83	$11,203.83	$0.00
7284	03/28/2025	Open			Accounts Payable	CORE ENGINEERING GROUP, PLLC	$8,296.00	$8,296.00	$0.00
7285	03/28/2025	Open			Accounts Payable	CRAFCO INC.	$11,999.66	$11,999.66	$0.00
7286	03/28/2025	Open			Accounts Payable	DESERT WATER STORE INC	$276.73	$276.73	$0.00
7287	03/28/2025	Open			Accounts Payable	ECOVERDE, LLC	$406.02	$406.02	$0.00
7288	03/28/2025	Open			Accounts Payable	FRESH TERRA SERVICES LLC	$561.50	$561.50	$0.00
7289	03/28/2025	Open			Accounts Payable	G&T LOCKSMITH AND SAFE CO.	$149.60	$149.60	$0.00
7290	03/28/2025	Open			Accounts Payable	HANSBERGER REGRIGERATION & ELECTRIC CO	$1,182.00	$1,182.00	$0.00
7291	03/28/2025	Open			Accounts Payable	HILL BROTHERS CHEMICAL CO.	$18,125.43	$18,125.43	$0.00
7292	03/28/2025	Open			Accounts Payable	HUMANE SOCIETY OF YUMA	$5,416.66	$5,416.66	$0.00
7293	03/28/2025	Open			Accounts Payable	KIMLEY-HORN AND ASSOCIATES INC	$26,187.25	$26,187.25	$0.00

City of San Luis

Payment Register

From Payment Date: 3/24/2025 - To Payment Date: 3/28/2025

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
7294	03/28/2025	Open			Accounts Payable	KINGHOSE INDUSTRY LLC	$1,742.94	$1,742.94	$0.00
7295	03/28/2025	Open			Accounts Payable	LESLIE'S POOL SUPPLY INC.	$2,549.76	$2,549.76	$0.00
7296	03/28/2025	Open			Accounts Payable	LOOMIS	$1,913.82	$1,913.82	$0.00
7297	03/28/2025	Open			Accounts Payable	MAYA'S CONSTRUCTION LLC.	$125.00	$125.00	$0.00
7298	03/28/2025	Open			Accounts Payable	METRO FIRE EQUIPMENT INC	$232.00	$232.00	$0.00
7299	03/28/2025	Open			Accounts Payable	PACIFIC ADVANCED CIVIL ENGINEERING INC	$128,336.00	$128,336.00	$0.00
7300	03/28/2025	Open			Accounts Payable	POLAR ICE LLC	$316.08	$316.08	$0.00
7301	03/28/2025	Open			Accounts Payable	REAL PURIFIED WATER LLC	$140.00	$140.00	$0.00
7302	03/28/2025	Open			Accounts Payable	REPUBLIC SERVICES, INC.	$13,881.40	$13,881.40	$0.00
7303	03/28/2025	Open			Accounts Payable	REPUBLIC SERVICES, INC.	$12,314.97	$12,314.97	$0.00
7304	03/28/2025	Open			Accounts Payable	RWC INTERNATIONAL LTD	$161.25	$161.25	$0.00
7305	03/28/2025	Open			Accounts Payable	SHRM	$598.00	$598.00	$0.00
7306	03/28/2025	Open			Accounts Payable	SIRCHIE ACQUISITION COMPANY LLC	$228.52	$228.52	$0.00
7307	03/28/2025	Open			Accounts Payable	SOUTHWEST MERCH LLC	$19.50	$19.50	$0.00
7308	03/28/2025	Open			Accounts Payable	THOMSON WEST PUBLISHING CO.	$2,282.52	$2,282.52	$0.00
7309	03/28/2025	Open			Accounts Payable	WAXIE SANITARY SUPPLY	$3,962.35	$3,962.35	$0.00
7310	03/28/2025	Open			Accounts Payable	YUMA NURSERY LLC	$1,258.45	$1,258.45	$0.00
7311	03/28/2025	Open			Accounts Payable	YUMA SIGN MASTERS LLC	$142.02	$142.02	$0.00
7312	03/28/2025	Open			Accounts Payable	YUMA SUN INC	$174.00	$174.00	$0.00
Type EFT Totals:					46 Transactions		$812,984.63	$812,984.63	$0.00

1BYPAYABLE - 1st BY Accounts Payable Totals

Checks	Status	Count	Transaction Amount	Reconciled Amount
	Open	49	$309,505.44	$145.00
	Reconciled	0	$0.00	$0.00
	Voided	0	$0.00	$0.00
	Stopped	0	$0.00	$0.00
	Total	49	$309,505.44	$145.00

EFTs	Status	Count	Transaction Amount	Reconciled Amount

City of San Luis

Payment Register

From Payment Date: 3/24/2025 - To Payment Date: 3/28/2025

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source		Payee Name	Transaction Amount	Reconciled Amount	Difference
					Open	46	$812,984.63		$812,984.63	
					Reconciled	0	$0.00		$0.00	
					Voided	0	$0.00		$0.00	
					Total	46	$812,984.63		$812,984.63	

	All	Status	Count	Transaction Amount	Reconciled Amount
		Open	95	$1,122,490.07	$813,129.63
		Reconciled	0	$0.00	$0.00
		Voided	0	$0.00	$0.00
		Stopped	0	$0.00	$0.00
		Total	95	$1,122,490.07	$813,129.63

Grand Totals:

	Checks	Status	Count	Transaction Amount	Reconciled Amount
		Open	**49**	**$309,505.44**	**$145.00**
		Reconciled	**0**	**$0.00**	**$0.00**
		Voided	**0**	**$0.00**	**$0.00**
		Stopped	**0**	**$0.00**	**$0.00**
		Total	**49**	**$309,505.44**	**$145.00**

	EFTs	Status	Count	Transaction Amount	Reconciled Amount
		Open	**46**	**$812,984.63**	**$812,984.63**
		Reconciled	**0**	**$0.00**	**$0.00**
		Voided	**0**	**$0.00**	**$0.00**
		Total	**46**	**$812,984.63**	**$812,984.63**

	All	Status	Count	Transaction Amount	Reconciled Amount
		Open	**95**	**$1,122,490.07**	**$813,129.63**
		Reconciled	**0**	**$0.00**	**$0.00**
		Voided	**0**	**$0.00**	**$0.00**
		Stopped	**0**	**$0.00**	**$0.00**
		Total	**95**	**$1,122,490.07**	**$813,129.63**

Guadalupe Canez

Digitally signed by: Guadalupe Canez
DN: CN = Guadalupe Canez email = gcanez@sanluisaz.gov C = AD
Date: 2025.04.02 13:29:20 -07'00'

AGENDA ITEM REVIEW FORM

Regular City Council Meeting **5. A.**

Meeting Date: 04/09/2025

Department Head: Eulogio Vera, Director of Public Works, Public Works Department

Submitted By: Edgar Juarez, Facilities Project Coordinator, Public Works Department, Facilities

Action Requested: Motion

ITEM:

Discussion and possible action on any and all matters regarding the acceptance and award of a construction contract to Celis Development DBA Southwest Plumbing Air for the City Hall East Wing Remodel Project. **(Edgar Juarez, Facilities Project Coordinator)**

SUMMARY:

The Division of Facilities is seeking Council approval to accept and award a construction contract to Celis Development DBA Southwest Plumbing Air, 3080 S. Pacific St, Yuma, AZ, 85365 for the City Hall East Wing Remodel Project.

The project consists of general construction, plumbing, heating, ventilation, air conditioning, electrical, fire system protection, and fire suppression as shown in the plans and specifications by Nicklaus Engineering, Inc. Improvements include the addition of four enclosed offices, a new storage room, and the addition of a restroom for the East Wing.

Staff is seeking Council approval of Construction Services from Celis Development DBA Southwest Plumbing Air and the contract for this project for the amount of $149,686.00, as permitted under the city's procurement code section 3.05.030 Bidding.

RECOMMENDATION / SUGGESTED MOTION:

I MOVE TO AWARD THE CONTRACT TO CELIS DEVELOPMENT DBA SOUTHWEST PLUMBING AIR IN AN AMOUNT NOT TO EXCEED $149,686.00 AND TO APPROVE THE BUDGET TRANSFER AS PRESENTED IN THE FISCAL IMPACT STATEMENT.

Fiscal Impact

IS THERE FISCAL IMPACT ASSOCIATED WITH THIS ITEM:	Yes
CITY/STATE/FEDERAL FUNDS:	City
TOTAL:	$149,686.00
BUDGETED AMOUNT:	$160,000.00
AVAILABLE AMOUNT TO TRANSFER:	$20,000.00
ACCT NAME & GL#/REMAINING BALANCE BEFORE PURCHASE:	Capital Outlay CIP GL#100-999-90015
FISCAL IMPACT STATEMENT (IF THIS IS A BUDGET TRANSFER, YOU MUST ATTACH THE BUDGET ADJUSTMENT FORM):	

The City of San Luis allocated a total budget of $160,000.00 for this project. To date, $29,456.25 has been expended for plan preparation services provided by Nicklaus Engineering, Inc., leaving an available balance of $130,543.75. The total estimated construction cost for the project is $149,686.00, resulting in a budget shortfall of $19,142.25.
The Finance Department will initiate a budget adjustment of $20,000.00 to address this shortfall. This transfer will be made from the General Fund account 100-130-50000 (Salaries) to account 100-999-90015 (Capital Outlay – CIP) to ensure sufficient funding is available for project completion.

Attachments

Contract - East Wing Remodel Project

Bid Opening Results - Clerks Office

Celis Development Bid Documents

East Wing Remodel RFB Documents

East Wing Remodel - Nicklaus Engineering Plans

Addendum #1 - 3-14-25

Addendum #2 - 3-18-25

Addendum #3 - 3-20-25

CITY OF SAN LUIS, ARIZONA
CITY HALL EAST WING REMODEL PROJECT

CONTRACT

This Contract (the "Contract") made this ____ day of April 2025, between

Celis Development 3080 S. Pacific St. Yuma, Arizona, 85365, an Arizona limited liability company and DBA of Southwest Plumbing & Air ("Contractor") and	City of San Luis City Hall 1090 East Union Street (physical) P.O. Box 1170 San Luis, Arizona, an Arizona municipal Corporation (the "City")

Collectively referred to as "Party" or "Parties".

SECTION ONE.
CONTRACT DOCUMENTS

This Contract includes the following documents which may be individually or collectively referred to as the "Contract Documents": Request for Bids dated February 19, 2025 ("RFB") (which includes the Notice of Requests for Bids, Bid Submittal List and associated forms, all Addenda (if any) submittals required by the RFB, required insurance policies and endorsements, bonds sureties, Instruction to Bidders, this Contract, General Conditions, the Scope of Work).

The General Conditions are from Part 100 of the 2015 Maricopa Association of Governments Uniform Standard Specifications for Public Works Construction as adopted and modified by the City of San Luis as its Public Works Standards In the event of a conflict between the General Conditions and this Contract or the RFB, this Contract shall control. All references to the Engineer in the General Conditions shall refer to the Facilities Project Coordinator.

SECTION TWO.
DESCRIPTION OF WORK

CITY HALL EAST WING REMODEL PROJECT

The work consists of a remodel project at the East Wing of City Hall located at 1090 East Union Street, San Luis, Arizona, more fully described in the Scope of Work in the Contract Documents ("Project").

SECTION THREE.
THE CONTRACT PRICE

City shall pay Contractor the fixed sum of $149,686.00 (the "Contract Price") for the work to be performed under this Contract, to be paid out as billed by Contractor, and subject to additions and deductions pursuant to change orders agreed upon in writing by the parties.

SECTION FOUR.
PAYMENT SCHEDULE

Payments are to be made within 30 days after billing, after the City has observed, reviewed, or verified that the material or equipment meets the requirements of the Scope of Work. Payment for material or equipment does not constitute final acceptance.

SECTION FIVE.
START AND COMPLETION OF WORK

The work to be performed under this Contract shall be commenced on approximately **April 21, 2025,** pending receipt of any required building permits. The Project shall be completed by no later than **June 30, 2025,** subject to permissible delays as defined in this Contract. Substantial commencement of the work shall be deemed to occur when the Contractor first supplies workers to the Project who commence construction operations.

SECTION SIX.
FORCE MAJEURE

In the event that Contractor shall be delayed or hindered in or prevented from the performance of any act required hereunder by reason of strikes, lockouts, labor troubles, inability to procure materials, failure of power, restrictive governmental laws or regulations, riots, insurrection, war, or other reason of a like nature not in the control of the Contractor, then performance of such act shall be excused for the period of the delay and the period for the performance of any such act shall be extended for a period equivalent to the period of such delay.

SECTION EIGHT.
EXTRA WORK

No extra work is to be performed without a written change order approved by the City. Prior to approval of such a change order, the Contractor shall provide an

estimate of the cost for such extra work, and at no time shall the cost for such extra work exceed said estimate.

SECTION NINE.
RELEASE OF MECHANICS' LIENS

Upon satisfactory payment being made for any portion of the work performed, Contractor shall, prior to any further payment being made, furnish to City a full and unconditional release from any claim or mechanic's lien for that portion of the work for which payment has been made.

SECTION TEN.
INDEMNITY AND INSURANCE

The contractor shall hold harmless, indemnify and defend the City against any damages to property or injuries to or death of any person or persons, including property and employees or agents of the City, and shall hold harmless, indemnify, and defend the City from any claims, demands, suits, actions or proceedings of any kind, including workers' compensation claims, of or by anyone, in any way resulting from or arising out of the operations in connection here, including operations of subcontractors and acts or omissions of employees or agents of the Contractor or Contractor's subcontractors. Insurance coverage specified in the General Conditions and in the special conditions constitutes the minimum requirements. Those shall in no way lessen or limit the liability of the Contractor under the terms of the Contract. The Contractor shall procure and maintain, at the Contractor's own cost and expense, any additional kinds and amounts of insurance that, in the Contractor's own judgment, may be necessary for the Contractor's proper protection in the prosecution of the work. Any such additional insurance shall be made available to the City as an additional insured.

The insurance requirements are minimum requirements for the Contract and in no way limit the indemnity covenants above. The City in no way warrants that the minimum limits required by the General Conditions are sufficient to protect the successful bidder from liabilities that might arise out of the performance of the work by the bidder, his or her agents, representatives, employees, or subcontractors. Bidder is free to purchase such additional insurance as may be determined necessary. On insurance policies where the City of San Luis is named as an additional insured, the City shall be an additional insured to the full limits of liability purchased by the bidder, even if those limits of liability are in excess of those required by the successful bidder's contract.

All certificates of insurance and endorsements for the City as an additional insured shall be emailed directly to msabori@sanluisaz.gov and ejuarez@sanluisaz.gov

SECTION ELEVEN.
INDEPENDENT CONTRACTOR

A. The City retains the Contractor on an independent contractor basis. The Contractor is not an agent or employee of the City for any purpose. Neither the Contractor nor its employees are entitled to any of the benefits that the City provides for its employees. Any person performing work under this Agreement on behalf of the Contractor shall at all times be under the Contractor's exclusive direction and control. The Contractor shall pay all wages, salaries, and other amounts due to such personnel in connection with their performance as an employee of the Contractor as required by law. The Contractor shall be responsible for all reports and obligations respecting such persons, including, but not limited to, social security taxes, income tax withholding, unemployment insurance, and workers' compensation. The Contractor's performance of services and hours worked shall be entirely within the Contractor's control, and the City shall rely upon the Contractor to devote the time reasonably necessary to perform in accordance with this Agreement.

B. The City shall not be responsible for covering the Contractor under any workers' compensation insurance or unemployment compensation insurance plans. The Contractor represents and warrants that it (a) is covered by a workers' compensation insurance policy procured and paid for by it, (b) has a valid notice of exclusion on file with the Industrial Commission of Arizona or (c) is a "sole proprietor" within the meaning of A.R.S. § 23-961(M) and has no employees. The Contractor shall notify the City immediately if the status of such coverage, notice, or sole proprietorship changes.

C. Neither the Contractor nor its employees or agents shall have any authority or right to obligate the City in any way. The Contractor shall identify itself as an independent contractor and shall not hold itself out as an employee or agent of the City.

D. The parties agree that this is not an exclusive contract and that the parties are free to enter into agreements for similar or other services with other parties during the term of this Agreement.

E. The Contractor's rights include but are not limited to the control of the work, manner, and methods of the work, and the right to contract with others.

F. The City's rights include but are not limited to inspection and approval of the work.

SECTION TWELVE.
MISCELLANEOUS

A. Waiver. No delay in exercising any right or remedy shall constitute a waiver thereof, and no waiver by the Contractor or City of the breach of any covenant of this agreement shall be construed as a waiver of any preceding or succeeding breach of the same or any other covenant or condition of this contract.

B. Attorneys' Fees. In the event any party finds it necessary to bring any action at law or other proceeding, including arbitration, against another party to enforce any of the terms, covenants, or conditions hereof, or by reason of any breach or default hereunder, the party prevailing in any such action or other proceeding shall be paid all reasonable costs and reasonable attorneys' fees by the other party. In the event the said prevailing party secures any judgment, all such costs and attorneys' fees shall be included therein, such fees to be set by the court and not by jury.

C. Counterparts. This agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. The signature pages from one or more counterparts may be removed from such counterparts and such signature pages all attached to a single instrument so that the signature of all parties may be physically attached to a single document.

D. Headings. The descriptive headings of the paragraphs of this agreement are inserted for convenience only and shall not control or affect the meaning or construction of any of the provisions hereof.

E. Further Acts. Each of the parties hereto shall execute and deliver all such documents and perform all such acts as reasonably necessary, from time to time, to carry out the matters contemplated by this contract.

F. Time of the Essence. Time is of the essence of this contract.

G. No Partnership and Third Parties. It is not intended by this agreement to, and nothing contained in this agreement shall, create any partnership, joint venture or other similar arrangement between Contractor or City. No term or provision of this agreement is intended to, or shall, be for the benefit of any person, firm, organization, or corporation, not a party hereto, and no such other person, firm, organization, or corporation shall have any right or cause of action hereunder.

H. Entire Agreement. This agreement constitutes the entire agreement between the parties hereto pertaining to the subject matter hereof. All prior and contemporaneous agreements, representations, and understandings of the

parties, oral or written, are hereby superseded and merged herein.

I. Amendment. No change or additions are to be made to this agreement except by a written amendment executed by the parties hereto.

J. Governing Law. This agreement is entered into in Arizona and shall be construed and interpreted under the laws of the State of Arizona.

K. Reformation. Should any term, provision, covenant, or condition of this agreement be held to be void or invalid, the parties shall reform this agreement to conform as closely as possible to the original intent thereof.

L. Venue. Any legal action relating to this agreement shall be brought in either the Yuma County Superior Court or in the United States District Court for the District of Arizona at the election of the plaintiff in such legal action, provided, however, that nothing in this paragraph will be deemed to have authorized the bringing of any legal action in a court which does not otherwise have jurisdiction to adjudicate the legal action.

M. Severability. Every provision of this agreement is, and will be construed to be, a separate and independent covenant. If any provision of this agreement or the application of the same is, to any extent, found to be invalid or unenforceable, then the remainder of this agreement or the application of that provision to circumstances other than those to which it is invalid or unenforceable, will not be affected by that invalidity or unenforceability, and each provision of this agreement will be valid and will be enforced to the extent permitted by the law, and the parties will negotiate in good faith for such amendments of this agreement which may be necessary to achieve its intent, notwithstanding such invalidity or unenforceability.

N. No Personal Liability. No member, elected official, officer, or employee of the City shall be personally liable to the Contractor, or any successor or assignee, (a) in the event of any default or breach by the City, (b) for any amount which may become due to Contractor or its successor or assign, or (c) pursuant to any obligation of the City under the terms of this contract.

O. Employment Eligibility. Contractor hereby warrants and shall require its subcontractors to warrant, that it is in compliance with all federal immigration laws and regulations that relate to its employees and with A.R.S. §§ 23-214 and 41-4401 relating to verification of employment eligibility. A breach of this warranty shall be deemed a material breach of the agreement and is subject to penalties up to and including termination of this agreement. City retains the legal right to inspect the papers of CONTRACTOR and any contractor or subcontractor employee of CONTRACTOR to ensure that CONTRACTOR and any of its contractors or subcontractors are compliant with this warranty.

P. No Forced Labor of the Ethnic Uyghurs. Under A.R.S. § 35-394 Contractor certifies, to the extent permitted by law, that it does not currently, and agrees

for the duration of this Contract that it will not, use:

1. The forced labor of ethnic Uyghurs in the People's Republic of China.

2. Any goods or services produced by the forced labor of ethnic Uyghurs in the People's Republic of China.

3. Any contractors, subcontractors or suppliers that use the forced labor or any goods or services produced by the forced labor of ethnic Uyghurs in the People's Republic of China.

Q. No Israel Boycott. Contractor hereby certifies that the Contractor is not currently engaged in and agrees for the duration of the contract to not engage in, a boycott of goods or services from Israel pursuant to A.R.S. § 35.39301.

R. Compliance with Law. Contractor that it will comply with all federal, state, and local statutes, laws, ordinances, rules, and regulations. The Contractor will comply with the Americans with Disabilities Act (ADA) and will indemnify the City for any costs, including but not limited to, damages, attorney's fees, and staff time in any action or proceeding brought alleging violation of the ADA. The Contractor will not discriminate against any person on the basis of race, religion, color, age, sex, or national origin in the performance of this Contract, and must comply with the terms and intent of Title VII of the Civil Rights Act of 1964, P.L. 88-354 (1964). In addition, the Contractor must include similar requirements of subcontractors in any contracts entered into for performance of the Contractor's obligations under this Contract. The Contractor agrees not to participate in or cooperate with an international boycott, as defined in Section 999 (b)(3) and (4) of the Internal Revenue Code of 1954, as amended, or engage in conduct declared to be unlawful by Arizona state law. In addition, the Contractor must include similar requirements of all subcontractors in contracts entered for performance of the CONTRACTOR's obligations under this Contract.

S. Assignment. The rights of each party under this agreement are personal to that party and may not be assigned or transferred to any other person, firm, corporation, or other entity without the prior, express, and written consent of the other party.

T. Conflicts of Interest. This Agreement may be cancelled in accordance with A.R.S. §38-511.

[Remainder of page intentionally left blank; signature page follows.]

The parties have executed this Contract in San Luis, Yuma County, Arizona the day and year first set forth above.

City of San Luis

_____
Nieves Riedel, Mayor

Attest:

_____
Sonia Cornelio, City Clerk

Approved As to Form:

_____
Kay Marion Macuil, City Attorney

Celis Development DBA Southwest Plumbing & Air

_____
Estanislao Celis
Registrar of Contractors #350452

Date: _____

Witness:

_____
Signature

Print Name: _____

Bid Opening
City of San Luis
East Wing Remodel CIP Project
BAN-2025-01
3/24/2025
11:00 A.M.

DATE	COMPANY NAME	TIME	Amount
3/24/2025	Celis Development	10:28 AM	$ 149,686.00
3/24/2025	GCI Construction	10:44 AM	$ 180,872.92
3/24/2025	RJ Nichols Construction, Inc.	10:48 AM	$ 291,888.24
3/24/2025	DWD Construction	10:51 AM	$ 187,308.93

ARIZONA STATUTORY BID BOND FOR CONSTRUCTION
PURSUANT TO TITLES 28, 34, AND 41, ARIZONA REVISES STATUTES

(Penalty of this bond must not be less than 10% of the bid amount) **Bond No** LSM1358836

KNOW ALL MEN BY THESE PRESENTS THAT: Southwest Plumbing & Air LLC d/b/a Celis Development

(hereinafter "Principal"), as Principal, and **RLI Insurance Company** (hereinafter "Surety"), a corporation organized and existing under the laws of the State of Illinois, with its principal offices in the City of Peoria, holding a certificate of authority to transact surety business in Arizona issued by the Director of the Department of Insurance pursuant to Title 20, Chapter 2, Article 1, as Surety, are held and firmly bound unto

City of San Luis (hereinafter "Obligee") in the sum of Ten Percent (10%) of the amount of the bid of Principal, submitted by Principal to the Obligee for the work described below, for the payment of which sum, the Principal and Surety bind themselves, and their heirs, administrators, executors, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, the Principal has submitted a bid for
PROJECT NO: BAN-2025-01

PROJECT: City Hall East Wing Remodel

NOW, THEREFORE, if the obligee shall accept the proposal of the Principal and the Principal shall enter into a contract with the Obligee in accordance with the terms of the proposal and give the bonds and certificates of insurance as specified in the standard specifications or Contract Documents with good and sufficient surety for the faithful performance of the contract and for the prompt payment of labor and materials furnished in the prosecution of the contract, or in the event of the failure of the Principal to enter into the contract and give the bonds and certificates of insurance, if the Principal pays to the Obligee the difference not to exceed the penalty of the bond between the amount specified in the proposal and such larger amount for which the Obligee may in good faith contract with another party to perform the work covered by the proposal then this obligation is void. Otherwise, it remains in full force and effect provided, however, that this bond is executed pursuant to the provisions of Section 34-201, Arizona Revised Statures, and all liabilities on this bond shall be determined in accordance with the provisions of that section to the extent as if it were copied at length herein.

Witness our hands this: March 21, 2025

Southwest Plumbing & Air LLC d/b/a Celis Development
PRINCIPAL SEAL

By: _____

Title: OWNER.

RLI Insurance Company
SURETY SEAL

By: _____
MIA HERNANDEZ (Attorney In Fact)

RLI INSURANCE COMPANY CORPORATE SEAL ILLINOIS

C02000N15-50,0

POWER OF ATTORNEY

RLI Insurance Company

9025 N. Lindbergh Dr. Peoria, IL 61615
Phone: 800-645-2402

Bond No. LSM1358836

Know All Men by These Presents:

That this Power of Attorney is not valid or in effect unless attached to the bond which it authorizes executed, but may be detached by the approving officer if desired.

That the **RLI Insurance Company**, a corporation organized and existing under the laws of the State of Illinois, and authorized and licensed to do business in all states and the District of Columbia does hereby make, constitute and appoint: MIA HERNANDEZ in the City of Mesa, State of Arizona, as it's true and lawful Agent and Attorney In Fact, with full power and authority hereby conferred upon him/her to sign, execute, acknowledge and deliver for and on its behalf as Surety, specifically for the following described bond.

Principal: **Southwest Plumbing & Air LLC d/b/a Celis Development**
Obligee: **City of San Luis**
Bond Amount: **10% of Total Amount Bid**

The acknowledgement and execution of such bond by the said Attorney in Fact shall be as binding upon the Company as if such bond had been executed and acknowledged by the regularly elected officers of the Company.

The **RLI Insurance Company** further certifies that the following is a true and exact copy of a Resolution adopted by the Board of Directors of **RLI Insurance Company**, and now in force to-wit:

"All bonds, policies, undertakings, Powers of Attorney or other obligations of the corporation shall be executed in the corporate name of the Company by the President, Secretary, any Assistant Secretary, Treasurer, or any Vice President, or by such other officers as the Board of Directors may authorize. The President, any Vice President, Secretary, any Assistant Secretary, or the Treasurer may appoint Attorneys in Fact or Agents who shall have authority to issue bonds, policies or undertakings in the name of the Company. The corporate seal is not necessary for the validity of any bonds, policies, undertakings, Powers of Attorney or other obligations of the corporation. The signature of any such officer and the corporate seal may be printed by facsimile."

IN WITNESS WHEREOF, the **RLI Insurance Company** has caused these presents to be executed by its Sr. Vice President with its corporate seal affixed this 21st day of March, 2025.

RLI INSURANCE COMPANY CORPORATE SEAL ILLINOIS

RLI Insurance Company

By: Eric Raudins
Eric Raudins — Sr. Vice President

State of Ohio
County of Cuyahoga } SS

On this 21st day of March, 2025, before me, a Notary Public, personally appeared Eric Raudins, who being by me duly sworn, acknowledged that he signed the above Power of Attorney as the aforesaid officer of the **RLI Insurance Company**, and acknowledged said instrument to be the voluntary act and deed of said corporation.

By: Jill A. Scott
Jill A. Scott — Notary Public

NOTARY PUBLIC STATE OF OHIO

JILL A SCOTT
Notary Public
State of Ohio
My Comm. Expires
September 22, 2025

CERTIFICATE

I, the undersigned officer of **RLI Insurance Company** do hereby certify that the attached Power of Attorney is in full force and effect and is irrevocable; and furthermore, that the Resolution of the Company as set forth in the Power of Attorney, is now in force. In testimony whereof, I have hereunto set my hand and the seal of the **RLI Insurance Company** this 21st day of March, 2025.

RLI Insurance Company

By: Jeffrey D. Fick
Jeffrey D. Fick — Corporate Secretary

CITY OF SAN LUIS, ARIZONA
CITY HALL EAST WING REMODEL PROJECT

BID ACKNOWLEDGEMENT

To the City of San Luis, in compliance with the Request for Bids ("RFB"), the undersigned bidder:

1. The bidder having carefully examined the RFB and the site of the proposed work and being familiar with all of the conditions surrounding the remodel of the proposed project, including the City's time parameters to complete the work, the availability of materials and labor, offers to furnish everything necessary for the completion of the work listed in the RFB.

2. The bidder agrees that its bid may not be withdrawn for a period of sixty (60) calendar days after the scheduled closing time for receipt of bids.3

3. The bidder acknowledges that the bid prices submitted include all applicable sales and/or use taxes, and no further compensation will be approved for these items.

4. If the City requests it, the bidder agrees to furnish all the information and data necessary for the City to determine the bidder's ability to perform the work described in the RFB.

5. The bidder holds the Arizona Contractor's License No.ROC350452Classification(s) 2 Dual Resitdencial, commertial

This Bid Proposal is hereby respectfully submitted by:

Firm

33-4007222
Federal Tax Identification Number

3080 S. Pacific St. Yuma AZ 85365
Address City, State, and Zip Code

Devecelis@gmail.com
E-mail address

928-920-5755 or 928-920-0415
Phone

By (Signature Required by duly authorized representative)

Estanislao Celis
Print Name

Owner
Title of duly authorized representative

CITY OF SAN LUIS, ARIZONA
CITY HALL EAST WING REMODEL PROJECT

BID ADDENDUM OR ADDENDA ACKNOWLEDGEMENT

By signing below, the bidder acknowledges:

The bidder is solely responsible for ensuring that he or she has received and reviewed all Addenda before the bid submittal deadline.

The bidder has received the following Addenda and agrees that the bid submitted is based on the Request for Bids and the following Addenda:

Addendum Number	Date Received
#1	03/13/2025
#2	03/18/2025
#3	03/20/2025



City of San Luis
City Hall East Wing Remodel Project

Bid Schedule

City Hall East Wing Remodel Project (1090 E. Union St.)					
Bid Item	**Item Description**	**Unit**	**Price Per Unit**	**Estimated Quantities**	**Total**
	Phase 1				
1	**Demolition** Refer to demolition floor plan, Phase 1 locations.	Lump Sum		Phase 1 location	5,227
2	**Furniture Relocation** Removal, relocation and installation of Furniture, partitioners and obstructions. Refer to furniture plan in phase 1 locations.	Lump Sum		1	3,100.00
3	**Temporary Walls for Phasing** Temporary walls to separate phasing: Stud and plywood material. Refer to phasing locations.	Sq. ft.	4.50	272 Sq. Ft.	1,224.00
4	**Installation of Exterior Door** Framing and installation of new exterior door.	Lump Sum		1	4,490.00
5	**"Electrical" Room Flooring**: Removal of existing carpet in the electrical room, floor preparation, and installation of baseboards. Cut around transformer box in electrical room and add transitions.	Sq. Ft.	20	120 Sq. Ft.	2,460.00
6	**Workroom Flooring** Removal of existing carpet, floor preparation, and installation of new carpet in workroom 135. New carpet to match existing. Add transition where carpet meets.	Sq. Ft.	61.50	120 Sq. Ft.	7,380.00
7	**Addition of New Walls:** Addition of new walls as specified in First Floor Plan, Phase 1 locations	Sq. Ft.	17	920 Sq. Ft.	15,640.00
8	**New Doors and Windows:** Addition of doors and windows to offices in Phase 1. NOTE: Salvage frame/door	Lump Sum		**4 doors** (1 used from Existing Janitorial Room) **3 windows**	13,407.00

	from existing janitorial room to relocate in one of the new locations.				
9	**Interior Paint:** Paint and incidental patch on walls not being part of the construction around the perimeter.	Sq. Ft.	2.64	2,052 sq. ft. As seen in phasing plan (phase 1)	5,426.00
10	**Fire Sprinklers:** Addition and/or relocation of fire sprinklers. Refer to Fire Sprinkler Plan. Phase 1 Locations.	Lump Sum		Refer to Fire Sprinkler Plan	1,200.00
11	**Electrical:** Addition of receptacles and low voltage to walls and whips to partitioners.	Lump Sum		Refer to Electrical Plan for electrical/low voltage locations. Section 1 locations.	9,471.00
12	**Interior Lighting:** Refer to electrical lighting plan. Phase 1 location.	Lump Sum		Refer to Lighting Plan. Section 1 locations.	2,000.00
13	**Fire Alarm:** Relocation and/or addition of devices. See Fire Alarm Plan	Lump Sum		Refer to Fire Alarm Plan. Phase 1 locations	2,090.00
14	**Mechanical:** Refer to mechanical. Phase 1 location.	Lump Sum		Refer to Mechanical Section M0-M6	4,400.00
	Phase 2				
15	**Demolition** Refer to demolition floor plan, Phase 2 locations.	Lump Sum		1	8,750.00
16	**Furniture Relocation** Removal, relocation and installation of Furniture, partitioners and obstructions. Refer to furniture plan in phase 2 locations.	Lump Sum		1	3,100.00
17	**Addition of New Walls:**	Sq. Ft.		520 Sq. Ft.	9,360.00
18	**New Doors and Windows:** Addition of doors and windows to offices in Phase 2. NOTE: Salvage frame/door from existing janitorial room to relocate in one of the new locations.	Lump Sum		**2 doors 1 window**	4,450.00
19	**Interior Paint:** Paint and incidental patch on walls not being part of the construction around the perimeter.	Sq. Ft.	19.14	144 sq. ft As seen in phasing plan (phase 2)	3,389.00
20	**Fire Sprinklers:** Addition and/or relocation of fire	Lump Sum		Refer to Fire Sprinkler Plan	500.00

	sprinklers. Refer to Fire Sprinkler Plan. Phase 2 Locations.				
21	**Electrical:** Addition of receptacles and low voltage to walls and whips to partitioners.	Lump Sum		Refer to Electrical Plan for electrical/low voltage locations. Section 2 location.	7,810.00
22	**Interior Lighting:** Refer to electrical lighting plan. Phase 2 location.	Lump Sum		Refer to Lighting Plan. Phase 2 location.	1,783.00
23	**Fire Alarm:** Relocation and/or addition of devices. See Fire Alarm Plan	Lump Sum		Refer to Fire Alarm Plan. Phase 2 location.	3,677.00
24	**Mechanical:** Refer to mechanical. Phase 2 location.	Lump Sum		Refer to Mechanical Section M0-M6 in Plans.	5,400.00
25	**Plumbing**	Lump Sum		Refer to Plumbing Plans P0.00 – P8.02	7,500.00
26	**Restroom:** Flooring, accessories, partitions, etc.	Lump Sum		1 New Restroom	9,225.00

Subtotal	142,559.00
5% Contingency	7,127.00
Total	149,686.00

GRAND TOTAL One hundred forty-nine thousand, six hundred eighty-six dollars. (Bidder understands that City reserves the right to award a Contract for each section separately and may award a contract for any or all sections in its discretion and may award different Sections to different Bidders.)

THIS PROPOSAL IS SUBMITTED BY Estanislao Celis,

A corporation organized under the laws of the State of Arizona,

or a partnership consisting of _____,

or individual trading as _____,

of the City of Yuma AZ (City, State) and is the holder of Ariona State Contractor's license(s): ROC350452 (type) _____ Classification KB-2 Dual Residential commerce License No. ROC350452.

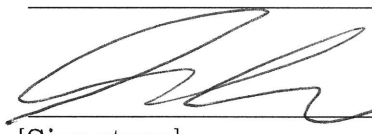
The bidder hereby certifies that as of the below date, the bond amount posted with the Arizona Registrar of Contractors is $ 149,686.00 and the Bidder's actual volume of work has not exceeded the contemplated gross volume pursuant to Arizona Administrative Code, Title 4 Chapter 9 [Authority: ARS 32-1101 et seq.]

Respectfully submitted,

Bidders Firm Celis Development, Southwest Plumbing & Air

Address 3080 S. Pacific St

City, State, ZIP Yuma AZ 85365

By  03/24/2025

[Signature] [Date]

Name Estanislao Celis

Title Owner

ATTEST:
[If Bidder is an individual]

Witness: _____

[Signature] [Date]

CITY OF SAN LUIS, ARIZONA
CITY HALL EAST WING REMODEL PROJECT

SUBCONTRACTORS AND SUPPLIERS LIST FORM

If the bidder intends to subcontract any portion of the work described in this RFB, the bidder must submit the name, address, and contractor's license number (if applicable) of each subcontractor and major supplier and the work component that applies to each of them. (Note: Under the General Terms Section 108.2(F) the Prime Contractor shall submit affidavits of payment from each sub-contractor before final payment is made. Under 108.2(D) of the MAG Specification adopted as General terms, the subcontracting of any portion of the work will in no way release the contractor of the contractor's liability under the contract and bonds).

BIDDER AND ALL CONTRACTORS SHALL BE DULY LICENSED IN ACCORDANCE WITH ARIZONA REVISED STATUTES AND REGISTERED CONTRACTORS' REGULATIONS AT THE TIME OF THE BID OPENING.

The bidder may make multiple copies of this form as needed. The bidder shall submit this completed form in the same sealed envelope as the bid.

Company Name	Southwest Plumbing&Air	**Company Name**	Western sun systems INC.
Contact Name	Juan pablo Sotelo	Contact Name	Gordon Bauch
Contact E-mail:	Estimating@southwestplumbingandair.com	Contact E-mail:	
Contact Phone:	928-920-5755	Contact Phone:	
Work Component:	Mechanical	Work Component:	
Percentage of Total Work Performed		Percentage of Total Work Performed	

Company Name	V&V Electric	**Company Name**	Celis Development
Contact Name	Jose Viera	Contact Name	Estanislao Celis
Contact E-mail:		Contact E-mail:	Devecelis@gmail.com
Contact Phone:	928-285-4366	Contact Phone:	928-920-0415
Work Component:	Electric	Work Component:	
Percentage of Total Work Performed		Percentage of Total Work Performed	

Company Name		**Company Name**	
Contact Name		Contact Name	
Contact E-mail:		Contact E-mail:	
Contact Phone:		Contact Phone:	
Work Component:		Work Component:	
Percentage of Total Work Performed		Percentage of Total Work Performed	

Subcontractor Total Work	$	Overall Bid Total	$
Overall Prime Contractor Self-Performance %			%

NON-COLLUSION AFFIDAVIT

State of Arizona)
) ss.
County of Yuma)

I, Estanislao Celis in the City of San Luis, in the County of Yuma and the State of Arizona, of lawful age, being first duly sworn according to law, depose and say the following:

1. My title or position is Owner with the firm of Celis Development, the bidder making a bid for the **City of San Luis, City Hall East Wing Remodel Project**, and that I executed the said bid with full authority to do so; that said bidder has not directly or indirectly entered into any agreement, participated in any collusion, or otherwise taken any action in restraint of free, competitive bidding in connection with the above-named project; and that all statements contained in said bid and in this affidavit are true and correct, and made with full knowledge that the City of San Luis relies upon the truth of the statement contained in said bid and in the statements contained in this affidavit in awarding the contract for said project.

2. The bidder
☐ has
☒ has not
been convicted or found liable for any act prohibited by state or federal laws in any jurisdiction involving conspiracy or collusion with respect to bidding on any public contract within the last three years.

3. The bidder understands that if the bidder has been convicted or found liable as aforesaid, the City of San Luis is not prohibited from accepting a bid from or awarding a contract to the bidder, but the conviction or finding of liability may be a ground for considering whether the school City of San Luis should decline to award a contract to the bidder on the basis of a lack of responsibility.

4. The bidder has not been a party to any collusion with any governmental official or employee regarding the quantity, quality, or price in the prospective contract or any other terms of the prospective contract or any discussions between the bidder and any governmental official concerning the exchange of money or other things of value for special consideration in the letting of a contract.

5. The foregoing statements are accurate regarding the bidder and its current or previous officers and employees.

6. The foregoing statements are true and correct to the best of the affiant's knowledge, information, and belief.

Signed under penalty of Perjury

Subscribed and sworn before me this 21 day of March, 2025, by Estanislao Celis
[Name of Signer]

Commission Expires 05/06/2026

Notary Public

Leslie N Velazquez
Notary Public - Arizona
Yuma County
My Commission Expires
May 6, 2026
Commission # 626109

CITY OF SAN LUIS, ARIZONA
CITY HALL EAST WING REMODEL PROJECT

Professional Reference List

Reference 1

Company/Organization	Gowan Milling
Reference Name	Tulio Ramses Payan
Title	Engineer
Phone #	256-599-2912
Email	tiniguez@gmilling.com
Description of job completed	Break Room addition

Reference 2

Company/Organization	Montes Multiple Services
Reference Name	Rocio Summer
Title	Manager
Phone #	
Email	roiosummer@gmail.com
Description of job completed	Office Remodel

Reference 3

Company/Organization	House
Reference Name	Salvador Polino
Title	House Owner
Phone #	928-750-2715
Email	
Description of job completed	Home additions

CITY OF SAN LUIS

PUBLIC WORKS DEPARTMENT
FACILITIES DIVISION

REQUEST FOR BIDS

CITY HALL
EAST WING REMODEL PROJECT

BAN-2025-01

1090 E. UNION STREET, SAN LUIS, ARIZONA

EDGAR JUAREZ
FACILITIES PROJECT COORDINATOR

JENNY TORRES
ACTING CITY MANAGER

FEBRUARY 19, 2025

CITY OF SAN LUIS, ARIZONA
CITY HALL EAST WING REMODEL PROJECT

TABLE OF CONTENTS

NOTICE OF REQUEST FOR BIDS

BID SUBMITTAL LIST

SCOPE OF WORK

PROJECT IMAGES

INSTRUCTION TO BIDDERS

SAMPLE CONTRACT (FORM)

GENERAL CONDITION

PROJECT MANUAL

PLANS (ATTACHMENT)

Request for Bids
City of San Luis, Arizona

City Hall East Wing Remodel Project
BAN-2025-01

NOTICE IS HEREBY GIVEN THAT the City of San Luis requests sealed bids for furnishing all labor, materials, equipment, and tools and performing all services required for the City Hall East Wing Remodel Project (the "Project").

Pre-bid conference: The City will hold an optional pre-bid conference at City Hall, 1090 E. Union Street, San Luis, in the Pedro Julian Conference Room on:

Tuesday, March 11th, 2025, at 1:00 P.M. (Arizona Time).

Submission Deadline: The City will receive sealed bids until the deadline when the bids will be publicly opened and read aloud on:

Monday, March 24th, 2025
11:00 A.M. (Arizona Time**).**

Bidders must execute and submit their bids on the Bid Schedule form included in the City's Request For Bids ("RFB"), accompanied by a certified check or bid bond for ten percent (10%) of the total bid amount and enclosed in a sealed envelope. The Bidders shall clearly identify on the outside of the envelope the bidder's name and address and the words "**City Hall East Wing Remodel Project**" and shall address them to the attention of the

City Clerk of San Luis
hand delivered to City Hall, 1090 E. Union Street, San Luis, Arizona 85336, or
by mail to P.O. Box 1170, San Luis, Arizona 85349.

Project Overview: The project building is located at **1090 E. Union Street, San Luis, Arizona**. The project consists of remodeling approximately 2,700 sq. ft. of the interior. Improvements for the interior include demolition of existing interior walls, adding new interior walls, new ceiling, plumbing, electrical work, HVAC ductwork, painting, restroom addition, and the addition of a storage room. The RFB details the bid requirements and the Project. The Project is to tentatively start on **April 21, 2025**, and finish no later than **June 30th, 2025**. Site visits, the RFB, and further information can be obtained from Edgar Juarez, Facilities Project Coordinator, 720 N. 2nd Avenue, San Luis, Arizona, ejuarez@sanluisaz.gov, 928-341-8590, Extension 1414.

The City of San Luis reserves the right to cancel this procurement, and/or to reject any or all bids, and/or to waive any informality in any bid. No bidder may withdraw his or her bid for a period of sixty (60) days after the bid opening.

City of San Luis, Arizona

Jenny Torres, Acting City Manager
Yuma Sun: 2/26/25 & 3/5/25

CITY OF SAN LUIS, ARIZONA
CITY HALL EAST WING REMODEL PROJECT

Bid Submittal List

This list may not include all required bid submission items. The bidder is responsible for reading the entire bid and determining all items required by the submission date and time.

Please include the following items in your submittal according to the date and time listed in the Notice of Request for Bids.

- ☐ Bid Bond (Original – with Seal), Certified Check, or Cashier's Check for ten percent (10%) of the total bid
- ☐ Signed Bid Acknowledgement with contractor's licenses
- ☐ Signed Bid Addendum or Addenda Acknowledgement (if applicable)
- ☐ Signed Bid Schedule
- ☐ Subcontractors and Suppliers List Form (if applicable)
- ☐ Non-Collusion Affidavit
- ☐ References List

If Awarded:

- ☐ Arizona Transaction Privilege Tax License (if applicable)
- ☐ City of San Luis Business License
- ☐ IRS Form W-9

SAMPLE
BID SURETY BOND

Project Name:

For: **City of San Luis, Arizona**

KNOWN ALL MEN BY THESE PRESENTS:

That we,_____ as Principal, (hereinafter call the Principal), and the

_____, a corporation duly organized under the laws of the State of

_____And duly licensed and possessing a certificate of authority to transact surety business in the State of Arizona, as Surety, (hereinafter called the Surety), are held and firmly bound unto City of San Luis, Arizona [hereinafter called City) as Obligee, in the sum of ten percent (10%) of the total amount of the bid of Principal, submitted by him to the City of the work described below, for the payment of which sum, well and truly to be made, the said Principal and the said surety bind ourselves, our heirs, executors, and administrators, successors, and assigns, jointly and severally, firmly by these presents, and in conformance with Arizona Revised Statutes (ARS].

WHEREAS, the said Principal is herewith submitting its PROPOSAL for:

Project Name: _____

NOW, THEREFORE, if the City shall accept the PROPOSAL of the Principal and the Principal shall enter into a CONTRACT with the City in accordance with the terms of the proposal and give the Bonds and Certificates of Insurance as specified in the Standard Specifications with good and sufficient Surety for the faithful performance of the CONTRACT and for the prompt payment of labor and materials furnished in the prosecution of the CONTRACT, or in the event of the failure of the Principal to enter into the CONTRACT and give the Bonds and Certificates of Insurance, if the Principal pays to the City the difference not to exceed the penalty of the bond between the amount specified in the PROPOSAL and such larger amount for this the Obligee may in good faith contract with another party to perform the work covered by the PROPOSAL then this is void. Otherwise, it remains in full force and effect provided, however, that this bond is executed pursuant to the provisions of Section 34-201, ARS, and all liabilities of this bond shall be determined in accordance with the provisions of the section to the extent as if it were copied at length herein.

Signed and sealed this _____day of _____ , 2025

Principal Firm **[Seal]**	**Surety Firm** **[Seal)**
_____	_____
Principal Signature	**Surety Signature**
_____	_____
Name and Title	**Name and Title**
_____	_____
	Agency of Record
	_____
	Address
	_____
	NOTE: Attach current power of attorney)

CITY OF SAN LUIS, ARIZONA
CITY HALL EAST WING REMODEL PROJECT

BID ACKNOWLEDGEMENT

To the City of San Luis, in compliance with the Request for Bids ("RFB"), the undersigned bidder:

1. The bidder having carefully examined the RFB and the site of the proposed work and being familiar with all of the conditions surrounding the remodel of the proposed project, including the City's time parameters to complete the work, the availability of materials and labor, offers to furnish everything necessary for the completion of the work listed in the RFB.

2. The bidder agrees that its bid may not be withdrawn for a period of sixty (60) calendar days after the scheduled closing time for receipt of bids.3

3. The bidder acknowledges that the bid prices submitted include all applicable sales and/or use taxes, and no further compensation will be approved for these items.

4. If the City requests it, the bidder agrees to furnish all the information and data necessary for the City to determine the bidder's ability to perform the work described in the RFB.

5. The bidder holds the Arizona Contractor's License No._____ Classification(s) _____
_____
_____
_____
_____
_____

This Bid Proposal is hereby respectfully submitted by:

_____
Firm

_____
Federal Tax Identification Number

_____
Address City, State, and Zip Code

_____
E-mail address

_____
Phone

_____
By (Signature Required by duly authorized representative)

_____
Print Name

_____
Title of duly authorized representative

CITY OF SAN LUIS, ARIZONA
CITY HALL EAST WING REMODEL PROJECT

BID ADDENDUM OR ADDENDA ACKNOWLEDGEMENT

By signing below, the bidder acknowledges:

The bidder is solely responsible for ensuring that he or she has received and reviewed all Addenda before the bid submittal deadline.

The bidder has received the following Addenda and agrees that the bid submitted is based on the Request for Bids and the following Addenda:

Addendum Number	Date Received

City of San Luis
City Hall East Wing Remodel Project

Bid Schedule

City Hall East Wing Remodel Project (1090 E. Union St.)					
Bid Item	**Item Description**	**Unit**	**Price Per Unit**	**Estimated Quantities**	**Total**
	Phase 1				
1	**Demolition** Refer to demolition floor plan, Phase 1 locations.	Lump Sum		Phase 1 location	
2	**Furniture Relocation** Removal, relocation and installation of Furniture, partitioners and obstructions. Refer to furniture plan in phase 1 locations.	Lump Sum		1	
3	**Temporary Walls for Phasing** Temporary walls to separate phasing: Stud and plywood material. Refer to phasing locations.	Sq. ft.		272 Sq. Ft.	
4	**Installation of Exterior Door** Framing and installation of new exterior door.	Lump Sum		1	
5	**"Electrical" Room Flooring**: Removal of existing carpet in the electrical room, floor preparation, and installation of baseboards. Cut around transformer box in electrical room and add transitions.	Sq. Ft.		120 Sq. Ft.	
6	**Workroom Flooring** Removal of existing carpet, floor preparation, and installation of new carpet in workroom 135. New carpet to match existing. Add transition where carpet meets.	Sq. Ft.		120 Sq. Ft.	
7	**Addition of New Walls:** Addition of new walls as specified in First Floor Plan, Phase 1 locations	Sq. Ft.		920 Sq. Ft.	
8	**New Doors and Windows:** Addition of doors and windows to offices in Phase 1. NOTE: Salvage frame/door	Lump Sum		**4 doors** (1 used from Existing Janitorial Room) **3 windows**	

	from existing janitorial room to relocate in one of the new locations.				
9	**Interior Paint:** Paint and incidental patch on walls not being part of the construction around the perimeter.	Sq. Ft.		2,052 sq. ft. As seen in phasing plan (phase 1)	
10	**Fire Sprinklers:** Addition and/or relocation of fire sprinklers. Refer to Fire Sprinkler Plan. Phase 1 Locations.	Lump Sum		Refer to Fire Sprinkler Plan	
11	**Electrical:** Addition of receptacles and low voltage to walls and whips to partitioners.	Lump Sum		Refer to Electrical Plan for electrical/low voltage locations. Section 1 locations.	
12	**Interior Lighting:** Refer to electrical lighting plan. Phase 1 location.	Lump Sum		Refer to Lighting Plan. Section 1 locations.	
13	**Fire Alarm:** Relocation and/or addition of devices. See Fire Alarm Plan	Lump Sum		Refer to Fire Alarm Plan. Phase 1 locations	
14	**Mechanical:** Refer to mechanical. Phase 1 location.	Lump Sum		Refer to Mechanical Section M0-M6	
	Phase 2				
15	**Demolition** Refer to demolition floor plan, Phase 2 locations.	Lump Sum		1	
16	**Furniture Relocation** Removal, relocation and installation of Furniture, partitioners and obstructions. Refer to furniture plan in phase 2 locations.	Lump Sum		1	
17	**Addition of New Walls:**	Sq. Ft.		520 Sq. Ft.	
18	**New Doors and Windows:** Addition of doors and windows to offices in Phase 2. NOTE: Salvage frame/door from existing janitorial room to relocate in one of the new locations.	Lump Sum		**2 doors** **1 window**	
19	**Interior Paint:** Paint and incidental patch on walls not being part of the construction around the perimeter.	Sq. Ft.		144 sq. ft As seen in phasing plan (phase 2)	
20	**Fire Sprinklers:** Addition and/or relocation of fire	Lump Sum		Refer to Fire Sprinkler Plan	

	sprinklers. Refer to Fire Sprinkler Plan. Phase 2 Locations.				
21	**Electrical:** Addition of receptacles and low voltage to walls and whips to partitioners.	Lump Sum		Refer to Electrical Plan for electrical/low voltage locations. Section 2 location.	
22	**Interior Lighting:** Refer to electrical lighting plan. Phase 2 location.	Lump Sum		Refer to Lighting Plan. Phase 2 location.	
23	**Fire Alarm:** Relocation and/or addition of devices. See Fire Alarm Plan	Lump Sum		Refer to Fire Alarm Plan. Phase 2 location.	
24	**Mechanical:** Refer to mechanical. Phase 2 location.	Lump Sum		Refer to Mechanical Section M0-M6 in Plans.	
25	**Plumbing**	Lump Sum		Refer to Plumbing Plans P0.00 – P8.02	
26	**Restroom:** Flooring, accessories, partitions, etc.	Lump Sum		1 New Restroom	

Subtotal	
5% Contingency	
Total	

GRAND
TOTAL _____ (Bidder understands that City reserves the right to award a Contract for each section separately and may award a contract for any or all sections in its discretion and may award different Sections to different Bidders.)

THIS PROPOSAL IS SUBMITTED BY _____,

A corporation organized under the laws of the State of _____,

or a partnership consisting of _____,

or individual trading as _____,

of the City of _____(City, State) and is the holder of Ariona State Contractor's license(s):_____ (type) _____ Classification _____ License No. _____.

The bidder hereby certifies that as of the below date, the bond amount posted with the Arizona Registrar of Contractors is $ _____and the Bidder's actual volume of work has not exceeded the contemplated gross volume pursuant to Arizona Administrative Code, Title 4 Chapter 9 [Authority: ARS 32-1101 et seq.]

Respectfully submitted,

Bidders Firm _____

Address _____

City, State, ZIP _____

By _____
[Signature] [Date]

Name _____

Title _____

ATTEST:
[If Bidder is an individual]

Witness: _____
[Signature] [Date]

CITY OF SAN LUIS, ARIZONA
CITY HALL EAST WING REMODEL PROJECT

SUBCONTRACTORS AND SUPPLIERS LIST FORM

If the bidder intends to subcontract any portion of the work described in this RFB, the bidder must submit the name, address, and contractor's license number (if applicable) of each subcontractor and major supplier and the work component that applies to each of them. (Note: Under the General Terms Section 108.2(F) the Prime Contractor shall submit affidavits of payment from each sub-contractor before final payment is made. Under 108.2(D) of the MAG Specification adopted as General terms, the subcontracting of any portion of the work will in no way release the contractor of the contractor's liability under the contract and bonds).

BIDDER AND ALL CONTRACTORS SHALL BE DULY LICENSED IN ACCORDANCE WITH ARIZONA REVISED STATUTES AND REGISTERED CONTRACTORS' REGULATIONS AT THE TIME OF THE BID OPENING.

The bidder may make multiple copies of this form as needed. The bidder shall submit this completed form in the same sealed envelope as the bid.

Company Name		**Company Name**	
Contact Name		Contact Name	
Contact E-mail:		Contact E-mail:	
Contact Phone:		Contact Phone:	
Work Component:		Work Component:	
Percentage of Total Work Performed		Percentage of Total Work Performed	

Company Name		**Company Name**	
Contact Name		Contact Name	
Contact E-mail:		Contact E-mail:	
Contact Phone:		Contact Phone:	
Work Component:		Work Component:	
Percentage of Total Work Performed		Percentage of Total Work Performed	

Company Name		**Company Name**	
Contact Name		Contact Name	
Contact E-mail:		Contact E-mail:	
Contact Phone:		Contact Phone:	
Work Component:		Work Component:	
Percentage of Total Work Performed		Percentage of Total Work Performed	

Subcontractor Total Work	$	Overall Bid Total	$
Overall Prime Contractor Self-Performance %			%

NON-COLLUSION AFFIDAVIT

State of Arizona)
) ss.
County of Yuma)

I, _____ in the City of _____, in the County of _____ and the State of _____, of lawful age, being first duly sworn according to law, depose and say the following:

1. My title or position is _____ with the firm of _____, the bidder making a bid for the **City of San Luis, City Hall East Wing Remodel Project**, and that I executed the said bid with full authority to do so; that said bidder has not directly or indirectly entered into any agreement, participated in any collusion, or otherwise taken any action in restraint of free, competitive bidding in connection with the above-named project; and that all statements contained in said bid and in this affidavit are true and correct, and made with full knowledge that the City of San Luis relies upon the truth of the statement contained in said bid and in the statements contained in this affidavit in awarding the contract for said project.

2. The bidder
☐ has
☐ has not
been convicted or found liable for any act prohibited by state or federal laws in any jurisdiction involving conspiracy or collusion with respect to bidding on any public contract within the last three years.

3. The bidder understands that if the bidder has been convicted or found liable as aforesaid, the City of San Luis is not prohibited from accepting a bid from or awarding a contract to the bidder, but the conviction or finding of liability may be a ground for considering whether the school City of San Luis should decline to award a contract to the bidder on the basis of a lack of responsibility.

4. The bidder has not been a party to any collusion with any governmental official or employee regarding the quantity, quality, or price in the prospective contract or any other terms of the prospective contract or any discussions between the bidder and any governmental official concerning the exchange of money or other things of value for special consideration in the letting of a contract.

5. The foregoing statements are accurate regarding the bidder and its current or previous officers and employees.

6. The foregoing statements are true and correct to the best of the affiant's knowledge, information, and belief.

Signed under penalty of Perjury

_____

Subscribed and sworn before me this __ day of _____, 2025, by

_____
[Name of Signer]

_____
Commission Expires _____ Notary Public

CITY OF SAN LUIS, ARIZONA
CITY HALL EAST WING REMODEL PROJECT

Professional Reference List

Reference 1

Company/Organization	
Reference Name	
Title	
Phone #	
Email	
Description of job completed	

Reference 2

Company/Organization	
Reference Name	
Title	
Phone #	
Email	
Description of job completed	

Reference 3

Company/Organization	
Reference Name	
Title	
Phone #	
Email	
Description of job completed	

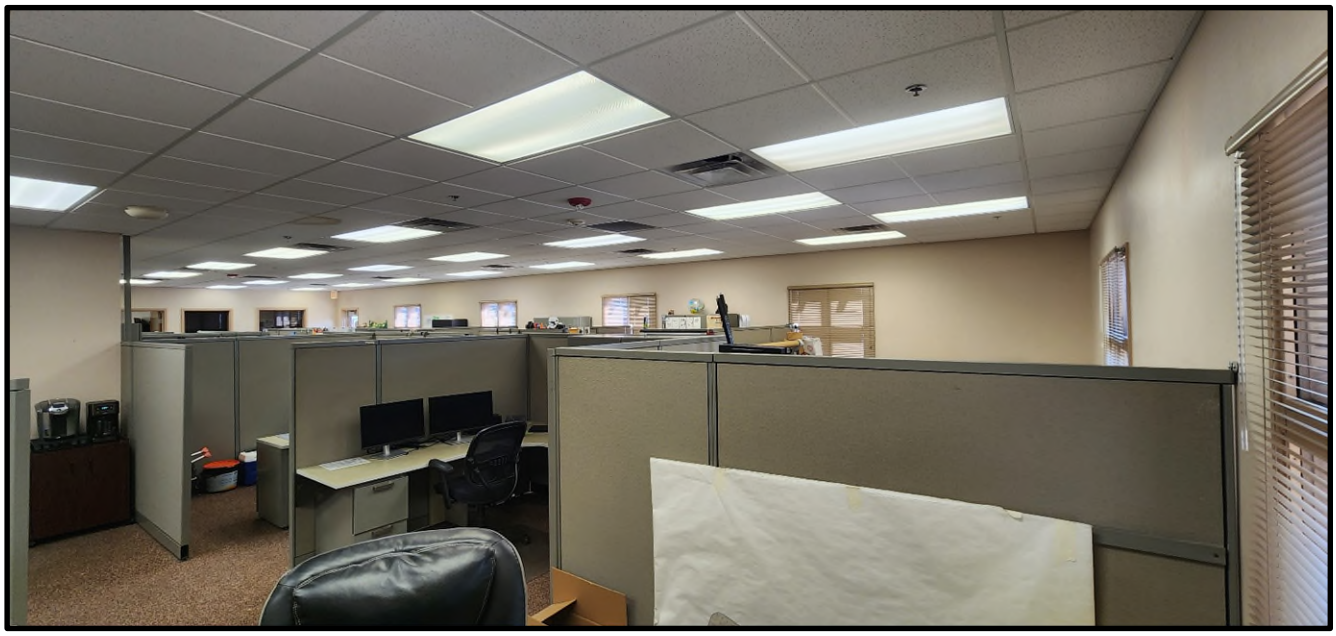
SCOPE OF WORK

PROJECT DESCRIPTION

Description of work: The remodeling of the East Wing at City Hall will include the addition of 4 new offices, a new storage room, and a new restroom to the interior. The contractor is responsible for removing furniture and obstructions to an allocated area provided by City staff and replacing it after a section is completed. The contractor is also responsible for disposal of materials and trash and all its costs. The contractor is responsible for cleanup after project is completed. Project plans are attached as an exhibit hereto and, by this reference, it is incorporated herein.

CITY OF SAN LUIS, ARIZONA
CITY HALL EAST WING REMODEL

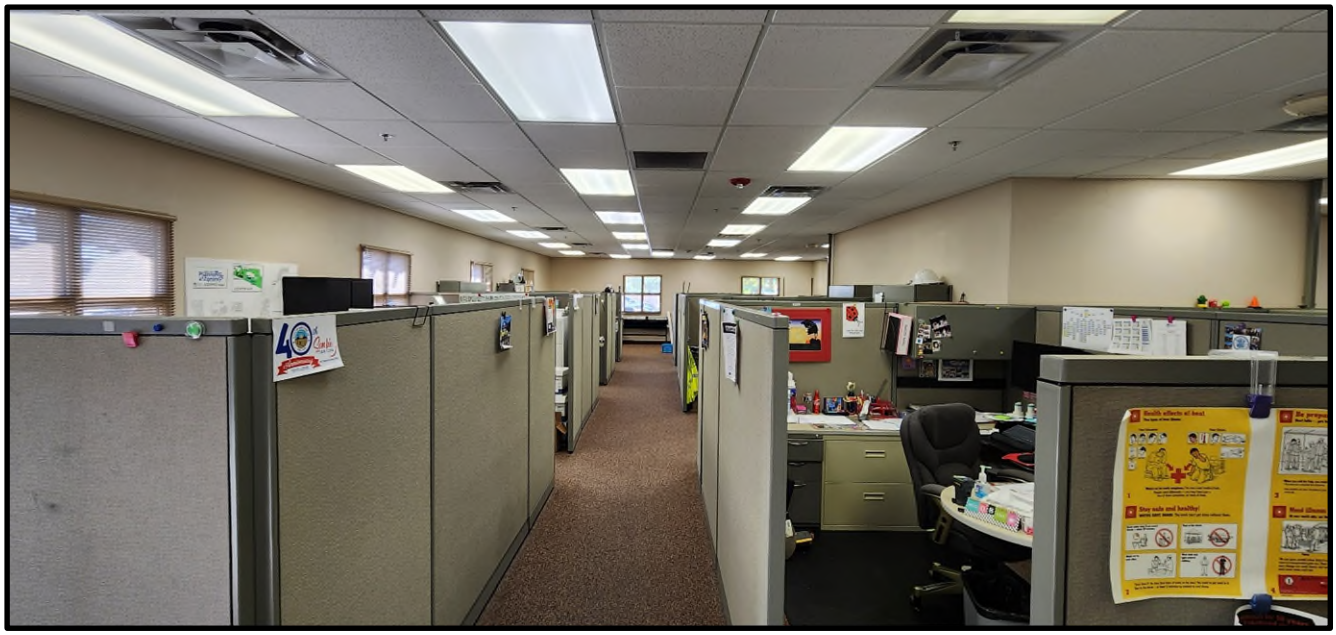
PROJECT IMAGES



Phase 1 Area: New offices to the right. Addition of new exterior door in the center of the 2 most right windows on the farthest wall.



Phase 2: New office and restroom addition.



Phase 2 looking East. Addition of new office to left, and storage in the center.



New restroom in the center, door to be removed and wall sealed.



Existing janitor room to be replaced with new restroom. Far wall to be removed for new restroom.

CITY OF SAN LUIS, ARIZONA
CITY HALL EAST WING REMODEL PROJECT

INSTRUCTIONS TO BIDDERS

1. Definitions

"Addenda" means the plural of *Addendum*.

"Addendum" means the City-issued document during the bidding period that adds to or changes the RFB.

"*bidder*" means the offeror responding to this *RFB*.

"*City*" means the City of San Luis, an Arizona municipal corporation.

"*duly authorized person"* means a living person with the authority to legally bind the bidder, such as the owner or principal officer of the bidder's company.

"*Project*" means the subject of this *RFB* Remodel Project at City Hall East Wing.

"*responsible bidder*" means a *bidder* who has the capability to perform the contract requirements and the integrity and reliability which will assure good faith performance.

"*responsive bidder*" means a *bidder* who submits a bid that conforms in all material respects to this *RFB*.

"RFB" means the forgoing Notice, Bid Submittal List and forms (Sample Bid Bond, Bid Acknowledgement, Bid Addendum or Addenda Acknowledgement, Bid Schedule, Subcontractors and Suppliers List Form, and Non-Collusion Affidavit), and the attached Scope of Work (with its Project Map and Floor Plans, Project Images, and Sequence of Construction) Contract form and General Conditions.

2. Inspection of Scope of Work

Bidders are advised to review the Scope of Work carefully to ensure accurate and complete bid submissions. Note: The Scope of Work includes the attached and incorporated Project Map, Floor Plans, Project Images, and Sequence of Construction. The Floor Plans are available in electronic format upon request from the Facilities Project Coordinator Edgar Juarez at ejuarez@sanluisaz.gov. Bidders acknowledge that by submitting their bids, they will not be heard to dispute or complain about the accuracy of their estimates nor assert any misunderstanding regarding the nature or amount of the work to be done.

3. Bidding Requirements and Conditions

See the attached General Conditions Section 102

4. Performance Bond

The successful bidder, simultaneously with the execution of the contract, will be required to furnish a Performance Bond in an amount equal to one hundred percent (100%) of the contract sum and a Materials and Labor (Payment) Bond equal to one hundred percent (100%) of the contract sum. Bonding companies and insurance carriers shall be "Best Rated B++ or better by A. M. Best Company or comparable rating as determined at the sole discretion of the City. Each bond shall be executed by a surety (bonding company) duly licensed in and possessing a certificate of authority to transact surety business in the State of Arizona issued by the Arizona Department of Insurance and acceptable to the City. An individual surety or sureties shall not execute the Surety Bond. The bonds shall be written or countersigned by an authorized representative of the surety who is either a resident of the State of Arizona or whose principal office is maintained in the State of Arizona. The Bonds shall have attached to them a certified copy of Power of Attorney for the signed official executing the bonds.

5. Liability Insurance Required for Successful Bidder

See General Conditions attached, subsection 103.6.1. and the Contract form Section Ten.

6. Instructions to Bidders

The City requests that bidders study this RFB carefully and conform their submissions to this RFB so that their bids are regular, complete, and acceptable.

6.1. Qualifications of Bidders. Bidder must have the contractor's license or license class or classes that allow for the work described in this RFB. Bidders must submit satisfactory evidence that they have practical knowledge of the work bid upon and the necessary financial resources to complete the proposed work. Due consideration will be given to each bidder's present ability, reliability, and general reputation. Bidders shall provide a list of references.

6.2. Basis of Bids. This RFB and the bidder's site examination. Bidders must **personally** examine the site at 1090 E. Union Street, San Luis, Arizona.

A. Bidders must examine the location and extent of the work to determine any unusual conditions or hazards to be met safely when performing the work.

B. Bidders will make all necessary investigations to properly inform themselves about the site, the adjacent premises, means of approach, facilities for unloading, storage, and handling of material, and general job conditions and to thoroughly inform themselves about all of the difficulties involved in completing the work. Failure to do so will not relieve the bidder of any of the obligations the bidder assumes by accepting the work.

C. At no time after the submission of a bid may bidders dispute or complain of the schedule of quantities of materials or assert that there was any misunderstanding as to the amount or character of the work to be done and may not make any claim for damages, or for loss or profits, or for extension of time because of a difference between the approximate

quantities of the various classes or categories of work stated, and the quantities of work actually performed.

D. Edgar Juarez, Facility Project Coordinator at ejuarez@sanluisaz.gov, will review any work details on the grounds with the bidders. Any discrepancies in, or omissions from, the drawings or specifications discovered by a bidder should be promptly brought to the City's attention before the bid is made. The City will send all bidders written instructions covering discrepancies or omissions.

6.3. Form of Bid.

The list of documents under the Bid Submittal list must be received in a sealed envelope identifying on the outside of the envelope the bidder's name, complete address, and the words "**City Hall East Wing Remodel Project**" addressed to the attention of the **City Clerk of San Luis.**

Hand delivery to City Hall: 1090 E. Union Street, San Luis, Arizona 85336 or By mail: P.O. Box 1170, San Luis, Arizona 85349.

A. The bidder must correctly fill out the Bid Schedule form. The bidder shall write the bid legibly in ink or produce the bid electronically in legible type.

B. By submitting a bid, the bidder understands and agrees that if the bidder's bid is selected but the bidder fails to enter into a contract, the bidder will be liable to the City for any damages the City may suffer as a result.

C. Point of Contact. The bidder must provide a point of contact, that person's mailing address, e-mail address, and phone number to receive the City's communications or scheduling regarding this RFB.

D. Authorized Signature. All bids and other signed documents in the forgoing Bid Submittal List must be signed by a principal, agent, or representative duly authorized to bind the bidder to this agreement.

6.4. Reject Bids. The City shall not consider any bid that it deems as irregular or fails to conform in any material respect to this RFB. The City may deem bids irregular and may consider them non-responsive, including but not limited to any of the following reasons:

A. It is incomplete.

B. It contains a conditional bid, an alternative bid, or an unauthorized addition or revision.

C. It is an unbalanced bid. In an unbalanced bid, the bidder inflates prices for certain items and deflates prices for others, potentially creating the appearance of a low bid but causing higher overall costs for the project.

D. It reserves the right to the bidder to accept or reject either an award or a contract pursuant to an award.

E. The City will not accept bids or award contracts to any person in arrears to the City for any debt or contract, in default on any surety bond, or otherwise deficient in any obligation to the City.

6.5. Reservation of Rights to Accept or Reject Bids. The City reserves the right to reject any or all bids, to waive any irregularity, technical flaw, or formal defect in the bidding, to accept or reject any part of any bid, to withhold the award for any reason the City, in its sole discretion, determines appropriate, and to award the contract to other than the low bidder the City deems is in the City's best interests or beneficial to the City. No binding contract will be formed until and unless all contract Documents have been fully executed.

6.6. Changes in RFB. During the bidding period, the City may advise the bidder by e-mail and the City's website posting of additions, omissions, or alterations to this RFB Any Addenda issued during the time of bidding shall become part of the documents used by the bidder for the preparation of the bid, shall be covered by the bid submitted, and shall be made a part of the Contract Documents for the successful bidder's award of the contract. It is the sole responsibility of the bidders to ensure that they have received and reviewed all Addenda and to submit the signed and dated form, "Addendum or Addenda Acknowledgment" form for each Addendum the City issues, if any. Failure to do so does not excuse ignorance of the change and subsequent rejection of the bid for failure to address the change.

6.7. Bid Withdrawal or Revision.

A. Any bidder may withdraw or revise a bid after it has been deposited with the City, provided the City receives the bidder's request is received by the City in writing before Monday March 24, 2025. A duly authorized bidder representative must sign any withdrawal or revision.

B. If a bidder withdraws or revises a bid after Monday March 25, 2025, the Bid Bond is subject to forfeiture as liquidated damages. To avoid forfeiture, the bidder shall not withdraw or revise the bid for sixty (60) days following the bid opening.

6.8. Costs. The bidders shall bear all costs of preparing, submitting, and presenting bids.

6.9. Bidder Assignment. The City will not recognize a bidder's assignment of the bid or the successful bidder's assignment of the award of contract without the City's prior written approval and proof that the surety (if any) has been given due notice of such assignment in writing and has consented to it in writing.

6.10. Date for submission. The City Clerk will accept bids until and no later than **Monday, at 11:00 A.M. Arizona Time on March 24, 2025.** When the bids are received they will be publicly opened and read aloud at San Luis City Hall, 1090 East Union Street, San Luis.

6.11. Tardy Submissions. The City will reject bids received after 11:00 a.m. on March 24, 2025, and will return them unopened.

6.12. Independent Contractor. The City intends to create an independent contractor contractual relationship with the successful bidder. The City's only interest is in the results to be achieved. The conduct and control of the work will

lie solely with the successful bidder. However, all work performed will be done in accordance with the RFP and its incorporated attachments, subject to the continuing right of the City to inspect the work. The work will be performed entirely at the successful bidder's risk who shall assume all responsibility for the condition of tools and equipment used in the performance of the work described in this RFP and its incorporated attachments.

6.13. Laws and Regulations. Bidders shall familiarize themselves with applicable laws of all authorities with jurisdiction over the work to be performed and services to be provided will apply to the contract with the successful bidder throughout and will be deemed to be included in the contract as if written out in full here. The successful bidder and any subcontractors it engages for the work shall obtain or renew a **City of San Luis business license(s)**.

6.14. Written Notice of Successful Bid. The contract resulting from the award of this RFB shall commence upon execution after City Council award of contract. The City will notify the successful bidder by telephone, followed by written confirmation in an e-mail to the contact information given in the bid. The City will send by e-mail and U.S. mail to the addresses given in the bid a Notice of Award. The successful bidder shall execute the attached Contract form in the attached form and provide the performance bond, certificate of insurance, insurance endorsements of the City as an additional insured, the W-9, and other documents the City may require. Documents are to be submitted to the City's Facilities Project Coordinator, Edgar Juarez, within ten (10) calendar days of the Notice of Award being sent out, or the Bid Security will be subject to forfeiture.

6.15. Notice of Unsuccessful Bids. The City will mail a notice to each bidder whose bid was not accepted to the addresses provided in the bids.

6.16. Protests. Bidders not selected have ten (10) calendar days from the e-mail delivery notification to initiate a written protest. The City of San Luis reserves the right to reject any or all bids; to make modifications to, or waive irregularities of information in any bid, if city staff deems this to be in the best interest of the City of San Luis. The City of San Luis may decide to readvertise the RFB and/or take any prudent steps to resolve the protest.

6.17. Failure to Contract with Successful Bidder. If a contract cannot be finalized within fifteen (15) days of the award of contract, the City reserves the right to enter into negotiations with another bidder.

7. Requests for Clarification in Writing

If a prospective bidder desires clarification of the scope of work, any details on the drawings or provisions of the specifications, a request for clarification must be made to the City in writing by e-mail to Edgar Juarez, Facility Project Coordinator, at ejuarez@sanluisaz.gov and the City must receive it no later than **Thursday, March 13, 2025**. Each prospective bidder with more than one request for clarification shall put all requests into one e-mail. If desired, the City will respond on **Tuesday, March 18, 2025**, in writing by e-mail for the benefit of all prospective

bidders and without divulging the source of any inquiry. The goal is to ensure that all prospective bidders operate with the same information.

8. Right to Subcontract

The bidders will have the right to subcontract any part of the project covered by the scope of work, plans, and specifications and by the contract, but not the whole of the contract. The bid must state whether the bidder intends to subcontract any part of the project covered by the scope of work, plans, and specifications. Any subcontractors proposed by a bidder for any part of the project must be subject to the approval of the City. The bidder must clearly state in the bid any outsourcing or contracting of any work to meet the requirements contained in this RFB. Any bid that calls for outsourcing or subcontracting work must include:

- the name and description of the company (or companies) or individual (or individuals) the bidder will be using; and

- the compensation to be paid for said outsourced or subcontracted work.

9. Bid Price

It is the intent that all items and quantities given in the bid include every item in any way essential to constitute thorough compliance with the requirements indicated, specifically or through reasonable inference, finished and ready for the City's use without further additional costs of any nature. The bid must state the total price in a manner that segregates and separately states the price of:
-labor,
-installation services if the bidder is to perform the installation work,
-materials to be used,
-machinery and equipment to be furnished,
-the premium of the surety bond,
-taxes, including sales or use tax that the bidder is required or obligated to collect from the City as the owner under any applicable law or regulation
-permit fees or other costs borne by the bidder or charged to the City
(The successful bidder shall obtain and provide all necessary permits)
-materials on hand or their availability,
-anything else essential to the completion of the project in this RFB.

CITY OF SAN LUIS, ARIZONA
CITY HALL EAST WING REMODEL

CONTRACT

This Contract ("Contract") made this ____ day of April 2025, between

("Contractor") and	City of San Luis City Hall 1090 East Union Street (physical) P.O. Box 1170 San Luis, Arizona, an Arizona municipal Corporation ("City" or "City of San Luis")

Collectively referred to as "Party" or "Parties".

SECTION ONE.
CONTRACT DOCUMENTS

This Contract includes the following documents which may be individually or collectively referred to as the "Contract Documents": Request for Bids dated February 19, 2025 ("RFB") (which includes the Notice of Requests for Bids, Bid Submittal List and associated forms, all Addenda (if any) submittals required by the RFB, required insurance policies and endorsements, bonds sureties, Instruction to Bidders, this Contract, General Conditions, the Scope of Work).

The General Conditions are from Part 100 of the 2015 Maricopa Association of Governments Uniform Standard Specifications for Public Works Construction as adopted and modified by the City of San Luis as its Public Works Standards In the event of a conflict between the General Conditions and this Contract or the RFB, this Contract shall control. All references to the Engineer in the General Conditions shall refer to the Facilities Project Coordinator.

SECTION TWO.
DESCRIPTION OF WORK

CITY HALL EAST WING REMODEL

The work consists of a remodel project at the City Hall's East Wing located at 1090 E. Union Street., San Luis, Arizona, more fully described in the Scope of Work in the Contract Documents ("Project").

SECTION THREE.
THE CONTRACT PRICE

City shall pay Contractor the fixed sum of _____ (the "Contract Price") for the work to be performed under this Contract, subject to additions and deductions

pursuant to change orders agreed upon in writing by the parties.

SECTION FOUR.
PAYMENT SCHEDULE

Payment is to be made within 30 days after billing, after the City has observed, reviewed, or verified that the material or equipment meets the requirements of the Scope of Work. Payment for material or equipment does not constitute final acceptance.

SECTION FIVE.
START AND COMPLETION OF WORK

The work to be performed under this Contract shall be commenced on approximately **April 21, 2025,** as long as any required building permits are received and any agreed upon funds are paid to Contractor. The Project shall be completed by **June 30, 2025,** subject to permissible delays as defined in this Contract. Substantial commencement of the work shall be deemed to occur when the Contractor first supplies workers to the Project who actually commence construction operations.

SECTION SIX.
FORCE MAJEURE

In the event that Contractor shall be delayed or hindered in or prevented from the performance of any act required hereunder by reason of strikes, lockouts, labor troubles, inability to procure materials, failure of power, restrictive governmental laws or regulations, riots, insurrection, war, or other reason of a like nature not in the control of the Contractor, then performance of such act shall be excused for the period of the delay and the period for the performance of any such act shall be extended for a period equivalent to the period of such delay.

SECTION EIGHT.
EXTRA WORK

No extra work is to be performed without a written change order approved by the City. Prior to approval of such a change order, the Contractor shall provide an estimate of the cost for such extra work, and at no time shall the cost for such extra work exceed said estimate.

SECTION NINE.
RELEASE OF MECHANICS' LIENS

Upon satisfactory payment being made for any portion of the work performed, Contractor shall, prior to any further payment being made, furnish to City a full and unconditional release from any claim or mechanic's lien for that portion of the work for which payment has been made.

SECTION TEN.
INDEMNITY AND INSURANCE

The contractor shall hold harmless, indemnify and defend the City against any damages to property or injuries to or death of any person or persons, including property and employees or agents of the City, and shall hold harmless, indemnify, and defend the City from any claims, demands, suits, actions or proceedings of any kind, including workers' compensation claims, of or by anyone, in any way resulting from or arising out of the operations in connection here, including operations of subcontractors and acts or omissions of employees or agents of the Contractor or Contractor's subcontractors. Insurance coverage specified in the General Conditions and in the special conditions constitutes the minimum requirements. Those shall in no way lessen or limit the liability of the Contractor under the terms of the Contract. The Contractor shall procure and maintain, at the Contractor's own cost and expense, any additional kinds and amounts of insurance that, in the Contractor's own judgment, may be necessary for the Contractor's proper protection in the prosecution of the work. Any such additional insurance shall be made available to the City as an additional insured.

The insurance requirements are minimum requirements for the Contract and in no way limit the indemnity covenants above. The City in no way warrants that the minimum limits required by the General Conditions are sufficient to protect the successful bidder from liabilities that might arise out of the performance of the work by the bidder, his or her agents, representatives, employees, or subcontractors. Bidder is free to purchase such additional insurance as may be determined necessary. On insurance policies where the City of San Luis is named as an additional insured, the City shall be an additional insured to the full limits of liability purchased by the bidder, even if those limits of liability are in excess of those required by the successful bidder’s contract.

All certificates of insurance and endorsements for the City as an additional insured shall be emailed directly to msabori@sanluisaz.gov and ejuarez@sanluisaz.gov

SECTION ELEVEN.
INDEPENDENT CONTRACTOR

A. The City retains the Contractor on an independent contractor basis. The Contractor is not an agent or employee of the City for any purpose. Neither the Contractor nor its employees are entitled to any of the benefits that the City provides for its employees. Any person performing work under this Agreement on behalf of the Contractor shall at all times be under the Contractor’s exclusive direction and control. The Contractor shall pay all wages, salaries, and other amounts due to such personnel in connection with their performance as an employee of the Contractor as required by law. The Contractor shall be responsible for all reports and obligations respecting such persons, including, but not limited to, social security taxes, income tax withholding, unemployment insurance, and workers’ compensation. The Contractor’s performance of services and hours worked shall be entirely within the Contractor’s control, and the City shall rely upon the Contractor to devote the time

reasonably necessary to perform in accordance with this Agreement.

B. The City shall not be responsible for covering the Contractor under any workers' compensation insurance or unemployment compensation insurance plans. The Contractor represents and warrants that it (a) is covered by a workers' compensation insurance policy procured and paid for by it, (b) has a valid notice of exclusion on file with the Industrial Commission of Arizona or (c) is a "sole proprietor" within the meaning of A.R.S. § 23-961(M) and has no employees. The Contractor shall notify the City immediately if the status of such coverage, notice, or sole proprietorship changes.

C. Neither the Contractor nor its employees or agents shall have any authority or right to obligate the City in any way. The Contractor shall identify itself as an independent contractor and shall not hold itself out as an employee or agent of the City.

D. The parties agree that this is not an exclusive contract and that the parties are free to enter into agreements for similar or other services with other parties during the term of this Agreement.

E. The Contractor's rights include but are not limited to the control of the work, manner, and methods of the work, and the right to contract with others.

F. The City's rights include but are not limited to inspection and approval of the work.

SECTION TWELVE.
MISCELLANEOUS

A. Waiver. No delay in exercising any right or remedy shall constitute a waiver thereof, and no waiver by the Contractor or City of the breach of any covenant of this agreement shall be construed as a waiver of any preceding or succeeding breach of the same or any other covenant or condition of this contract.

B. Attorneys' Fees. In the event any party finds it necessary to bring any action at law or other proceeding, including arbitration, against another party to enforce any of the terms, covenants, or conditions hereof, or by reason of any breach or default hereunder, the party prevailing in any such action or other proceeding shall be paid all reasonable costs and reasonable attorneys' fees by the other party. In the event the said prevailing party secures any judgment, all such costs and attorneys' fees shall be included therein, such fees to be set by the court and not by jury.

C. Counterparts. This agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. The signature pages from one or more counterparts may be removed from such counterparts and such signature pages all attached to a single instrument so that the signature of all parties may be physically attached to a single document.

D. Headings. The descriptive headings of the paragraphs of this agreement are

inserted for convenience only and shall not control or affect the meaning or construction of any of the provisions hereof.

E. Further Acts. Each of the parties hereto shall execute and deliver all such documents and perform all such acts as reasonably necessary, from time to time, to carry out the matters contemplated by this contract.

F. Time of the Essence. Time is of the essence of this contract.

G. No Partnership and Third Parties. It is not intended by this agreement to, and nothing contained in this agreement shall, create any partnership, joint venture or other similar arrangement between Contractor or City. No term or provision of this agreement is intended to, or shall, be for the benefit of any person, firm, organization, or corporation, not a party hereto, and no such other person, firm, organization, or corporation shall have any right or cause of action hereunder.

H. Entire Agreement. This agreement constitutes the entire agreement between the parties hereto pertaining to the subject matter hereof. All prior and contemporaneous agreements, representations, and understandings of the parties, oral or written, are hereby superseded and merged herein.

I. **Amendment**. No change or additions are to be made to this agreement except by a written amendment executed by the parties hereto.

J. Governing Law. This agreement is entered into in Arizona and shall be construed and interpreted under the laws of the State of Arizona.

K. Reformation. Should any term, provision, covenant, or condition of this agreement be held to be void or invalid, the parties shall reform this agreement to conform as closely as possible to the original intent thereof.

L. Venue. Any legal action relating to this agreement shall be brought in either the Yuma County Superior Court or in the United States District Court for the District of Arizona at the election of the plaintiff in such legal action, provided, however, that nothing in this paragraph will be deemed to have authorized the bringing of any legal action in a court which does not otherwise have jurisdiction to adjudicate the legal action.

M. Severability. Every provision of this agreement is, and will be construed to be, a separate and independent covenant. If any provision of this agreement or the application of the same is, to any extent, found to be invalid or unenforceable, then the remainder of this agreement or the application of that provision to circumstances other than those to which it is invalid or unenforceable, will not be affected by that invalidity or unenforceability, and each provision of this agreement will be valid and will be enforced to the extent permitted by the law, and the parties will negotiate in good faith for such amendments of this agreement which may be necessary to achieve its intent, notwithstanding such invalidity or unenforceability.

N. No Personal Liability. No member, elected official, officer, or employee of the City shall be personally liable to the Contractor, or any successor or assignee, (a) in the event of any default or breach by the City, (b) for any amount which may become due to Contractor or its successor or assign, or (c) pursuant to any obligation of the City

under the terms of this contract.

O. Employment Eligibility. Contractor hereby warrants and shall require its subcontractors to warrant, that it maintains compliance with all federal immigration laws and regulations that relate to its employees and with A.R.S. §§ 23-214 and 41-4401 relating to verification of employment eligibility. A breach of this warranty shall be deemed a material breach of the agreement and is subject to penalties up to and including termination of this agreement. City retains the legal right to inspect the papers of CONTRACTOR and any contractor or subcontractor employee of CONTRACTOR to ensure that CONTRACTOR and any of its contractors or subcontractors are compliant with this warranty.

P. No Forced Labor of the Ethnic Uyghurs. Under A.R.S. § 35-394 Contractor certifies, to the extent permitted by law, that it does not currently, and agrees for the duration of this Contract that it will not, use:

1. The forced labor of ethnic Uyghurs in the People's Republic of China.

2. Any goods or services produced by the forced labor of ethnic Uyghurs in the People's Republic of China.

3. Any contractors, subcontractors or suppliers that use the forced labor or any goods or services produced by the forced labor of ethnic Uyghurs in the People's Republic of China.

Q. No Israel Boycott. Contractor hereby certifies that the Contractor is not currently engaged in and agrees for the duration of the contract to not engage in, a boycott of goods or services from Israel pursuant to A.R.S. § 35-393.01.

R. Compliance with Law. Contractor that it will comply with all federal, state, and local statutes, laws, ordinances, rules, and regulations. The Contractor will comply with the Americans with Disabilities Act (ADA) and will indemnify the City for any costs, including but not limited to, damages, attorney's fees, and staff time in any action or proceeding brought alleging violation of the ADA. The Contractor will not discriminate against any person on the basis of race, religion, color, age, sex, or national origin in the performance of this Contract, and must comply with the terms and intent of Title VII of the Civil Rights Act of 1964, P.L. 88-354 (1964). In addition, the Contractor must include similar requirements of subcontractors in any contracts entered into for performance of the Contractor's obligations under this Contract. The Contractor agrees not to participate in or cooperate with an international boycott, as defined in Section 999 (b)(3) and (4) of the Internal Revenue Code of 1954, as amended, or engage in conduct declared to be unlawful by Arizona state law. In addition, the Contractor must include similar requirements of all subcontractors in contracts entered for performance of the CONTRACTOR's obligations under this Contract.

S. Assignment. The rights of each party under this agreement are personal to that party and may not be assigned or transferred to any other person, firm, corporation, or other entity without the prior, express, and written consent of the other party.

T. Conflicts of Interest. This Agreement may be cancelled in accordance with A.R.S. §38-511.

The parties have executed this Contract in San Luis, Yuma County, Arizona the day and year first set forth above.

City of San Luis

_____
Nieves Riedel, Mayor

Attest:

_____
Sonia Cornelio, City Clerk

Approved As to Form:

_____
Kay Marion Macuil, City Attorney

Company/Contractor

_____
Name
Registrar of Contractors #

Date: _____

Witness:

_____
Signature

Print Name: _____

GENERAL CONDITIONS

2016

City of San Luis

SUPPLEMENT TO
MAG UNIFORM STANDARD SPECIFICATIONS
For
PUBLIC WORKS CONSTRUCTION
And To The
CITY OF YUMA CONSTRUCTION STANDARD DETAIL DRAWINGS

EFFECTIVE October 26, 2016

CONSTRUCTION SPECIFICATIONS

PART 100 - GENERAL CONDITIONS

Section Title

101	Abbreviations and Definitions	101-1
102	Bidding Requirements and Conditions	102-1
103	Award and Execution of Contract	103-1
104	Scope of Work	104-1
105	Control of Work	105-1
106	Control of Materials	N/C
107	Legal Regulations and Responsibility to Public	107-1
108	Commencement, Prosecution and Progress	108-1
109	Measurements and Payments	109-1
110	Notification of Changed Conditions and Dispute Resolution	110-1
111	Health & Safety	111-1

N/C – No change to the Specification

Deleted – This Section deleted in its entirety

SECTION 101 – ABBREVIATIONS AND DEFINITIONS

If there are any discrepancies between this document and the City code, the City code will govern.

SUBSECTION 101.2 DEFINITIONS AND TERMS add the following definition:

Solicitation: The book or pamphlet pertaining to a specific project, containing proposal forms, special provisions and other information necessary for and pertinent to the preparation of the proposal or bid.

REPLACE THE FOLLOWING DEFINITIONS:

County: Yuma County, organized and existing under and by virtue of the laws of the State of Arizona

Contracting Agency: The City of San Luis

Major Item: The total of any item of work and/or materials specified in the bid form that exceeds the amount established in Table 109-1.

SECTION 102 – BIDDING REQUIREMENTS AND CONDITIONS

SUBSECTION 102.8 PROPOSAL GUARANTEES delete subsection in its entirety and replace with the following:

As required by A.R.S. § 34-201, as amended, each bid must be accompanied by a certified check, cashier's check, or surety bond payable to the City of San Luis for at least ten percent (10%) of the total bid price as a guarantee that the bidder enter into a contract to perform the Project in accordance with the Plans and Project Manual, within ten (10) days after the Notice of Award. The surety bond must be issued by a company authorized to transact surety business in the State of Arizona.

If a surety bond is used, the surety bond shall be executed solely by a surety company or companies holding a certificate of authority pursuant to Transact surety business in the State of Arizona issued by the Director of the Department of Insurance. The surety bond shall not be executed by an individual surety or sureties. In addition, said company or companies shall be rated "Best A-" or better as required by the Contracting Agency, as currently listed in the most recent Best Key Guide, published by the A.M. Best Company

SUBSECTION 102.9 SUBMISSION OF PROPOSAL delete subsection in its entirety and replace with the following:

Proposals (Bid) and bid guarantee (Bid Bond) must be received in a sealed envelope identifying on the outside of the envelope the contractor name, contactors complete address, solicitation number and title. The sealed envelope must be received by the City of San Luis by the specified date and time in the solicitation or as indicated in addenda**.**

Any proposal received after the stated deadline identified (unless changed by addendum), will not be considered and will be returned unopened to the sender at sender's expense if sender wants the proposals to be returned. No oral or electronically transmitted proposal will be considered***.***

SUBSECTION 102.10 WITHDRAWAL OR REVISION OF PROPOSAL delete subsection in its entirety and replace with the following:

Any bidder may withdraw or revise a proposal after it has been deposited with the Contracting Agency, provided the bidder's request is received by the Contracting Agency, in writing, before the time specified for opening proposals or as stipulated herein.

SUBSECTION 102.13 SUCCESSFUL BIDDERS delete subsection in its entirety and replace with the following:

Unless otherwise specified in the solicitation, the successful bidder may obtain three (3) sets of plans and special provisions for the project from the Contracting Agency at no cost.

SECTION 103 – AWARD AND EXECUTION OF CONTRACT

SUBSECTION 103.1 CONSIDERATION OF PROPOSAL delete last paragraph in its entirety

SUBSECTION 103.2 RETURN OF PROPOSAL GUARANTEE delete subsection in its entirety and replace with the following:

All proposal guarantees (except Bid Bonds) will be returned immediately after the contract documents have been executed by all parties. If a check has been received in lieu of a bid bond, the City of San Luis will issue a check to refund the Contractor. Bid bonds will be kept in bid file.

SUBSECTION 103.6.1 GENERAL (A) MINIMUM LIMITS OF LIABILITY delete subsection in its entirety and replace with the following:

The following limits are typical minimum requirements, but may be subject to change depending on project size/type requirements.

A. General.

(1) Insurer Qualifications. Without limiting any obligations or liabilities of the Contractor, the Contractor shall purchase and maintain, at its own expense, hereinafter stipulated minimum insurance with insurance companies duly licensed by the State of Arizona with an AM Best, Inc. rating of A- or above with policies and forms satisfactory to the City. Failure to maintain insurance as specified herein may result in termination of this Agreement at the City's option.

(2) Additional Insured. All insurance coverage and self-insured retention or deductible portions, except Workers' Compensation insurance and Professional Liability insurance, if applicable, shall name, to the fullest extent permitted by law for claims arising out of the performance of this Agreement, the City, its agents, representatives, officers, directors, officials and employees as Additional Insured as specified under the respective coverage Parts of this Agreement.

(3) Coverage Term. All insurance required herein shall be maintained in full force and effect until all work or services required to be performed under the terms of this Agreement are satisfactorily performed, completed and formally accepted by the City, unless specified otherwise in this Agreement.

(5) Primary Insurance. The Contractor's insurance shall be primary, non-contributory insurance with respect to performance of this Agreement and in the protection of the City as an Additional Insured.

(6) Waiver. All policies, except for Professional Liability, including Workers' Compensation insurance, shall contain a waiver of rights of recovery (subrogation) against the City, its agents, representatives, officials, officers and employees for any claims arising out of the work or services of the Contractor. The Contractor shall arrange to have such

subrogation waivers incorporated into each policy via formal written endorsement thereto.

(7) Policy Deductibles and/or Self-Insured Retentions. The policies set forth in these requirements may provide coverage that contains deductibles or self-insured retention amounts. Such deductibles or self-insured retention shall not be applicable with respect to the policy limits provided to the City. The Contractor shall be solely responsible for any such deductible or self-insured retention amount.

(8) Use of Subcontractors. If any work under this Agreement is subcontracted in any way, the Contractor shall execute written agreements with its subcontractors containing the indemnification provisions set forth in the Contract and insurance requirements set forth herein protecting the City and the Contractor. The Contractor shall be responsible for executing any agreements with its subcontractors and obtaining certificates of insurance verifying the insurance requirements.

(9) Evidence of Insurance. Prior to commencing any work or services under this Agreement, the Contractor will provide the City with suitable evidence of insurance in the form of certificates of insurance and a copy of the declaration page(s) of the insurance policies as required by this Agreement, issued by the Contractor's insurance insurer(s) as evidence that policies are placed with acceptable insurers as specified herein and provide the required coverages, conditions and limits of coverage specified in this Agreement and that such coverage and provisions are in full force and effect. Confidential information such as the policy premium may be redacted from the declaration page(s) of each insurance policy, provided that such redactions do not alter any of the information required by this Agreement. The City shall reasonably rely upon the certificates of insurance and declaration page(s) of the insurance policies as evidence of coverage but such acceptance and reliance shall not waive or alter in any way the insurance requirements or obligations of this Agreement. In the event any insurance policy required by this Agreement is written on a "claims made" basis, coverage shall extend for two years past completion of the Services and the City's acceptance of the Contractor's work or services and as evidenced by annual certificates of insurance. If any of the policies required by this Agreement expire during the life of this Agreement, it shall be the Contractor's responsibility to forward renewal certificates and declaration page(s) to the City 30 days prior to the expiration date. All certificates of insurance and declarations required by this Agreement shall be identified by referencing the RFP number and title of this Agreement. Additionally, certificates of insurance and

declaration page(s) of the insurance policies submitted without referencing the appropriate RFP number and title or reference to this Agreement, as applicable, will be subject to rejection and may be returned or discarded. Certificates of insurance and declaration page(s) shall specifically include the following provisions:

i. The City, its agents, representatives, officers, directors, officials and employees are Additional Insureds as follows:

1. Commercial General Liability - Under Insurance Services Office, Inc., ("ISO") Form CG 20 10 03 97 or equivalent.

2. Auto Liability - Under ISO Form CA 20 48 or equivalent.

3. Excess Liability - Follow Form to underlying insurance.

ii. The Contractor's insurance shall be primary insurance as respects performance of the Agreement.

iii. All policies, except for Professional Liability, but including Workers' Compensation, waive rights of recovery (subrogation) against the City, its agents, representatives, officers, officials and employees for any claims arising out of work or services performed by the Contractor under this Agreement.

iv. A 30-day advance notice cancellation provision. If ACORD certificate of insurance form is used, the phrases in the cancellation provision "endeavor to" and "but failure to mail such notice shall impose no obligation or liability of any kind upon the company, its agents or representatives" shall be deleted. Certificate forms other than ACORD form shall have similar restrictive language deleted.

(9) Umbrella/Excess Liability. The Contractor must carry Umbrella/Excess Liability insurance with an unimpaired limit of not less than $5,000,000 per occurrence combined limit Bodily Injury and Property Damage that "follows form" and applies in excess of the Commercial General Liability, Commercial/Business Automobile Liability and Employer's Liability, as required above.

If the City requires testing of equipment or other similar operations, the Contractor is responsible for providing appropriate insurance as may be deemed necessary by the City.

B. Required Insurance Coverage.

(1) Commercial General Liability. The Contractor shall maintain "occurrence" form Commercial General Liability insurance with an unimpaired limit of not less than $1,000,000 for each occurrence, $2,000,000 Products and Completed Operations Annual Aggregate and a $2,000,000 General Aggregate Limit. The policy shall cover liability arising from premises, operations, independent contractors, products-completed operations, personal injury and advertising injury. Coverage under the policy will be at least as broad as ISO policy form CG 00 010 93 or equivalent thereof, including but not limited to, separation of insured's clause. To the fullest extent allowed by law, for claims arising out of the performance of this Agreement, the City, its agents, representatives, officers, officials and employees shall be cited as an Additional Insured under ISO, Commercial General Liability Additional Insured Endorsement form CG 20 10

(2) 03 97, or equivalent, which shall read "Who is an Insured (Section II) is amended to include as an insured the person or organization shown in the Schedule, but only with respect to liability arising out of "your work" for that insured by or for you." If any excess insurance is utilized to fulfill the requirements of this subsection, such Excess insurance shall be "follow form" equal or broader in coverage scope than underlying insurance.

(3) Vehicle Liability. The Contractor shall maintain Business Automobile Liability insurance with a limit of $1,000,000 each occurrence on the Contractor's owned, hired and non-owned vehicles assigned to or used in the performance of the Contractor's work or services under this Agreement. Coverage will be at least as broad as ISO coverage code "1" "any auto" policy form CA 00 01 12 93 or equivalent thereof. To the fullest extent allowed by law, for claims arising out of the performance of this Agreement, the City, its agents, representatives, officers, directors, officials and employees shall be cited as an Additional Insured under ISO Business Auto policy Designated Insured Endorsement form CA 20 48 or equivalent. If any Excess insurance is utilized to fulfill the requirements of this subsection, such Excess insurance shall be "follow form" equal or broader in coverage scope than underlying insurance.

(4) Professional Liability. If this Agreement is the subject of any professional services or work, or if the Contractor engages in any professional services or work adjunct or residual to performing the work under this Agreement, the Contractor shall maintain Professional Liability insurance covering negligent errors and omissions arising out of the Services performed by the Contractor, or anyone employed by the Contractor, or anyone for whose negligent acts, mistakes, errors and omissions the Contractor is legally liable, with an unimpaired liability insurance limit of $2,000,000 each claim and $2,000,000 annual aggregate. In the event the Professional Liability insurance policy is

written on a "claims made" basis, coverage shall extend for two years past completion and acceptance of the Services, and the Contractor shall be required to submit certificates of insurance and a copy of the declaration page(s) of the insurance policies evidencing proper coverage is in effect as required above.

(5) Workers' Compensation Insurance. The Contractor shall maintain Workers' Compensation insurance to cover obligations imposed by federal and state statutes having jurisdiction over the Contractor's employees engaged in the performance of work or services under this Agreement and shall also maintain Employers Liability Insurance of not less than $500,000 for each accident, $500,000 disease for each employee and $1,000,000 disease policy limit.

C. Cancellation and Expiration Notice. Insurance required herein shall not expire, be canceled, or materially change without 30 days' prior written notice to the City.

If the City of San Luis requires testing of equipment or other similar operations, the CONTRACTOR is responsible for providing appropriate insurance as may be deemed necessary by the City.

SECTION 104 – SCOPE OF WORK

SUBSECTION 104.1.1 GENERAL delete subsection in its entirety and replace with the following:

The Contractor shall perform all work necessary to complete the contract in a satisfactory and acceptable manner in full compliance with the plans, specifications and terms of the contract.

In the event a conflict exists between Contract Documents the order of precedence listed in descending order shall be as follows:

Change Orders
Addenda
Special Provisions
Project Plans/Drawings
City of San Luis supplement to the MAG Uniform Standard Specifications and Details
MAG Uniform Standard Specifications
City of Yuma Standard Details

Unless otherwise specified in the special provisions, the Contractor shall furnish all labor, materials, equipment, transportation, utilities, services and facilities required to perform all work for the construction of the project within the time specified.

SUBSECTION 104.1.4 CLEANUP AND DUST CONTROL delete third paragraph in its entirety and replace with the following:

The Contractor shall take whatever steps, procedures or means required preventing any dust nuisance due to the Contractor's construction operations. The dust control measures shall be maintained at all times to the satisfaction of the Engineer and in accordance with the requirements of the Yuma County Air Quality Rules and Regulations.

SUBSECTION 104.2.2*(A) DUE TO PHYSICAL CONDITIONS delete subsection in its entirety and replace with the following:

***(A) Should the Contractor encounter or discover prior to or during the process of the work, subsurface or latent physical conditions at the site differing materially from those indicated in the contract, or unknown physical conditions at the site of an unusual nature, differing materially from those ordinarily encountered and generally recognized as inherent in work of the character provided for in the contract, the Contractor shall promptly notify the Engineer in writing of such conditions before they are disturbed. The Engineer will thereupon promptly investigate the conditions and, if the Engineer finds such conditions do so materially differ and cause an increase or decrease in the cost of or the time required for performance of the contract, an equitable adjustment will be made and the contract modified in writing accordingly.

SUBSECTION 104.2.6 AS-BUILTS add the following subsection:

No later than 14 Calendar Days the Engineer will provide AutoCAD files of the Design Plans to the Contractor for use in developing the As-built Plans. The Contractor shall, in separate and readily identifiable "As-built" layer(s), reflect all cases where the Construction Work changes, adds to, or differs from the As Designed Plans.

The Contractor shall submit one large set of Mylar As-Built Plans, one reduced set of As-Built Plans, two CDs of the As-Built PDF file and two CDs of the As-Built AutoCAD file to the Engineer upon completion of the Project.

The Final Project Payment will not be processed until the As-Built Plans have been reviewed and accepted by the Engineer.

SECTION 105 – CONTROL OF WORK

SUBSECTION 105.8 CONSTRUCTION STAKES, LINES AND GRADES delete subsection in its entirety and replace with the following.

The Contractor shall provide all Construction Staking on the Project.

The basic reference lines, bench marks and control points from which the Contractor shall establish all points and controls needed to construct the Project are identified in the Plans.

Construction Staking shall consist of performing all Construction Staking essential for the control and completion of the Project, in accordance with the specifications and in conformity with the lines, grades, and details shown on the plans or as established by the Engineer. The Contractor shall establish and lay out the necessary project control points, and shall perform all staking necessary to properly complete and control the work.

Using the data and information provided in the plans, the Contractor shall verify the accuracy of the plans by checking the vertical and horizontal alignments and the plan details. This verification shall be accomplished prior to starting any construction operations and, as a minimum, shall include the verification of all elevations, grades, stationing, distances, offsets, dimensions and any other information shown on the plans.

Any errors, discrepancies or omissions discovered by the Contractor shall immediately be brought to the attention of the Engineer.

SECTION 107 – LEGAL REGULATIONS AND RESPONSIBILITY TO PUBLIC

SUBSECTION 107.5 SAFETY, HEALTH AND SANITATION PROVISIONS delete first paragraph in its entirety and replace with the following:

The Contractor shall provide and maintain in a neat, sanitary condition such accommodations for the use of his employees as may be necessary to comply with the requirements and regulations of the Arizona State Department of Health or as specified by the Yuma County Health Department, Sanitary Code.

SECTION 107.6.3 CONSTRUCTION NOTICE add the following subsection:

The Contractor, at least seven days prior to starting any construction activities or phases, shall distribute Construction Notice Flyers to all affected residences, businesses and other interests in the immediate vicinity of the Project. The Contractor shall furnish a copy of the Construction Notice to the Engineer for approval prior to issuing the notice.

The Construction Notice shall include the Project name and description, the Contractor's name, a brief description of the work, the anticipated duration of the work in the immediate area, and the name(s) of the Contractor's contact(s) with phone number(s) where the Contractor can be contacted 24 hours, seven days per week. The Construction Notice shall be written in both English and Spanish.

The Contractor shall maintain a written log of all public inquiries and concerns, including a brief description of the concern, how the issue was resolved, and the day and time of the resolution. Copies of the written log shall be available for review as requested by the Engineer.

All costs associated with the Construction Notices shall be considered incidental to completion of the Project, and no direct payment will be made for this work.

SUBSECTION 107.7 BARRICADES AND WARNING SIGNS delete last paragraph in its entirety and replace with the following:

The Contractor shall erect warning signs in advance of any place on the project where operations may interfere with the use of the road by traffic, and at all intermediate points where the new work crosses or coincides with an existing road. Such warning signs shall be constructed and erected in accordance with the Manual on Uniform Traffic Control Devices (MUTCD) as adopted by the Contacting Agency which is hereby made a part of these specifications.

SUBSECTION 107.9 PROTECTION AND RESTORATION OF PROPERTY AND LANDSCAPE delete third and fourth paragraphs in their entirety and replace with the following:

When or where any direct or indirect damage or injury is done to public or private property by or on account of any act, omission, directive, neglect, or misconduct in the execution of the work, or in consequence of the non-execution thereof by the Contractor, the Contractor shall restore, at no cost to the Contracting Agency, such property to a condition similar or equal to that existing before such damage or injury was done, by repairing, rebuilding, or otherwise restoring as may be directed, or the Contractor shall make good such damage or injury in an acceptable manner. Such damage will include but not be limited to landscaped areas. The Contractor shall regrade the disturbed area as directed and restore the surface material to match existing in type and quality.

The Contractor shall restore all disturbed areas to a condition equal to or better than the existing improvements. Such restoration shall include but not be limited to asphalt, walkways, fences, lights, sprinklers, landscaping, etc. In the case of landscaping, the Contractor may remove and store sod and plant material. If in the determination of the Engineer, the sod and/or plant material did not survive the transplanting in good condition, the Contractor shall replace the sod and/or plant material to match in type and quality. Also, the Contractor may salvage any sprinkler system materials, lighting materials, etc. In the event that it is not feasible to reinstall the salvaged material, new material shall be installed.

SECTION 108 – COMMENCEMENT, PROSECUTIONS AND PROGRESS

SUBSECTION 108.2 SUBLETTING OF CONTRACT add the following:

(F) The contractor shall submit affidavits of payment from each sub-contractor before final payment is made.

SUBSECTION 108.4.1 PRE-CONSTRUCTION AND POST CONSTRUCTION MEETINGS add this

subsection: Pre-Construction Meeting

The Contractor shall attend the Pre-Construction Project Meeting on the date and time scheduled by the Engineer.

The Contractor, at the Pre-Construction Meeting, shall submit the following documents for review and approval:

1. Name and Phone Number of Project Superintendent
2. Name of Person(s) authorized to execute Extra Work Orders and Change Orders.
3. Project Construction Schedule
4. Proposed Project Materials
5. Copy of the Notice of Intent (NOI) form filed with ADEQ
6. Traffic Control Plans (TCP), if a TCP has not been established in the plans

Post-Construction Meeting

The Contractor shall attend the Post-Construction Project Meeting on the date and time as scheduled by the Engineer. The Engineer will schedule the meeting no later than 14 days after Contractor addresses all issues on the Project Walk-Thru Inspection List.

At the Post-Construction Meeting the Contractor shall, if not already submitted, provide the following documents:

1. Consent of Surety
2. Contractor's Affidavit Regarding Settlement of Claims
3. As-Built Plans
4. Copy of the Notice of Termination (NOT) form filed with ADEQ
5. SWPPP Inspection Reports
6. Project Test Reports

All costs associated with the Pre-Construction and Post Construction Meetings shall be considered incidental to completion of the Project, and no direct payment will be made for this work.

The Contractor shall attend all Project Public Information Meetings and all Construction Progress Meeting as scheduled by the Engineer.

The Contractor shall conduct Public Information Meetings as deemed necessary by the Engineer for public involvement.

Unless otherwise determined by the Engineer, Weekly Project Construction Progress Meetings will be conducted during the life of the Project. The Contractor, at the Progress Meetings, shall provide a Project Schedule identifying the work that will be performed the coming week.

All costs associated with the Public Information and weekly Construction Progress Meetings shall be considered incidental to completion of the Project, and no direct payment will be made for this work.

SUBSECTION 108.5 LIMITATION OF OPERATIONS delete second paragraph in its entirety and replace with the following:

All traffic affected by the construction will be regulated in accordance with the Manual on Uniform Traffic Control Devices (MUTCD) adopted by the Contracting Agency.

SUBSECTION 108.9 FAILURE TO COMPLETE ON TIME delete Table 108-1 in its entirety and replace with the following:

SCHEDULE OF LIQUIDATED DAMAGES			
ORIGINAL CONTRACT AMOUNT		LIQUIDATED DAMAGES PER DAY	
From More Than	To and Including	Calendar Day or Fixed Date	Working Day
$ 0	$ 100,000	$ 350	$ 500
$ 100,000	$ 500,000	$ 490	$ 700
$ 500,000	$ 1,000,000	$ 840	$ 1,200
$ 1,000,000	$ 2,000,000	$ 910	$ 1,300
$ 2,000,000	$ 5,000,000	$ 1,190	$ 1,700
$ 5,000,000	$ 10,000,000	$ 1,540	$ 2,200
$ 10,000,000	$	$ 2,380	$ 3,400

SECTION 109 – MEASUREMENTS AND PAYMENTS

SUBSECTION 109.2.2 BID FORM CONTINGENCY AMOUNT add the following subsection:

The Contingency Amount, if, any, constituting the percentage shown on the Bid Form, will be used to cover the cost of item overruns and/or extra work that may be required during construction of the Project. The Contingency Funds will be used as directed and approved by the Engineer, and any Contingency Funds remaining at the end of the Project will be deleted from the Contract as part of the Final Change Order.

SUBSECTION *109.7 PAYMENTS FOR BOND ISSUE AND BUDGET PROJECTS (A)(1) delete subsubsection 109.7 (A)(1) in its entirety and replace with the following:

(1) No payment will be processed until the material or equipment has been observed, reviewed or verified by the Contracting Agent representative. Only the material or equipment meeting the requirements of the plans and specifications will be paid. Payment for material or equipment does not constitute final acceptance.

SECTION 110 – NOTIFICATION OF CHANGED CONDITIONS AND DISPUTE RESOLUTION

SUBSECTION 110.3.1 GENERAL add the following information to each Level:

Level I. (Representative reviewed by: *Project Manager*)
Level II. (Representative reviewed by: *City Public Works Director*)
Level III. (Representative reviewed by: *City Manager*)

SUBSECTION 110.3.3 PROCESS delete the first two paragraphs and subsubsection (B) in their entirety and replace with the following:

The Contracting Agency's Level I Representative will render a written decision regarding the matter in dispute within five (5) working days of receipt of the Contractor's notification that the dispute resolution process should begin.

The Contractor shall, upon receipt of the decision by the Level I Representative, either accept or reject the decision in writing. If the Contractor does not reject the Level I Representative's decision within five (5) working days of its receipt, the Contractor will be deemed to have accepted the decision, the dispute will be considered withdrawn from the administrative process, and there will be no further remedy.

DELETE SUBSUBSECTION (B) AND REPLACE WITH THE FOLLOWING:

(B) Arbitration**:** The decision of the Level III Representative in relation to the claim shall be final unless the dispute review board or arbitration is chosen as follows:

SUBSECTION 110.5 DISPUTE REVIEW BOARD delete this subsection in its entirety.

SECTION 111 – HEALTH & SAFETY add the following section:

111.1 CONFINED SPACE ENTRY

No entry shall be made into a confined space, tank, vat or pit without prior notification and approval by the City of San Luis and completion of a confined space entry permit

111.2 ELECTRICAL LOCK/OUT (TAG/OUT) STANDARD

The contractor shall not enter any e

electrical substation nor shut off any power without authorization of the City of San Luis Project Manager.

111.3 NOISE AND AIR POLLUTION

Noise - the contractor will inform the City of San Luis Project Manager of any operations that will create consistent sound level/s in excess of 90 decibels (A scale) at or around the work site.

Air Pollution - The contractor will inform the City of San Luis Project Manager of any potential air contamination that may be generated by the contractors(s) operation(s) such as dust, fumes, vapors, generators, etc. The contractor will take all reasonable precautions to minimize emissions of any air contaminant(s).

111.4 EXPECTATIONS

Ensure all Material Safety Data Sheets for chemicals intended for use on City of San Luis premises are available upon request.

Designate and identify one spokesperson to address any environmental health and safety questions that may arise during the service. The spokesperson shall be available whenever work is being performed.

Maintain an accurate record of all accidents resulting in death, traumatic injury, occupational disease, or damage to any property whether or not that of the City of San Luis and promptly report any of the same to the City of San Luis Project Manager.

Take immediate action upon identification of any health or safety issue that affects City of San Luis personnel, the public, property, or could result in an injury to any worker.

Immediately inform the City of San Luis Project Manager upon receipt of any notice of violation, notice to comply, citation, or other enforcement document received from any regulatory agency.

111.5 PROJECT INFORMATION SIGNS

Project Information Signs shall be placed at each end of the Project prior to starting Construction Operations, and shall be in accordance with City of Yuma Standard No. 8-100 Work Zone Identification Sign and with the details in the Plans. Project Information Signs will be considered incidental to the work and no separate payment will be made.

CITY OF SAN LUIS, ARIZONA
CITY HALL EAST WING REMODEL

PROJECT PLANS FOLLOWS

* An electronic copy of the engineering plans by Nicklaus Engineering will be sent as an attachment. If not received, it may be requested from the Facilities Project Coordinator at ejuarez@sanluisaz.gov.

NICKLAUS ENGINEERING, INC.

High Quality, Client-Focused Solutions

8(a) | DBE | WOSB | SBE

Project Manual

San Luis City Hall

East Wing Remodel

1090 Union St,

San Luiz, AZ 85349

Technical Specifications

REGISTERED ARCHITECT
CERTIFICATE NO.
13592
ALAN W.
JORGENSEN
Date Signed 02/26/25
ARIZONA U.S.A.

Expires 06/30/2027

February 26, 2025

NEI Project No. 024-0348

Architecture | Civil Engineering | Mechanical Engineering | Geotechnical Engineering
Environmental Engineering | Industrial Hygiene | Construction Management | Facilities Support

TABLE OF CONTENTS

DIVISION 00 - PROCUREMENT AND CONTRACTING REQUIREMENTS

NOT APPLICABLE

DIVISION 01 - GENERAL REQUIREMENTS

01 30 00 ADMINISTRATIVE REQUIREMENTS
01 40 00 QUALITY REQUIREMENTS
01 42 16 DEFINITIONS
01 50 00 TEMPORARY FACILITIES AND CONTROLS
01 60 00 PRODUCT REQUIREMENTS
01 70 00 EXECUTION AND CLOSEOUT REQUIREMENTS
01 78 00 CLOSEOUT SUBMITTALS

DIVISION 02 - EXISTING CONDITIONS

02 41 00 DEMOLITION

DIVISION 03 – CONCRETE

03 30 00 CAST-IN-PLACE CONCRETE

DIVISION 06 - WOOD, PLASTICS, AND COMPOSITES

06 10 00 ROUGH CARPENTRY
06 41 00 ARCHITECTURAL WOOD CASEWORK

DIVISION 07 - THERMAL AND MOISTURE PROTECTION

07 21 00 THERMAL INSULATION
07 92 00 JOINT SEALANTS

DIVISION 08 - OPENINGS

08 11 13 HOLLOW METAL DOORS AND FRAMES
08 14 16 FLUSH WOOD DOORS
08 71 00 DOOR HARDWARE
08 80 00 GLAZING

DIVISION 09 - FINISHES

09 21 16 GYPSUM BOARD ASSEMBLIES
09 24 00 CEMENT PLASTERING
09 30 00 TILING
09 51 00 ACOUSTICAL CEILINGS
09 65 00 RESILIENT FLOORING
09 67 00 FLUID APPLIED FLOORING
09 68 16 CARPETING
09 91 13 EXTERIOR PAINTING
09 91 23 INTERIOR PAINTING

DIVISION 10 - SPECIALTIES

10 14 23 PANEL SIGNAGE

10 21 13 PLASTIC LAMINATE-CLAD TOILET COMPARTMENTS
10 28 00 TOILET, BATH, AND LAUNDRY ACCESSORIES

DIVISION 22 - PLUMBING

22 05 29 HANGERS AND SUPPORTS FOR PLUMBING PIPING AND EQUIPMENT
22 07 19 PLUMBING PIPING INSULATION
22 10 05 PLUMBING PIPING

DIVISION 23 - HEATING, VENTILATING, AND AIR CONDITIONING

23 05 93 TESTING, ADJUSTING & BALANCING FOR HVAC
23 07 13 DUCTWORK INSULATION
23 31 00 HVAC DUCTS AND CASINGS
23 33 00 AIR DUCT ACCESSORIES
23 37 00 AIR OUTLETS AND INLETS

DIVISION 26 - ELECTRICAL
26 05 00 BASIC ELECTRICAL REQUIREMENTS
26 05 03 EQUIPMENT WIRING CONNECTIONS
26 05 19 LOW VOLTAGE ELECTRICAL POWER CONDUCTERS & CABLES
26 05 26 GROUNDING AND BONDING FOR ELECTRICAL SYSTEMS
26 05 29 HANGERS & SUPPORTS FOR ELECTRICAL SYSTEMS
26 05 33 RACEWAYS & BOXES FOR ELECTRICAL SYSTEMS
26 05 53 IDENTIFICATION FOR ELECTRICAL SYSTEMS
26 24 16 PANELBOARDS
26 27 26 WIRING DEVICES
26 51 00 INTERIOR LIGHTING

DIVISION 31 - EARTHWORK
31 31 16 TERMITE CONTROL

END TABLE OF CONTENTS



Expires 06/30/2027

SECTION 01 30 00

ADMINISTRATIVE REQUIREMENTS

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Preconstruction meeting.

B. Progress meetings.

C. Construction progress schedule.

D. Submittals for review, information, and project closeout.

E. Submittal procedures.

F. Post construction meeting

1.02 RELATED REQUIREMENTS

A. Section 01 70 00 - Execution and Closeout Requirements: Additional coordination requirements.

B. Section 01 78 00 - Closeout Submittals: Project record documents.

PART 2 PRODUCTS - NOT USED

PART 3 EXECUTION

3.01 PRECONSTRUCTION MEETING

A. Owner will schedule a meeting after Notice of Award.

B. Attendance Required:
   1. Owner.
   2. Architect.
   3. Contractor.
   4. Major Subcontractors and Suppliers as required.

C. Agenda:
   1. Execution of Owner- Contractor Agreement.
   2. Submission of executed bonds and insurance certificates.
   3. Distribution of Contract Documents.
   4. Submission of list of Subcontractors, schedule of values, and progress schedule.
   5. Designation of personnel representing the parties to Contract, and Architect.
   6. Procedures and processing of field decisions, submittals, substitutions, applications for payments, proposal request, Change Orders, and Contract closeout procedures.
      a. Submittal Numbering System: In accordance with Submittal Procedures article included in this Section
      b. Applications for Payment: Must be accompanied by updated schedule
   7. Scheduling.
   8. Site Mobilization
      a. Owner's requirements and occupancy prior to completion
      b. On-site location of stored materials
      c. Site access and parking
      d. Compliance with Owner's security requirements

D. Record minutes and distribute copies within two days after meeting to participants, with 1 copies to Architect, Owner, participants, and those affected by decisions made.

3.02 PROGRESS MEETINGS

A. Schedule and administer meetings throughout progress of the Work at maximum bi-monthly intervals.

B. Attendance Required: (as appropriate to agenda topics for each meeting)
   1. Contractor.

2. Owner.
3. Architect. (as needed/requested)
4. Contractor's Superintendent.
5. Major Subcontractors and Suppliers.

C. Agenda:
1. Review minutes of previous meetings.
2. Review of Work progress.
3. Field observations, problems, and decisions.
4. Identification of problems that impede, or will impede, planned progress.
5. Review of submittals schedule and status of submittals.
6. Review of off-site fabrication and delivery schedules.
7. Maintenance of progress schedule.
8. Corrective measures to regain projected schedules.
9. Planned progress during succeeding work period.
10. Coordination of projected progress.
11. Maintenance of quality and work standards.
12. Effect of proposed changes on progress schedule and coordination.
13. Other business relating to Work.

D. City’s Project Manager will record minutes and distribute copies within two days after meeting to participants, with two copies to Architect, Owner, participants, and those affected by decisions made.

3.03 CONSTRUCTION PROGRESS SCHEDULE

A. Within 5 days after date established in Notice to Proceed, submit preliminary schedule.

B. If preliminary schedule requires revision after review, submit revised schedule within 5 days.

C. Within 20 days after review of preliminary schedule, submit draft of proposed complete schedule for review.

D. Within 10 days after joint review, submit complete schedule.

E. Submit updated schedule with each Application for Payment.

3.04 SUBMITTALS FOR REVIEW

A. When the following are specified in individual sections, submit them for review:
1. Product data.
a. Clearly indicate applicable products, materials, colors, and other information as necessary for identification. Product Data that has not been properly edited by the Contractor will be returned for resubmittal.
2. Shop drawings.
3. Samples for selection.
4. Samples for verification.

B. Submit to Architect for review for the limited purpose of checking for conformance with information given and the design concept expressed in the contract documents.

C. The Architect's review shall not constitute approval of safety precautions or, unless otherwise specifically stated by Architect, or any construction means, methods, techniques, sequences, or procedures.

D. Samples will be reviewed only for aesthetic, color, or finish selection.

E. After review, provide copies and distribute in accordance with SUBMITTAL PROCEDURES article below.

3.05 SUBMITTAL PROCEDURES

A. Transmit each submittal with a copy of approved submittal form.

B. Sequentially number the transmittal form. Revise submittals with original number and a sequential alphabetic suffix. Submittals that have not been identified in accordance with these procedures will not be recognized or processed.

C. Identify Project, Contractor, Subcontractor or supplier; pertinent drawing and detail number, and specification section number, as appropriate on each copy.

D. Apply Contractor's stamp, signed or initialed certifying that review, approval, verification of Products required, field dimensions, adjacent construction Work, and coordination of information is in accordance with the requirements of the Work and Contract Documents.
   1. Submittals that do not bear the Contractor's signed stamp will not be recognized or processed.

E. Schedule submittals to expedite the Project, and coordinate submission of related items.
   1. Submit each material that requires color selection by Architect within 21 days of issuance of the Notice to Proceed. In order to coordinate finish selections Architect reserves the right to withhold review of submittals with color selections until all submittal requiring color selections are received. Upon Architect's receipt of all color materials allow 15 days for review, excluding delivery time to and from the Contractor.
   2. For each submittal review that does not involve color selections by Architect, allow 15 days excluding delivery time to and from the Contractor.

F. For each submittal for review, allow 15 days excluding delivery time to and from the Contractor.

G. Identify variations from Contract Documents and Product or system limitations that may be detrimental to successful performance of the completed Work.

H. Provide space for Contractor and Architect review stamps.

I. When revised for resubmission, identify all changes made since previous submission.

J. Distribute reviewed submittals as appropriate. Instruct parties to promptly report any inability to comply with requirements.

3.06 POST CONSTRUCTION MEETING

A. The Contractor shall attend the Post-Construction Project Meeting on the date and time as scheduled by the Owner. The Owner will schedule the meeting no later than 14 days after Contractor addresses all issues on the Project Walk-Thru Inspection List. At the Post-Construction Meeting the Contractor shall, if not already submitted, provide the following documents:

   1. Consent of Surety
   2. Contractor’s Affidavit Regarding Settlement of Claims
   3. As-Built Plans
   4. Project Test Reports

   All costs associated with the Pre-Construction and Post Construction Meetings shall be considered incidental to completion of the Project, and no direct payment will be made for this work.

END OF SECTION

SECTION 01 40 00
QUALITY REQUIREMENTS

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Testing and inspection agencies and services.

B. Control of installation.

C. Mock-ups.

D. Manufacturers' field services.

1.02 RELATED REQUIREMENTS

A. Section 01 42 16 - Definitions.

1.03 TESTING AND INSPECTION AGENCIES AND SERVICES

A. Contractor shall conduct all quality control (QC) testing and inspection services. Contractor shall employ and pay for an independent testing agency to perform material testing and special inspections.

B. Employment of agency in no way relieves Contractor of obligation to perform Work in accordance with requirements of Contract Documents.

C. The following lists are intended as a guide to the Contractor to aid in the determining testing requirements for the project, however, the requirements specified on the drawings shall take precedence over these lists, and these lists are not to be interpreted as being complete.
   1. See Structural Sheets for requirements.
   2. The testing laboratory shall distribute copies of reports as follows:
      a. One copy to the Architect
      b. One copy to the Owner
      c. One copy to the Structural Engineer
      d. Two copies to the Contractor
      e. Code authorities or authorities having jurisdiction as required

PART 2 PRODUCTS - NOT USED

PART 3 EXECUTION

3.01 CONTROL OF INSTALLATION

A. Monitor quality control over suppliers, manufacturers, products, services, site conditions, and workmanship, to produce Work of specified quality.

B. Where Specifications require that a particular product be installed and/or applied by an Applicator approved by the Manufacturer, it is the Contractor's responsibility to ensure that Subcontractor employed for such Work is approved. Such Subcontractor(s) shall provide evidence of being approved when requested by the Architect.

C. Comply with manufacturers' instructions, including each step in sequence.

D. Should manufacturers' instructions conflict with Contract Documents, request clarification from Architect before proceeding.

E. Comply with specified standards as minimum quality for the Work except where more stringent tolerances, codes, or specified requirements indicate higher standards or more precise workmanship.

F. Have Work performed by persons qualified to produce required and specified quality.

G. Verify that field measurements are as indicated on shop drawings or as instructed by the manufacturer.

H. Secure products in place with positive anchorage devices designed and sized to withstand stresses, vibration, physical distortion, and disfigurement.

3.02 MOCK-UPS

A. Before installing portions of the Work where mock-ups are required, construct mock-ups in location and size indicated for each form of construction and finish required to comply with the following requirements, using materials indicated for the completed Work. The purpose of mock-up is to demonstrate the proposed range of aesthetic effects and workmanship.

B. Accepted mock-ups establish the standard of quality the Architect will use to judge the Work.

C. Notify Architect seven (7) working days in advance of dates and times when mock-ups will be constructed.

D. Tests shall be performed under provisions identified in this section and identified in the respective product specification sections.

E. Assemble and erect specified items with specified attachment and anchorage devices, flashings, seals, and finishes.

F. Accepted mock-ups shall be a comparison standard for the remaining Work.

G. Where mock-up has been accepted by Architect and is specified in product specification sections to be removed, protect mock-up throughout construction, remove mock-up and clear area when directed to do so by Architect.

3.03 TESTING AND INSPECTION

A. Contractor Responsibilities:
   1. Deliver to agency at designated location, adequate samples of materials proposed to be used that require testing, along with proposed mix designs.
   2. Notify laboratory 48 hours prior to expected time for operations requiring testing/inspection services.

B. Re-testing required because of non-conformance to specified requirements shall be performed by the same agency on instructions by Architect or Engineer.

C. Re-testing required because of non-conformance to specified requirements shall be paid for by Contractor.

3.04 MANUFACTURERS' FIELD SERVICES

A. When specified in individual specification sections, on drawings or required by manufacturer, require material or product suppliers or manufacturers to provide qualified staff personnel to observe site conditions, conditions of surfaces and installation, quality of workmanship, start-up of equipment, test, adjust and balance of equipment as applicable, and to initiate instructions when necessary.

3.05 DEFECT ASSESSMENT

A. Remove and replace Work or portions of the Work not conforming to specified requirements.

B. If, in the opinion of Architect and with approval of Project PM and City Engineer, it is not practical to remove and replace the Work, Architect will direct an appropriate remedy or adjust payment.

END OF SECTION

SECTION 01 42 16

DEFINITIONS

PART 1 GENERAL

1.01 SUMMARY

A. Other definitions are included in individual specification sections.

1.02 DEFINITIONS

A. Furnish: To supply, deliver to project site ready for installation, unload, and inspect for damage.

B. Install: To unpack, assemble, erect, apply, place, finish, cure, protect, clean, start up, and make ready for use.

C. "As shown", "as detailed", "as indicated" or words of similar import mean as indicated on the drawings.

D. "As selected", "As approved" or words of similar import mean as selected by, as approved by, or as accepted by the Architect and Owner.

E. "Approved equal", or "equal" shall mean as approved and accepted by the Architect and Owner.

F. "Shall" means mandatory

G. "As Required" means as required by the contract documents.

H. "As necessary" means essential to the completion of work.

I. "Concealed" means not visible in the finished work.

J. "Exposed" means visible in the finished work.

K. "Days" means calendar days.

L. Substantial Completion: The stage in the progress of the Work when the Work or designated portion thereof is sufficiently complete in accordance with the Contract Documents so that the Owner can occupy or utility the Work for the intended use.

M. Project Manual: The book-sized volume that includes the procurement requirements (if any), the contracting requirements, and the specifications.

N. Provide: To furnish and install, complete and ready for intended use.

O. Supply: Same as Furnish.

P. "NIC": Not in Contract

Q. "OFCI": Owner Furnished Contractor to Install.

END OF SECTION

SECTION 01 50 00
TEMPORARY FACILITIES AND CONTROLS

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Temporary utilities.

B. Temporary telecommunications services.

C. Temporary sanitary facilities.

D. Temporary Controls: Barriers, enclosures, and fencing.

E. Vehicular access and parking.

F. Waste removal facilities and services.

G. Project identification sign.

H. Field offices.

1.02 REFERENCE STANDARDS

1.03 TEMPORARY UTILITIES

A. Contractor is to provide and pay for all electrical power, lighting, water, heating and cooling, and ventilation required for construction purposes.

B. Use trigger-operated nozzles for water hoses, to avoid waste of water.

1.04 TELECOMMUNICATIONS SERVICES

A. Provide, maintain, and pay for telecommunications services to field office at time of project mobilization.

1.05 TEMPORARY SANITARY FACILITIES

A. Provide and maintain required facilities and enclosures. Provide at time of project mobilization.

B. Existing or new permanent facilities may not be used during construction operations.

C. Maintain daily in clean and sanitary condition.

D. At end of construction, return facilities to same or better condition as originally found.

1.06 BARRIERS

A. Provide barriers to prevent unauthorized entry to construction areas, to prevent access to areas that could be hazardous to workers or the public, to allow for owner's use of site and to protect existing facilities and adjacent properties from damage from construction operations.

B. Protect non-owned vehicular traffic, stored materials, site, and structures from damage.

1.07 FENCING

A. Construction: Commercial grade chain link fence.

B. Provide 6 foot (1.8 m) high fence around construction site; equip with vehicular and pedestrian gates with locks.

C. Locate gates for access to work areas, as required.

D. Lock gates at end of each work day.

1.08 SECURITY

A. Provide security and facilities to protect Work, existing facilities, and Owner's operations from unauthorized entry, vandalism, or theft.

1.09 STORAGE

A. Provide storage facilities as required for scope of work.

B. Locate stored materials within locked fencing area and/or within locked storage containers.

C. Coordinate location of on-site storage facilities with Owner prior to beginning of work.

D. Owner's facilities may not be used for storage.

1.10 VEHICULAR ACCESS AND PARKING

A. Comply with regulations relating to use of streets and sidewalks, access to emergency facilities, and access for emergency vehicles.

B. Coordinate access and haul routes with governing authorities and Owner.

C. Provide and maintain access to fire hydrants, free of obstructions.

D. Provide means of removing mud from vehicle wheels before entering streets.

E. Provide temporary parking areas to accommodate construction personnel. When site space is not adequate, provide additional off-site parking.

1.11 WASTE REMOVAL

A. Provide waste removal facilities and services as required to maintain the site in clean and orderly condition.

B. Provide containers with lids. Remove trash from site periodically.

C. If materials to be recycled or re-used on the project must be stored on-site, provide suitable non-combustible containers; locate containers holding flammable material outside the structure unless otherwise approved by the authorities having jurisdiction.

D. Open free-fall chutes are not permitted. Terminate closed chutes into appropriate containers with lids.

1.12 PROJECT IDENTIFICATION

A. No signs are allowed without Owner permission except those required by law.

1.13 FIELD OFFICES

A. Office: Weathertight, with lighting, electrical outlets, heating, cooling equipment, and equipped with sturdy furniture, drawing rack and drawing display table.

B. Provide space for Project meetings at site office.

C. Locate offices a minimum distance of 30 feet (10 m) from existing and new structures.

1.14 REMOVAL OF UTILITIES, FACILITIES, AND CONTROLS

A. Remove temporary utilities, equipment, facilities, materials, prior to Date of Substantial Completion inspection.

B. Remove underground installations to a minimum depth of 3 feet (900 mm).

C. Clean and repair damage caused by installation or use of temporary work.

D. Restore new permanent facilities used during construction to specified condition.

PART 2 PRODUCTS - NOT USED

PART 3 EXECUTION - NOT USED

END OF SECTION

SECTION 01 60 00
PRODUCT REQUIREMENTS

PART 1 GENERAL

1.01 SECTION INCLUDES

A. General product requirements.

B. Transportation, handling, storage and protection.

C. Product option requirements.

D. Substitution limitations and procedures.

E. Procedures for Owner-supplied products.

F. Maintenance materials, including extra materials, spare parts, tools, and software.

1.02 RELATED REQUIREMENTS

A. Section 01 42 16 Definitions for applicable definitions

1.03 REFERENCE STANDARDS

A. NFPA 70 - National Electrical Code; Most Recent Edition Adopted by Authority Having Jurisdiction, Including All Applicable Amendments and Supplements.

1.04 SUBMITTALS

A. Product Data Submittals: Submit manufacturer's standard published data. Mark each copy to identify applicable products, models, options, and other data. Supplement manufacturers' standard data to provide information specific to this Project.

B. Shop Drawing Submittals: Prepared specifically for this Project; indicate utility and electrical characteristics, utility connection requirements, and location of utility outlets for service for functional equipment and appliances.

C. Sample Submittals: Illustrate functional and aesthetic characteristics of the product, with integral parts and attachment devices. Coordinate sample submittals for interfacing work.
   1. For selection from standard finishes, submit samples of the full range of the manufacturer's standard colors, textures, and patterns.

D. Indicate utility and electrical characteristics, utility connection requirements, and location of utility outlets for service for functional equipment and appliances.

PART 2 PRODUCTS

2.01 NEW PRODUCTS

A. Provide new products unless specifically required or permitted by the Contract Documents.

B. DO NOT USE products having any of the following characteristics:
   1. Made using or containing CFC's or HCFC's.

C. Motors: NEMA MG 1 Type. Specific motor type as required by manufacturers.

D. Wiring Terminations: Provide terminal lugs to match branch circuit conductor quantities, sizes, and materials indicated. Size terminal lugs to NFPA 70, include lugs for terminal box.

2.02 PRODUCT OPTIONS

A. Products Specified by Reference Standards or by Description Only: Use any product meeting those standards or description.

B. Products Specified by Naming One or More Manufacturers with a Provision for Substitutions: Submit a request for substitution for any manufacturer not named.

2.03 MAINTENANCE MATERIALS

A. Furnish extra materials, spare parts, tools, and software of types and in quantities totaling 5% of installed materials.

B. Deliver to Project site; obtain receipt prior to final payment.

PART 3 EXECUTION

3.01 SUBSTITUTION PROCEDURES

A. Instructions to Bidders specifies restrictions for submitting requests for substitutions during the bidding period. Comply with requirements specified in this section.
   1. Substitution requests during the bidding period must be submitted by Bidders. Such requests must be accompanied by Bidder's letter of transmittal, signed by a person legally authorized to bind the Bidder to a Contract. Substitution requests received from others will not be considered.

B. Document each request with complete data substantiating compliance of proposed substitution with Contract Documents.

C. A request for substitution constitutes a representation that the submitter:
   1. Has investigated proposed product and determined that it meets or exceeds the quality level of the specified product.
   2. Agrees to provide the same warranty for the substitution as for the specified product.
   3. Agrees to coordinate installation and make changes to other Work that may be required for the Work to be complete with no additional cost to Owner.
   4. Waives claims for additional costs or time extension that may subsequently become apparent.
   5. Agrees to reimburse Owner and Architect for review or redesign services associated with re-approval by authorities.

D. Substitutions will not be considered when they are indicated or implied on shop drawing or product data submittals, without separate written request, or when acceptance will require revision to the Contract Documents.

E. Architect reserves the right to reject substitutions on basis of color, pattern, compatibility, or aesthetic qualities, even though fabrication and materials are equivalent.

F. Substitution Submittal Procedure (after contract award):
   1. Submit 2 copies of request for substitution for consideration. Limit each request to one proposed substitution.
   2. Submit shop drawings, product data, and certified test results attesting to the proposed product equivalence. Burden of proof is on proposer.
   3. Architect will notify Contractor in writing of decision to accept or reject request.

3.02 OWNER-SUPPLIED PRODUCTS

A. Owner's Responsibilities:
   1. Arrange for and deliver Owner reviewed shop drawings, product data, and samples, to Contractor.
   2. Arrange and pay for product delivery to site.
   3. On delivery, inspect products jointly with Contractor.
   4. Submit claims for transportation damage and replace damaged, defective, or deficient items.
   5. Arrange for manufacturers' warranties, inspections, and service.

B. Contractor's Responsibilities:
   1. Review Owner reviewed shop drawings, product data, and samples.
   2. Receive and unload products at site; inspect for completeness or damage jointly with Owner.
   3. Handle, store, install and finish products.
   4. Repair or replace items damaged after receipt.

3.03 TRANSPORTATION AND HANDLING

A. Coordinate schedule of product delivery to designated prepared areas in order to minimize site storage time and potential damage to stored materials.

B. Transport and handle products in accordance with manufacturer's instructions.

C. Transport materials in covered trucks to prevent contamination of product and littering of surrounding areas.

D. Promptly inspect shipments to ensure that products comply with requirements, quantities are correct, and products are undamaged.

E. Provide equipment and personnel to handle products by methods to prevent soiling, disfigurement, or damage, and to minimize handling.

F. Arrange for the return of packing materials, such as wood pallets, where economically feasible.

3.04 STORAGE AND PROTECTION

A. Designate receiving/storage areas for incoming products so that they are delivered according to installation schedule and placed convenient to work area in order to minimize waste due to excessive materials handling and misapplication.

B. Store and protect products in accordance with manufacturers' instructions.

C. Store with seals and labels intact and legible.

D. Store sensitive products in weather tight, climate controlled, enclosures in an environment favorable to product.

E. For exterior storage of fabricated products, place on sloped supports above ground.

F. Protect products from damage or deterioration due to construction operations, weather, precipitation, humidity, temperature, sunlight and ultraviolet light, dirt, dust, and other contaminants.

G. Cover products subject to deterioration with impervious sheet covering. Provide ventilation to prevent condensation and degradation of products.

H. Prevent contact with material that may cause corrosion, discoloration, or staining.

I. Provide equipment and personnel to store products by methods to prevent soiling, disfigurement, or damage.

J. Arrange storage of products to permit access for inspection. Periodically inspect to verify products are undamaged and are maintained in acceptable condition.

END OF SECTION

SECTION 01 70 00
EXECUTION AND CLOSEOUT REQUIREMENTS

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Examination, preparation, and general installation procedures.

B. Pre-installation meetings.

C. Cutting and patching.

D. Surveying for laying out the work.

E. Starting of systems and equipment.

F. Demonstration and instruction of Owner personnel.

G. Closeout procedures, including Contractor's Correction Punch List, except payment procedures.

H. General requirements for maintenance service.

1.02 RELATED REQUIREMENTS

A. Section 01 30 00 - Administrative Requirements: Submittals procedures, Electronic document submittal service.

B. Section 01 78 00 - Closeout Submittals: Project record documents, operation and maintenance data, warranties and bonds.

1.03 SUBMITTALS

A. See Section 01 30 00 - Administrative Requirements, for submittal procedures.

B. Survey work: Submit name, address, and telephone number of Surveyor before starting survey work.
   1. On request, submit documentation verifying accuracy of survey work.
   2. Submit a copy of site drawing signed by the Land Surveyor, that the elevations and locations of the work are in conformance with Contract Documents.
   3. Submit surveys and survey logs for the project record.

C. Cutting and Patching: Submit written request in advance of cutting or alteration that affects:
   1. Structural integrity of any element of Project.
   2. Integrity of weather exposed or moisture resistant element.
   3. Efficiency, maintenance, or safety of any operational element.
   4. Visual qualities of sight exposed elements.
   5. Work of Owner or separate Contractor.
   6. Include in request:
      a. Identification of Project.
      b. Location and description of affected work.
      c. Necessity for cutting or alteration.
      d. Description of proposed work and products to be used.
      e. Alternatives to cutting and patching.
      f. Effect on work of Owner or separate Contractor.
      g. Written permission of affected separate Contractor.
      h. Date and time work will be executed.

D. Project Record Documents: Accurately record actual locations of capped and active utilities.

1.04 QUALIFICATIONS

A. For survey work, employ a land surveyor registered in the State in which the Project is located and acceptable to Architect. Submit evidence of Surveyor's Errors and Omissions insurance coverage in the form of an Insurance Certificate.

1.05 PROJECT CONDITIONS

A. Provide working, 2A10 BC fire extinguishers within 25 feet of all welding activities.

B. Ventilate enclosed areas to assist cure of materials, to dissipate humidity, and to prevent accumulation of dust, fumes, vapors, or gases.

C. Dust Control: Execute work by methods to minimize raising dust from construction operations. Provide positive means to prevent air-borne dust from dispersing into atmosphere and over adjacent property.

D. Noise Control: Provide methods, means, and facilities to minimize noise produced by construction operations.
   1. Outdoors: Limit conduct of especially noisy exterior work to the hours of 8 am to 5 pm.

E. Rodent Control: Provide methods, means, and facilities to prevent rodents from accessing or invading premises.

F. Pollution Control: Provide methods, means, and facilities to prevent contamination of soil, water, and atmosphere from discharge of noxious, toxic substances, and pollutants produced by construction operations. Comply with federal, state, and local regulations.

1.06 COORDINATION

A. Coordinate scheduling, submittals, and work of the various sections of the Project Manual to ensure efficient and orderly sequence of installation of interdependent construction elements, with provisions for accommodating items installed later.

B. Notify affected utility companies and comply with their requirements.

C. Verify that utility requirements and characteristics of new operating equipment are compatible with building utilities. Coordinate work of various sections having interdependent responsibilities for installing, connecting to, and placing in service, such equipment.

D. Coordinate space requirements, supports, and installation of mechanical and electrical work that are indicated diagrammatically on Drawings. Follow routing shown for pipes, ducts, and conduit, as closely as practicable; place runs parallel with lines of building. Utilize spaces efficiently to maximize accessibility for other installations, for maintenance, and for repairs.

E. In finished areas except as otherwise indicated, conceal pipes, ducts, and wiring within the construction. Coordinate locations of fixtures and outlets with finish elements.

F. Coordinate completion and clean-up of work of separate sections.

G. After Owner occupancy of premises, coordinate access to site for correction of defective work and work not in accordance with Contract Documents, to minimize disruption of Owner's activities.

PART 2 PRODUCTS

2.01 PATCHING MATERIALS

A. New Materials: As specified in product sections; match existing products and work for patching and extending work.

B. Type and Quality of Existing Products: Determine by inspecting and testing products where necessary, referring to existing work as a standard.

C. Product Substitution: For any proposed change in materials, submit request for substitution described in Section 01 60 00 - Product Requirements.

PART 3 EXECUTION

3.01 EXAMINATION

A. Verify that existing site conditions and substrate surfaces are acceptable for subsequent work. Start of work means acceptance of existing conditions.

B. Verify that existing substrate is capable of structural support or attachment of new work being applied or attached.

C. Examine and verify specific conditions described in individual specification sections.

D. Take field measurements before confirming product orders or beginning fabrication, to minimize waste due to over-ordering or mis fabrication.

E. Verify that utility services are available, of the correct characteristics, and in the correct locations.

F. Prior to Cutting: Examine existing conditions prior to commencing work, including elements subject to damage or movement during cutting and patching. After uncovering existing work, assess conditions affecting performance of work. Beginning of cutting or patching means acceptance of existing conditions.

3.02 PREPARATION

A. Clean substrate surfaces prior to applying next material or substance.

B. Seal cracks or openings of substrate prior to applying next material or substance.

C. Apply manufacturer required or recommended substrate primer, sealer, or conditioner prior to applying any new material or substance in contact or bond.

3.03 PREINSTALLATION MEETINGS

A. When required in individual specification sections, convene a preinstallation meeting at the site prior to commencing work of the section.

B. Require attendance of parties directly affecting, or affected by, work of the specific section.

C. Notify Architect four days in advance of meeting date.

D. Prepare agenda and preside at meeting:
   1. Review conditions of examination, preparation and installation procedures.
   2. Review coordination with related work.

E. Record minutes and distribute copies within 7 days after meeting to participants, with two copies to Architect, Owner, participants, and those affected by decisions made.

3.04 LAYING OUT THE WORK

A. Verify locations of survey control points prior to starting work.

B. Promptly notify Architect of any discrepancies discovered.

C. Protect survey control points prior to starting site work; preserve permanent reference points during construction.

D. Promptly report to Architect the loss or destruction of any reference point or relocation required because of changes in grades or other reasons.

E. Replace dislocated survey control points based on original survey control. Make no changes without prior written notice to Architect.

F. Utilize recognized engineering survey practices.

G. Establish elevations, lines and levels. Locate and lay out by instrumentation and similar appropriate means:
   1. Site improvements including pavements; stakes for grading, fill and topsoil placement; utility locations, slopes, and invert elevations.
   2. Grid or axis for structures.
   3. Building foundation, column locations, ground floor elevations.

H. Periodically verify layouts by same means.

I. Maintain a complete and accurate log of control and survey work as it progresses.

3.05 GENERAL INSTALLATION REQUIREMENTS

A. Install products as specified in individual sections, in accordance with manufacturer's instructions and recommendations, and so as to avoid waste due to necessity for replacement.

B. Make vertical elements plumb and horizontal elements level, unless otherwise indicated.

C. Install equipment and fittings plumb and level, neatly aligned with adjacent vertical and horizontal lines, unless otherwise indicated.

D. Make consistent texture on surfaces, with seamless transitions, unless otherwise indicated.

E. Make neat transitions between different surfaces, maintaining texture and appearance.

3.06 PROGRESS CLEANING

A. Maintain areas free of waste materials, debris, and rubbish. Maintain site in a clean and orderly condition.

B. Remove debris and rubbish from pipe chases, plenums, attics, crawl spaces, and other closed or remote spaces, prior to enclosing the space.

C. Broom and vacuum clean interior areas prior to start of surface finishing, and continue cleaning to eliminate dust.

D. Collect and remove waste materials, debris, and trash/rubbish from site periodically and dispose off-site; do not burn or bury.

3.07 PROTECTION OF INSTALLED WORK

A. Protect installed work from damage by construction operations.

B. Provide temporary and removable protection for installed products. Control activity in immediate work area to prevent damage.

C. Provide protective coverings at walls, projections, jambs, sills, and soffits of openings.

D. Protect finished floors, stairs, and other surfaces from traffic, dirt, wear, damage, or movement of heavy objects, by protecting with durable sheet materials.

E. Prohibit traffic or storage upon waterproofed or roofed surfaces. If traffic or activity is necessary, obtain recommendations for protection from waterproofing or roofing material manufacturer.

F. Remove protective coverings when no longer needed; reuse or recycle coverings if possible.

3.08 SYSTEM STARTUP

A. Coordinate schedule for start-up of various equipment and systems.

B. Verify that each piece of equipment or system has been checked for proper lubrication, drive rotation, belt tension, control sequence, and for conditions that may cause damage.

C. Verify tests, meter readings, and specified electrical characteristics agree with those required by the equipment or system manufacturer.

D. Verify that wiring and support components for equipment are complete and tested.

E. Execute start-up under supervision of applicable Contractor personnel and manufacturer's representative in accordance with manufacturers' instructions.

F. Submit a written report that equipment or system has been properly installed and is functioning correctly.

3.09 DEMONSTRATION AND INSTRUCTION

A. Demonstrate start-up, operation, control, adjustment, trouble-shooting, servicing, maintenance, and shutdown of each item of equipment at scheduled time, at equipment location.

B. For equipment or systems requiring seasonal operation, perform demonstration for other season within six months.

C. Provide a qualified person who is knowledgeable about the Project to perform demonstration and instruction of owner personnel.

3.10 ADJUSTING

A. Adjust operating products and equipment to ensure smooth and unhindered operation.

3.11 FINAL CLEANING

A. Execute final cleaning after Substantial Completion but before making final application for payment. Employ experienced workmen or professional cleaners for the final cleaning.
   1. Use cleaning materials that are nonhazardous.
   2. Clean interior and exterior glass, surfaces exposed to view; remove temporary labels, stains and foreign substances, polish transparent and glossy surfaces, vacuum carpeted and soft surfaces.
   3. Remove all labels that are not permanent. Do not paint or otherwise cover fire test labels or nameplates on mechanical and electrical equipment.
   4. Clean equipment and fixtures to a sanitary condition with cleaning materials appropriate to the surface and material being cleaned.
   5. Clean filters of operating equipment.
   6. Clean debris from roofs, gutters, downspouts, scuppers, overflow drains, area drains, and drainage systems.
   7. Clean site; sweep paved areas, rake clean landscaped surfaces. Clean concrete walks and slabs of plaster or cement droppings, paint and other objectionable materials to present a neat, clean appearance.
   8. Remove waste, surplus materials, trash/rubbish, and construction facilities from the site; dispose of in legal manner; do not burn or bury.
   9. Remove marks, stains, fingerprints, soil and dirt from paint, stain and wall coverings.
   10. Remove spots, soil, paint and mastic from tile work and wash.
   11. Remove temporary floor protections; clean and polish floors.

B. Make building(s) ready for occupancy in every respect. Lay heavy building paper in main circulation areas to protect floor until final inspection and acceptance.

C. Existing improvements, inside or outside the property which are disturbed, damaged or destroyed by the Work under the Contract shall be restored to the condition in which they originally were, or to the satisfaction of the Owner.

3.12 CLOSEOUT PROCEDURES

A. Make submittals that are required by governing or other authorities.

B. Accompany Project Coordinator on preliminary inspection to determine items to be listed for completion or correction in the Contractor's Correction Punch List for Contractor's Notice of Substantial Completion.

C. Notify Architect when work is considered ready for Architect's Substantial Completion inspection.

D. Submit written certification containing Contractor's Correction Punch List, that Contract Documents have been reviewed, work has been inspected, and that work is complete in accordance with Contract Documents and ready for Owner’s Substantial Completion inspection.

E. Conduct Substantial Completion inspection and create Final Correction Punch List containing Owner's and Contractor's comprehensive list of items identified to be completed or corrected and submit to Owner.

F. Correct items of work listed in Final Correction Punch List and comply with requirements for access to Owner-occupied areas.

G. Notify Owner when work is considered finally complete and ready for Owner's Substantial Completion final inspection.

H. Complete items of work determined by Owner listed in executed Certificate of Substantial Completion.

3.13 MAINTENANCE

A. Deliver spare parts, tools, extra stocks of material and similar physical items to the Owner with a copy of the transmittal to the Architect. Obtain signed receipts from the Owner for all items.

B. Change over construction locks to permanent keying system. Deliver required number keys to the Owner with a copy of the transmittal to the Architect. Obtain receipts from the Owner for delivered items.

END OF SECTION

SECTION 01 78 00
CLOSEOUT SUBMITTALS

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Project Record Documents.

B. Operation and Maintenance Data.

C. Warranties and bonds.

1.02 RELATED REQUIREMENTS

A. Individual Product Sections: Specific requirements for operation and maintenance data.

B. Individual Product Sections: Warranties required for specific products or Work.

PART 2 PRODUCTS - NOT USED

PART 3 EXECUTION

3.01 PROJECT RECORD DOCUMENTS

A. As the work progresses, the Contractor shall maintain a complete and accurate record of changes or deviations from the Contract Documents and Shop Drawings, indicating the Work as actually installed. Record information in the appropriate location on a record set of prints of the Drawings and Shop Drawings and a copy of the Specifications which are maintained solely for the purpose of this documentation. Keep this record set of Contract Documents and Shop Drawings at the project site for review by the Owner and Architect. Information contained in the record documents shall include, but not be limited to:

1. Modifications made by Addenda, Change Orders, Construction Change Directives and Architect's Supplemental Instructions which shall be transferred to the record documents.
2. Location of site underground pipes, conduits, ducts, cables and similar work, dimensioned horizontally to permanent points of reference and located vertically by indicating depth of burial. Dimensions shall be accurate within +6 inches.
3. Location of building plumbing piping, sprinkler piping, control valves, heating and air conditioning equipment, mechanical piping, ductwork, major conduit runs, power, control and alarm wiring, etc., dimensioned horizontally to permanent points of reference. Dimensions shall be accurate within 6 inches. By notation, describe the vertical location of the item such as "below slab," "above ceiling," etc.
4. Modifications made to accommodate field conditions.
5. Location and function of mechanical and electrical control devices and shut-off valves.
6. Revise Drawings and panel schedules to show final circuiting of electrical fixtures and equipment.

B. The Architect will provide the Contractor with a full size set of bond drawings, of the complete original bidding documents, at Contractor's expense to be used as a final record set. Seals and signatures of Registrants shall be completely removed and/or permanently obscured. Contractor shall provide the following on the Drawings:

1. Changes in the Contract Documents, secured with prior approval of the Architect, recorded in a neat readable manner, in red ink, by a competent drafter. Deletions shall be made by clean cross out only. Record information in adequate size lettering and notations to be legible at half size reproduction.
2. Prior to application for final payment, transfer all changes, information, and notations made to the record prints to the final record set.

C. Upon Substantial Completion of the Work, deliver the complete set of Record Documents including final record set, Shop Drawings and annotated Specifications to the Architect for approval.

D. Owner's Manual: Prior to final payment, submit one (1) hard-back, loose-leaf binder containing the following required submittals and any others required in other Sections, suitably typed, indexed and labeled for ready reference:

1. Subcontractors, major suppliers list with companies names, addresses and telephone numbers.
2. Warranties and certifications.
3. Affidavit from general and subcontractors on use of asbestos free materials.
4. Maintenance/operation instructions and parts list.
5. List of Extra Materials supplied to Owner, signed by Owner's representative.
6. Other items required by the Specifications.
7. Electronic copy of documents on CD and/or DVD.

E. Ensure entries are complete and accurate, enabling future reference by Owner.

F. Store record documents separate from documents used for construction.

G. Record information concurrent with construction progress.

H. Specifications: Legibly mark and record at each product section description of actual products installed, including the following:
1. Changes made by Addenda and modifications.

I. Record Drawings: Legibly mark each item to record actual construction including:
1. Field changes of dimension and detail.
2. Details not on original Contract drawings.

3.02 OPERATION AND MAINTENANCE DATA

A. Initial Submittal: Submit two draft copies of Operation and Maintenance Manuals for systems and equipment, including electrical and control items, and parts lists, a minimum of 14 days prior to requesting inspection for Substantial Completion, or scheduled Substantial Completion Date, whichever is earlier.
1. Architect/Owner will review Manuals for general scope and content and return one copy of draft manuals with required action.

B. Operating instructions shall include complete operating sequence, control diagrams, description of method of operating machinery, machine serial numbers, factory order numbers, parts, tests, instruction books, suppliers phone numbers and addresses and individual equipment guarantees. Parts lists shall be complete in every respect, showing parts and part numbers for ready reference.

C. Maintenance instructions shall include a written list of required and suggested maintenance for mechanical, plumbing, electrical, or other equipment or features in the project. Each item shall contain a brief description of the maintenance required as well as the recommended time frame or period for the maintenance. Include lists of filter sizes for air handling equipment, indicated "washable" or "disposable" and for which unit the filter is for. Shut off valves, etc., must be clearly marked on as-constructed drawings.

D. Where available from the manufacturer, provide operating and maintenance instructions and videos on electronic media for each specific equipment item or system.

E. Assemble maintenance manual and operating instructions in hard back loose-leaf binders. Suitably label and index material for ready reference.

F. Upon substantial completion of the Project Work, submit one copy of the Operation and Maintenance Manual and Parts Lists to the Architect for approval. Upon receipt of Notice of Approval, deliver the additional copy to the Owner. Include operating and maintenance instructions and videos on electronic media.

G. Source Data: For each product or system, list names, addresses and telephone numbers of Subcontractors and suppliers, including local source of supplies and replacement parts.

H. Product Data: Mark each sheet to clearly identify specific products and component parts, and data applicable to installation. Delete inapplicable information.

I. Drawings: Supplement product data to illustrate relations of component parts of equipment and systems, to show control and flow diagrams. Do not use Project Record Documents as maintenance drawings.

J. Typed Text: As required to supplement product data. Provide logical sequence of instructions for each procedure, incorporating manufacturer's instructions.

3.03 SPARE PARTS AND MAINTENANCE MATERIALS

A. Deliver spare parts, tools, extra stocks of material and similar physical items to the Owner with a copy of the transmittal to the Architect. Obtain signed receipts from the Owner for all items.

B. Change over construction locks to permanent keying system. Deliver required number of keys to the Owner with a copy of the transmittal to the Architect. Obtain receipts from the Owner for delivered items.

3.04 ELECTRONIC COPIES OF IMAGE DOCUMENTS

A. Upon completion provide CD or DVD disk(s) containing image copies in JPEG, PDF or other appropriate electronic format of all record and maintenance documents.

3.05 WARRANTIES AND BONDS

A. Provide duplicate, notarized copies of documents required in Section 9.10.2 of the General Conditions.

B. Submit warranties required by individual specification Sections in duplicate, assembled in durable binders with a Table of Contents.

C. The date of commencement of warranties shall be the date of Substantial Completion except as may be modified by AIA Document G-704, Certificate of Substantial Completion, or by other written agreement with the Owner.

D. Obtain warranties and bonds, executed in duplicate by responsible Subcontractors, suppliers, and manufacturers, within 10 days after completion of the applicable item of work. Except for items put into use with Owner's permission, leave date of beginning of time of warranty until Date of Substantial completion is determined.

E. Verify that documents are in proper form, contain full information, and are notarized.

F. Co-execute submittals when required.

G. Retain warranties and bonds until time specified for submittal.

END OF SECTION

SECTION 024100
DEMOLITION

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Building demolition excluding removal of hazardous materials and toxic substances.

B. Selective demolition of built site elements.

C. Selective demolition of building elements for alteration purposes.

1.02 RELATED REQUIREMENTS

A. Section 015000 - Temporary Facilities and Controls: Site fences, security, protective barriers, and waste removal.

B. Section 016000 - Product Requirements: Handling and storage of items removed for salvage and relocation.

C. Section 017000 - Execution and Closeout Requirements: Project conditions; protection of bench marks, survey control points, and existing construction to remain; reinstallation of removed products; temporary bracing and shoring.

1.03 DEFINITIONS

A. Demolition: Dismantle, raze, destroy or wreck any building or structure or any part thereof.

B. Remove: Detach or dismantle items from existing construction and dispose of them off site, unless items are indicated to be salvaged or reinstalled.

C. Remove and Salvage: Detach or dismantle items from existing construction in a manner to prevent damage. Clean, package, label and deliver salvaged items to Owner in ready-for-reuse condition.

D. Remove and Reinstall: Detach or dismantle items from existing construction in a manner to prevent damage. Clean and prepare for reuse and reinstall where indicated.

E. Existing to Remain: Designation for existing items that are not to be removed and that are not otherwise indicated to be salvaged or reinstalled.

1.04 REFERENCE STANDARDS

A. NFPA 241 - Standard for Safeguarding Construction, Alteration, and Demolition Operations; 2022, with Errata (2021).

1.05 SUBMITTALS

A. See Section 013000 - Administrative Requirements for submittal procedures.

B. Site Plan: Indicate:
   1. Areas for temporary construction and field offices.
   2. Areas for temporary and permanent placement of removed materials.

C. Demolition Plan: Submit demolition plan as required by OSHA and local AHJs.
   1. Indicate extent of demolition, removal sequencing, bracing and shoring, and location and construction of barricades and fences.
   2. Summary of safety procedures.
   3. Demolition firm qualifications.

D. Project Record Documents: Accurately record actual locations of capped and active utilities and subsurface construction.

1.06 QUALITY ASSURANCE

A. Demolition Firm Qualifications: Company specializing in the type of work required.
   1. Minimum of 5 years of documented experience.

PART 3 EXECUTION

2.01 DEMOLITION

A. Remove concrete slabs on grade as indicated on drawings.

B. Remove other items indicated, for relocation.

2.02 GENERAL PROCEDURES AND PROJECT CONDITIONS

A. Comply with requirements in Section 017000.

B. Comply with applicable codes and regulations for demolition operations and safety of adjacent structures and the public.
   1. Obtain required permits.
   2. Comply with applicable requirements of NFPA 241.
   3. Use of explosives is not permitted.
   4. Take precautions to prevent catastrophic or uncontrolled collapse of structures to be removed; do not allow worker or public access within range of potential collapse of unstable structures.
   5. Provide, erect, and maintain temporary barriers and security devices.
   6. Use physical barriers to prevent access to areas that could be hazardous to workers or the public.
   7. Conduct operations to minimize effects on and interference with adjacent structures and occupants.
   8. Do not close or obstruct roadways or sidewalks without permits from authority having jurisdiction.
   9. Conduct operations to minimize obstruction of public and private entrances and exits. Do not obstruct required exits at any time. Protect persons using entrances and exits from removal operations.
   10. Obtain written permission from owners of adjacent properties when demolition equipment will traverse, infringe upon, or limit access to their property.

C. Do not begin removal until receipt of notification to proceed from Owner.

D. Do not begin removal until built elements to be salvaged or relocated have been removed.

E. Protect existing structures and other elements to remain in place and not removed.
   1. Provide bracing and shoring.
   2. Prevent movement or settlement of adjacent structures.
   3. Stop work immediately if adjacent structures appear to be in danger.

F. Minimize production of dust due to demolition operations. Do not use water if that will result in ice, flooding, sedimentation of public waterways or storm sewers, or other pollution.

G. Hazardous Materials:
   1. If hazardous materials are discovered during removal operations, stop work and notify Architect and Owner; hazardous materials include regulated asbestos containing materials, lead, PCBs, and mercury.

2.03 EXISTING UTILITIES

A. Coordinate work with utility companies. Notify utilities before starting work, comply with their requirements, and obtain required permits.

B. Protect existing utilities to remain from damage.

C. Do not disrupt public utilities without permit from authority having jurisdiction.

D. Do not close, shut off, or disrupt existing life safety systems that are in use without at least 7 days prior written notification to Owner.

E. Do not close, shut off, or disrupt existing utility branches or take-offs that are in use without at least 3 days prior written notification to Owner.

F. Locate and mark utilities to remain; mark using highly visible tags or flags, with identification of utility type; protect from damage due to subsequent construction, using substantial barricades if necessary.

G. Remove exposed piping, valves, meters, equipment, supports, and foundations of disconnected and abandoned utilities.

H. Prepare building demolition areas by disconnecting and capping utilities outside the demolition zone. Identify and mark, in same manner as other utilities to remain, utilities to be reconnected.

2.04 SELECTIVE DEMOLITION FOR ALTERATIONS

A. Existing construction and utilities indicated on drawings are based on existing record documents only.
   1. Verify construction and utility arrangements are as indicated.
   2. Report discrepancies to Architect before disturbing existing installation.
   3. Beginning of demolition work constitutes acceptance of existing conditions that would be apparent upon examination prior to starting demolition.

B. Separate areas in which demolition is being conducted from areas that remain occupied.
   1. Provide, erect, and maintain temporary dustproof partitions of construction specified in Section 015000 in locations indicated on drawings.

C. Maintain weatherproof exterior building enclosure, except for interruptions required for replacement or modifications; prevent water and humidity damage.

D. Remove existing work as indicated and required to accomplish new work.
   1. Remove rotted wood, corroded metals, and deteriorated masonry and concrete; replace with new construction indicated.
   2. Remove items indicated on drawings.

E. Services including, but not limited to, HVAC, Plumbing, Fire Protection, Electrical, and Telecommunications: Remove existing systems and equipment as indicated.
   1. Maintain existing active systems to remain in operation, and maintain access to equipment and operational components.
   2. Where existing active systems serve occupied facilities but are to be replaced with new services, maintain existing systems in service until new systems are complete and ready for service.
   3. Verify that abandoned services serve only abandoned facilities before removal.
   4. Remove abandoned pipe, ducts, conduits, and equipment, including those above accessible ceilings. Remove back to source of supply where possible, otherwise cap stub and tag with identification.

F. Protect existing work to remain.
   1. Prevent movement of structure. Provide shoring and bracing as required.
   2. Perform cutting to accomplish removal work neatly and as specified for cutting new work.
   3. Repair adjacent construction and finishes damaged during removal work.
   4. Patch to match new work.

2.05 DEBRIS AND WASTE REMOVAL

A. Remove debris, junk, and trash from site.

B. Leave site in clean condition, ready for subsequent work.

C. Clean up spillage and wind-blown debris from public and private lands.

END OF SECTION

SECTION 033000
CAST-IN-PLACE CONCRETE

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Floors and slabs on grade.

B. Concrete reinforcement.

C. Joint devices associated with concrete work.

D. Concrete curing.

1.02 RELATED REQUIREMENTS

A. Section 033523 - Exposed Aggregate Concrete Finishing.

B. Section 079200 - Joint Sealants: Products and installation for sealants and joint fillers for saw cut joints and isolation joints in slabs.

1.03 REFERENCE STANDARDS

A. ACI 211.2 - Standard Practice for Selecting Proportions for Structural Lightweight Concrete; 1998 (Reapproved 2004).

B. ACI CODE-318 - Building Code Requirements for Structural Concrete and Commentary; 2019 (Reapproved 2022).

C. ACI PRC-211.1 - Selecting Proportions for Normal-Density and High Density-Concrete - Guide; 2022.

D. ACI PRC-223 - Shrinkage-Compensating Concrete - Guide; 2021.

E. ACI PRC-302.1 - Guide to Concrete Floor and Slab Construction; 2015.

F. ACI PRC-304 - Guide for Measuring, Mixing, Transporting, and Placing Concrete; 2000 (Reapproved 2009).

G. ACI PRC-305 - Guide to Hot Weather Concreting; 2020.

H. ACI PRC-306 - Guide to Cold Weather Concreting; 2016.

I. ACI PRC-308 - Guide to External Curing of Concrete; 2016.

J. ACI SPEC-117 - Specification for Tolerances for Concrete Construction and Materials; 2010 (Reapproved 2015).

K. ACI SPEC-301 - Specifications for Concrete Construction; 2020.

L. ASTM A615/A615M - Standard Specification for Deformed and Plain Carbon-Steel Bars for Concrete Reinforcement; 2022.

M. ASTM C33/C33M - Standard Specification for Concrete Aggregates; 2023.

N. ASTM C39/C39M - Standard Test Method for Compressive Strength of Cylindrical Concrete Specimens; 2023.

O. ASTM C94/C94M - Standard Specification for Ready-Mixed Concrete; 2024.

P. ASTM C143/C143M - Standard Test Method for Slump of Hydraulic-Cement Concrete; 2020.

Q. ASTM C150/C150M - Standard Specification for Portland Cement; 2022.

R. ASTM C171 - Standard Specification for Sheet Materials for Curing Concrete; 2020.

S. ASTM C173/C173M - Standard Test Method for Air Content of Freshly Mixed Concrete by the Volumetric Method; 2023.

T. ASTM C260/C260M - Standard Specification for Air-Entraining Admixtures for Concrete; 2010a (Reapproved 2016).

U. ASTM C330/C330M - Standard Specification for Lightweight Aggregates for Structural Concrete; 2023.

V. ASTM C494/C494M - Standard Specification for Chemical Admixtures for Concrete; 2019, with Editorial Revision (2022).

W. ASTM C618 - Standard Specification for Coal Ash and Raw or Calcined Natural Pozzolan for Use in Concrete; 2023, with Editorial Revision.

X. ASTM C685/C685M - Standard Specification for Concrete Made by Volumetric Batching and Continuous Mixing; 2017.

Y. ASTM C881/C881M - Standard Specification for Epoxy-Resin-Base Bonding Systems for Concrete; 2020a.

Z. ASTM C1059/C1059M - Standard Specification for Latex Agents for Bonding Fresh to Hardened Concrete; 2021.

AA. ASTM C1240 - Standard Specification for Silica Fume Used in Cementitious Mixtures; 2020.

BB. ASTM C1315 - Standard Specification for Liquid Membrane-Forming Compounds Having Special Properties for Curing and Sealing Concrete; 2019.

CC. ASTM C1602/C1602M - Standard Specification for Mixing Water Used in the Production of Hydraulic Cement Concrete; 2022.

DD. ASTM D994/D994M - Standard Specification for Preformed Expansion Joint Filler for Concrete (Bituminous Type); 2011 (Reapproved 2022).

EE. ASTM E1643 - Standard Practice for Selection, Design, Installation, and Inspection of Water Vapor Retarders Used in Contact with Earth or Granular Fill Under Concrete Slabs; 2018a.

FF. ASTM E1745 - Standard Specification for Plastic Water Vapor Retarders Used in Contact with Soil or Granular Fill under Concrete Slabs; 2017 (Reapproved 2023).

GG. ICC-ES AC380 - Acceptance Criteria for Termite Physical Barrier Systems; 2021, with Editorial Revision (2022).

HH. ICRI 310.2R - Selecting and Specifying Concrete Surface Preparation for Sealers, Coatings, Polymer Overlays, and Concrete Repair; 2013.

1.04 SUBMITTALS

A. See Section 013000 - Administrative Requirements for submittal procedures.

B. Product Data: Submit manufacturers' data on manufactured products showing compliance with specified requirements and installation instructions.
   1. For curing compounds, provide data on method of removal in the event of incompatibility with floor covering adhesives.
   2. For membrane-forming, moisture emission-reducing, curing and sealing compound, provide manufacturer's installation instructions,.

C. Mix Design: Submit proposed concrete mix design.
   1. Indicate proposed mix design complies with requirements of ACI SPEC-301, Section 4 - Concrete Mixtures.
   2. Indicate proposed mix design complies with requirements of ACI CODE-318, Chapter 5 - Concrete Quality, Mixing and Placing.
   3. Indicate proposed mix design complies with fiber reinforcing manufacturer's written recommendations.
   4. Indicate proposed mix design complies with admixture manufacturer's written recommendations.

D. Samples: Submit samples of underslab vapor retarder to be used.

E. Test Reports: Submit report for each test or series of tests specified.

F. Manufacturer's Installation Instructions: For concrete accessories, indicate installation procedures and interface required with adjacent construction.

G. Sustainable Design Submittal: If any fly ash, ground granulated blast furnace slag, silica fume, rice hull ash, or other waste material is used in mix designs to replace Portland cement, submit the total volume of concrete cast in place, mix design(s) used showing the quantity of portland cement replaced, reports showing successful cylinder testing, and temperature on day of pour if cold weather mix is used.

H. Project Record Documents: Accurately record actual locations of embedded utilities and components that will be concealed from view upon completion of concrete work.

I. Warranty: Submit manufacturer warranty and ensure forms have been completed in Owner's name and registered with manufacturer.

1.05 QUALITY ASSURANCE

A. Perform work of this section in accordance with ACI SPEC-301 and ACI CODE-318.
   1. Maintain one copy of each document on site.

B. Follow recommendations of ACI PRC-305 when concreting during hot weather.

C. Follow recommendations of ACI PRC-306 when concreting during cold weather.

D. For slabs indicated to receive membrane-forming, moisture emission-reducing, curing and sealing compound, do not proceed with application unless manufacturer's representative is present for first day of placement.

1.06 WARRANTY

A. See Section 017800 - Closeout Submittals for additional warranty requirements.

PART 2 PRODUCTS

2.01 REINFORCEMENT MATERIALS

A. Comply with requirements set in the General Structural Notes of the Structural Drawings.

B. Reinforcing Steel: ASTM A615/A615M, Grade 60 (60,000 psi) (420 MPa).
   1. Type: Deformed billet-steel bars.
   2. Finish: Unfinished, unless otherwise indicated.

C. Reinforcement Accessories:
   1. Tie Wire: Annealed, minimum 16 gauge, 0.0508 inch (1.29 mm).
   2. Chairs, Bolsters, Bar Supports, Spacers: Sized and shaped for adequate support of reinforcement during concrete placement.
   3. Provide stainless steel, galvanized, plastic, or plastic coated steel components for placement within 1-1/2 inches (38 mm) of weathering surfaces.

2.02 CONCRETE MATERIALS

A. Comply with requirements set in the General Structural Notes of the Structural Drawings.

B. Cement: ASTM C94
   1. Acquire cement for entire project from same source.

C. Water: ASTM C1602/C1602M; clean, potable, and not detrimental to concrete.

2.03 ACCESSORY MATERIALS

A. Underslab Vapor Retarder:
   1. Sheet Material: ASTM E1745, Class A; stated by manufacturer as suitable for installation in contact with soil or granular fill under concrete slabs. Single-ply polyethylene is prohibited.
   2. Accessory Products: Vapor retarder manufacturer's recommended tape, adhesive, mastic, prefabricated boots, etc., for sealing seams and penetrations.

2.04 BONDING AND JOINTING PRODUCTS

A. Latex Bonding Agent: Non-redispersable acrylic latex, complying with ASTM C1059/C1059M, Type II.

B. Epoxy Bonding System:

C. Slab Isolation Joint Filler: 1/2-inch (13 mm) thick, height equal to slab thickness, with removable top section forming 1/2-inch (13 mm) deep sealant pocket after removal.

2.05 CURING MATERIALS

A. Curing Compound, Naturally Dissipating: Clear, water-based, liquid membrane-forming compound; complying with ASTM C309.
   1. Product dissipates within 4 to 6 weeks.
   2. Basis of Design:
      a. W.R. Meadows, Inc; MED-CURE: www.wrmeadows.com or comparable product by one of the following:
      b. Euclid Chemical Company; www.euclidchemical.com/#sle.
      c. Kaufman Products Inc; www.kaufmanproducts.net/#sle.
      d. Mapei Corporation: www.mapei.com/#sle.
      e. Sinak Corporation: www.sinak.com/#sle.
      f. Substitutions: See Section 016000 - Product Requirements.

B. Moisture-Retaining Sheet: ASTM C171.
   1. Polyethylene film, white opaque, minimum nominal thickness of 4 mil, 0.004 inch (0.102 mm).
   2. White-burlap-polyethylene sheet, weighing not less than 3.8 ounces per square yard (1.71 kg/sq m).

C. Water: Potable, not detrimental to concrete.

2.06 MIXING

A. On Project Site: Mix in drum type batch mixer, complying with ASTM C685/C685M. Mix each batch not less than 1-1/2 minutes and not more than 5 minutes.

B. Transit Mixers: Comply with ASTM C94/C94M.

C. Adding Water: If concrete arrives on-site with slump less than suitable for placement, do not add water that exceeds the maximum water-cement ratio or exceeds the maximum permissible slump.

PART 3 EXECUTION

3.01 EXAMINATION

A. Verify lines, levels, and dimensions before proceeding with work of this section.

3.02 PREPARATION

A. Coordinate placement of embedded items with erection of concrete formwork and placement of form accessories.

B. Prepare existing concrete surfaces to be repaired according to ICRI 310.2R.

C. Where new concrete is to be bonded to previously placed concrete, prepare existing surface by cleaning and applying bonding agent in according to bonding agent manufacturer's instructions.
   1. Use epoxy bonding system for bonding to damp surfaces, for structural load-bearing applications, and where curing under humid conditions is required.
   2. Use latex bonding agent only for non-load-bearing applications.

D. In locations where new concrete is doweled to existing work, drill holes in existing concrete, insert steel dowels and pack solid with non-shrink grout.

E. Interior Slabs on Grade: Install vapor retarder under interior slabs on grade. Comply with ASTM E1643. Lap joints minimum 6 inches (150 mm). Seal joints, seams and penetrations

watertight with manufacturer's recommended products and follow manufacturer's written instructions. Repair damaged vapor retarder before covering.

3.03 INSTALLING REINFORCEMENT AND OTHER EMBEDDED ITEMS

A. Comply with requirements of ACI SPEC-301. Clean reinforcement of loose rust and mill scale, and accurately position, support, and secure in place to achieve not less than minimum concrete coverage required for protection.

B. Verify that anchors, seats, plates, reinforcement and other items to be cast into concrete are accurately placed, positioned securely, and will not interfere with concrete placement.

3.04 PLACING CONCRETE

A. Place concrete in accordance with ACI PRC-304.

B. Place concrete for floor slabs in accordance with ACI PRC-302.1.

C. Notify Architect not less than 24 hours prior to commencement of placement operations.

D. Maintain records of concrete placement. Record date, location, quantity, air temperature, and test samples taken.

E. Ensure reinforcement, inserts, waterstops, embedded parts, and formed construction joint devices will not be disturbed during concrete placement.

F. Place concrete continuously without construction (cold) joints wherever possible; where construction joints are necessary, before next placement prepare joint surface by removing laitance and exposing the sand and sound surface mortar, by sandblasting or high-pressure water jetting.

G. Finish floors level and flat, unless otherwise indicated, within the tolerances specified below.

3.05 SLAB JOINTING

A. Locate joints as indicated on drawings.

B. Anchor joint fillers and devices to prevent movement during concrete placement.

C. Isolation Joints: Use preformed joint filler with removable top section for joint sealant, total height equal to thickness of slab, set flush with top of slab.
   1. Install wherever necessary to separate slab from other building members, including columns, walls, equipment foundations, footings, stairs, manholes, sumps, and drains.

3.06 FLOOR FLATNESS AND LEVELNESS TOLERANCES

A. Maximum Variation of Surface Flatness:
   1. Exposed Concrete Floors: 1/4 inch (6 mm) in 10 feet (3 m).
   2. Under Seamless Resilient Flooring: 1/4 inch (6 mm) in 10 feet (3 m).
   3. Under Carpeting: 1/4 inch (6 mm) in 10 feet (3 m).

B. Correct the slab surface if tolerances are less than specified.

C. Correct defects by grinding or by removal and replacement of the defective work. Areas requiring corrective work will be identified. Re-measure corrected areas by the same process.

3.07 CONCRETE FINISHING

A. Concrete Slabs: Finish to requirements of ACI PRC-302.1 and as follows:
   1. Surfaces to Receive Thick Floor Coverings: "Wood float" as described in ACI PRC-302.1; thick floor coverings include quarry tile, ceramic tile, and Portland cement terrazzo with full bed setting system.
   2. Surfaces to Receive Thin Floor Coverings: "Steel trowel" as described in ACI PRC-302.1; thin floor coverings include carpeting, resilient flooring, seamless flooring, resinous matrix terrazzo, thin set quarry tile, and thin set ceramic tile.
   3. Other Surfaces to Be Left Exposed: Trowel as described in ACI PRC-302.1, minimizing burnish marks and other appearance defects.

B. In areas with floor drains, maintain floor elevation at walls; pitch surfaces uniformly to drains at 1:100 nominal.

3.08 CURING AND PROTECTION

A. Comply with requirements of ACI PRC-308. Immediately after placement, protect concrete from premature drying, excessively hot or cold temperatures, and mechanical injury.

B. Maintain concrete with minimal moisture loss at relatively constant temperature for period necessary for hydration of cement and hardening of concrete.
   1. Normal concrete: Not less than seven days.

C. Surfaces Not in Contact with Forms:
   1. Slabs and Floors To Receive Adhesive-Applied Flooring: Curing compounds and other surface coatings are usually considered unacceptable by flooring and adhesive manufacturers. If such materials must be used, either obtain the approval of the flooring and adhesive manufacturers prior to use or remove the surface coating after curing to flooring manufacturer's satisfaction.
   2. Initial Curing: Start as soon as free water has disappeared and before surface is dry. Keep continuously moist for not less than three days by saturated burlap.
      a. Saturated Burlap: Saturate burlap-polyethylene and place burlap-side down over floor slab areas, lapping ends and sides; maintain in place.
   3. Final Curing: Begin after initial curing but before surface is dry.
      a. Moisture-Retaining Sheet: Lap strips not less than 3 inches (75 mm) and seal with waterproof tape or adhesive; secure at edges.
      b. Curing Compound: Apply in two coats at right angles, using application rate recommended by manufacturer.

3.09 FIELD QUALITY CONTROL

A. An independent testing agency will perform field quality control tests, as specified in Section 014000 - Quality Requirements.

B. Provide free access to concrete operations at project site and cooperate with appointed firm.

C. Submit proposed mix design of each class of concrete to inspection and testing firm for review prior to commencement of concrete operations.

D. Tests of concrete and concrete materials may be performed at any time to ensure compliance with specified requirements.

E. Compressive Strength Tests: ASTM C39/C39M, for each test, mold and cure three concrete test cylinders. Obtain test samples for every 100 cubic yards (76 cu m) or less of each class of concrete placed.

F. Take one additional test cylinder during cold weather concreting, cured on job site under same conditions as concrete it represents.

G. Perform one slump test for each set of test cylinders taken, following procedures of ASTM C143/C143M.

H. Slab Testing: Cooperate with manufacturer of specified moisture vapor reducing admixture (MVRA) to allow access for sampling and testing concrete for compliance with warranty requirements.

3.10 DEFECTIVE CONCRETE

A. Test Results: The testing agency shall report test results in writing to Architect and Contractor within 24 hours of test.

B. Defective Concrete: Concrete not complying with required lines, details, dimensions, tolerances or specified requirements.

C. Repair or replacement of defective concrete will be determined by the Architect. The cost of additional testing shall be borne by Contractor when defective concrete is identified.

D. Do not patch, fill, touch-up, repair, or replace exposed concrete except upon express direction of Architect for each individual area.

3.11 PROTECTION

A. Do not permit traffic over unprotected concrete floor surface until fully cured.

END OF SECTION

SECTION 061000
ROUGH CARPENTRY

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Structural dimension lumber framing.

B. Nonstructural dimension lumber framing.

C. Rough opening framing for doors, windows, and roof openings.

D. Sheathing.

E. Underlayment.

F. Preservative treated wood materials.

G. Concealed wood blocking, nailers, and supports.

H. Miscellaneous wood nailers, furring, and grounds.

1.02 RELATED REQUIREMENTS

A. Section 033000 - Cast-in-Place Concrete: Setting anchors in concrete.

B. Section 313116 - Termite Control: Field-applied termiticide and mildewcide for wood materials.

1.03 REFERENCE STANDARDS

A. ASTM A153/A153M - Standard Specification for Zinc Coating (Hot-Dip) on Iron and Steel Hardware; 2023.

B. ASTM C1338 - Standard Test Method for Determining Fungi Resistance of Insulation Materials and Facings; 2019 (Reapproved 2022).

C. ASTM C1396/C1396M - Standard Specification for Gypsum Board; 2017.

D. ASTM E2178 - Standard Test Method for Determining Air Leakage Rate and Calculation of Air Permeance of Building Materials; 2021a.

E. ASTM E2357 - Standard Test Method for Determining Air Leakage Rate of Air Barrier Assemblies; 2024.

F. ASTM E96/E96M - Standard Test Methods for Gravimetric Determination of Water Vapor Transmission Rate of Materials; 2023.

G. ASTM E283/E283M - Standard Test Method for Determining Rate of Air Leakage Through Exterior Windows, Skylights, Curtain Walls, and Doors Under Specified Pressure Differences Across the Specimen; 2019.

H. ASTM E330/E330M - Standard Test Method for Structural Performance of Exterior Windows, Doors, Skylights and Curtain Walls by Uniform Static Air Pressure Difference; 2014 (Reapproved 2021).

I. ASTM E331 - Standard Test Method for Water Penetration of Exterior Windows, Skylights, Doors, and Curtain Walls by Uniform Static Air Pressure Difference; 2000 (Reapproved 2023).

J. AWPA U1 - Use Category System: User Specification for Treated Wood; 2024.

K. ICC (IBC) - International Building Code; Most Recent Edition Adopted by Authority Having Jurisdiction, Including All Applicable Amendments and Supplements.

L. ICC (IECC) - International Energy Conservation Code; Most Recent Edition Adopted by Authority Having Jurisdiction, Including All Applicable Amendments and Supplements.

M. ICC-ES AC38 - Acceptance Criteria for Water-Resistive Barriers; 2016, with Editorial Revision (2021).

N. ICC-ES AC380 - Acceptance Criteria for Termite Physical Barrier Systems; 2021, with Editorial Revision (2022).

O. NELMA (SGR) - Standard Grading Rules for Northeastern Lumber; 2024.

P. PS 1 - Structural Plywood; 2023.

Q. PS 2 - Performance Standard for Wood Structural Panels; 2018.

R. PS 20 - American Softwood Lumber Standard; 2025.

S. SPIB (GR) - Standard Grading Rules; 2021.

T. WCLIB (GR) - Standard Grading Rules for West Coast Lumber No. 17; 2018.

U. WWPA G-5 - Western Lumber Grading Rules; 2021.

1.04 SUBMITTALS

A. See Section 013000 - Administrative Requirements for submittal procedures.

B. Product Data: Provide technical data on wood preservative materials and application instructions.

C. Manufacturer's Certificate: Certify that wood products supplied for rough carpentry meet or exceed specified requirements.

D. Warranty Documentation: Submit manufacturer warranty and ensure that forms have been completed in Owner's name and registered with manufacturer.

1.05 DELIVERY, STORAGE, AND HANDLING

A. General: Cover wood products to protect against moisture. Support stacked products to prevent deformation and to allow air circulation.

1.06 WARRANTY

A. See Section 017800 - Closeout Submittals for additional warranty requirements.

B. Correct defective work within a two-year period commencing on Date of Substantial Completion.

C. Manufacturer Warranty: Provide two-year manufacturer warranty for material commencing on Date of Substantial Completion.

PART 2 PRODUCTS

2.01 GENERAL REQUIREMENTS

A. Dimension Lumber: Comply with PS 20 and requirements of specified grading agencies.
   1. Species: Douglas Fir-Larch, unless otherwise indicated.
   2. If no species is specified, provide species graded by the agency specified; if no grading agency is specified, provide lumber graded by grading agency meeting the specified requirements.
   3. Grading Agency: Grading agency whose rules are approved by the Board of Review, American Lumber Standard Committee at www.alsc.org, and who provides grading service for the species and grade specified; provide lumber stamped with grade mark unless otherwise indicated.

2.02 DIMENSION LUMBER FOR CONCEALED APPLICATIONS

A. Grading Agency: Western Wood Products Association; WWPA G-5.

B. Sizes: Nominal sizes as indicated on drawings, Rough (unsurfaced).

C. Moisture Content: S-dry or MC19.

D. Stud Framing (2 by 2 through 2 by 6 (50 by 50 mm through 50 by 150 mm)):
   1. Species: Douglas Fir-Larch.
   2. Grade: No. 2.

E. Miscellaneous Framing, Blocking, Nailers, Grounds, and Furring:
   1. Lumber: S4S, No. 2 or Standard Grade.
   2. Boards: Standard or No. 3.

2.03 CONSTRUCTION PANELS

A. Wall Sheathing: PS 2 type.
   1. Bond Classification: Exterior.
   2. Grade: Structural I Sheathing.
   3. Span Rating: 24.
   4. Performance Category: 5/16 PERF CAT.
   5. Edge Profile: Square edge.

2.04 ACCESSORIES

A. Fasteners and Anchors:
   1. Metal and Finish: Hot-dipped galvanized steel complying with ASTM A153/A153M for high humidity and preservative-treated wood locations, unfinished steel elsewhere.

2.05 FACTORY WOOD TREATMENT

A. Treated Lumber and Plywood: Comply with requirements of AWPA U1 - Use Category System for wood treatments determined by use categories, expected service conditions, and specific applications.
   1. Preservative-Treated Wood: Provide lumber and plywood marked or stamped by an ALSC-accredited testing agency, certifying level and type of treatment in accordance with AWPA standards.

B. Preservative Treatment:
   1. Preservative Pressure Treatment of Lumber Above Grade: AWPA U1, Use Category UC3B, Commodity Specification A using waterborne preservative.
      a. Kiln dry lumber after treatment to maximum moisture content of 19 percent.
      b. Treat lumber in contact with concrete.

PART 3 EXECUTION

3.01 PREPARATION

A. Where wood framing bears on cementitious foundations, install full width sill flashing continuous over top of foundation, lap ends of flashing minimum of 4 inches (100 mm) and seal.

B. Install sill gasket under sill plate of framed walls bearing on foundations; puncture gasket cleanly to fit tightly around protruding anchor bolts.

3.02 INSTALLATION - GENERAL

A. Select material sizes to minimize waste.

B. Reuse scrap to the greatest extent possible; clearly separate scrap for use on site as accessory components, including: shims, bracing, and blocking.

C. Where treated wood is used on interior, provide temporary ventilation during and immediately after installation sufficient to remove indoor air contaminants.

3.03 FRAMING INSTALLATION

A. Set structural members level, plumb, and true to line. Discard pieces with defects that would lower required strength or result in unacceptable appearance of exposed members.

B. Make provisions for temporary construction loads, and provide temporary bracing sufficient to maintain structure in true alignment and safe condition until completion of erection and installation of permanent bracing.

C. Install structural members full length without splices unless otherwise specifically detailed.

D. Comply with member sizes, spacing, and configurations indicated, and fastener size and spacing indicated, but not less than required by applicable codes and AWC (WFCM) Wood Frame Construction Manual.

E. Install horizontal spanning members with crown edge up and not less than 1-1/2 inches (38 mm) of bearing at each end.

F. Construct double joist headers at floor and ceiling openings and under wall stud partitions that are parallel to floor joists; use metal joist hangers unless otherwise detailed.

G. Frame wall openings with two or more studs at each jamb; support headers on cripple studs.

3.04 BLOCKING, NAILERS, AND SUPPORTS

A. Provide framing and blocking members as indicated or as required to support finishes, fixtures, specialty items, and trim.

B. In walls, provide blocking attached to studs as backing and support for wall-mounted items, unless item can be securely fastened to two or more studs or other method of support is explicitly indicated.

C. Where ceiling-mounting is indicated, provide blocking and supplementary supports above ceiling, unless other method of support is explicitly indicated.

D. Provide the following specific nonstructural framing and blocking:
1. Cabinets and shelf supports.
2. Wall brackets.
3. Handrails.
4. Grab bars.
5. Towel and bath accessories.
6. Wall-mounted door stops.
7. Chalkboards and marker boards.
8. Wall paneling and trim.
9. Joints of rigid wall coverings that occur between studs.
10. Television.

3.05 INSTALLATION OF CONSTRUCTION PANELS

A. Wall Sheathing: Secure with long dimension parallel to wall studs, with ends over firm bearing and staggered, using nails.
1. Install plywood wall sheathing in accordance with manufacturer's current ICC-ES evaluation report for specified sheathing product.
2. Place water-resistive barrier horizontally over wall sheathing, weather lapping edges and ends.

3.06 SITE APPLIED WOOD TREATMENT

A. Apply preservative treatment compatible with factory applied treatment at site-sawn cuts, complying with manufacturer's instructions.

B. Allow preservative to dry prior to erecting members.

3.07 TOLERANCES

A. Framing Members: 1/4 inch (6 mm) from true position, maximum.

B. Variation from Plane, Other than Floors: 1/4 inch in 10 feet (2 mm/m) maximum, and 1/4 inch in 30 feet (7 mm in 10 m) maximum.

3.08 FIELD QUALITY CONTROL

A. See Section 014000 - Quality Requirements for additional requirements.

3.09 CLEANING

A. Waste Disposal:
1. Comply with applicable regulations.
2. Do not burn scrap on project site.
3. Do not burn scraps that have been pressure treated.

4. Do not send materials treated with pentachlorophenol, CCA, or ACA to co-generation facilities or “waste-to-energy” facilities.

B. Do not leave wood, shavings, sawdust, etc. on the ground or buried in fill.

C. Prevent sawdust and wood shavings from entering the storm drainage system.

END OF SECTION

SECTION 064100
ARCHITECTURAL WOOD CASEWORK

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Specially fabricated cabinet units.

B. Countertops.

C. Hardware.

1.02 REFERENCE STANDARDS

A. ANSI A135.4 - Basic Hardboard; 2012 (Reaffirmed 2020).

B. ANSI A208.1 - American National Standard for Particleboard; 2022.

C. ANSI A208.2 - Medium Density Fiberboard (MDF) for Interior Applications; 2022.

D. AWI (QCP) - Quality Certification Program; Current Edition.

E. AWI/AWMAC/WI (AWS) - Architectural Woodwork Standards, 2nd Edition; 2014, with Errata (2016).

F. AWMAC (GIS) - Guarantee and Inspection Services Program; Current Edition.

G. AWMAC/WI (NAAWS) - North American Architectural Woodwork Standards; 2021, with Errata.

H. BHMA A156.9 - Cabinet Hardware; 2020.

I. GSA CID A-A-1936 - Adhesives, Contact, Neoprene Rubber; 1996a (Validated 2013).

J. HPVA HP-1 - American National Standard for Hardwood and Decorative Plywood; 2020.

K. ISO 4586-2 - High-Pressure Decorative Laminates (HPL, HPDL) – Sheets Based on Thermosetting Resins (Usually Called Laminates) – Part 2: Determination of Properties; 2018.

L. NEMA LD 3 - High-Pressure Decorative Laminates; 2005.

1.03 ADMINISTRATIVE REQUIREMENTS

A. Preinstallation Meeting: Convene a preinstallation meeting not less than one week before starting work of this section; require attendance by all affected installers.

1.04 SUBMITTALS

A. See Section 013000 - Administrative Requirements for submittal procedures.

B. Shop Drawings: Indicate materials, component profiles, fastening methods, jointing details, and accessories.
   1. Scale of Drawings: 1-1/2 inch to 1 foot (125 mm to 1 m), minimum.
   2. Provide information as required by AWI/AWMAC/WI (AWS) or AWMAC/WI (NAAWS).

C. Product Data: Provide data for hardware accessories.

D. Samples: Submit actual samples of architectural cabinet construction, minimum 12 inches (300 mm) square, illustrating proposed cabinet, countertop, and shelf unit substrate and finish.

E. Samples: Submit actual sample items of proposed pulls, hinges, shelf standards, and locksets, demonstrating hardware design, quality, and finish.

1.05 QUALITY ASSURANCE

A. Fabricator Qualifications: Company specializing in fabricating the products specified in this section with minimum five years of documented experience.
   1. Single Source Responsibility: Provide and install this work from single fabricator.

1.06 MOCK-UPS

A. Provide mock-up of typical base cabinet, wall cabinet, and countertop, including hardware and finishes.

B. See Section 014000 - Quality Requirements for additional requirements.

C. Locate where directed.

D. Mock-up may remain as part of the work.

1.07 DELIVERY, STORAGE, AND HANDLING

A. Protect units from moisture damage.

1.08 FIELD CONDITIONS

A. During and after installation of custom cabinets, maintain temperature and humidity conditions in building spaces at same levels planned for occupancy.

PART 2 PRODUCTS

2.01 CABINETS

A. Quality Standard: Custom Grade, in accordance with AWI/AWMAC/WI (AWS) or AWMAC/WI (NAAWS), unless noted otherwise.

B. Plastic Laminate Faced Cabinets: Custom grade.

C. Cabinets: Match existing
   1. Finish - Exposed Exterior Surfaces: Decorative laminate.
   2. Finish - Exposed Interior Surfaces: Decorative laminate.
   3. Finish - Semi-Exposed Surfaces: Decorative laminate
   4. Finish - Concealed Surfaces: Manufacturer's option.
   5. Door and Drawer Front Edge Profiles: Square edge with thick applied band.
   6. Door and Drawer Front Retention Profiles: Fixed panel.
   7. Casework Construction Type: Type A - Frameless.
   8. Interface Style for Cabinet and Door: Style 1 - Overlay; flush overlay.
   9. Adjustable Shelf Loading: 50 psf (24.4 gm/sq cm).
      a. Deflection: L/144.
   10. Cabinet Style: Flush overlay.
   11. Cabinet Doors and Drawer Fronts: Flush style.
   12. Drawer Side Construction: Multiple-dovetailed.
   13. Drawer Construction Technique: Dovetail joints.

2.02 WOOD-BASED COMPONENTS

A. Wood fabricated from old growth timber is not permitted.

2.03 PANEL CORE MATERIALS

A. Particleboard: Composite panel composed of cellulosic particles, additives, and bonding system; comply with ANSI A208.1.
   1. Grade: M-2; moisture resistance: MR10.
   2. Panel Thickness: 1/2 inch (12.7 mm).

B. Medium Density Fiberboard (MDF): Composite panel composed of cellulosic fibers, additives, and bonding system; cured under heat and pressure; comply with ANSI A208.2.
   1. Grade: 115; moisture resistance: MR10.
   2. Panel Thickness: 1 inch (25.4 mm).

2.04 LAMINATE MATERIALS

A. Manufacturers:
   1. Arborite; ColorEdge: www.arborite.com/#sle.
   2. Formica Corporation; ____: www.formica.com/#sle.
   3. Wilsonart LLC; ____: www.wilsonart.com/#sle.
   4. Substitutions: See Section 016000 - Product Requirements.

B. High Pressure Decorative Laminate (HGP): ISO 4586-2, types as recommended for specific applications.

C. High Pressure Decorative Laminate (HPDL): NEMA LD 3, types as recommended for specific applications.

D. Provide specific types as indicated.
   1. Horizontal Surfaces: HGS, 0.048 inch (1.22 mm) nominal thickness, colors as indicated.
   2. Vertical Surfaces: VGS, 0.028 inch (0.71 mm) nominal thickness, colors as indicated.
   3. Post-Formed Horizontal Surfaces: HGP, 0.039 inch (1.0 mm) nominal thickness, colors as indicated.
   4. Post-Formed Vertical Surfaces: VGP, 0.028 inch (0.71 mm) nominal thickness, colors as indicated.

2.05 ACCESSORIES

A. Adhesive: Type recommended by fabricator to suit application.

B. Plastic Edge Banding: Extruded ABS or PVC, convex shaped; smooth finish; self locking serrated tongue; of width to match component thickness.
   1. Color: As selected by Architect from manufacturer's standard range.
   2. Use at all exposed plywood edges.
   3. Use at all exposed shelf edges.

C. Fasteners: Size and type to suit application.

D. Bolts, Nuts, Washers, Lags, Pins, and Screws: Of size and type to suit application; galvanized or chrome-plated finish in concealed locations and stainless steel or chrome-plated finish in exposed locations.

E. Concealed Joint Fasteners: Threaded steel.

F. Grommets: Standard plastic grommets for cut-outs, in color to blend with adjacent surface.

2.06 HARDWARE

A. Cabinet Hardware: Comply with BHMA A156.9 for hardware types and grades indicated below:
   1. Hardware Types: As indicated on drawings.
   2. Product Grade: Grade 2.

B. Adjustable Shelf Supports: Standard side-mounted system using recessed metal shelf standards or multiple holes for pin supports and coordinated self rests, polished chrome finish, for nominal 1 inch (25 mm) spacing adjustments.

C. Drawer and Door Pulls: "U" shaped wire pull, steel with chrome finish, 4 inch centers ("U" shaped wire pull, steel with chrome finish, 100 mm centers).

D. Drawer Slides:
   1. Type: Full extension.
   2. Static Load Capacity: Commercial grade.
   3. Mounting: Side mounted.
   4. Stops: Integral type.
   5. Features: Provide self closing/stay closed type.

E. Hinges: European style concealed self-closing type, steel with satin finish.

2.07 FABRICATION

A. Assembly: Shop assemble cabinets for delivery to site in units easily handled and to permit passage through building openings.

B. Edging: Fit shelves, doors, and exposed edges with specified edging. Do not use more than one piece for any single length.

C. Fitting: When necessary to cut and fit on site, provide materials with ample allowance for cutting. Provide matching trim for scribing and site cutting.

D. Plastic Laminate: Apply plastic laminate finish in full uninterrupted sheets consistent with manufactured sizes. Fit corners and joints hairline; secure with concealed fasteners. Slightly bevel arises. Locate counter butt joints minimum 2 feet from sink cut-outs. (Locate counter butt joints minimum 600 mm from sink cut-outs.)
   1. Cap exposed plastic laminate finish edges with plastic trim.

E. Mechanically fasten back splash to countertops as recommended by laminate manufacturer at 16 inches (400 mm) on center.

2.08 SHOP FINISHING

A. Sand work smooth and set exposed nails and screws.

B. For opaque finishes, apply wood filler in exposed nail and screw indentations and sand smooth.

C. On items to receive transparent finishes, use wood filler matching or blending with surrounding surfaces and of types recommended for applied finishes.

PART 3 EXECUTION

3.01 EXAMINATION

A. Verify adequacy of backing and support framing.

B. Verify location and sizes of utility rough-in associated with work of this section.

3.02 INSTALLATION

A. Install work in accordance with AWI/AWMAC/WI (AWS) or AWMAC/WI (NAAWS) requirements for grade indicated.

B. Set and secure custom cabinets in place, assuring that they are rigid, plumb, and level.

C. Use fixture attachments in concealed locations for wall mounted components.

D. Use concealed joint fasteners to align and secure adjoining cabinet units and countertops.

E. Carefully scribe casework abutting other components, with maximum gaps of 1/32 inch (0.79 mm). Do not use additional overlay trim for this purpose.

F. Secure cabinets to floor using appropriate angles and anchorages.

G. Countersink anchorage devices at exposed locations. Conceal with solid wood plugs of species to match surrounding wood; finish flush with surrounding surfaces.

3.03 ADJUSTING

A. Test installed work for rigidity and ability to support loads.

B. Adjust moving or operating parts to function smoothly and correctly.

3.04 CLEANING

A. Clean casework, counters, shelves, hardware, fittings, and fixtures.

END OF SECTION

SECTION 072100
THERMAL INSULATION

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Batt insulation in wall and ceiling construction.

B. Batt insulation for filling perimeter window and door shim spaces.

1.02 REFERENCE STANDARDS

A. ASTM C165 - Standard Test Method for Measuring Compressive Properties of Thermal Insulations; 2023.

B. ASTM C423 - Standard Test Method for Sound Absorption and Sound Absorption Coefficients by the Reverberation Room Method; 2023.

C. ASTM C665 - Standard Specification for Mineral-Fiber Blanket Thermal Insulation for Light Frame Construction and Manufactured Housing; 2023.

D. ASTM E84 - Standard Test Method for Surface Burning Characteristics of Building Materials; 2023d.

E. ASTM E136 - Standard Test Method for Assessing Combustibility of Materials Using a Vertical Tube Furnace at 750 Degrees C; 2024.

F. ASTM E1414/E1414M - Standard Test Method for Airborne Sound Attenuation Between Rooms Sharing a Common Ceiling Plenum; 2021a.

1.03 SUBMITTALS

A. See Section 013000 - Administrative Requirements for submittal procedures.

B. Product Data: Provide data on product characteristics, performance criteria, and product limitations.

C. Manufacturer's Certificate: Certify that products meet or exceed specified requirements.

D. Manufacturer's Installation Instructions: Include information on special environmental conditions required for installation and installation techniques.

1.04 FIELD CONDITIONS

A. Do not install insulation adhesives when temperature or weather conditions are detrimental to successful installation.

PART 2 PRODUCTS

2.01 APPLICATIONS

A. Insulation in Wood Framed Walls: Batt insulation with no vapor retarder.

B. Insulation in Wood Framed Ceiling Structure: Batt insulation with no vapor retarder.

C. Insulation Above Lay-In Acoustical Ceilings: Batt insulation with no vapor retarder.

2.02 MINERAL FIBER BLANKET INSULATION MATERIALS

A. Flexible Glass Fiber Blanket Thermal Insulation: Preformed insulation, complying with ASTM C665; friction fit.
   1. Flame Spread Index: 25 or less, when tested in accordance with ASTM E84.
   2. Smoke Developed Index: 50 or less, when tested in accordance with ASTM E84.
   3. Combustibility: Non-combustible, when tested in accordance with ASTM E136, except for facing, if any.
   4. Formaldehyde Content: Zero.
   5. Thickness: 3 1/2".
   6. Facing: Unfaced.
   7. Products:

a. CertainTeed Corporation; _____: www.certainteed.com/#sle.
b. Johns Manville; _____: www.jm.com/#sle.
c. Owens Corning Corporation; EcoTouch PINK FIBERGLAS Insulation: www.ocbuildingspec.com/#sle.
d. Substitutions: See Section 016000 - Product Requirements.

PART 3 EXECUTION

3.01 EXAMINATION

A. Verify that substrate, adjacent materials, and insulation materials are dry and that substrates are ready to receive insulation.

B. Verify substrate surfaces are flat, free of honeycomb, fins, irregularities, or materials or substances that may impede adhesive bond.

3.02 BATT INSTALLATION

A. Install insulation in accordance with manufacturer's instructions.

B. Install in exterior wall spaces without gaps or voids. Do not compress insulation.

C. Trim insulation neatly to fit spaces. Insulate miscellaneous gaps and voids.

D. Fit insulation tightly in cavities and tightly to exterior side of mechanical and electrical services within the plane of the insulation.

3.03 FIELD QUALITY CONTROL

A. See Section 014000 - Quality Requirements for additional requirements.

3.04 PROTECTION

A. Do not permit installed insulation to be damaged prior to its concealment.

END OF SECTION

SECTION 079200
JOINT SEALANTS

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Nonsag gunnable joint sealants.

B. Self-leveling pourable joint sealants.

C. Joint backings and accessories.

1.02 RELATED REQUIREMENTS

A. Section 092116 - Gypsum Board Assemblies: Sealing acoustical and sound-rated walls and ceilings.

B. Section 093000 - Tiling: Sealant between tile and plumbing fixtures and at junctions with other materials and changes in plane.

1.03 REFERENCE STANDARDS

A. ASTM C661 - Standard Test Method for Indentation Hardness of Elastomeric-Type Sealants by Means of a Durometer; 2015 (Reapproved 2022).

B. ASTM C794 - Standard Test Method for Adhesion-in-Peel of Elastomeric Joint Sealants; 2018 (Reapproved 2022).

C. ASTM C834 - Standard Specification for Latex Sealants; 2017 (Reapproved 2023).

D. ASTM C919 - Standard Practice for Use of Sealants in Acoustical Applications; 2022.

E. ASTM C920 - Standard Specification for Elastomeric Joint Sealants; 2018.

F. ASTM C1087 - Standard Test Method for Determining Compatibility of Liquid-Applied Sealants with Accessories Used in Structural Glazing Systems; 2023.

G. ASTM C1193 - Standard Guide for Use of Joint Sealants; 2016 (Reapproved 2023).

H. ASTM C1248 - Standard Test Method for Staining of Porous Substrate by Joint Sealants; 2022.

I. ASTM C1311 - Standard Specification for Solvent Release Sealants; 2022.

J. ASTM C1330 - Standard Specification for Cylindrical Sealant Backing for Use with Cold Liquid-Applied Sealants; 2023.

K. ASTM C1521 - Standard Practice for Evaluating Adhesion of Installed Weatherproofing Sealant Joints; 2019 (Reapproved 2020).

L. ASTM D2240 - Standard Test Method for Rubber Property--Durometer Hardness; 2015 (Reapproved 2021).

M. ASTM D638 - Standard Test Method for Tensile Properties of Plastics; 2022.

N. ASTM D695 - Standard Test Method for Compressive Properties of Rigid Plastics; 2023.

O. ASTM D4541 - Standard Test Method for Pull-Off Strength of Coatings Using Portable Adhesion Testers; 2022.

P. SCAQMD 1168 - Adhesive and Sealant Applications; 1989, with Amendment (2022).

Q. SWRI (VAL) - SWR Institute Validated Products Directory; Current Edition.

R. UL 263 - Standard for Fire Tests of Building Construction and Materials; Current Edition, Including All Revisions.

1.04 SUBMITTALS

A. See Section 013000 - Administrative Requirements for submittal procedures.

B. Product Data: Submit manufacturer's technical datasheets for each product to be used; include the following:

1. Physical characteristics, including movement capability, VOC content, hardness, cure time, and color availability.
2. List of backing materials approved for use with the specific product.
3. Substrates that product is known to satisfactorily adhere to and with which it is compatible.
4. Substrates the product should not be used on.
5. Substrates for which use of primer is required.
6. Installation instructions, including precautions, limitations, and recommended backing materials and tools.
7. Sample product warranty.

C. Product Data for Accessory Products: Submit manufacturer's technical data sheet for each product to be used, including physical characteristics, installation instructions, and recommended tools.

D. Color Cards for Selection: Where sealant color is not specified, submit manufacturer's color cards showing standard colors available for selection.

E. Installer's qualification statement.

F. Executed warranty.

1.05 QUALITY ASSURANCE

A. Maintain one copy of each referenced document covering installation requirements on site.

B. Manufacturer Qualifications: Company specializing in manufacturing the products specified in this section with minimum three years documented experience.

C. Installer Qualifications: Company specializing in performing the work of this section and with at least three years of documented experience.

1.06 WARRANTY

A. See Section 017800 - Closeout Submittals for additional warranty requirements.

B. Manufacturer Warranty: Provide 2-year manufacturer warranty for installed sealants and accessories that fail to achieve a watertight seal, exhibit loss of adhesion or cohesion, or do not cure. Complete forms in Owner's name and register with manufacturer.

C. Extended Correction Period: Correct defective work within 2-year period commencing on Date of Substantial Completion.

PART 2 PRODUCTS

2.01 MANUFACTURERS

A. Nonsag Sealants:
1. Dow; _____: www.dow.com/#sle.
2. Pecora Corporation; _____: www.pecora.com/#sle.
3. Sika Corporation; _____: usa.sika.com/#sle.
4. W. R. Meadows, Inc; _____: www.wrmeadows.com/#sle.
5. Substitutions: See Section 016000 - Product Requirements.

2.02 JOINT SEALANT APPLICATIONS

A. Scope:
1. Exterior Joints:
   a. Do not seal exterior joints unless indicated on drawings as sealed.
   b. Seal the following joints:
      1) Joints between doors, windows, and other frames or adjacent construction.
      2) Joints between different exposed materials.
2. Interior Joints:
   a. Do not seal interior joints indicated on drawings as not sealed.
   b. Do not seal through-penetrations in sound-rated assemblies that are also fire-rated assemblies.

c. Seal the following joints:
1) Joints between door frames and window frames and adjacent construction.
2) In sound-rated wall and ceiling assemblies, gaps at electrical outlets, wiring devices, and piping penetrations.
3) In sound-rated wall and ceiling assemblies, seal joints between wall assemblies and ceiling assemblies; between wall assemblies and other construction; between ceiling assemblies and other construction.

3. Do Not Seal:
a. Intentional weep holes in masonry.
b. Joints indicated to be covered with manufactured expansion joint cover assemblies or other covering devices.
c. Joints where sealant installation is specified in other sections.
d. Joints between suspended ceilings and walls.

B. Exterior Joints: Use nonsag nonstaining silicone sealant, unless otherwise indicated.

C. Interior Joints: Use nonsag polyurethane sealant, unless otherwise indicated.
1. Wall and Ceiling Joints in Nonwet Areas: Acrylic emulsion latex sealant.
2. Wall and Ceiling Joints in Wet Areas: Nonsag polyurethane sealant for continuous liquid immersion.
3. Joints between Tile in Wet Areas and Floors, Walls, and Ceilings: Mildew-resistant silicone sealant; white.
4. In Sound-Rated Assemblies: Acrylic emulsion latex sealant.
5. Narrow Control Joints in Interior Concrete Slabs: Self-leveling epoxy sealant.
6. Other Floor Joints: Self-leveling polyurethane traffic-grade sealant.

D. Interior Wet Areas: Bathrooms and restrooms; fixtures in wet areas include plumbing fixtures, countertops, cabinets, and other similar items.

E. Sound-Rated Assemblies: Walls and ceilings identified as STC-rated, sound-rated, or acoustical.

2.03 JOINT SEALANTS - GENERAL

2.04 NONSAG JOINT SEALANTS

A. Nonstaining Silicone Sealant: ASTM C920, Grade NS, Uses M, A, G, and O; not expected to withstand continuous water immersion or traffic.
1. Movement Capability: Plus and minus 50 percent, minimum.
2. Nonstaining to Porous Stone: Nonstaining to light-colored natural stone when tested in accordance with ASTM C1248.
3. Dirt Pick-Up: Reduced dirt pick-up compared to other silicone sealants.
4. Color: To be selected by Architect from manufacturer's standard range.
5. Cure Type: Single-component, neutral moisture curing.
6. Service Temperature Range: Minus 20 to 180 degrees F (Minus 29 to 82 degrees C).

B. Mildew-Resistant Silicone Sealant: ASTM C920, Grade NS, Uses M and A; single component, mildew resistant; not expected to withstand continuous water immersion or traffic.
1. Color: White.

C. Polyurethane Sealant: ASTM C920, Grade NS, Uses M and A; single or multi-component; not expected to withstand continuous water immersion or traffic.
1. Movement Capability: Plus and minus 50 percent, minimum.
2. Color: To be selected by Architect from manufacturer's standard range.
3. Service Temperature Range: Minus 40 to 180 degrees F (Minus 40 to 82 degrees C).

D. Polyurethane Sealant for Continuous Water Immersion: ASTM C920, Grade NS, Uses M and A; single or multicomponent; explicitly approved by manufacturer for continuous water immersion; suitable for traffic exposure when recessed below traffic surface.
1. Movement Capability: Plus and minus 35 percent, minimum.

2. Water Compatibility: Non-Potable.
3. Hardness Range: 20 to 35, Shore A, when tested in accordance with ASTM C661.
4. Color: To be selected by Architect from manufacturer's standard range.
5. Service Temperature Range: Minus 40 to 180 degrees F (Minus 40 to 82 degrees C).

E. Acrylic Emulsion Latex: Water-based; ASTM C834, single component, nonstaining, nonbleeding, nonsagging; not intended for exterior use.
1. Color: To be selected by Architect from manufacturer's standard range.

2.05 SELF-LEVELING JOINT SEALANTS

A. Type ___ - Self-Leveling Polyurethane Sealant for Continuous Water Immersion: Polyurethane; ASTM C920, Grade P, Uses M and A; single component; explicitly approved by manufacturer for traffic exposure and continuous water immersion.
1. Movement Capability: Plus and minus 25 percent, minimum.

B. Semi-Rigid Self-Leveling Epoxy Joint Filler: Epoxy or epoxy/polyurethane copolymer; intended for filling cracks and control joints not subject to significant movement; rigid enough to support concrete edges under traffic.
1. Composition: Multicomponent, 100 percent solids by weight.
2. Durometer Hardness: Minimum of 85 for Type A or 35 for Type D, after seven days when tested in accordance with ASTM D2240.
3. Color: To be selected by Architect from manufacturer's standard colors.
4. Joint Width, Minimum: 1/8 inch (3 mm).
5. Joint Width, Maximum: 1/4 inch (6 mm).
6. Joint Depth: Provide product suitable for joints from 1/8 inch (3 mm) to 2 inches (51 mm) in depth including space for backer rod.

2.06 ACCESSORIES

A. Sealant Backing Rod, Closed-Cell Type:
1. Cylindrical flexible sealant backings complying with ASTM C1330 Type C.
2. Size: 25 to 50 percent larger in diameter than joint width.

B. Sealant Backing Rod, Open-Cell Type:
1. Cylindrical flexible sealant backings complying with ASTM C1330 Type O.
2. Size: 25 to 50 percent larger in diameter than joint width.

C. Backing Tape: Self-adhesive polyethylene tape with surface that sealant will not adhere to and recommended by tape and sealant manufacturers for specific application.

D. Masking Tape: Self-adhesive, nonabsorbent, nonstaining, removable without adhesive residue, and compatible with surfaces adjacent to joints and sealants.

E. Joint Cleaner: Noncorrosive and nonstaining type, type recommended by sealant manufacturer; compatible with joint forming materials.

F. Primers: Type recommended by sealant manufacturer to suit application; nonstaining.

PART 3 EXECUTION

3.01 EXAMINATION

A. Verify that joints are ready to receive work.

B. Verify that backing materials are compatible with sealants.

C. Verify that backer rods are of the correct size.

3.02 PREPARATION

A. Remove loose materials and foreign matter that could impair adhesion of sealant.

B. Clean joints, and prime as necessary, in accordance with manufacturer's instructions.

C. Perform preparation in accordance with manufacturer's instructions and ASTM C1193.

D. Mask elements and surfaces adjacent to joints from damage and disfigurement due to sealant work; be aware that sealant drips and smears may not be completely removable.

3.03 INSTALLATION

A. Install this work in accordance with sealant manufacturer's requirements for preparation of surfaces and material installation instructions.

B. Provide joint sealant installations complying with ASTM C1193.

C. Install acoustical sealant application work in accordance with ASTM C919.

D. Measure joint dimensions and size joint backers to achieve the following, unless otherwise indicated:
   1. Width/depth ratio of 2:1.
   2. Neck dimension no greater than 1/3 of the joint width.
   3. Surface bond area on each side not less than 75 percent of joint width.

E. Install bond breaker backing tape where backer rod cannot be used.

F. Install sealant free of air pockets, foreign embedded matter, ridges, and sags, and without getting sealant on adjacent surfaces.

G. Do not install sealant when ambient temperature is outside manufacturer's recommended temperature range, or will be outside that range during the entire curing period, unless manufacturer's approval is obtained and instructions are followed.

H. Nonsag Sealants: Tool surface concave, unless otherwise indicated; remove masking tape immediately after tooling sealant surface.

I. Concrete Floor Joint Filler: After full cure, shave joint filler flush with top of concrete slab.

3.04 FIELD QUALITY CONTROL

A. See Section 014000 - Quality Requirements for additional requirements.

B. Perform field quality control inspection/testing as specified in PART 1 under QUALITY ASSURANCE article.

C. Remove and replace failed portions of sealants using same materials and procedures as indicated for original installation.

3.05 POST-OCCUPANCY

A. Post-Occupancy Inspection: Perform visual inspection of entire length of project sealant joints at a time that joints have opened to their greatest width, i.e., at low temperature in thermal cycle. Report failures immediately and repair them.

END OF SECTION

SECTION 081113
HOLLOW METAL DOORS AND FRAMES

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Non-fire-rated hollow metal doors and frames.

B. Hollow metal frames for wood doors.

C. Hollow metal borrowed lites glazing frames.

D. Accessories, including glazing.

1.02 RELATED REQUIREMENTS

A. Section 087100 - Door Hardware.

B. Section 088000 - Glazing: Glass for doors and borrowed lites.

C. Section 099113 - Exterior Painting: Field painting.

D. Section 099123 - Interior Painting: Field painting.

1.03 ABBREVIATIONS AND ACRONYMS

A. ANSI: American National Standards Institute.

B. ASCE: American Society of Civil Engineers.

C. HMMA: Hollow Metal Manufacturers Association.

D. NAAMM: National Association of Architectural Metal Manufacturers.

E. NFPA: National Fire Protection Association.

F. SCIF: Sensitive Compartmented Information Facility.

G. SDI: Steel Door Institute.

H. UL: Underwriters Laboratories.

1.04 REFERENCE STANDARDS

A. ADA Standards - 2010 ADA Standards for Accessible Design; 2010.

B. ANSI/SDI A250.4 - Test Procedure and Acceptance Criteria for Physical Endurance for Steel Doors, Frames and Frame Anchors; 2024.

C. ANSI/SDI A250.6 - Recommended Practice for Hardware Reinforcing on Standard Steel Doors and Frames; 2024.

D. ANSI/SDI A250.8 - Specifications for Standard Steel Doors and Frames (SDI-100); 2023.

E. ANSI/SDI A250.10 - Test Procedure and Acceptance Criteria for Prime Painted Steel Surfaces for Steel Doors and Frames; 2020.

F. ASTM A653/A653M - Standard Specification for Steel Sheet, Zinc-Coated (Galvanized) or Zinc-Iron Alloy-Coated (Galvannealed) by the Hot-Dip Process; 2023.

G. ASTM A1008/A1008M - Standard Specification for Steel, Sheet, Cold-Rolled, Carbon, Structural, High-Strength Low-Alloy, High-Strength Low-Alloy with Improved Formability, Required Hardness, Solution Hardened, and Bake Hardenable; 2023, with Editorial Revision.

H. ASTM A1011/A1011M - Standard Specification for Steel, Sheet and Strip, Hot-Rolled, Carbon, Structural, High-Strength Low-Alloy, High-Strength Low-Alloy with Improved Formability, and Ultra-High Strength; 2023.

I. ASTM E84 - Standard Test Method for Surface Burning Characteristics of Building Materials; 2023d.

J. ASTM E90 - Standard Test Method for Laboratory Measurement of Airborne Sound Transmission Loss of Building Partitions and Elements; 2023.

K. ASTM E336 - Standard Test Method for Measurement of Airborne Sound Attenuation Between Rooms in Buildings; 2023.

L. ASTM E413 - Classification for Rating Sound Insulation; 2022.

M. BHMA A156.115 - Hardware Preparation in Steel Doors and Frames; 2016.

N. ICC A117.1 - Accessible and Usable Buildings and Facilities; 2017.

O. NAAMM HMMA 805 - Recommended Selection and Usage Guide for Hollow Metal Doors and Frames; 2012.

P. NAAMM HMMA 830 - Hardware Selection for Hollow Metal Doors and Frames; 2002.

Q. NAAMM HMMA 831 - Hardware Locations for Hollow Metal Doors and Frames; 2011.

R. NAAMM HMMA 840 - Guide Specifications for Receipt, Storage and Installation of Hollow Metal Doors and Frames; 2024.

S. NAAMM HMMA 860 - Guide Specifications for Hollow Metal Doors and Frames; 2018.

T. NAAMM HMMA 861 - Guide Specifications for Commercial Hollow Metal Doors and Frames; 2014.

U. NAAMM HMMA 865 - Guide Specifications for Sound Control Hollow Metal Door and Frame Assemblies; 2013.

V. SDI 117 - Manufacturing Tolerances for Standard Steel Doors and Frames; 2023.

W. UL (DIR) - Online Certifications Directory; Current Edition.

1.05 SUBMITTALS

A. See Section 013000 - Administrative Requirements for submittal procedures.

B. Product Data: Materials and details of design and construction, hardware locations, reinforcement type and locations, anchorage and fastening methods, and finishes; and one copy of referenced standards/guidelines.

C. Shop Drawings: Details of each opening, showing elevations, glazing, frame profiles, and any indicated finish requirements.

D. Installation Instructions: Manufacturer's published instructions, including any special installation instructions relating to this project.

E. Manufacturer's Qualification Statement.

F. Installer's Qualification Statement.

1.06 QUALITY ASSURANCE

A. Manufacturer Qualifications: Company specializing in manufacturing products specified in this section, with not less than three years documented experience.

B. Installer Qualifications: Company specializing in performing work of the type specified and with at least three years of documented experience.

C. Maintain at project site copies of reference standards relating to installation of products specified.

1.07 DELIVERY, STORAGE, AND HANDLING

A. Comply with NAAMM HMMA 840 or ANSI/SDI A250.8 (SDI-100) in accordance with specified requirements.

B. Protect with resilient packaging; avoid humidity build-up under coverings; prevent corrosion and adverse effects on factory applied painted finish.

PART 2 PRODUCTS

2.01 MANUFACTURERS

A. Hollow Metal Doors and Frames:
   1. Ceco Door, an Assa Abloy Group company; _____: www.assaabloydss.com/#sle.
   2. De La Fontaine; HC - Honeycomb Core: www.delafontaine.com/#sle.
   3. Republic Doors, an Allegion brand; ____: www.republicdoor.com/#sle.
   4. Steelcraft, an Allegion brand; ____: www.allegion.com/#sle.
   5. Technical Glass Products; SteelBuilt Window & Door Systems: www.tgpamerica.com/#sle.
   6. Substitutions: See Section 016000 - Product Requirements.

2.02 PERFORMANCE REQUIREMENTS

A. Requirements for Hollow Metal Doors and Frames:
   1. Steel Sheet: Comply with one or more of the following requirements; galvannealed steel complying with ASTM A653/A653M, cold-rolled steel complying with ASTM A1008/A1008M, or hot-rolled pickled and oiled (HRPO) steel complying with ASTM A1011/A1011M, commercial steel (CS) Type B, for each.
   2. Accessibility: Comply with ICC A117.1 and ADA Standards.
   3. Exterior Door Top Closures: Flush end closure channel, with top and door faces aligned.
   4. Door Edge Profile: Manufacturers standard for application indicated.
   5. Typical Door Face Sheets: Flush.
   6. Hardware Preparations, Selections and Locations: Comply with NAAMM HMMA 830 and NAAMM HMMA 831 or BHMA A156.115 and ANSI/SDI A250.8 (SDI-100) in accordance with specified requirements.
   7. Zinc Coating for Typical Interior and/or Exterior Locations: Provide metal components zinc-coated (galvanized) and/or zinc-iron alloy-coated (galvannealed) by the hot-dip process in accordance with ASTM A653/A653M, with manufacturer's standard coating thickness, unless noted otherwise for specific hollow metal doors and frames.
      a. Based on SDI Standards: Provide at least A40/ZF120 (galvannealed) when necessary, coating not required for typical interior door applications, and at least A60/ZF180 (galvannealed) for corrosive locations.

B. Combined Requirements: If a particular door and frame unit is indicated to comply with more than one type of requirement, comply with the specified requirements for each type; for instance, an exterior door that is also indicated as being sound-rated must comply with the requirements specified for exterior doors and for sound-rated doors; where two requirements conflict, comply with the most stringent.

2.03 HOLLOW METAL DOORS

A. Door Finish: Factory primed and field finished.

B. Exterior Doors: Thermally insulated.
   1. Based on SDI Standards: ANSI/SDI A250.8 (SDI-100).
      a. Level 3 - Extra Heavy-duty.
      b. Physical Performance Level A, 1,000,000 cycles; in accordance with ANSI/SDI A250.4.
      c. Model 1 - Full Flush.
      d. Door Face Metal Thickness: 16 gauge, 0.053 inch (1.3 mm), minimum.
      e. Zinc Coating: A60/ZF180 galvannealed coating; ASTM A653/A653M.
   2. Door Core Material: Polystyrene, 1 lbs/cu ft minimum density.
      a. Foam Plastic Insulation: Manufacturer's standard board insulation with maximum flame spread index (FSI) of 75, and maximum smoke developed index (SDI) of 450 in accordance with ASTM E84, and completely enclosed within interior of door.

3. Door Thermal Resistance: R-Value of 6.0 minimum, for installed thickness of polystyrene.
4. Door Thickness: 1-3/4 inches (44.5 mm), nominal.

2.04 HOLLOW METAL FRAMES

A. Comply with standards and/or custom guidelines as indicated for corresponding door in accordance with applicable door frame requirements.

B. Frame Finish: Factory primed and field finished.

C. Exterior Door Frames: Face welded type.
1. Galvanizing: Components hot-dipped zinc-iron alloy-coated (galvannealed) in accordance with ASTM A653/A653M, with A40/ZF120 coating.
2. Frame Metal Thickness: 14 gauge, 0.067 inch (1.7 mm), minimum.
3. Weatherstripping: Separate, see Section 087100.

D. Interior Door Frames, Non-Fire Rated: Face welded type.
1. Frame Metal Thickness: 16 gauge, 0.053 inch (1.3 mm), minimum.

E. Frames for Wood Doors: Comply with frame requirements in accordance with corresponding door.

F. Borrowed Lites Glazing Frames: Construction and face dimensions to match door frames, and as indicated on drawings.

2.05 FINISHES

A. Primer: Rust-inhibiting, complying with ANSI/SDI A250.10, door manufacturer's standard.

2.06 ACCESSORIES

A. Glazing: As specified in Section 088000, factory installed.

B. Removable Stops: Formed sheet steel, shape as indicated on drawings, mitered or butted corners; prepared for countersink style tamper proof screws.

C. Mechanical Fasteners for Concealed Metal-to-Metal Connections: Self-drilling, self-tapping, steel with electroplated zinc finish.

D. Silencers: Resilient rubber, fitted into drilled hole; provide three on strike side of single door, three on center mullion of pairs, and two on head of pairs without center mullions.

E. Temporary Frame Spreaders: Provide for factory- or shop-assembled frames.

PART 3 EXECUTION

3.01 EXAMINATION

A. Verify existing conditions before starting work.

B. Verify that opening sizes and tolerances are acceptable.

C. Verify that finished walls are in plane to ensure proper door alignment.

3.02 INSTALLATION

A. Install doors and frames in accordance with manufacturer's instructions and related requirements of specified door and frame standards or custom guidelines indicated.

B. Coordinate frame anchor placement with wall construction.

C. Install door hardware as specified in Section 087100.
1. Comply with recommended practice for hardware placement of doors and frames in accordance with ANSI/SDI A250.6 or NAAMM HMMA 861.

D. Comply with glazing installation requirements of Section 088000.

E. Coordinate installation of electrical connections to electrical hardware items.

F. Touch up damaged factory finishes.

3.03 TOLERANCES

A. Clearances Between Door and Frame: Comply with related requirements of specified frame standards or custom guidelines indicated in accordance with SDI 117 or NAAMM HMMA 861.

B. Maximum Diagonal Distortion: 1/16 inch (1.6 mm) measured with straight edge, corner to corner.

3.04 ADJUSTING

A. Adjust for smooth and balanced door movement.

B. Adjust sound control doors so that seals are fully engaged when door is closed.

C. Test sound control doors for force to close, latch, and unlatch; adjust as necessary in compliance with requirements.

3.05 SCHEDULE

A. Refer to Door and Frame Schedule on the drawings.

END OF SECTION

SECTION 081416
FLUSH WOOD DOORS

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Flush wood doors; flush configuration; non-rated.

1.02 RELATED REQUIREMENTS

A. Section 081113 - Hollow Metal Doors and Frames.

1.03 REFERENCE STANDARDS

A. ANSI A208.1 - American National Standard for Particleboard; 2022.

B. ANSI/SDI A250.4 - Test Procedure and Acceptance Criteria for Physical Endurance for Steel Doors, Frames and Frame Anchors; 2024.

C. ANSI/SDI A250.8 - Specifications for Standard Steel Doors and Frames (SDI-100); 2023.

D. ASTM A653/A653M - Standard Specification for Steel Sheet, Zinc-Coated (Galvanized) or Zinc-Iron Alloy-Coated (Galvannealed) by the Hot-Dip Process; 2023.

E. ASTM F476 - Standard Test Methods for Security of Swinging Door Assemblies; 2023.

F. AWI/AWMAC/WI (AWS) - Architectural Woodwork Standards, 2nd Edition; 2014, with Errata (2016).

G. AWMAC/WI (NAAWS) - North American Architectural Woodwork Standards; 2021, with Errata.

H. BHMA A156.2 - Bored and Preassembled Locks and Latches; 2022.

I. BHMA A156.13 - Mortise Locks & Latches Series 1000; 2022.

J. ICC (IBC) - International Building Code; Most Recent Edition Adopted by Authority Having Jurisdiction, Including All Applicable Amendments and Supplements.

K. NAAMM HMMA 805 - Recommended Selection and Usage Guide for Hollow Metal Doors and Frames; 2012.

L. NAAMM HMMA 866 - Guide Specifications for Stainless Steel Hollow Metal Doors and Frames; 2012 (Reapproved 2018).

M. NEMA LD 3 - High-Pressure Decorative Laminates; 2005.

N. WDMA I.S. 1A - Interior Architectural Wood Flush Doors; 2021, with Errata (2022).

1.04 SUBMITTALS

A. See Section 013000 - Administrative Requirements for submittal procedures.

B. Product Data: Indicate door core materials and construction; veneer species, type and characteristics.

C. Shop Drawings: Show doors and frames, elevations, sizes, types, swings, undercuts, beveling, blocking for hardware, factory machining, factory finishing, cutouts for glazing and other details.
   1. Provide information as required by AWI/AWMAC/WI (AWS) or AWMAC/WI (NAAWS).

D. Samples: Submit two samples of door construction, 12 by 12 inches (304.8 by 304.8 mm) in size cut from top corner of door.

E. Samples: Submit two samples of door veneer, 12 by 12 inches (304.8 by 304.8 mm) in size illustrating wood grain, stain color, and sheen.

F. Manufacturer's Installation Instructions: Indicate special installation instructions.

G. Manufacturer's qualification statement.

H. Installer's qualification statement.

I. Warranty, executed in Owner's name.

1.05 QUALITY ASSURANCE

A. Maintain one copy of the specified door quality standard on site for review during installation and finishing.

B. Manufacturer Qualifications: Company specializing in manufacturing the products specified in this section, with not less than three years of documented experience.

C. Installer Qualifications: Company specializing in performing work of the type specified in this section, with not less than three years of documented experience.

1.06 DELIVERY, STORAGE, AND HANDLING

A. Package, deliver and store doors in accordance with specified quality standard.

B. Accept doors on site in manufacturer's packaging, and inspect for damage.

C. Protect doors with resilient packaging sealed with heat shrunk plastic; do not store in damp or wet areas or areas where sunlight might bleach veneer; seal top and bottom edges with tinted sealer if stored more than one week, and break seal on site to permit ventilation.

1.07 WARRANTY

A. See Section 017800 - Closeout Submittals for additional warranty requirements.

B. Manufacturer Warranty: Provide manufacturer's warranty on interior doors for 2 years. Complete forms in Owner's name and register with manufacturer.

1. Include coverage for delamination of veneer, warping beyond specified installation tolerances, defective materials, and telegraphing core construction.

PART 2 PRODUCTS

2.01 MANUFACTURERS

A. Wood Veneer Faced Doors:

1. Haley Brothers; ____: www.haleybros.com/#sle.
2. Oregon Door; _____: www.oregondoor.com/#sle.
3. VT Industries, Inc; ____: www.vtindustries.com/#sle.
4. OshKosh Door; oshkoshdoor.com/.
5. Substitutions: See Section 016000 - Product Requirements.

2.02 DOORS AND PANELS

A. Doors: See drawings for locations and additional requirements.

1. Quality Standard: Premium Grade, Heavy Duty performance, in accordance with AWI/AWMAC/WI (AWS) or AWMAC/WI (NAAWS), unless noted otherwise.
2. Wood Veneer Faced Doors: 5-ply unless otherwise indicated.

B. Interior Doors: 1-3/4 inches (44 mm) thick unless otherwise indicated; flush construction.

1. Provide solid core doors at each location.
2. Wood veneer facing with factory transparent finish.

2.03 DOOR AND PANEL CORES

A. Non-Rated Solid Core and 20 Minute Rated Doors: Type particleboard core (PC), plies and faces as indicated.

2.04 DOOR FACINGS

A. Veneer Facing for Transparent Finish: Natural birch, veneer grade in accordance with quality standard indicated, plain sliced (flat cut), with book match between leaves of veneer, running match of spliced veneer leaves assembled on door or panel face.

1. Vertical Edges: Any option allowed by quality standard for grade.

2.05 DOOR CONSTRUCTION

A. Fabricate doors in accordance with door quality standard specified.

B. Cores Constructed with stiles and rails:

1. Provide solid blocks at lock edge and top of door for closer for hardware reinforcement.
2. Provide solid blocking for other throughbolted hardware.

C. Factory machine doors for hardware other than surface-mounted hardware, in accordance with hardware requirements and dimensions.

D. Factory fit doors for frame opening dimensions identified on shop drawings, with edge clearances in accordance with specified quality standard.

E. Provide edge clearances in accordance with the quality standard specified.

2.06 FINISHES - WOOD VENEER DOORS

A. Finish work in accordance with AWI/AWMAC/WI (AWS) or AWMAC/WI (NAAWS), Section 5 - Finishing for grade specified and as follows:
1. Transparent:
a. System - 1, Lacquer, Nitrocellulose.
b. Stain: As selected by Architect.
c. Sheen: Flat.

B. Factory finish doors in accordance with approved sample.

2.07 ACCESSORIES

A. Hollow Metal Door Frames: See Section 081113.

PART 3 EXECUTION

3.01 EXAMINATION

A. Verify existing conditions before starting work.

B. Verify that opening sizes and tolerances are acceptable.

C. Do not install doors in frame openings that are not plumb or are out-of-tolerance for size or alignment.

3.02 INSTALLATION

A. Install doors in accordance with manufacturer's instructions and specified quality standard.

B. Factory-Finished Doors: Do not field cut or trim; if fit or clearance is not correct, replace door.

C. Use machine tools to cut or drill for hardware.

D. Coordinate installation of doors with installation of frames and hardware.

3.03 TOLERANCES

A. Comply with specified quality standard for fit and clearance tolerances.

B. Comply with specified quality standard for telegraphing, warp, and squareness.

3.04 ADJUSTING

A. Adjust doors for smooth and balanced door movement.

B. Adjust closers for full closure.

3.05 SCHEDULE

A. Refer to Door and Frame Schedule on the drawings.

END OF SECTION

SECTION 08 71 00
DOOR HARDWARE

PART 1 – GENERAL

1.01 SUMMARY

A. Section includes hardware for doors specified in “Hardware Sets”.

B. Related Divisions:
1. Division 03 Concrete
2. Division 06 Rough & Finish Carpentry
3. Division 07 Joint Sealants
4. Division 08 Openings
5. Division 09 Finishes
6. Division 26 Electrical
7. Division 27 Communications
8. Division 28 Electronic Safety and Security

1.02 REFERENCES

A. American National Standards Institute/Builders Hardware Manufacturers Association (ANSI):
1. ANSI/BHMA A156.1 Butts & Hinges (2016)
2. ANSI/BHMA A156.2 Bored & Preassembled Locks & Latches (2017)
3. ANSI/BHMA A156.3 Exit Devices (2020)
4. ANSI/BHMA A156.4 Door Controls – Closers (2019)
5. ANSI/BHMA A156.6 Architectural Door Trim (2015)
6. ANSI/BHMA A156.7 Template Hinge Dimensions (2016)
7. ANSI/BHMA A156.8 Door Controls – Overhead Stops and Holders (2015)
8. ANSI/BHMA A156.16 Auxiliary Hardware (2018)
9. ANSI/BHMA A156.18 Materials & Finishes (2020)
10. ANSI/BHMA A156.21 Thresholds (2019)
11. ANSI/BHMA A156.22 Door Gasketing Systems (2017)
12. ANSI/BHMA A156.26 Continuous Hinges (2017)
13. ANSI/BHMA A156.28 Keying Systems (2018)
14. ANSI/BHMA A156.35 Power Supplies for Electronic Access Control (2020)

B. International Code Council/American National Standards Institute (ICC/ANSI)/ADA:
1. ICC/ANSI A117.1 Standards for Accessible and Usable Buildings and Facilities.

C. Door and Hardware Institute (DHI):
1. DHI Publication – Abbreviations and Symbols (2019).
2. DHI Publication – Installation Guide for Doors and Hardware (2020).
3. DHI Publication – Sequence and Format of Hardware Schedule (2019).

D. National Fire Protection Agency (NFPA):
1. NFPA 70 National Electrical Code.
2. NFPA 80 Standard for Fire Doors and Other Opening Protectives.
3. NFPA 105 Standard for the Installation of Smoke Door Assemblies.

1.03 SUBMITTALS

A. Submit in accordance with Conditions of the Contract and Division 01 Administrative Requirements and Submittal Procedures Section.

B. Shop Drawings:
1. Schedule hardware in vertical format using the DHI publication Sequence and Formatting for the Hardware Schedule.

2. Include abbreviations and symbols page to include manufacturers' abbreviations, finish code descriptions, and fastener abbreviations including descriptions according to the DHI publication Abbreviations and Symbols.
3. Detail headings referencing the Architect's heading, opening number, locations, fire rating, handing, degree of opening, and description of the opening elements. Include Voltage, amperage, and operational descriptions for openings that have electrified hardware.
4. Coordinate final door hardware schedule with doors, frames, and related work listing proper sizing of hardware, addressing door thickness, handing, function, mounting accessories, and finish of hardware.
5. List related door devices specified in other Sections for each opening.
6. Architectural Hardware Consultant (AHC), as certified by DHI, who will affix seal attesting to completeness and correctness, including the review of the hardware schedule prior to submittal.

C. Product Data:
1. Furnish manufacturers' catalog sheets on design, grade, and function of items listed in hardware schedule. Submit only relevant information and circle or highlight the technical information including: model numbers, sizing information, voltage and amperage requirements, options and accessories required, means of fastening, listings of fire-rated applications, and finishes.

E. Templates:
1. Within fourteen days of receiving approved door hardware submittals submit complete list of templates for each hardware item to the opening manufacturers and the installers. Include detailed lists of the hardware location requirements for mortised and surface applied hardware.

F. Wiring Diagrams: Detail a title block for each drawing that includes the project name, project address, architect name, architect's opening number, hardware set, date, and name of the author.
1. Elevation Riser Drawings:
   a. Furnish one set of elevation drawings with each hardware schedule submittal for hardware sets that contain electrified hardware. Illustrate the openings with proportional representations of the opening and electrified hardware components and dimension their mounting locations as well as sizes of junction boxes and power supplies. Label the components, wire quantities and gauges, high voltage requirements, as well as other building interfaces. Create a legend that complements the drawings with brand names, model numbers, and include voltage and amperage requirements. Add an operational description that includes the normal state of the door, ingress, egress, and what happens in case of power loss or fire alarm activation and any special conditions.
   b. Upon receipt of approved hardware correct and resubmit elevation drawings with the point-to-point and system drawings.
2. Point-to-Point and System Drawings: Upon receipt of approved hardware schedule, submit point-to-point per hardware set and a system drawing. Cross-reference all wiring diagrams and the associated drawings to each other.
   a. Point-to-Point Drawings: Draw each product in a realistic representation including each terminal including those not used, and lines representing wires from component to component, labeling wire colors and gauges.
   b. System Drawing: illustrate all equipment and building interfaces required for the entire system. Include room labels and locations, opening numbers and locations.

G. Closeout Submittals: Include the following information as well as highlight and flag fire rated openings for annual inspections:
1. Cover page with required information:
   a. Project name
   b. Hardware supplier's name and contact information.
   c. Date of substantial completion.
2. Final record hardware schedule.
3. Product Data.
4. Keying Schedule.
5. Record Wiring Diagrams.
   a. System Drawing.
   b. Elevations.
   c. Point-to-Point Drawings with all final wire colors noted as terminated. (Include network IP and/or MAC addresses of field devices).

6. Operating and Maintenance Manual.
7. Warranty Information.

1.04 QUALITY ASSURANCE

A. Hardware supplier shall employ an Architectural Hardware Consultant (AHC) as certified by DHI and a member of the seal program who will be available at reasonable times during course of work for Project hardware consultation.
   1. Electrified Door Hardware Supplier Qualifications: Experienced door hardware supplier who has completed projects with electrified door hardware similar in material, design, and extent to that is indicated for this Project, whose work has resulted in construction with a record of successful in-service performance.
   2. Access and Electrified Security Supplier Qualifications: Experienced supplier who has completed projects with access and electrified security door hardware similar in material, design, and extent to that is indicated for this Project, whose work has resulted in construction with a record of successful in-service performance and be a factory authorized distributor.

B. Where openings are required to be accessible door hardware shall conform to ICC/ANSI A117.1.

C. Fire Rated Door Assemblies: Where fire-rated door assemblies are indicated, provide door hardware complying with NFPA 80 that are listed and/or labeled by a qualified testing agency for fire-protection ratings indicated.

D. Smoke and Draft Control Door Assemblies: Where smoke and draft control doors are required, provide door hardware that meets requirements of assemblies in compliance with NFPA 105.

E. Door hardware certified to ANSI/BHMA standards as noted, manufacturer must participate and be listed in BHMA Certified Products Directory.

F. Substitution requests shall be submitted in compliance with Division 01: create a comparison chart that includes the testing information as well as the warranty for both the specified product and the proposed substitution. Include the reason for requesting the substitution, clear catalog copy highlighting the proposed product and options, compliance statement, technical data, product warranty and lead time, to show how the proposed can meet or exceed established level of design, function, and quality.

G. Meetings: Comply with requirements in Division 01 Section “Project Meetings.”
   1. Low-voltage Coordination Meeting
      a. Prior to furnishing door hardware submittals, convene a low-voltage coordination meeting. Meeting participants should include all affected trades including the following, but not limited to: Contractor, installer, supplier, electrical contractor, security consultant and installer, Owner’s IT representative, and fire alarm consultant.
      b. Review sequence of operation for each opening with electrified hardware to ensure that every opening functions properly for the Owner’s use.
      c. Discuss the types of electrified door hardware, inspection, and electrical roughing-in and other preparatory work performed by other trades.
      d. Verify wire quantities, wire types, wire sizes, conduit sizes, and locations including if the power supplies will be centrally located or if they will be located near each opening.
      e. Coordinate the door hardware, power supplies, back-up power requirements, access control components, fire alarm interfaces, elevator controls, and related building systems have all proper and necessary components to interface and operate correctly.
   2. Keying Meeting
      a. Within fourteen days of receiving approved door hardware submittals, contact Owner to establish a keying conference. Include keying meeting decisions into final keying schedule submittal after reviewing the following, but not limited to:
         ii. Function of the building, flow of traffic, individual area’s purpose, and degree of security.
         iii. Lock functions and operation.
         iv. Preliminary key system schematic diagram.
         v. Verify existing keyway(s), and/or proposed keyway(s)
         vi. Visual key and cylinder identification
         vii. Quantity of keys required including master level keys, change keys, and keys per lock.
         viii. Review the key control system.

ix. Determine the recipient and contact information for the delivery of keys and accessories.

3. Pre-installation Meeting
   a. Convene meeting within fourteen days of receiving approved door hardware submittals. Participants from all affected buildings trades shall attend. Minimum participants should include: Contractor, installer, material supplier, manufacturer representatives, electrical contractor, security consultant, and fire alarm consultant.
   b. Inspect and discuss preparatory work performed by other trades.
   c. Include in-conference decisions regarding proper installation methods and procedures for receiving and handling hardware.
   d. Review all system, elevation, and point-to-point drawings to ensure that all necessary components are provided and detailed.
   e. Review and finalize construction schedule and verify availability of materials, installer's personnel, equipment, and facilities needed to make progress and avoid delays.
   f. Review required testing, inspecting, and certifying procedures.

H. Installer Qualifications: Specialized in performing installation of this Section and have five years minimum documented experience.
   1. Electrified Hardware Supplier Qualifications: Experienced door hardware installer who has installed projects with electrified door hardware similar in material, design, and extent to that indicated for this Project, whose work has resulted in construction with a record of successful in-service performance.
   2. Access Control and Electrified Security Supplier Qualifications: Experienced installer who has completed projects with access and electrified security door hardware similar in material, design, and extent to that indicated for this Project, whose work has resulted in construction with a record of successful in-service performance and be a factory authorized to install and commission the system.

1.05 DELIVERY, STORAGE, AND HANDLING

A. Pack each item complete with necessary parts and fasteners in manufacturer's original packaging.

B. Mark hardware that is not bulk packed with architect's opening number, hardware set number, and item number for each type of hardware. Include keyset symbols and corresponding hardware component for keyed products. Mark hardware that is bulk packed with manufacturers' part number and reference all hardware sets associated.

C. Deliver hardware to the job site according to the phasing agreed upon in the pre-installation meeting. Inventory the delivery with the supplier's assistance. Immediately note shortages and damages on the shipping receipts and bill of ladings. Coordinate replacement or repair with the supplier.

D. Deliver permanent keys, cores, access control credentials, software, and related accessories directly to Owner via registered mail or overnight package service. Establish the instructions for delivery to Owner at "Keying Conference."

E. Provide a clean, dry, and secure room for hardware delivered. Shelve hardware off the floor and with larger items of hardware stored on pallets. Arrange locksets and keyed cylinders by opening number. Organize the balance of hardware by brand, model of hardware, and hardware set number. Leave the door markings of the hardware visible for installers.

F. Waste Management and Disposal: Separate waste materials for use or recycling in accordance with Division 01.

1.06 WARRANTY

A. General Warranty: Comply Division 01 for Warranty requirements.

B. Special Warranty: Warranties specified in this article will not deprive Owner of other rights.
   1. Ten years for manual door closers.
   2. Five years for locks.
   3. Five years for exit devices.
   4. One year for electromechanical door hardware.

5. All access and electrified security equipment and systems will be warranted for a period of one (1) year commencing with the filing date of the Notice of Completion, provided the system has been inspected and signed off by a factory authorized installer and the factory authorized commissioning agent.

1.07 MAINTENANCE

A. Maintenance Tool and Instructions: Furnish a complete set of specialized tools and maintenance instructions for Owner's continued adjustment, maintenance, removal, and replacement of door hardware.

PART 2 – PRODUCTS

2.01 HINGES

A. Hinges, electric hinges, and self-closing hinges of one manufacturer as listed for continuity of design and consideration of warranty.

B. Standards: Products to be certified and listed by the following:
   1. Butts and Hinges: ANSI/BHMA A156.1.
   2. Template Hinge Dimensions: ANSI/BHMA A156.7.
   3. Self-Closing Hinges: ANSI/BHMA A156.17.

C. Butt Hinges:
   1. Hinge weight and size unless otherwise indicated in hardware sets:
      a. Doors up to 36" wide and up to 1-3/4" thick provide hinges with a minimum thickness of .134" and a minimum of 4-1/2" in height.
      b. Doors from 36" wide up to 42" wide and up to 1-3/4" thick provide hinges with a minimum thickness of .145" and a minimum of 4-1/2" in height.
      c. For doors from 42" wide up to 48" wide and up to 1-3/4" thick provide hinges with a minimum thickness of .180" and a minimum of 5" in height.
      d. Doors greater than 1-3/4" thick provide hinges with a minimum thickness of .180" and a minimum of 5" in height.
      e. Width of hinge is to be minimum required to clear surrounding trim.
   2. Base material unless otherwise indicated in hardware sets:
      a. Exterior Doors: 304 Stainless Steel, Brass or Bronze material.
      b. Interior Doors: Steel material.
      c. Fire Rated Doors: Steel or 304 Stainless Steel materials.
      d. Stainless Steel ball bearing hinges to have stainless steel ball bearings. Steel ball bearings are unacceptable.
   3. Quantity of hinges per door unless otherwise stated in hardware sets:
      a. Doors up to 60" in height provide 2 hinges.
      b. Doors 60" up to 90" in height provide 3 hinges.
      c. Doors 90" up to 120" in height provide 4 hinges.
      d. Doors over 120" in height add 1 additional hinge per each additional 30" in height.
      e. Dutch doors provide 4 hinges.
   4. Hinge design and options unless otherwise indicated in hardware sets:
      a. Hinges are to be of a square corner five-knuckle design, flat button tips and have ball bearings unless otherwise indicated in hardware sets.
      b. Out-swinging exterior and out-swinging access-controlled doors are required to have Non-Removable Pins (NRP) to prevent removal of pin while door is in closed position.
      c. When full width of opening is required, use hinges that are designed to swing door completely from opening when door is opened to 95 degrees.
      d. Provide mortar boxes for frames that require any electrically modified hinges if not an integral part of frame.
      e. When shims are necessary to correct frame or door irregularities, provide metal shims only.

   5. Acceptable Manufacturers:

	Standard Weight	Heavy Weight
Hager	BB1279/BB1191	BB1168/BB1199
Bommer	BB5000/BB5002	BB5004/BB5006

McKinney	TA2714/TA2314	T4A3786/T4A3386

2.02 CONTINUOUS HINGES

A. Continuous hinges of one manufacturer as listed for continuity of design and consideration of warranty.

B. Standards: Products to be certified and listed by ANSI/BHMA A156.26 Grade 1.

C. Continuous Geared Hinges:
   1. Determine model number by door and frame application, door thickness, frequency of use, and fire rating requirements according to manufacturer's recommendations.
      a. Size length of hinge to equal the actual door height unless otherwise stated in hardware sets.

D. Material and Design:
   1. Base material: Anodized aluminum manufactured from 6063-T6 material; unexposed working metal surfaces be coated with TFE dry lubricant.
   2. Bearings:
      a. Vertical loads be carried on Lubriloy RL bearings for non-fire rated doors.
      b. Continuous hinges are to have a minimum spacing between bearings of 2-9/16". Typical door from 80" to 84" in height to have a minimum of 32 bearings.
   3. Options:
      a. Provide factory-cut preparations for concealed electric power tranfers.
      b. When full width of opening is required, use hinges that are designed to swing door completely from opening when door is opened to 95 degrees.
      c. At fire rated openings provide hinges that carry a UL certification, up to and including 90-minute applications for wood doors and up to 3-hour applications for metal doors.

E. Acceptable Manufacturers:

	Heavy Duty
Hager	780-111HD/780-112HD
Bommer	FMHD/FMSLFHD
Zero	914A/910A

2.03 LOCKS AND LATCHES

A. Locks and latches of one manufacturer as listed for continuity of design and consideration of warranty.

B. Standards: Product to be certified and listed by following:
   1. ANSI/BHMA A156.2 Series 4000 Certified to Grade 1.
   2. UL/cUL Labeled and listed for functions up to 3 hours for single doors up to 48" in width and up to 96" in height.
   3. UL10C/UBC 7-2 Positive Pressure Rated.
   4. ICC/ANSI A1117.1

C. Lock and latch function numbers and descriptions of manufacturer's series as listed in hardware sets.

D. Material and Design:
   1. Lock and latch chassis to be zinc dichromate for corrosion resistance.
   2. Keyed functions to be of a freewheeling design to help resist against vandalism.
   3. Non-handed, field reversible.
   4. Thru-bolt mounting with no exposed screws.
   5. Levers, zinc cast and plated to match finished designation in hardware sets.
   6. Roses wrought brass or stainless-steel material.

E. Latch and Strike:
   1. Stainless Steel latch bolt with minimum of 1/2" throw and deadlocking for keyed and exterior functions. Provide 3/4" latch bolt for pairs of fire-rated doors where required by door manufacturer. Standard backset to

be 2-3/4” and adjustable faceplate to accommodate a square edge door or a standard 1/8” beveled edge door.
2. Strike is to fit a standard ANSI A115 prep measuring 1-1/4” x 4-7/8” with proper lip length to protect surrounding trim.

F. Options:
1. Doors requiring lead line protection – provide locks with 1/16” lead applied to lock and 1/16” lead wrapped around latch bolt.
2. Provide knurled levers on entry side of doors that are potentially dangerous to visually impaired persons.

G. Acceptable manufacturers:

Hager	3400 Series
Schlage	ND Series
Best	9K Series

2.04 EXIT DEVICES

A. Exit Devices of one manufacturer as listed for continuity of design and consideration of warranty. Touchpad type, finish to match balance of door hardware.

B. Standards: Manufacturer to be certified and/or listed by the following:
1. BHMA Certified ANSI A156.3 Grade 1.
2. UL/cUL Listed for up to 3 hours for “A” labeled doors.
3. UL10C/UBC 7-2 Positive Pressure Rated.
4. UL10B Neutral Pressure Rated.
5. UL 305 Listed for Panic Hardware.

C. Material and Design:
1. Provide exit devices with actuators that extend a minimum of one-half of door width.
2. Where trim is indicated in hardware sets provide the lever design to match design of lock levers.
3. Exit device to mount flush with door.
4. Latchbolts:
   a. Rim device – 3/4” throw, Pullman type with automatic dead-latching, stainless steel
   b. Surface vertical rod device – Top 1/2” throw, Pullman type with automatic dead-latching, stainless steel. Bottom 1/2” throw, Pullman type, held retracted during door swing, stainless steel.
5. Fasteners: Wood screws, machine screws, and thru-bolts.

D. Lock and Latch Functions: Function numbers and descriptions of manufacturer’s series and lever styles indicated in door hardware sets.

E. Acceptable Manufactures:

Hager	4500 Series	4600 Series
Von Duprin	99 Series	33 Series
Sargent	80 Series	8500 Series

F. Electric Modifications:
1. Motorized Latch Retraction (MLR): An electric motor retracts the latch bolt for momentary or maintained periods of time.
2. Provide Request to Exit (REX) switches as scheduled.

2.05 CYLINDERS AND KEYING

A. Cylinders of one manufacturer as listed for continuity of design and consideration of warranty.

B. Products to be certified and listed by the following:
1. Auxiliary Locks: ANSI/BHMA A156.5

C. Cylinders:
   1. Provide cylinders matched to the types required for hardware that has a locking function and for keyed electronic functions. Furnish with appropriate collars, cams, and tailpieces to fit and operate associated hardware. Stacking collars is not acceptable, a single collar of proper size is required.
   2. Manufacturer's six-pin seven-pin small format interchangeable core (SFIC).
   3. Provide concealed key control (CKC) at cylinder by stamping or permanently marking the keyset symbol in a location on the cylinder that is concealed when installed.

D. Keying:
   1. Key into Owner's existing key system.
   2. Provide a bitting list to Owner of combinations as established, and expand to twenty-five percent for future use or as directed by Owner.
      a. Include all of the keysets and bittings of the original key system creating one clean version of the entire key system.
   3. Keys to be shipped directly to the Owner's Representative as established during the keying conference.
      a. Package the keys in individual envelopes, grouped by keyset symbol, and label envelopes with project name, factory registry number, and keyset symbol.
   4. Stamp large bow key blanks with visual key control (keyset symbol) and "Do Not Duplicate".
   5. Provide interchangeable cores with construction cores as required per the keying meeting.
   6. Single seven-pin key will operate both conventional cores and SFIC small format interchangeable cores.

E. Acceptable Manufacturers:

Hager
Schlage
Sargent

2.06 CLOSERS

A. Closers of one manufacturer as listed for continuity of design and consideration of warranty, unless otherwise indicated on hardware schedule, comply with manufacturer's recommendations for size of closer, depending on width of door, frequency of use, atmospheric pressure, ADAAG requirement, and fire rating.

B. Standards: Manufacturer to be certified and or listed by the following:
   1. BHMA Certified ANSI A156.4 Grade 1.
   2. ADA Complaint ANSI A117.1.
   3. UL/cUL Listed up to 3 hours.
   4. UL10C Positive Pressure Rated.
   5. UL10B Neutral Pressure Rated.

C. Material and Design:
   1. Provide cast iron non-handed bodies with full plastic covers.
   2. Closers will have separated staked adjustable valve screws for latch speed, sweep speed, and backcheck.
   3. Provide Tri-Pack arms and brackets for regular arm, top jamb, and parallel arm mounting.
   4. One-piece seamless steel spring tube sealed in hydraulic fluid.
   5. Double heat-treated steel tempered springs.
   6. Precision-machined heat-treated steel piston.
   7. Triple heat-treated steel spindle.
   8. Full rack and pinion operation.

D. Mounting:
   1. Out-swing doors use surface parallel arm mount closers except where noted on hardware schedule.
   2. In-swing doors use surface regular arm mount closers except where noted on hardware schedule.
   3. Provide brackets and shoe supports for aluminum doors and frames to mount fifth screw.
   4. Furnish drop plates where top rail conditions on door do not allow for mounting of closer and where backside of closer is exposed through glass.

E. Size closers in compliance with requirements for accessibility (ADAAG). Comply with following maximum opening force requirements.

1. Interior hinged openings: 5.0 lbs.
2. Fire-rated and exterior openings use minimum opening force allowable by authority having jurisdiction.

F. Fasteners: Provide self-reaming, self-tapping wood and machine screws, and sex nuts and bolts for each closer.

G. Acceptable manufacturers:

Hager	5100 Series
LCN	4040XP Series
Sargent	281 Series

2.07 PROTECTIVE TRIM

A. Protective trim of one manufacturer as listed for continuity of design and consideration of warranty.

B. Size of protection plate: single doors, size two inches less door width (LDW) on push side of door, and one inch less door width on pull side of door. For pairs of doors, size one inch less door width (LDW) on push side of door, and 1/2 inch on pull side of door. Adjust sizes to accommodate accompanying hardware, such as, edge guards, astragals, and others.
1. Kick Plates 10” high or sized to door bottom rail height.
2. Mop Plates 4” high.
3. Armor Plates 36” high.

C. Products to be certified and listed by the following:
1. Architectural Door Trim: ANSI/BHMA A156.6.
2. UL.

D. Material and Design:
1. 0.050” gage stainless steel.
2. Corner’s square, polishing lines, or dominant direction of surface pattern so they run across door width of plate.
3. Bevel top, bottom, and sides uniformly leaving no sharp edges.
4. Countersink holes for screws. Space screw holes so they are no more than eight inches CTC, along a centerline not over 1/2” in from edge around plate. End screws maximum of 0.53” from corners.

E. UL label stamp required on protection plates when top of plate is more than 16 inches above bottom of door on fire rated openings. Verify door manufacturer’s UL listing for maximum height and width of protection plate to be used.

F. Acceptable Manufacturers:

Hager	190S
Trimco	
Burns	

2.08 STOPS AND HOLDERS

A. Stops and holders of one manufacturer as listed for continuity of design and consideration of warranty.

B. Wall Stops: Provide door stops wherever necessary to prevent door or hardware from striking an adjacent partition or obstruction. Provide wall stops when possible. Door stops and holders mounted in concrete floor or masonry walls have stainless steel machine screws and lead expansion shields.

C. Products to be certified and listed by the following:
1. Auxiliary Hardware: ANSI/BHMA A156.16.

D. Acceptable Manufacturers:

	Convex	Concave
Hager	232W	236W

Rockwood		
Burns		

E. Overhead Stops and Holders: Provide overhead stops and holders for doors that open against equipment, casework sidelights and other objects that would make wall stops/holders and floor stops/holders inappropriate. Provide sex bolt attachments for mineral core wood door applications.

F. Products to be certified and listed by the following:
   1. Overhead Stops and Holders: ANSI/BHMA A156.8 Grade 1.

G. Acceptable Manufacturers:

	Heavy Duty Surface	Heavy Duty Concealed
Hager	7000 SRF Series	7000 CON Series
Glynn Johnson	90 SRF Series	100 Series
Sargent	590 Series	690 Series

2.09 POWER TRANSFER

A. Power transfer of one manufacturer as listed for continuity of design and consideration of warranty.

B. Products to be certified and listed by the following:
   1. UL Listed Miscellaneous Fire Door Accessories.
   2. UL 10C Listed for up to 3 hours on fire-rated doors and frames.
   3. Classified according to Uniform Building Code (UBC) Standard 7-2, Fire Test of Door Assemblies (1997).

C. Design:
   1. Stainless steel tubular wire transfer and cast housing with steel back boxes to provide weather and tamper resistance when door is open or closed.
   2. Mortise door and frame installation
   3. Two 18 ga wires, 5 amps @ 12/24 VAC/DC.

D. Acceptable Manufacturers:

	2 conductor	10 conductor
Hager	2-679-0621 US28	2-679-0623 US28
SDC	PTM-2	PTM-10

2.10 MODULAR ACCESS CONTROL POWER SUPPLIES

A. Power supplies of one manufacturer as listed for continuity of design and consideration of warranty.

B. Products to be certified and listed by the following:
   1. UL Listed.

C. Design:
   1. Use with modular access control systems.
   2. Field selectable filtered and regulated 12 VDC or 24 VDC constant voltage.
   3. 1-, 2-, 4-, and 6-AMP load capacities. Match the power supply amperage to the total load of the opening /system plus an additional thirty percent to cover line drop, as well as possible expansion.
   4. Circuit breaker protected AC input voltage; secondary output PTC protected.
   5. Fire alarm input provides simultaneous release of fail-safe locks and holders.
   6. Interface relay.
   7. LED status indicators provide information regarding AC input, DC output, and battery backup status.
   8. Separate inputs for activation switch on entry and egress and ingress side of opening.
   9. 5-amp hour battery backup.
   10. Input 115 VAC (230 VAC optional).
   11. Optional dual 12 VDC or 24 VDC output.

12. Optional power supply monitor module to monitor power supply status, A/C power, and D/C output and battery Status

D. Include optional modules as required to properly interface, control, and sequence the hardware with the access control system.

E. Acceptable Manufacturer:

Hager	2908	1 Amp
	2909	2 Amp
	2910	4 Amp
	2911	6 Amp

2.11 THRESHOLDS

A. Thresholds of one manufacturer as listed for continuity of design and consideration of warranty.

B. Set thresholds for exterior and acoustical openings in full bed of sealant with lead expansion shields and stainless-steel machine screws complying with requirements specified in Division 7 Section “Joint Sealants: Notched in field to fit frame by hardware installer. Refer to Drawings for special details.

C. Standards: Manufacturer to be certified by the following:
1. Thresholds: ANSI/BHMA A156.21.
2. American with Disabilities Act Accessibility Guidelines (ADAAG).

D. Acceptable Manufacturers:

Hager	413S/520S
K.N. Crowder	
Reese	

2.12 DOOR GASKETING AND WEATHERSTRIP

A. Door gasketing and weatherstrip of one manufacturer as listed for continuity of design and consideration of warranty.

B. Provide continuous weatherstrip gasketing on exterior doors and provide smoke, light, or sound gasketing where indicated on hardware schedule. Provide noncorrosive fasteners for exterior applications.
1. Perimeter gasketing: Apply to head and jamb, forming seal between door and frame.
2. Meeting stile gasketing: Fasten to meeting stiles, forming seal when doors are in closed position.
3. Door bottoms: Apply to bottom of door, forming seal with threshold or floor when door is in closed position.
4. Sound Gasketing: Cutting or notching for stop mounted hardware not permitted.
5. Drip Guard: Apply to exterior face of frame header. Lip length to extend 4” beyond width of door.

C. Products to be certified and listed by the following:
1. Door Gasketing and Edge Seal Systems: ANSI/BHMA A156.22.
2. BHMA certified for door sweeps, automatic door bottoms, and adhesive applied gasketing.

D. Smoke-Labeled Gasketing: Comply with NFPA 105 listed, labeled, and acceptable to Authorities Having Jurisdiction, for smoke control indicated.
1. Provide smoke-labeled gasketing on 20-minute rated doors and on smoke rated doors.

E. Fire-Rated Gasketing: Comply with NFPA 80 listed, labeled, and acceptable to Authorities Having Jurisdiction, for fire ratings indicated.

F. Refer to Section 08 1416 Wood Doors for Category A or Category B. Comply with UBC 7-2 and UL10C positive pressure where frame applied intumescent seals are required.

G. Acceptable Manufacturers:
   1. Perimeter Gasketing:

	Stop Applied
Hager	881S
K.N. Crowder	
Reese	

   2. Door Bottom Sweeps:

Hager	750S / 770SV
K.N. Crowder	
Reese	

   3. Overhead Drip Guard

Hager	810S
K.N. Crowder	
Reese	

2.13 DOOR POSITION SWITCHES

A. Provide door position switches for openings that require door monitoring.

B. Acceptable Manufacturers:

Non-Rated	Hager 2-679-0626
Fire Rated	GRI 184-12

2.14 SILENCERS

A. Where smoke, light, or weather seal are not required, provide three silencers per single door frame, two per double door frame and four per Dutch door frame.

B. Products to be certified and listed by the following:
   1. Auxiliary Hardware: ANSI/BHMA A156.16

C. Acceptable Manufacturers:

	Hollow Metal Frame	Wood Frame
Hager	307D	308D
Rockwood		
Trimco		

2.15 KEY CABINET

A. Provide key cabinet; surface mounted to wall.

B. Key control system:
   1. Include two sets of key tags, hooks, labels, and envelopes.
   2. Contain system in metal cabinet with baked enamel finish.
   3. Capacity will be able to hold actual quantities of keys, plus 50 percent.
   4. Provide tools, instruction sheets, and accessories required to complete installation.

C. Acceptable Manufacturers:

Lund Equipment
Telkee Incorporated
Key Control

2.16 FINISHES

A. Appearance of Finished Work: Variations in appearance of abutting or adjacent pieces are acceptable if within range of approved samples. Noticeable variations in the same piece are not acceptable. Variations in appearance of other components are acceptable if they are within range of approved samples.

B. Comply with base material and finish requirements indicated by ANSI/BHMA A156.18 designations in hardware schedule.

PART 3 – EXECUTION

3.01 EXAMINATION

A. Examine doors and frames, with installers present, for compliance with requirements for installation tolerances, labeled fire-rated construction, wall and floor construction, and other conditions affecting performance.

B. Where hardware will be installed directly on walls inspect applications for blocking material of sufficient type and size for hardware.

C. Examine roughing-in and cabling for electrical power systems to verify actual locations of wiring connections and wiring supplied matches the requirements as described in the wiring diagrams before electrified door hardware installation.

D. Perform a site survey to determine proper mounting locations for all wirelessly communicating devices. Verify that the surrounding construction and equipment will not interfere with the communication between components.

E. Where existing products will be reused, examine existing door and frame sizes, preps, swings, ratings, and compare to the specified hardware for compatibility and functionality. The hardware set specified should act as guide for design and function. Provide filler plates as needed to fill and repair existing materials. Test any existing to remain hardware for functionality and visually inspect for damage. Note any defective or damaged products as well as noting any code deficiencies and submit issues and estimated costs for direction of how to proceed with repair or replacement.

F. Notify Architect via a prepared written report and endorsed by installer of any discrepancies between the door schedule, door types, drawings, and scheduled hardware. List conditions detrimental to application, to the proper and timely completion of the work and performance of the hardware. Proceed only after such discrepancies or conflicts have been resolved in writing.

3.02 INSTALLATION

A. Install hardware using manufacturers' recommended fasteners and installation instructions, at height locations and clearance tolerances that comply with:
   1. NFPA 80
   2. NFPA 105
   3. ICC/ANSI A117.1
   4. DHI Publication – Installation Guide for Doors and Hardware
   5. Approved shop drawings
   6. Approved hardware schedule

B. Install soffit mounted gaskets prior to other soffit mounted hardware ensuring a continuous seal around the perimeter of the opening without cutting or notching.

C. Locate surface mounted door closers on stairwell side of stair doors, interior side of exterior openings, or on the room side of openings, unless it is a sterile room.

D. Locate wall mounted bumper to contact the operating trim. Verify that pushbuttons of locksets do not contact the stop and inadvertently lock the door.

E. Mount armor, mop, and kick plates flush with the bottom of the door and centered horizontally on the door.

F. Notch thresholds with no larger than a 1/32-inch gap matching the frame profile. Set in a full bed of sealant complying with requirements specified in Division 07 Section “Joint Sealants” forming a tight seal between threshold and mounting surface. Caulk and seal the entire perimeter to prevent water leakage. Remove excess sealants immediately and clean the area thoroughly.

G. Do not install surface mounted items until finishes have been completed on substrates involved. Set unit level, plumb and true to line location.

H. Locate power supplies and junction boxes as directed and verified in the low-voltage coordination meeting.

I. Perform final connections of the system components to match the approved operational narratives. Use cable markers to label wires at each termination or end to match the final wiring diagrams. Terminate wiring in accordance with the manufacturer’s recommendations. Where quick-connects are seated correctly. Provide wire ties and adhesive pads to secure and organize wires in enclosures. Outside of enclosures seal terminations in waterproof connectors. Include record drawings of the point-point and the elevations in a plastic sleeve attached to the inside cover of the power supply/junction box enclosure for the Owner’s use.

3.03 FIELD QUALITY CONTROL

A. Schedule a final walk through to inspect hardware installation ten (10) business days before final acceptance of the Owner. Visually inspect for proper fasteners and verify that doors open, close, latch properly, and that openings are installed to meet NFPA 80 and ANSI A117.1 requirements. Correct deficiencies, including missing hardware immediately. Provide a written report detailing discrepancies of each opening within five (5) business days of the walk through.

B. Prior to receiving certificate of occupancy have doors inspected by a Certified Fire and Egress Door Assembly Inspector (CFDAI), as certified by Intertek (ITS), submit a written report to the Owner and Contractor. Doors failing inspection must be adjusted, modified, or replaced to be within appropriate code requirements without delay.

C. Test the functionality of electrified openings upon completion of the installation in accordance with the description of operation and the Owner’s intent under the supervision of a factory authorized representative and an Owner’s representative, verify that all features of the software are working correctly, including interfaces with any associated trades. Document the result of all tests and provide these results to the Owner and correct immediately.

3.04 ADJUSTMENT, CLEANING, AND DEMONSTRATING

A. Prior to final adjustments, the HVAC system must be completed and balanced. Test that all openings meet ANSI A117.1 for closer opening pressure, closing speed, latching, and hardware operating forces. Replace items that cannot be adjusted to operate freely and smoothly or as intended for application.

B. Prior to final walk-through inspection, clean adjacent surfaces soiled by hardware installation. Clean finish hardware per manufacturer’s instructions after final adjustments have been made. Remove all protection and replace items that cannot be cleaned to manufacturer’s level of finish quality.

C. Demonstration and training will be conducted as per the following sessions. All sessions will be recorded and turned over to the Owner for future use.
   1. Hardware Maintenance: Conduct a training class for building maintenance personnel demonstrating the adjustment, operation, and maintenance of mechanical and electrified hardware. Special tools for finish hardware to be turned over and demonstrated usage at the meeting.
   2. Key control system: Train the Owner’s designated representative on the key control system demonstrating the permanent file keys, duplicate loaner keys, key receipts, key envelopes, key change identification sheets, bitting lists, tags, and labels. When key management software is provided training will be provided for the setup and usage of the software.
   3. Access control: Demonstrate the management and programming of the access control system including the following, but not limited to:

a. System administration personnel to manage the LAN and databases including updating, maintaining, and backing up the system and database software.
b. Instruct on all software features and programming for managing the credentials, users, access points, time zones, alarms and events, door monitoring, audit trails, and time schedules.

3.05 PROTECTION

A. Leave manufacturer's protective film intact and, protect exit devices, locks, and surface mounted hardware with kraft paper or bubble wrap. Cover fire labels at painted products that bear a label with magnetic or masking tape. Keep protection in place until time of final cleaning and adjustment.

3.06 HARDWARE SET SCHEDULE

A. Door hardware items have been placed in sets which are intended to be a guide of design, grade, quality, function, operation, and performance.
1. Review products that may require mounting accessories to meet door, frame, and swing conditions as these final details vary from manufacturer to manufacturer and provide as required.
2. Where additional items of hardware are required for completion of the Work, a written statement of such omission, error, or other discrepancy is required to be submitted to the Architect, prior to bid date for clarification via an addendum.
3. Abbreviations listed below do not appear in the manufacturer's literature, for any other abbreviations refer to manufacturer's literature.:
a. LDW = Less than Door Width
b. LAR = Length as Required
c. QTY = Quantity
d. CTC = Centerline to Centerline
e. BTB = Back-to-Back mounting

3.07 HARDWARE SCHEDULE

Hardware Sets

Set #01

A. Doors: 131F

1	Continuous Hinge(s)	780-111HD x LAR EPT/Prep	CLR	HA
1	Power Transfer(s)	2-679-0623	ALM	HA
1	Exit Device(s)	4501 RIM MLRX FEC	US32D	HA
1	Rim Cylinder(s)	3901 SFIC	US26D	HA
1	Construction Core(s)	3982-BLU	BLU	HA
1	SFIC Core(s)	3969-C	US26D	HA
1	Overhead Stop(s)	7016 SRF	US32D	HA
1	Drop Plate(s)	5114	ALM	HA
1	Closer(s)	5100	ALM	HA
1	Threshold	412S x LAR	MIL	HA
1	Weatherstrip	881S N x LAR	MIL	HA
1	Sweep(s)	770S V x LAR	MIL	HA
1	Rain Drip	810S x LAR	MIL	HA
1	Door Position Switch(es)	2-679-0626		HA
1	Power Supply	2908/2909/2910/2911 As Required	No Finish	HA
1	Reader/Keypad	By Security Provider		
1	Wiring Diagrams	Wiring Diagrams		

Set #01

NOTE: Operational Description
Door normally closed and locked
Entry by valid credential
Free egress at all times
Door is locked upon power failure
Door is monitored by access control system

Set #02

B. Doors: 131A, 131B, 131D, 131E

3	Hinge(s)	BB1279 4 1/2" x 4 1/2"	US26D	HA
1	Office Lockset	3450 ARC SFIC	US26D	HA
1	Construction Core(s)	3982-BLU	BLU	HA
1	SFIC Core(s)	3969-C	US26D	HA
1	Concave Wall Stop(s)	236W	US32D	HA
3	Silencers	307D	GREY	HA

Set #03

C. Doors: 137A

3	Hinge(s)	BB1279 4 1/2" x 4 1/2"	US26D	HA
1	Storeroom Lockset	3480 ARC SFIC	US26D	HA
1	Construction Core(s)	3982-BLU	BLU	HA
1	SFIC Core(s)	3969-C	US26D	HA
1	Closer(s)	5100	ALM	HA
1	Kick Plate(s)	190S 10" x 2" LDW	US32D	HA
1	Convex Wall Stop(s)	232W	US32D	HA
3	Silencers	307D	GREY	HA

Set #04

D. Doors: 136A

3	Hinge(s)	BB1279 4 1/2" x 4 1/2"	US26D	HA
1	Pull Plate	33E 4 X 16	US32D	HA
1	Push Plate(s)	30S 8" x 16"	US32D	HA
1	Closer(s)	5100	ALM	HA
1	Kick Plate(s)	190S 10" x 2" LDW	US32D	HA
1	Mop Plate(s)	190S 4" x 1" LDW	US32D	HA
1	Concave Wall Stop(s)	236W	US32D	HA
3	Silencers	307D	GREY	HA

SECTION 088000
GLAZING

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Insulating glass units.

B. Glazing units.

C. Glazing compounds.

1.02 RELATED REQUIREMENTS

A. Section 081113 - Hollow Metal Doors and Frames: Glazed lites in doors and borrowed lites.

B. Section 102800 - Toilet, Bath, and Laundry Accessories: Mirrors.

1.03 REFERENCE STANDARDS

A. 16 CFR 1201 - Safety Standard for Architectural Glazing Materials; Current Edition.

B. ANSI Z97.1 - American National Standard for Safety Glazing Materials Used in Buildings - Safety Performance Specifications and Methods of Test; 2015 (Reaffirmed 2020).

C. ASCE 7 - Minimum Design Loads and Associated Criteria for Buildings and Other Structures; Most Recent Edition Cited by Referring Code or Reference Standard.

D. ASTM C864 - Standard Specification for Dense Elastomeric Compression Seal Gaskets, Setting Blocks, and Spacers; 2005 (Reapproved 2019).

E. ASTM C1036 - Standard Specification for Flat Glass; 2021.

F. ASTM C1048 - Standard Specification for Heat-Strengthened and Fully Tempered Flat Glass; 2018.

G. ASTM C1193 - Standard Guide for Use of Joint Sealants; 2016 (Reapproved 2023).

H. ASTM C1376 - Standard Specification for Pyrolytic and Vacuum Deposition Coatings on Flat Glass; 2021a.

I. ASTM E1300 - Standard Practice for Determining Load Resistance of Glass in Buildings; 2016.

J. ASTM E2190 - Standard Specification for Insulating Glass Unit Performance and Evaluation; 2019.

K. GANA (GM) - GANA Glazing Manual; 2022.

L. GANA (SM) - GANA Sealant Manual; 2008.

M. GANA (LGRM) - Laminated Glazing Reference Manual; 2019.

N. IGMA TM-3000 - North American Glazing Guidelines for Sealed Insulating Glass Units for Commercial & Residential Use; 1990 (Reaffirmed 2016).

O. NFRC 100 - Procedure for Determining Fenestration Product U-factors; 2023.

P. NFRC 200 - Procedure for Determining Fenestration Product Solar Heat Gain Coefficient and Visible Transmittance at Normal Incidence; 2023.

Q. NFRC 300 - Test Method for Determining the Solar Optical Properties of Glazing Materials and Systems; 2023.

1.04 ADMINISTRATIVE REQUIREMENTS

A. Preinstallation Meeting: Convene a preinstallation meeting one week before starting work of this section; require attendance by each of the affected installers.

1.05 SUBMITTALS

A. See Section 013000 - Administrative Requirements for submittal procedures.

B. Product Data on Insulating Glass Unit and Glazing Unit Glazing Types: Provide structural, physical and environmental characteristics, size limitations, special handling and installation requirements.

C. Product Data on Glazing Compounds and Accessories: Provide chemical, functional, and environmental characteristics, limitations, special application requirements, and identify available colors.

D. Samples: Submit two samples 12 by 12 inch (304.8 by 304.8 mm)12 in size of glass units.

E. Samples: Submit 6 inch (152.4 mm) long bead of glazing sealant, color as selected.

F. Manufacturer's qualification statement.

G. Installer's qualification statement.

H. Warranty Documentation: Submit manufacturer warranty and ensure that forms have been completed in Owner's name and registered with manufacturer.

I. Maintenance Materials: Furnish the following for Owner's use in maintenance of project.
   1. See Section 016000 - Product Requirements, for additional provisions.

1.06 QUALITY ASSURANCE

A. Perform Work in accordance with GANA (GM), GANA (SM), GANA (LGRM), and IGMA TM-3000 for glazing installation methods. Maintain one copy on site.

B. Manufacturer Qualifications: Company specializing in manufacturing the products specified in this section with minimum three years of documented experience.

C. Installer Qualifications: Company specializing in performing work of the type specified and with at least three years documented experience.

1.07 FIELD CONDITIONS

A. Do not install glazing when ambient temperature is less than 40 degrees F (4 degrees C).

B. Maintain minimum ambient temperature before, during and 24 hours after installation of glazing compounds.

1.08 WARRANTY

A. See Section 017800 - Closeout Submittals for additional warranty requirements.

B. Insulating Glass Units: Provide a five (5) year manufacturer warranty to include coverage for seal failure, interpane dusting or misting, including providing products to replace failed units.

PART 2 PRODUCTS

2.01 MANUFACTURERS

A. Glass Fabricators:
   1. GGI - General Glass International; _____: www.generalglass.com/#sle.
   2. Standard Bent Glass Corp: www.standardbent.com/#sle.
   3. Tecnoglass; Insulating Glass: www.tecnoglass.com/#sle.
   4. Trulite Glass & Aluminum Solutions, LLC: www.trulite.com/#sle.
   5. Viracon, Inc: www.viracon.com/#sle.
   6. Substitutions: See Section 016000 - Product Requirements.

B. Float Glass Manufacturers:
   1. Cardinal Glass Industries; _____: www.cardinalcorp.com/#sle.
   2. Guardian Glass, LLC; _____: www.guardianglass.com/#sle.
   3. Pilkington North America Inc; _____: www.pilkington.com/na/#sle.
   4. Saint Gobain North America; _____: www.saint-gobain.com/#sle.
   5. Vitro Architectural Glass (formerly PPG Glass); _____: www.vitroglazings.com/#sle.
   6. Substitutions: See Section 016000 - Product Requirements.

2.02 PERFORMANCE REQUIREMENTS - EXTERIOR GLAZING ASSEMBLIES

A. Provide type and thickness of exterior glazing assemblies to support assembly dead loads, and to withstand live loads caused by positive and negative wind pressure acting normal to plane of glass.
   1. Design Pressure: Calculated in accordance with ASCE 7.
   2. Comply with ASTM E1300 for design load resistance of glass type, thickness, dimensions, and maximum lateral deflection of supported glass.
   3. Seismic Loads: Design and size glazing components to withstand seismic loads and sway displacement in accordance with the requirements of ASCE 7
   4. Provide glass edge support system sufficiently stiff to limit the lateral deflection of supported glass edges to less than 1/175 of their lengths under specified design load.
   5. Glass thicknesses listed are minimum.

B. Weather-Resistive Barrier Seals: Provide completed assemblies that maintain continuity of building enclosure water-resistive barrier, vapor retarder, and/or air barrier.

C. Thermal and Optical Performance: Provide exterior glazing products with performance properties as indicated. Performance properties are in accordance with manufacturer's published data as determined with the following procedures and/or test methods:
   1. Center of Glass U-Value: Comply with NFRC 100 using Lawrence Berkeley National Laboratory (LBNL) WINDOW 6.3 computer program.
   2. Center of Glass Solar Heat Gain Coefficient (SHGC): Comply with NFRC 200 using Lawrence Berkeley National Laboratory (LBNL) WINDOW 6.3 computer program.
   3. Solar Optical Properties: Comply with NFRC 300 test method.

2.03 GLASS MATERIALS

A. Float Glass: Provide float glass based glazing unless otherwise indicated.
   1. Annealed Type: ASTM C1036, Type I - Transparent Flat, Class 1 - Clear, Quality - Q3.
   2. Kind FT - Fully Tempered Type: Complies with ASTM C1048.
   3. Fully Tempered Safety Glass: Complies with ANSI Z97.1 or 16 CFR 1201 criteria for safety glazing used in hazardous locations.
   4. Thicknesses: As indicated; provide greater thickness as required for exterior glazing wind load design.

2.04 INSULATING GLASS UNITS

A. Manufacturers:
   1. Glass: Any of the manufacturers specified for float glass.
   2. Alpen High Performance Products; Thinglass IGUs - Triple: www.thinkalpen.com/#sle.
   3. Cardinal Glass Industries; _____: www.cardinalcorp.com/#sle.
   4. Guardian Glass, LLC; _____: www.guardianglass.com/#sle.
   5. Pilkington North America Inc; _____: www.pilkington.com/na/#sle.Pilkington North America Inc; _____: www.pilkington.com/na/#sle.
   6. Viracon, Apogee Enterprises, Inc; _____: www.viracon.com/#sle.
   7. Vitro Architectural Glass (formerly PPG Glass); _____: www.vitroglazings.com/#sle.
   8. Substitutions: See Section 016000 - Product Requirements.

B. Fabricator: Certified by glass manufacturer for type of glass, coating, and treatment involved and capable of providing specified warranty.

C. Insulating Glass Units: Types as indicated.
   1. Durability: Certified by an independent testing agency to comply with ASTM E2190.
   2. Coated Glass: Comply with requirements of ASTM C1376 for pyrolytic (hard-coat) or magnetic sputter vapor deposition (soft-coat) type coatings on flat glass; coated vision glass, Kind CV; coated overhead glass, Kind CO; or coated spandrel glass, Kind CS.
   3. Warm-Edge Spacers: Low-conductivity thermoplastic with desiccant warm-edge technology design.

a. Spacer Width: As required for specified insulating glass unit.
b. Spacer Height: Manufacturer's standard.

4. Spacer Color: Black.
5. Edge Seal:
   a. Dual-Sealed System: Provide polyisobutylene sealant as primary seal applied between spacer and glass panes, and silicone, polysulfide, or polyurethane sealant as secondary seal applied around perimeter.
   b. Color: Black.
6. Purge interpane space with dry air, hermetically sealed.

D. Insulating Glass Units: Vision glass, double glazed.
1. Applications: Exterior glazing unless otherwise indicated.
2. Space between lites filled with argon.
3. Outboard Lite: Fully tempered float glass, 1/4 inch (6.4 mm) thick, minimum.
   a. Tint: Match Existing.
   b. Coating: Low-E (passive type), on #2 surface.
4. Inboard Lite: Fully tempered float glass, 1/4 inch (6.4 mm) thick, minimum.
   a. Tint: Clear.
5. Total Thickness: 1 inch (25.4 mm).
6. Thermal Transmittance (U-Value), Summer - Center of Glass: per plans, maximum.
7. Solar Heat Gain Coefficient (SHGC): per plans, maximum.

2.05 BASIS OF DESIGN - INSULATING GLASS UNITS

A. Basis of Design - Insulating Glass Units: Vision glazing, with low-e coating.
1. Applications: Exterior insulating glass glazing unless otherwise indicated.
2. Space between lites filled with argon.
3. Total Thickness: 1 inch (25.4 mm).
4. Thermal Transmittance (U-Value), Summer - Center of Glass: 0.24, nominal.
5. Visible Light Transmittance (VLT): 32 percent, nominal.
6. Solar Heat Gain Coefficient (SHGC): 0.19, nominal.
7. Visible Light Reflectance, Outside: 7 percent, nominal.
8. Coated Glass: Comply with requirements of ASTM C1376 for pyrolytic (hard-coat) or magnetic sputter vapor deposition (soft-coat) type coatings on flat glass; coated vision glass, Kind CV; coated overhead glass, Kind CO; or coated spandrel glass, Kind CS.
9. Spacer Color: Black.
10. Edge Seal:
    a. Dual-Sealed System: Provide polyisobutylene sealant as primary seal applied between spacer and glass panes, and silicone, polysulfide, or polyurethane sealant as secondary seal applied around perimeter.
11. Color: Black.
12. Purge interpane space with dry air, hermetically sealed.
13. Basis of Design - Vitro Architectural Glass (formerly PPG Glass): www.vitroglazings.com/#sle.
14. Outboard Lite: Fully tempered float glass, 1/4 inch (6.4 mm) thick, minimum.
    a. Low-E Coating: Vitro Architectural Glass (formerly PPG Glass) Solarban 70 glass on #2 surface.
    b. Glass Tint: Solargray (light-gray).
15. Inboard Lite: Fully tempered float glass, 1/4 inch (6.4 mm) thick.
    a. Coating: No coating on inboard lite.
    b. Glass: Clear.
16. Other Manufacturers: Provide either the product identified as "Basis of Design" or an equivalent product of another acceptable manufacturer.
17. Substitution Procedures: See Section 016000 - Product Requirements.

a. For any product not identified as "Basis of Design", submit information as specified for substitutions.

2.06 GLAZING UNITS

A. Monolithic Interior Vision Glazing:
   1. Applications: Interior glazing unless otherwise indicated.
   2. Glass Type: Fully tempered float glass.
   3. Tint: Clear.
   4. Thickness: 1/4 inch (6.4 mm), nominal.

2.07 ACCESSORIES

A. Setting Blocks: Silicone, with 80 to 90 Shore A durometer hardness; ASTM C864 Option II. Length of 0.1 inch for each square foot (25 mm for each square meter) of glazing or minimum 4 inch (100 mm) by width of glazing rabbet space minus 1/16 inch (1.5 mm) by height to suit glazing method and pane weight and area.

B. Spacer Shims: Neoprene, 50 to 60 Shore A durometer hardness; ASTM C864 Option II. Minimum 3 inch (75 mm) long by one half the height of the glazing stop by thickness to suit application, self adhesive on one face.

C. Glazing Tape, Back Bedding Mastic Type: Preformed, butyl-based, 100 percent solids compound with integral resilient spacer rod applicable to application indicated; 5 to 30 cured Shore A durometer hardness; coiled on release paper; black color.

D. Glazing Splines: Resilient silicone extruded shape to suit glazing channel retaining slot; ASTM C864 Option II; color black.

E. Glazing Clips: Manufacturer's standard type.

2.08 SOURCE QUALITY CONTROL

A. See Section 014000 - Quality Requirements for additional requirements.

PART 3 EXECUTION

3.01 VERIFICATION OF CONDITIONS

A. Verify that openings for glazing are correctly sized and within tolerances, including those for size, squareness, and offsets at corners.

B. Verify that surfaces of glazing channels or recesses are clean, free of obstructions that may impede moisture movement, weeps are clear, and support framing is ready to receive glazing system.

C. Verify that sealing between joints of glass framing members has been completed effectively.

D. Proceed with glazing system installation only after unsatisfactory conditions have been corrected.

3.02 PREPARATION

A. Clean contact surfaces with appropriate solvent and wipe dry within maximum of 24 hours before glazing. Remove coatings that are not tightly bonded to substrates.

B. Seal porous glazing channels or recesses with substrate compatible primer or sealer.

C. Prime surfaces scheduled to receive sealant where required for proper sealant adhesion.

3.03 INSTALLATION, GENERAL

A. Install glazing in compliance with written instructions of glass, gaskets, and other glazing material manufacturers, unless more stringent requirements are indicated, including those in glazing referenced standards.

B. Install glazing sealants in accordance with ASTM C1193, GANA (SM), and manufacturer's instructions.

C. Do not exceed edge pressures around perimeter of glass lites as stipulated by glass manufacturer.

D. Set glass lites of system with uniform pattern, draw, bow, and similar characteristics.

E. Set glass lites in proper orientation so that coatings face exterior or interior as indicated.

F. Prevent glass from contact with any contaminating substances that may be the result of construction operations such as, and not limited to the following; weld splatter, fire-safing, plastering, mortar droppings, and paint.

3.04 INSTALLATION - DRY GLAZING METHOD (GASKET GLAZING)

A. Application - Exterior and/or Interior Glazed: Set glazing infills from either the exterior or the interior of the building.

B. Place setting blocks at 1/4 points with edge block no more than 6 inch (152 mm) from corners.

C. Rest glazing on setting blocks and push against fixed stop with sufficient pressure on gasket to attain full contact.

D. Install removable stops without displacing glazing gasket; exert pressure for full continuous contact.

3.05 FIELD QUALITY CONTROL

A. See Section 014000 - Quality Requirements for additional requirements.

B. Glass and Glazing product manufacturers to provide field surveillance of the installation of their products.

C. Monitor and report installation procedures and unacceptable conditions.

3.06 CLEANING

A. Remove excess glazing materials from finish surfaces immediately after application using solvents or cleaners recommended by manufacturers.

B. Remove nonpermanent labels immediately after glazing installation is complete.

C. Clean glass and adjacent surfaces after sealants are fully cured.

D. Clean glass on both exposed surfaces not more than 4 days prior to Date of Substantial Completion in accordance with glass manufacturer's written recommendations.

3.07 PROTECTION

A. After installation, mark pane with an 'X' by using removable plastic tape or paste; do not mark heat absorbing or reflective glass units.

B. Remove and replace glass that is damaged during construction period prior to Date of Substantial Completion.

END OF SECTION

SECTION 092116
GYPSUM BOARD ASSEMBLIES

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Performance criteria for gypsum board assemblies.

B. Metal stud wall framing.

C. Acoustic insulation.

D. Gypsum wallboard.

E. Joint treatment and accessories.

F. Textured finish system.

1.02 RELATED REQUIREMENTS

A. Section 061000 - Rough Carpentry: Building framing and sheathing.

B. Section 061000 - Rough Carpentry: Wood blocking product and execution requirements.

C. Section 072100 - Thermal Insulation: Acoustic insulation.

D. Section 079200 - Joint Sealants: Sealing acoustical gaps in construction other than gypsum board or plaster work.

E. Section 093000 - Tiling: Tile backing board.

1.03 REFERENCE STANDARDS

A. ANSI A108.11 - American National Standard Specifications for Interior Installation of Cementitious Backer Units; 2023.

B. ASCE 7 - Minimum Design Loads and Associated Criteria for Buildings and Other Structures; Most Recent Edition Cited by Referring Code or Reference Standard.

C. ASTM C475/C475M - Standard Specification for Joint Compound and Joint Tape for Finishing Gypsum Board; 2017 (Reapproved 2022).

D. ASTM C514 - Standard Specification for Nails for the Application of Gypsum Board; 2004 (Reapproved 2020).

E. ASTM C557 - Standard Specification for Adhesives for Fastening Gypsum Wallboard to Wood Framing; 2003 (Reapproved 2017).

F. ASTM C840 - Standard Specification for Application and Finishing of Gypsum Board; 2023.

G. ASTM C1002 - Standard Specification for Steel Self-Piercing Tapping Screws for Application of Gypsum Panel Products or Metal Plaster Bases to Wood Studs or Steel Studs; 2022.

H. ASTM C1047 - Standard Specification for Accessories for Gypsum Wallboard and Gypsum Veneer Base; 2019.

I. ASTM C1288 - Standard Specification for Fiber-Cement Interior Substrate Sheets; 2023.

J. ASTM C1396/C1396M - Standard Specification for Gypsum Board; 2017.

K. ASTM D3273 - Standard Test Method for Resistance to Growth of Mold on the Surface of Interior Coatings in an Environmental Chamber; 2021.

L. ASTM E413 - Classification for Rating Sound Insulation; 2022.

M. GA-216 - Application and Finishing of Gypsum Panel Products; 2024.

N. ICC (IBC) - International Building Code; Most Recent Edition Adopted by Authority Having Jurisdiction, Including All Applicable Amendments and Supplements.

1.04 ADMINISTRATIVE REQUIREMENTS

A. Coordination: Coordinate the installation of gypsum board assemblies with size, location, and installation of service utilities.

B. Preinstallation Meeting: Conduct a preinstallation meeting one week prior to the start of the work of this section; require attendance by all affected installers.

C. Sequencing: Install service utilities in an orderly and expeditious manner.

1.05 SUBMITTALS

A. See Section 013000 - Administrative Requirements for submittal procedures.

B. Product Data:
   1. Provide data on gypsum board, accessories, and joint finishing system.

C. Samples: Submit two samples of gypsum board finished with proposed texture application, 12 by 12 inches (300 by 300 mm) in size, indicating finish color and texture.

D. Installer's Qualification Statement.

1.06 QUALITY ASSURANCE

A. Installer Qualifications: Company specializing in performing work of the type specified and with at least three years of documented experience.

B. Documents at Project Site: Maintain at the project site a copy of manufacturer's instructions and reference standard documents containing execution requirements.

1.07 DELIVERY, STORAGE, AND HANDLING

A. Store gypsum products and accessories indoors and keep above freezing. Elevate boards above floor, on nonwicking supports, in accordance with manufacturer's recommendations.

PART 2 PRODUCTS

2.01 GYPSUM BOARD ASSEMBLIES

A. Provide completed assemblies complying with ASTM C840 and GA-216.
   1. See PART 3 for finishing requirements.

B. Seismic Performance: Ceiling systems designed to withstand the effects of earthquake motions in accordance with ASCE 7 for Seismic Design Category D, E, or F and complying with the following:
   1. Local authorities having jurisdiction.

2.02 BOARD MATERIALS

A. Manufacturers - Gypsum-Based Board:
   1. American Gypsum Company; ____: www.americangypsum.com/#sle.
   2. CertainTeed Corporation; ____: www.certainteed.com/#sle.
   3. Georgia-Pacific Gypsum; ____: www.gpgypsum.com/#sle.
   4. Gold Bond Building Products, LLC provided by National Gypsum Company; ____: www.goldbondbuilding.com/#sle.
   5. USG Corporation; ____: www.usg.com/#sle.
   6. Substitutions: See Section 016000 - Product Requirements.

B. Gypsum Wallboard: Paper-faced gypsum panels as defined in ASTM C1396/C1396M; sizes to minimize joints in place; ends square cut.
   1. Application: Use for vertical surfaces and ceilings, unless otherwise indicated.
   2. At Assemblies Indicated with Fire-Resistance Rating: Use type required by indicated tested assembly; if no tested assembly is indicated, use Type X board, UL or WH listed.
   3. Thickness:
      a. Vertical Surfaces: 5/8 inch (16 mm).
      b. Ceilings: 1/2 inch (13 mm).

C. Backing Board For Non-Wet Areas: Water-resistant gypsum backing board as defined in ASTM C1396/C1396M; sizes to minimum joints in place; ends square cut.
   1. Application: Vertical surfaces behind thinset tile, except in wet areas.
   2. Mold Resistance: Score of 10, when tested in accordance with ASTM D3273.
   3. At Assemblies Indicated with Fire-Resistance Rating: Use type required by indicated tested assembly; if no tested assembly is indicated, use Type X board, UL or WH listed.
   4. Type: Type X, in locations indicated.
   5. Type X Thickness: 5/8 inch (16 mm).
   6. Edges: Tapered.

D. Ceiling Board: Special sag resistant gypsum ceiling board as defined in ASTM C1396/C1396M; sizes to minimize joints in place; ends square cut.
   1. Application: Ceilings, unless otherwise indicated.
   2. Thickness: 1/2 inch (13 mm).
   3. Edges: Tapered.

2.03 GYPSUM BOARD ACCESSORIES

A. Acoustic Insulation: See Section 072100.

B. Beads, Joint Accessories, and Other Trim: ASTM C1047, rigid plastic, galvanized steel, or rolled zinc, unless noted otherwise.
   1. Corner Beads: Low profile, for 90 degree outside corners.
   2. L-Trim with Tear-Away Strip: Sized to fit 5/8"-inch (15.87 mm) thick gypsum wallboard.
   3. Expansion Joints:
      a. Type: V-shaped PVC with tear away fins.

C. Joint Materials: ASTM C475/C475M and as recommended by gypsum board manufacturer for project conditions.

D. Nails for Attachment to Wood Members: ASTM C514.

E. Adhesive for Attachment to Wood, ASTM C557:

PART 3 EXECUTION

3.01 EXAMINATION

A. Verify that project conditions are appropriate for work of this section to commence.

3.02 FRAMING INSTALLATION

A. Studs: Space studs as indicated.
   1. Extend partition framing to structure in all locations.
   2. Partitions Terminating at Ceiling: Attach ceiling runner securely to ceiling track in accordance with manufacturer's instructions.

B. Openings: Reinforce openings as required for weight of doors or operable panels, using not less than double studs at jambs.

C. Blocking: Install wood blocking for support of:
   1. Framed openings.
   2. Plumbing fixtures.
   3. Toilet partitions.
   4. Toilet accessories.
   5. Wall-mounted door hardware.

3.03 ACOUSTIC ACCESSORIES INSTALLATION

A. Acoustic Insulation: Place tightly within spaces, around cut openings, behind and around electrical and mechanical items within partitions, and tight to items passing through partitions.

B. Acoustic Sealant: Install in accordance with manufacturer's instructions.

3.04 BOARD INSTALLATION

A. Comply with ASTM C840, GA-216, and manufacturer's instructions. Install to minimize butt end joints, especially in highly visible locations.

B. Single-Layer Nonrated: Install gypsum board in most economical direction, with ends and edges occurring over firm bearing.

C. Exposed Gypsum Board in Interior Wet Areas: Seal joints, cut edges, and holes with water-resistant sealant.

D. Installation on Wood Framing: For rated assemblies, comply with requirements of listing authority. For nonrated assemblies, install as follows:
   1. Single-Layer Applications: Screw attachment.

3.05 INSTALLATION OF TRIM AND ACCESSORIES

A. Control Joints: Place control joints consistent with lines of building spaces and as follows:
   1. Not more than 30 feet (10 meters) apart on walls and ceilings over 50 feet (16 meters) long.

B. Corner Beads: Install at external corners, using longest practical lengths.

C. Edge Trim: Install at locations where gypsum board abuts dissimilar materials.

3.06 JOINT TREATMENT

A. Paper Faced Gypsum Board: Use paper joint tape, embed with drying type joint compound and finish with drying type joint compound.

B. Finish gypsum board in accordance with levels defined in ASTM C840, as follows:
   1. Level 5: Walls and ceilings to receive semi-gloss or gloss paint finish and other areas specifically indicated.
   2. Level 4: Walls and ceilings to receive paint finish or wall coverings, unless otherwise indicated.
   3. Level 3: Walls to receive textured wall finish.
   4. Level 2: In utility areas, behind cabinetry, and on backing board to receive tile finish.
   5. Level 1: Wall areas above finished ceilings, whether or not accessible in the completed construction.

C. Tape, fill, and sand exposed joints, edges, and corners to produce smooth surface ready to receive finishes.
   1. Feather coats of joint compound so that camber is maximum 1/32 inch (0.8 mm).
   2. Taping, filling, and sanding are not required at surfaces behind adhesive applied ceramic tile and fixed cabinetry.

D. Where Level 5 finish is indicated, spray apply high build drywall surfacer over entire surface after joints have been properly treated; achieve a flat and tool mark-free finish.

3.07 TEXTURE FINISH

A. Apply finish texture coating by means of trowel in accordance with manufacturer's instructions and to match approved sample.

3.08 TOLERANCES

A. Maximum Variation of Finished Gypsum Board Surface from True Flatness: 1/8 inch in 10 feet (3 mm in 3 m) in any direction.

3.09 CLEANING

A. See Section 017000 - Execution and Closeout Requirements for additional requirements.

3.10 PROTECTION

A. Protect installed gypsum board assemblies from subsequent construction operations.

END OF SECTION

SECTION 092400
CEMENT PLASTERING

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Cement plastering.

1.02 RELATED REQUIREMENTS

A. Section 061000 - Rough Carpentry: Wood stud framing for plaster.

B. Section 099113 - Exterior Painting.

1.03 REFERENCE STANDARDS

A. ASTM A641/A641M - Standard Specification for Zinc-Coated (Galvanized) Carbon Steel Wire; 2019.

B. ASTM C150/C150M - Standard Specification for Portland Cement; 2022.

C. ASTM C926 - Standard Specification for Application of Portland Cement-Based Plaster; 2023a.

D. ASTM C932 - Standard Specification for Surface-Applied Bonding Compounds for Exterior Plastering; 2006 (Reapproved 2019).

E. ASTM C1063 - Standard Specification for Installation of Lathing and Furring to Receive Interior and Exterior Portland Cement-Based Plaster; 2023.

F. ASTM C933 - Standard Specification for Welded Wire Lath; 2023.

G. ICC (IBC) - International Building Code; Most Recent Edition Adopted by Authority Having Jurisdiction, Including All Applicable Amendments and Supplements.

1.04 SUBMITTALS

A. See Section 013000 - Administrative Requirements for submittals procedures.

B. Product Data: Provide data on plaster materials and trim accessories.

C. Samples:
   1. Submit two samples, 12 by 12 inch (304.8 by 304.8 mm) in size illustrating finish color and texture.

D. Installer's Qualification Statement.

1.05 QUALITY ASSURANCE

A. Installer Qualifications: Company specializing in performing the work of this section with minimum three years documented experience.

B. Copies of Documents at Project Site: Maintain at the project site a copy of each referenced document that prescribes execution requirements.

1.06 FIELD CONDITIONS

A. Exterior Plaster Work: Do not apply plaster when substrate or ambient air temperature is 40 degrees F (4 degrees C) or lower, or when temperature is expected to drop below 40 degrees F (4 degrees C) within 48 hours of application.

PART 2 PRODUCTS

2.01 CEMENT PLASTER APPLICATIONS

A. Lath Plaster Base: Metal lath.
   1. Plaster Type: Factory prepared plaster mix.
   2. Number of Coats: Three.
   3. First Coat: Apply to a nominal thickness of 3/8 inch (9 mm).
   4. Second Coat: Apply to a nominal thickness of 3/8 inch (9 mm).
   5. Leveling Coat: Apply to a nominal thickness of 1/32 to 1/16 inch (0.79 to 1.6 mm).

6. Finish Coat: Apply to a nominal thickness of 1/8 inch (3 mm).
    a. Texture: Match Existing.

2.02 FACTORY PREPARED CEMENT PLASTER

A. Exterior Portland cement plaster system made of scratch and brown base coat, leveling coat with reinforcing mesh, and acrylic finish coat; install in accordance with ASTM C926.
    1. Manufacturer - Basis of Design:
        a. LaHabra; FastWall 300: www.lahabrastucco.com/#sle.
    2. Other Acceptable Manufacturers:
        a. Dryvit Systems, Inc; Dryvit Stuccoat One-Coat System: www.dryvit.com/systems/stucco/#sle.
        b. Master Builders Solutions; Senergy Platinum CI Stucco Ultra: www.master-builders-solutions.com/en-us/#sle.
        c. Sika Corporation; Parex Armourwall 300: www.parex.com/#sle.
        d. Sto Corp; Sto Powerwall: www.stocorp.com/#sle.
        e. Substitutions: See Section 016000 - Product Requirements.

2.03 ACCESSORIES

A. Lath:
    1. Wire Size: 17 gauge, 0.453 inch (11.5 mm).
    2. Galvanized: ASTM A641/A641M.
    3. Opening Size: 11/16 by 1-1/2 inches.
    4. Comply with ASTM C933.

PART 3 EXECUTION

3.01 EXAMINATION

A. Verify existing conditions are acceptable prior to starting this work.

B. Verify lath is flat, secured to substrate, and joint and surface perimeter accessories are properly in place.

C. Verify mechanical and electrical equipment and services located within areas to receive this work have been properly tested and approved.

3.02 INSTALLATION - WATER-RESISTIVE BARRIER

A. Where cement plaster is installed as part of a barrier wall system, install two layers of water-resistive barrier in accordance with water-resistive barrier manufacturer's instructions.

B. Integrate water-resistive barrier with flashing accessories, and adjacent doors, windows, penetrations, and cladding transitions.

3.03 MIXING

A. Mix only as much plaster as can be used prior to initial set.

B. Mix materials dry, to uniform color and consistency, before adding water.

C. Do not retemper mixes after initial set has occurred.

D. Protect mixtures from frost or freezing temperatures, contamination, and excessive evaporation.

3.04 APPLICATION

A. Apply plaster in accordance with manufacturer's written instructions and comply with ASTM C926.

B. Base Coats:
    1. Apply base coat(s) to fully embed lath and to specified thickness.
    2. Follow guidelines in ASTM C926 and manufacturer's written installation instructions for moist curing base coats and application of subsequent coats.

C. Leveling Coat:
    1. Apply leveling coat to specified thickness.

D. Finish Coats:
    1. Cement Plaster:
        a. Apply with sufficient material and pressure to ensure complete coverage of base to specified thickness.
        b. Apply desired surface texture while mix is still workable.
        c. Float to a consistent finish.
    2. Primer and Elastomeric Coatings:
        a. Remove surface contaminants such as dust and dirt without damaging substrate.
        b. Apply primer in accordance with manufacturer's instructions.
        c. Apply finish coating in number of coats and to thickness recommended by manufacturer.

3.05 TOLERANCES

A. Maximum Variation from True Flatness: 1/4 inch in 10 feet (6 mm in 3 m).

3.06 REPAIR

A. Patching: Remove loose, damaged or defective plaster and replace with plaster of same composition; finish to match surrounding area.

END OF SECTION

SECTION 093000
TILING

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Tile for floor applications.

B. Tile for wall applications.

C. Ceramic accessories.

D. Ceramic trim.

1.02 RELATED REQUIREMENTS

A. Section 079200 - Joint Sealants: Sealing joints between tile work and adjacent construction and fixtures.

B. Section 092116 - Gypsum Board Assemblies: Tile backer board.

1.03 REFERENCE STANDARDS

A. ANSI A108/A118/A136 - American National Standard Specifications for the Installation of Ceramic Tile (Compendium); 2024.

B. ANSI A108.1a - American National Standard Specifications for Installation of Ceramic Tile in the Wet-Set Method, with Portland Cement Mortar; 2023.

C. ANSI A108.1b - Installation of Ceramic Tile on a Cured Portland Cement Mortar Setting Bed with Dry-Set, Modified Dry-Set, or Improved Modified Dry-Set Cement Mortar; 2023.

D. ANSI A108.1c - Contractor's Option: Installation of Ceramic Tile in the Wet-Set Method with Portland Cement Mortar or Installation of Ceramic Tile on a Cured Portland Cement Mortar Setting Bed with Dry-Set, Modified Dry-Set, or Improved Modified Dry-Set Cement Mortar; 2023.

E. ANSI A108.4 - American National Standard Specifications for Installation of Ceramic Tile with Organic Adhesive or Water Cleanable Tile-Setting Epoxy Adhesive; 2023.

F. ANSI A108.5 - Setting of Ceramic Tile with Dry-Set Cement Mortar, Modified Dry-Set Cement Mortar, EGP (Exterior Glue Plywood) Modified Dry-Set Cement Mortar, or Improved Modified Dry-Set Cement Mortar; 2023.

G. ANSI A108.6 - American National Standard Specifications for Installation of Ceramic Tile with Chemical Resistant, Water Cleanable Tile-Setting and -Grout Epoxy; 2023.

H. ANSI A108.8 - American National Standard Specifications for Installation of Ceramic Tile with Chemical Resistant Furan Resin Mortar and Grout; 1999 (Reaffirmed 2019).

I. ANSI A108.9 - American National Standard Specifications for Installation of Ceramic Tile with Modified Epoxy Emulsion Mortar/Grout; 2023.

J. ANSI A108.10 - American National Standard Specifications for Installation of Grout in Tilework; 2017 (Reaffirmed 2022).

K. ANSI A108.12 - Installation of Ceramic Tile with EGP (Exterior Glue Plywood) Modified Dry-Set Mortar; 2023.

L. ANSI A108.13 - American National Standard for Installation of Load Bearing, Bonded, Waterproof Membranes for Thin-Set Ceramic Tile and Dimension Stone; 2005 (Reaffirmed 2021).

M. ANSI A108.19 - American National Standard Specifications for Interior Installation of Gauged Porcelain Tiles and Gauged Porcelain Tile Panels/Slabs by the Thin-Bed Method Bonded with Modified Dry-Set Cement Mortar or Improved Modified Dry-Set Cement Mortar; 2020.

N. ANSI A108.20 - American National Standard Specifications for Exterior Installation of Gauged Porcelain Tiles and Gauged Porcelain Tile Panels/Slabs; 2020.

O. ANSI A118.1 - American National Standard Specifications for Dry-Set Cement Mortar; 2023.

P. ANSI A118.3 - American National Standard Specifications for Chemical Resistant, Water Cleanable Tile-Setting and -Grouting Epoxy and Water Cleanable Tile-Setting Epoxy Adhesive; 2021.

Q. ANSI A118.4 - American National Standard Specifications for Modified Dry-Set Cement Mortar; 2023.

R. ANSI A118.6 - American National Standard Specifications for Standard Cement Grouts for Tile Installation; 2019.

S. ANSI A118.7 - American National Standard Specifications for High Performance Cement Grouts for Tile Installation; 2019.

T. ANSI A118.15 - American National Standard Specifications for Improved Modified Dry-Set Cement Mortar; 2023.

U. ANSI A137.1 - American National Standard Specifications for Ceramic Tile; 2022.

V. ASTM C373 - Standard Test Methods for Determination of Water Absorption and Associated Properties by Vacuum Method for Pressed Ceramic Tiles and Glass Tiles and Boil Method for Extruded Ceramic Tiles and Non-tile Fired Ceramic Whiteware Products; 2018 (Reapproved 2023).

W. ASTM F710 - Standard Practice for Preparing Concrete Floors to Receive Resilient Flooring; 2022.

X. ASTM F1869 - Standard Test Method for Measuring Moisture Vapor Emission Rate of Concrete Subfloor Using Anhydrous Calcium Chloride; 2023.

Y. ASTM F2170 - Standard Test Method for Determining Relative Humidity in Concrete Floor Slabs Using in situ Probes; 2019a.

Z. TCNA (HB) - Handbook for Ceramic, Glass, and Stone Tile Installation; 2024.

AA. TCNA (HB-GP) - Handbook for Gauged Porcelain Tiles and Gauged Porcelain Tile Panels/Slabs Installation; 2023.

1.04 ADMINISTRATIVE REQUIREMENTS

A. Preinstallation Meeting: Convene a preinstallation meeting one week before starting work of this section; require attendance by affected installers.

1.05 SUBMITTALS

A. See Section 013000 - Administrative Requirements for submittal procedures.

B. Product Data: Provide manufacturers' data sheets on tile, mortar, grout, and accessories. Include instructions for using grouts and adhesives.

C. Shop Drawings: Indicate tile layout, patterns, color arrangement, perimeter conditions, junctions with dissimilar materials, control and expansion joints, thresholds, ceramic accessories, and setting details.

D. Samples: Mount tile and apply grout on two plywood panels, minimum 18 by 18 inches (457 by 457 mm) in size illustrating pattern, color variations, and grout joint size variations.

E. Installer's Qualification Statement:

F. Maintenance Data: Include recommended cleaning methods, cleaning materials, and stain removal methods.

G. Maintenance Materials: Furnish the following for Owner's use in maintenance of project.
   1. See Section 016000 - Product Requirements, for additional provisions.
   2. Extra Tile: 5 square feet (0.46 square meters) of each size, color, and surface finish combination.

1.06 QUALITY ASSURANCE

A. Maintain one copy of ANSI A108/A118/A136, TCNA (HB), and TCNA (HB-GP) on-site.

B. Manufacturer Qualifications: Company specializing in manufacturing the types of products specified in this section, with minimum five years of documented experience.

C. Installer Qualifications:
   1. Company specializing in performing tile installation, with minimum of five years of documented experience.

1.07 DELIVERY, STORAGE, AND HANDLING

A. Protect adhesives from freezing or overheating in accordance with manufacturer's instructions.

1.08 FIELD CONDITIONS

A. Do not install solvent-based products in an unventilated environment.

B. Maintain ambient and substrate temperature above 50 degrees F (10 degrees C) and below 100 degrees F (38 degrees C) during installation and curing of setting materials.

PART 2 PRODUCTS

2.01 TILE

A. Porcelain Mosaic Tile, Type F2: ANSI A137.1 standard grade.
   1. Moisture Absorption: 0 to 0.5 percent as tested in accordance with ASTM C373.
   2. Size: 2 by 2 inch (51 by 51 mm), nominal.
   3. Shape: Square.
   4. Edges: Cushioned.
   5. Surface Finish: Matte glazed.
   6. Color(s): To be selected by Architect from manufacturer's standard range.

B. Glazed Wall Tile, Type W2: ANSI A137.1 standard grade.
   1. Moisture Absorption: 7.0 to 20.0 percent as tested in accordance with ASTM C373.
   2. Size: 6 by 6 inch (152 by 152 mm), nominal.
   3. Edges: Cushioned.
   4. Surface Finish: Semi-gloss.
   5. Color(s): To be selected by Architect from manufacturer's standard range.
   6. Trim Units: Matching bead, bullnose, cove, and base shapes in sizes coordinated with field tile.

2.02 TRIM AND ACCESSORIES

A. Ceramic Accessories: Glazed finish, same color and finish as adjacent field tile; same manufacturer as tile.

B. Ceramic Trim: Matching bullnose, double bullnose, cove base, and cove ceramic shapes in sizes coordinated with field tile.
   1. Applications:
      a. Open Edges: Bullnose.
      b. Inside Corners: Jointed.
      c. Floor to Wall Joints: Cove base.
   2. Manufacturers: Same as for tile.

2.03 SETTING MATERIALS

A. Provide setting and grout materials from same manufacturer.

B. Latex-Portland Cement Mortar Bond Coat: ANSI A118.4.
   1. Applications: Use this type of bond coat where indicated, and where no other type of bond coat is indicated.
   2. Products:
      a. ARDEX Engineered Cements; ARDEX X 5: www.ardexamericas.com/#sle.

b. Custom Building Products; ProLite Premium Rapid Setting Large Format Tile Mortar, with Multi-Surface Bonding Primer: www.custombuildingproducts.com/#sle.
c. LATICRETE International, Inc; TRI-LITE: www.laticrete.com/#sle.
d. Mapei Corporation; Adesilex P10 Mosaic & Glass Tile: www.mapei.com/#sle.
e. Merkrete, by Parex USA, Inc; Merkrete 735 Premium Flex: www.merkrete.com/#sle.
f. Sika Corp; SikaTile 300 Set: www.sika.com/#sle.
g. Substitutions: See Section 016000 - Product Requirements.

2.04 GROUTS

A. Provide setting and grout materials from same manufacturer.

B. Manufacturers:
1. ARDEX Engineered Cements; _____: www.ardexamericas.com/#sle.
2. Custom Building Products; _____: www.custombuildingproducts.com/#sle.
3. LATICRETE International, Inc; _____: www.laticrete.com/#sle.
4. Mapei Corporation; _____: www.mapei.com/#sle.
5. Merkrete, by Parex USA, Inc; Merkrete Duracolor Non-Sanded Color Grout: www.merkrete.com/#sle.
6. Substitutions: See Section 016000 - Product Requirements.

C. Standard Grout: ANSI A118.6 standard cement grout.
1. Applications: Use this type of grout where indicated and where no other type of grout is indicated.
2. Use sanded grout for joints 1/8 inch (3.2 mm) wide and larger; use unsanded grout for joints less than 1/8 inch (3.2 mm) wide.
3. Color(s): As selected by Architect from manufacturer's full line.
4. Products:
a. Custom Building Products; Polyblend Non-Sanded Grout: www.custombuildingproducts.com/#sle.
b. LATICRETE International, Inc; LATICRETE 1500 Sanded Grout: www.laticrete.com/#sle.
c. Mapei Corporation; Flexcolor CQ: www.mapei.com/#sle.
d. Merkrete, by Parex USA, Inc; Merkrete Duracolor Non-Sanded Grout: www.merkrete.com/#sle.
e. Sika Corp; SikaTile 800 Grout Sanded: www.sika.com/#sle.
f. Substitutions: See Section 016000 - Product Requirements.

2.05 MAINTENANCE MATERIALS

A. Tile Sealant: Gunnable, silicone, siliconized acrylic, or urethane sealant; moisture and mildew resistant type.
1. Applications: Between tile and plumbing fixtures.
2. Color(s): As selected by Architect from manufacturer's full line.

B. Grout Sealer: Liquid-applied, moisture and stain protection for existing or new Portland cement grout.
1. Composition: Water-based colorless silicone.

PART 3 EXECUTION

3.01 EXAMINATION

A. Verify that subfloor surfaces are smooth and flat within the tolerances specified for that type of work and are ready to receive tile.

B. Verify that wall surfaces are smooth and flat within the tolerances specified for that type of work, are dust-free, and are ready to receive tile.

C. Cementitious Subfloor Surfaces: Verify that substrates are ready for tiling installation by testing for moisture and alkalinity (pH).

1. Test as Follows:
    a. Alkalinity (pH): ASTM F710.
    b. Internal Relative Humidity: ASTM F2170.
    c. Moisture Vapor Emission: ASTM F1869.
2. Obtain instructions if test results are not within limits recommended by tiling material manufacturer and setting material manufacturer.

D. Verify that required floor-mounted utilities are in correct location.

3.02 PREPARATION

A. Protect surrounding work from damage.

B. Vacuum clean surfaces and damp clean.

C. Seal substrate surface cracks with filler. Level existing substrate surfaces to acceptable flatness tolerances.

D. Prepare substrate surfaces for adhesive installation in accordance with adhesive manufacturer's instructions.

3.03 INSTALLATION - GENERAL

A. Install tile and grout in accordance with applicable requirements of ANSI A108.1a through ANSI A108.20, manufacturer's instructions, and TCNA (HB) or TCNA (HB-GP) recommendations, as applicable.

B. Lay tile to pattern indicated. Do not interrupt tile pattern through openings.

C. Cut and fit tile to penetrations through tile, leaving sealant joint space. Form corners and bases neatly. Align floor joints.

D. Place tile joints uniform in width, subject to variance in tolerance allowed in tile size. Make grout joints without voids, cracks, excess mortar or excess grout, or too little grout.

E. Form internal angles square and external angles bullnosed.

F. Install ceramic accessories rigidly in prepared openings.

G. Sound tile after setting. Replace hollow sounding units.

H. Keep control and expansion joints free of mortar, grout, and adhesive.

I. Prior to grouting, allow installation to completely cure; minimum of 48 hours.

J. Grout tile joints unless otherwise indicated. Use standard grout unless otherwise indicated.

K. At changes in plane and tile-to-tile control joints, use tile sealant instead of grout, with either bond breaker tape or backer rod as appropriate to prevent three-sided bonding.

3.04 INSTALLATION - FLOORS - THIN-SET METHODS

A. Over interior concrete substrates, install in accordance with TCNA (HB) Method F113, dry-set or latex-Portland cement bond coat, with standard grout.

3.05 INSTALLATION - WALL TILE

A. Over gypsum wallboard on wood or metal studs install in accordance with TCNA (HB) Method W243, thin-set with dry-set or latex-Portland cement bond coat, unless otherwise indicated.

3.06 CLEANING

A. Clean tile and grout surfaces.

3.07 PROTECTION

A. Do not permit traffic over finished floor surface for 4 days after installation.

END OF SECTION

SECTION 095100
ACOUSTICAL CEILINGS

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Suspended metal grid ceiling system.

B. Acoustical units.

C. Supplementary insulation above ceiling.

1.02 RELATED REQUIREMENTS

A. Section 072100 - Thermal Insulation: Acoustical insulation.

1.03 REFERENCE STANDARDS

A. ASCE 7 - Minimum Design Loads and Associated Criteria for Buildings and Other Structures; Most Recent Edition Cited by Referring Code or Reference Standard.

B. ASTM A653/A653M - Standard Specification for Steel Sheet, Zinc-Coated (Galvanized) or Zinc-Iron Alloy-Coated (Galvannealed) by the Hot-Dip Process; 2023.

C. ASTM C635/C635M - Standard Specification for Manufacture, Performance, and Testing of Metal Suspension Systems for Acoustical Tile and Lay-in Panel Ceilings; 2022.

D. ASTM C636/C636M - Standard Practice for Installation of Metal Ceiling Suspension Systems for Acoustical Tile and Lay-In Panels; 2019.

E. ASTM C665 - Standard Specification for Mineral-Fiber Blanket Thermal Insulation for Light Frame Construction and Manufactured Housing; 2023.

F. ASTM E580/E580M - Standard Practice for Installation of Ceiling Suspension Systems for Acoustical Tile and Lay-in Panels in Areas Subject to Earthquake Ground Motions; 2022.

G. ASTM E1264 - Standard Classification for Acoustical Ceiling Products; 2023.

1.04 ADMINISTRATIVE REQUIREMENTS

A. Sequence work to ensure acoustical ceilings are not installed until building is enclosed, sufficient heat is provided, dust generating activities have terminated, and overhead work is completed, tested, and approved.

B. Do not install acoustical units until after interior wet work is dry.

1.05 SUBMITTALS

A. See Section 013000 - Administrative Requirements for submittal procedures.

B. Product Data: Provide data on suspension system components and acoustical units.

C. Samples: Submit two full size samples illustrating material and finish of acoustical units.

D. Samples: Submit two samples each, 6 inches (152.4 mm) long, of suspension system main runner, cross runner, and perimeter molding.

E. Manufacturer's Installation Instructions: Indicate special procedures and perimeter conditions requiring special attention.

F. Manufacturer's qualification statement.

G. Maintenance Materials: Furnish the following for Owner's use in maintenance of project.
   1. See Section 016000 - Product Requirements, for additional provisions.
   2. Extra Acoustical Units: Quantity equal to 5 percent of total installed.

1.06 FIELD CONDITIONS

A. Maintain uniform temperature of minimum 60 degrees F (16 degrees C), and maximum humidity of 40 percent prior to, during, and after acoustical unit installation.

PART 2 PRODUCTS

2.01 MANUFACTURERS

A. Acoustic Tiles/Panels:
   1. Armstrong World Industries, Inc; ____: www.armstrongceilings.com/#sle.
   2. Acoustic Ceiling Products, Inc; ____: www.acpideas.com/#sle.
   3. Certainteed Architectural; ____: www.certainteed.com/ceilings-and-walls/#sle.
   4. Rockfon; _____: www.rockfon.com/#sle.
   5. USG Corporation; ____: www.usg.com/ceilings/#sle.
   6. Substitutions: See Section 016000 - Product Requirements.

B. Suspension Systems:
   1. Same as for acoustical units.

2.02 PERFORMANCE REQUIREMENTS

A. Seismic Performance: Ceiling systems designed to withstand the effects of earthquake motions determined according to ASCE 7 for Seismic Design Category D, E, or F and complying with the following:
   1. Local authorities having jurisdiction.

2.03 ACOUSTICAL UNITS

A. Acoustical Units - General: ASTM E1264, Class A.

B. Acoustical Panels, Type C1: Painted mineral fiber, with the following characteristics:
   1. Classification: ASTM E1264 Type III.
      a. Form: 1, nodular.
      b. Pattern: "D" - fissured.
   2. Size: 24 by 48 inches (610 by 1219 mm).
   3. Thickness: 3/4 inch (19 mm).
   4. Panel Edge: Reveal.
   5. Tile Edge: Beveled.
      a. Joint: Kerfed and rabbeted.
   6. Color: White.
   7. Suspension System: Exposed grid.

2.04 SUSPENSION SYSTEM(S)

A. Metal Suspension Systems - General: Complying with ASTM C635/C635M; die cut and interlocking components, with perimeter moldings, hold down clips, stabilizer bars, clips, and splices as required.
   1. Materials:
      a. Steel Grid: ASTM A653/A653M, G30 coating, unless otherwise indicated.

B. Exposed Suspension System: Hot-dip galvanized steel grid with steel cap.
   1. Structural Classification: Heavy-duty, when tested in accordance with ASTM C635/C635M.
   2. Profile: Tee; 15/16 inch (24 mm) face width.
   3. Finish: Baked enamel.
   4. Color: White.

2.05 ACCESSORIES

A. Support Channels and Hangers: Galvanized steel; size and type to suit application, seismic requirements, and ceiling system flatness requirement specified.

B. Hanger Wire: 12 gauge, 0.08 inch (2 mm) galvanized steel wire.

C. Hold-Down Clips: Manufacturer's standard clips to suit application.

D. Seismic Clips: Manufacturer's standard clips for seismic conditions and to suit application.

E. Perimeter Moldings: Same metal and finish as grid.
   1. Size: As required for installation conditions and specified Seismic Design Category.
   2. Angle Molding: L-shaped, for mounting at same elevation as face of grid.

PART 3 EXECUTION

3.01 EXAMINATION

A. Verify existing conditions before starting work.

B. Verify that layout of hangers will not interfere with other work.

3.02 PREPARATION

A. Install after major above-ceiling work is complete.

B. Coordinate the location of hangers with other work.

C. Provide hanger clips during steel deck erection. Provide additional hangers and inserts as required.

3.03 INSTALLATION - SUSPENSION SYSTEM

A. Install suspension system in accordance with ASTM C636/C636M, ASTM E580/E580M, and manufacturer's instructions and as supplemented in this section.

B. Rigidly secure system, including integral mechanical and electrical components, for maximum deflection of 1:360.

C. Locate system on room axis according to reflected plan.

D. Perimeter Molding: Install at intersection of ceiling and vertical surfaces and at junctions with other interruptions.
   1. Use longest practical lengths.
   2. Overlap and rivet corners.

E. Seismic Suspension System, Seismic Design Categories D, E, F: Hang suspension system with grid ends attached to the perimeter molding on two adjacent walls; on opposite walls, maintain a 3/4 inch (19 mm) clearance between grid ends and wall.

F. Where ducts or other equipment prevent the regular spacing of hangers, reinforce the nearest affected hangers and related carrying channels to span the extra distance.

G. Do not support components on main runners or cross runners if weight causes total dead load to exceed deflection capability.

H. Support fixture loads using supplementary hangers located within 6 inches (152 mm) of each corner, or support components independently.

I. Do not eccentrically load system or induce rotation of runners.

3.04 INSTALLATION - ACOUSTICAL UNITS

A. Install acoustical units in accordance with manufacturer's instructions.

B. Fit acoustical units in place, free from damaged edges or other defects detrimental to appearance and function.

C. Fit border trim neatly against abutting surfaces.

D. Install acoustical units level, in uniform plane, and free from twist, warp, and dents.

E. Cutting Acoustical Units:
   1. Make field cut edges of same profile as factory edges.

F. Where round obstructions occur, provide preformed closures to match perimeter molding.

G. Install hold-down clips on panels within 20 ft (6 m) of an exterior door.

3.05 TOLERANCES

A. Maximum Variation from Flat and Level Surface: 1/8 inch in 10 feet (3 mm in 3 m).

B. Maximum Variation from Plumb of Grid Members Caused by Eccentric Loads: 2 degrees.

3.06 CLEANING

A. See Section 017000 - Execution and Closeout Requirements for additional requirements.

B. Clean surfaces.

C. Replace damaged or abraded components.

END OF SECTION

SECTION 096500
RESILIENT FLOORING

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Resilient base.

B. Installation accessories.

1.02 REFERENCE STANDARDS

A. ASTM F1861 - Standard Specification for Resilient Wall Base; 2021.

1.03 SUBMITTALS

A. See Section 013000 - Administrative Requirements for submittal procedures.

B. Product Data: Provide data on specified products, describing physical and performance characteristics; including sizes, patterns and colors available; and installation instructions.

C. Selection Samples: Submit manufacturer's complete set of color samples for Architect's initial selection.

D. Verification Samples: Submit two samples, 6 by 6 inch (152.4 by 154.2 mm) in size illustrating color and pattern for each resilient flooring product specified.

E. Manufacturer's Qualification Statement.

F. Installer's Qualification Statement.

G. Maintenance Data: Include maintenance procedures, recommended maintenance materials, and suggested schedule for cleaning, stripping, and re-waxing.

H. Maintenance Materials: Furnish the following for Owner's use in maintenance of project.
   1. See Section 016000 - Product Requirements, for additional provisions.
   2. Extra Wall Base: 12 linear feet (3.66 linear meters) of each type and color.

1.04 QUALITY ASSURANCE

A. Manufacturer Qualifications: Company specializing in manufacturing specified flooring with minimum three years documented experience.

B. Installer Qualifications: Company specializing in installing specified flooring with minimum three years documented experience.

1.05 DELIVERY, STORAGE, AND HANDLING

A. Upon receipt, immediately remove any shrink-wrap and check materials for damage and the correct style, color, quantity and run numbers.

B. Store all materials off of the floor in an acclimatized, weather-tight space.

C. Maintain temperature in storage area between 55 degrees F (13 degrees C) and 90 degrees F (72 degrees C).

D. Protect roll materials from damage by storing on end.

E. Do not double stack pallets.

1.06 FIELD CONDITIONS

A. Store materials for not less than 48 hours prior to installation in area of installation at a temperature of 70 degrees F (21 degrees C) to achieve temperature stability. Thereafter, maintain conditions above 55 degrees F (13 degrees C).

PART 2 PRODUCTS

2.01 RESILIENT BASE

A. Resilient Base: ASTM F1861, Type TP, rubber, thermoplastic; Style B, Cove.
   1. Manufacturers:

a. Johnsonite, a Tarkett Company; _____: www.johnsonite.com/#sle.
b. Mannington Commercial; _____: www.manningtoncommercial.com#sle.
c. Roppe Corporation; Contours Profiled Wall Base System: www.roppe.com/#sle.
d. Substitutions: See Section 016000 - Product Requirements.

2. Height: 4 inches (100 mm).
3. Thickness: 0.125 inch (3.2 mm).
4. Finish: Satin.
5. Length: Roll.
6. Color: To be selected by Architect from manufacturer's full range.
7. Accessories: Premolded external corners and internal corners.

2.02 ACCESSORIES

A. Primers, Adhesives, and Seam Sealer: Waterproof; types recommended by flooring manufacturer.

B. Filler for Coved Base: Plastic.

C. Prefabricated Coved Base: Bonded Aluminum Reinforcing Backer.

PART 3 EXECUTION

3.01 EXAMINATION

A. Verify that wall surfaces are smooth and flat within the tolerances specified for that type of work, are dust-free, and are ready to receive resilient base.

3.02 INSTALLATION - GENERAL

A. Starting installation constitutes acceptance of subfloor conditions.

B. Install in accordance with manufacturer's written instructions.

3.03 INSTALLATION - RESILIENT BASE

A. Fit joints tightly and make vertical. Maintain minimum dimension of 18 inches (45 mm) between joints.

B. Miter internal corners. At external corners, use premolded units. At exposed ends, use premolded units.

C. Install base on solid backing. Bond tightly to wall and floor surfaces.

D. Scribe and fit to door frames and other interruptions.

3.04 CLEANING

A. Remove excess adhesive from floor, base, and wall surfaces without damage.

B. Clean in accordance with manufacturer's written instructions.

END OF SECTION

SECTION 096816
SHEET CARPETING

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Carpet, direct-glued.

B. Removal of existing carpet.

1.02 RELATED REQUIREMENTS

A. Section 033000 - Cast-in-Place Concrete: Restrictions on curing compounds for concrete slabs and floors to receive adhesive-applied carpet.

1.03 REFERENCE STANDARDS

A. ASTM D2859 - Standard Test Method for Ignition Characteristics of Finished Textile Floor Covering Materials; 2016 (Reapproved 2021).

B. ASTM E648 - Standard Test Method for Critical Radiant Flux of Floor-Covering Systems Using a Radiant Heat Energy Source; 2023.

C. ASTM F710 - Standard Practice for Preparing Concrete Floors to Receive Resilient Flooring; 2022.

D. ASTM F1869 - Standard Test Method for Measuring Moisture Vapor Emission Rate of Concrete Subfloor Using Anhydrous Calcium Chloride; 2023.

E. ASTM F2170 - Standard Test Method for Determining Relative Humidity in Concrete Floor Slabs Using in situ Probes; 2019a.

F. CRI 104 - Standard for Installation of Commercial Carpet; 2015.

G. CRI (GL) - Green Label Testing Program - Certified Products; Current Edition.

H. NFPA 253 - Standard Method of Test for Critical Radiant Flux of Floor Covering Systems Using a Radiant Heat Energy Source; 2023.

1.04 SUBMITTALS

A. See Section 013000 - Administrative Requirements for submittal procedures.

B. Product Data: Provide data on specified products, describing physical and performance characteristics; sizes, patterns, colors available, and method of installation.

C. Samples: Submit two samples 12 by 12 inch (304.8 by 304.8 mm) in size illustrating color and pattern for each carpet material specified.

D. Manufacturer's Installation Instructions: Indicate special procedures and perimeter conditions requiring special attention.

E. Concrete Subfloor Test Report: Submit a copy of the moisture and alkalinity (pH) test reports.

F. Manufacturer's Qualification Statement.

G. Installer's Qualification Statement.

H. Operation and Maintenance Data: Include maintenance procedures, recommended maintenance materials, and suggested schedule for cleaning.

I. Maintenance Materials: Furnish the following for Owner's use in maintenance of project.
   1. See Section 016000 - Product Requirements, for additional requirements.
   2. Extra Carpet: 1 sq ft (0.093 sq m) of each type, color, and pattern installed.

1.05 QUALITY ASSURANCE

A. Manufacturer Qualifications: Company specializing in manufacturing specified carpet with minimum three years documented experience.

B. Installer Qualifications: Company specializing in installing carpet with minimum three years documented experience.

C. Testing Agency Qualifications: Independent firm specializing in performing testing and inspections of the type specified in this section.

1.06 FIELD CONDITIONS

A. Store materials in area of installation for minimum period of 24 hours prior to installation.

B. Maintain minimum 70 degrees F (21 degrees C) ambient temperature 24 hours prior to, during and 24 hours after installation.

C. Ventilate installation area during installation and for 72 hours after installation.

PART 2 PRODUCTS

2.01 MANUFACTURERS

A. Carpet:
1. J & J Industries, Inc; _____: www.jjindustries.com/#sle.
2. Mannington Commercial; _____: www.manningtoncommercial.com#sle.
3. Milliken & Company; _____: www.milliken.com/#sle.
4. Mohawk Group; ____: www.mohawkgroup.com/#sle.
5. Substitutions: See Section 016000 - Product Requirements.

2.02 CARPET

A. Carpet: Tufted, nylon.
1. Critical Radiant Flux: Minimum of 0.22 watts/sq cm, when tested in accordance with ASTM E648 or NFPA 253.
2. Surface Flammability Ignition: Pass ASTM D2859 (the "pill test").
3. Color: Match Existing.
4. Pattern: Match Existing.
5. Roll Width: 12 ft (3657.6 mm).
6. Gauge: 1/10 inch (____ mm).
7. Stitches: 8 per inch (____ per cm).
8. Pile Weight: 28 oz/sq yd (____ gm/sq m).
9. Primary Backing:
    a. Material: Polypropylene.
10. Secondary Backing:
    a. Material: Jute.

2.03 ACCESSORIES

A. Subfloor Filler: Type recommended by carpet manufacturer.

B. Tackless Strip: Carpet gripper, of type recommended by carpet manufacturer to suit application, with attachment devices.

C. Adhesives:
1. Compatible with materials being adhered; maximum VOC content of 50 g/L; CRI (GL) certified; in lieu of labeled product, independent test report showing compliance is acceptable.

D. Seam Adhesive: Recommended by carpet manufacturer.

PART 3 EXECUTION

3.01 EXAMINATION

A. Verify that subfloor surfaces are smooth and flat within the tolerances specified for that type of work and are ready to receive carpet.

B. Verify that subfloor surfaces are dust-free and free of substances that could impair bonding of adhesives to subfloor surfaces.

C. Cementitious Subfloor Surfaces: Verify that substrates are ready for flooring installation by testing for moisture and alkalinity (pH).
   1. Test as Follows:
      a. Alkalinity (pH): ASTM F710.
      b. Internal Relative Humidity: ASTM F2170.
      c. Moisture Vapor Emission: ASTM F1869.
   2. Obtain instructions if test results are not within limits recommended by flooring material manufacturer and adhesive materials manufacturer.

D. Verify that required floor-mounted utilities are in correct location.

3.02 PREPARATION

A. Remove existing carpet and carpet cushion.

B. Prepare floor substrates as recommended by flooring and adhesive manufacturers.

C. Remove subfloor ridges and bumps. Fill minor or local low spots, cracks, joints, holes, and other defects with subfloor filler.

D. Apply, trowel, and float filler to achieve smooth, flat, hard surface. Prohibit traffic until filler is cured.

E. Clean substrate.

3.03 INSTALLATION - GENERAL

A. Starting installation constitutes acceptance of subfloor conditions.

B. Install carpet and cushion in accordance with manufacturer's instructions and CRI 104 (Commercial).

C. Verify carpet match before cutting to ensure minimal variation between dye lots.

D. Lay out carpet and locate seams in accordance with shop drawings.
   1. Locate seams in area of least traffic, out of areas of pivoting traffic, and parallel to main traffic.
   2. Do not locate seams perpendicular through door openings.
   3. Align run of pile in same direction as anticipated traffic and in same direction on adjacent pieces.
   4. Locate change of color or pattern between rooms under door centerline.
   5. Provide monolithic color, pattern, and texture match within any one area.

E. Install carpet tight and flat on subfloor, well fastened at edges, with a uniform appearance.

3.04 DIRECT-GLUED CARPET

A. Double cut carpet seams, with accurate pattern match. Make cuts straight, true, and unfrayed. Apply seam adhesive to cut edges of woven carpet immediately.

B. Apply contact adhesive to floor uniformly at rate recommended by manufacturer. After sufficient open time, press carpet into adhesive.

C. Apply seam adhesive to the base of the edge glued down. Lay adjoining piece with seam straight, not overlapped or peaked, and free of gaps.

D. Roll with appropriate roller for complete contact of adhesive to carpet backing.

E. Trim carpet neatly at walls and around interruptions.

3.05 CLEANING

A. See Section 017000 - Execution and Closeout Requirements for additional requirements.

B. Remove excess adhesive from floor and wall surfaces without damage.

C. Clean and vacuum carpet surfaces.

END OF SECTION

SECTION 099113
EXTERIOR PAINTING

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Surface preparation.

B. Field application of paints.

C. Scope: Finish exterior surfaces exposed to view, unless fully factory-finished and unless otherwise indicated, including the following:

D. Do Not Paint or Finish the Following Items:
   1. Items factory-finished unless otherwise indicated; materials and products having factory-applied primers are not considered factory finished.
   2. Items indicated to receive other finishes.
   3. Items indicated to remain unfinished.
   4. Fire rating labels, equipment serial number and capacity labels, and operating parts of equipment.
   5. Stainless steel, anodized aluminum, bronze, terne-coated stainless steel, zinc, and lead.
   6. Floors, unless specifically indicated.
   7. Ceramic and other types of tiles.
   8. Brick, glass unit masonry, architectural concrete, cast stone, integrally colored plaster and stucco.
   9. Glass.
   10. Concealed pipes, ducts, and conduits.

1.02 RELATED REQUIREMENTS

A. Section 099123 - Interior Painting.

1.03 REFERENCE STANDARDS

A. 40 CFR 59, Subpart D - National Volatile Organic Compound Emission Standards for Architectural Coatings; U.S. Environmental Protection Agency; Current Edition.

B. ASTM D16 - Standard Terminology for Paint, Related Coatings, Materials, and Applications; 2024.

C. MPI (APL) - Master Painters Institute Approved Products List; Master Painters and Decorators Association; Current Edition.

D. MPI (APSM) - Master Painters Institute Architectural Painting Specification Manual; Current Edition.

E. SCAQMD 1113 - Architectural Coatings; 1977, with Amendment (2016).

F. SSPC V1 (PM1) - Good Painting Practice: Painting Manual Volume 1; 2016.

G. SSPC-SP 1 - Solvent Cleaning; 2015, with Editorial Revision (2016).

H. SSPC-SP 2 - Hand Tool Cleaning; 2024.

I. SSPC-SP 3 - Power Tool Cleaning; 2024.

J. SSPC-SP 6/NACE No.3 - Commercial Blast Cleaning; 2006.

1.04 SUBMITTALS

A. See Section 013000 - Administrative Requirements, for submittal procedures.

B. Product Data: Provide complete list of products to be used, with the following information for each:
   1. Manufacturer's name, product name and/or catalog number, and general product category (e.g. "alkyd enamel").
   2. MPI product number (e.g. MPI #47).

3. Cross-reference to specified paint system(s) product is to be used in; include description of each system.
4. Manufacturer's installation instructions.

C. Samples: Submit three paper "draw down" samples, 8-1/2 by 11 inches (216 by 279 mm) in size, illustrating range of colors available for each finishing product specified.
1. Where sheen is not specified, submit each color in each sheen available.

D. Samples: Submit two paper chip samples, 4 x 4 inch (101.6 x 101.6 mm) in size illustrating range of colors and textures available for each surface finishing product scheduled.

E. Manufacturer's Instructions: Indicate special surface preparation procedures.

F. Maintenance Data: Submit data including finish schedule showing where each product/color/finish was used, product technical data sheets, material safety data sheets (MSDS), care and cleaning instructions, touch-up procedures, repair of painted and finished surfaces, and color samples of each color and finish used.

G. Maintenance Materials: Furnish the following for Owner's use in maintenance of project.
1. See Section 016000 - Product Requirements, for additional provisions.
2. Extra Paint and Finish Materials: 1 gallon (4 L) of each color; from the same product run, store where directed.
3. Label each container with color in addition to the manufacturer's label.

1.05 QUALITY ASSURANCE

A. Manufacturer Qualifications: Company specializing in manufacturing the products specified, with minimum three years documented experience.

B. Applicator Qualifications: Company specializing in performing the type of work specified with minimum 3 years experience and approved by manufacturer.

1.06 DELIVERY, STORAGE, AND HANDLING

A. Deliver products to site in sealed and labeled containers; inspect to verify acceptability.

B. Container Label: Include manufacturer's name, type of paint, brand name, lot number, brand code, coverage, surface preparation, drying time, cleanup requirements, color designation, and instructions for mixing and reducing.

C. Paint Materials: Store at minimum ambient temperature of 45 degrees F (7 degrees C) and a maximum of 90 degrees F (32 degrees C), in ventilated area, and as required by manufacturer's instructions.

1.07 FIELD CONDITIONS

A. Do not apply materials when surface and ambient temperatures are outside the paint product manufacturer's temperature ranges.

B. Follow manufacturer's recommended procedures for producing best results, including testing of substrates, moisture in substrates, and humidity and temperature limitations.

C. Do not apply exterior paint and finishes during rain or snow, or when relative humidity is outside the humidity ranges required by the paint product manufacturer.

D. Minimum Application Temperatures for Latex Paints: 50 degrees F (10 degrees C) for exterior; unless required otherwise by manufacturer's instructions.

E. Provide lighting level of 80 ft candles (860 lx) measured mid-height at substrate surface.

PART 2 PRODUCTS

2.01 MANUFACTURERS

A. Provide paints and finishes used in any individual system from the same manufacturer; no exceptions.

B. Paints:
1. Behr Paint Company; _____: www.behr.com/#sle.

2. Dunn-Edwards Corporation; _____: www.dunnedwards.com/#sle.
3. PPG Paints; _____: www.ppgpaints.com/#sle.
4. Sherwin-Williams Company; _____: www.sherwin-williams.com/#sle.

C. Primer Sealers: Same manufacturer as top coats.

D. Substitutions: See Section 016000 - Product Requirements.

2.02 PAINTS AND FINISHES - GENERAL

A. Paints and Finishes: Ready-mixed, unless required to be a field-catalyzed paint.
1. Where MPI paint numbers are specified, provide products listed in Master Painters Institute Approved Product List, current edition available at www.paintinfo.com, for specified MPI categories, except as otherwise indicated.
2. Provide paints and finishes of a soft paste consistency, capable of being readily and uniformly dispersed to a homogeneous coating, with good flow and brushing properties, and capable of drying or curing free of streaks or sags.
3. Provide materials that are compatible with one another and the substrates indicated under conditions of service and application, as demonstrated by manufacturer based on testing and field experience.
4. Supply each paint material in quantity required to complete entire project's work from a single production run.
5. Do not reduce, thin, or dilute paint or finishes or add materials unless such procedure is described explicitly in manufacturer's product instructions.

B. Volatile Organic Compound (VOC) Content:
1. Provide paints and finishes that comply with the most stringent requirements specified in the following:
a. 40 CFR 59, Subpart D--National Volatile Organic Compound Emission Standards for Architectural Coatings.
2. Determination of VOC Content: Testing and calculation in accordance with 40 CFR 59, Subpart D (EPA Method 24), exclusive of colorants added to a tint base and water added at project site; or other method acceptable to authorities having jurisdiction.

C. Flammability: Comply with applicable code for surface burning characteristics.

D. Sheens: Provide the sheens specified; where sheen is not specified, sheen will be selected later by Architect from the manufacturer's full line.

E. Colors: Match Existing.
1. Extend colors to surface edges; colors may change at any edge as directed by Architect.

2.03 PAINT SYSTEMS - EXTERIOR

A. Paint E-OP - Exterior Surfaces to be Painted, Unless Otherwise Indicated: Including primed metal.
1. Two top coats and one coat primer.
2. Top Coat(s): Exterior Latex; MPI #10, 11, 15, 119, or 214.
3. Top Coat Sheen:
a. Semi-Gloss: MPI gloss level 5; use this sheen at all locations.
4. Primer: As recommended by top coat manufacturer for specific substrate.

B. Paint GE-OP-3L - Exterior Gypsum Board and Exterior Plaster, Opaque, Latex, 3 Coat:
1. One coat of latex primer sealer.
2. Flat: Two coats of latex.

C. Paint ME-OP-2L - Ferrous Metals, Primed, Latex, 2 Coat:
1. Touch-up with rust-inhibitive primer recommended by top coat manufacturer.
2. Semi-gloss: Two coats of latex enamel.

2.04 PRIMERS

A. Primers: Provide the following unless other primer is required or recommended by manufacturer of top coats.
   1. Alkali-Resistant Water-Based Primer; MPI #3.
   2. Interior/Exterior Latex Block Filler; MPI #4.
   3. Anti-Corrosive Alkyd Primer for Metal; MPI #79.
   4. Interior/Exterior Quick Dry Alkyd Primer for Metal; MPI #76.
   5. Rust-Inhibitive Water Based Primer; MPI #107.
   6. Stain Blocking Primer; MPI #136.
   7. Bonding Primer, Water Based; MPI #17.

2.05 ACCESSORY MATERIALS

A. Accessory Materials: Provide primers, sealers, cleaning agents, cleaning cloths, sanding materials, and clean-up materials as required for final completion of painted surfaces.

B. Patching Material: Latex filler.

C. Fastener Head Cover Material: Latex filler.

PART 3 EXECUTION

3.01 EXAMINATION

A. Do not begin application of paints and finishes until substrates have been properly prepared.

B. Verify that surfaces are ready to receive work as instructed by the product manufacturer.

C. Examine surfaces scheduled to be finished prior to commencement of work. Report any condition that may potentially affect proper application.

D. If substrate preparation is the responsibility of another installer, notify Architect of unsatisfactory preparation before proceeding.

E. Test shop-applied primer for compatibility with subsequent cover materials.

F. Measure moisture content of surfaces using an electronic moisture meter. Do not apply finishes unless moisture content of surfaces are below the following maximums:
   1. Exterior Plaster and Stucco: 12 percent.

3.02 PREPARATION

A. Clean surfaces thoroughly and correct defects prior to application.

B. Prepare surfaces using the methods recommended by the manufacturer for achieving the best result for the substrate under the project conditions.

C. Remove or repair existing paints or finishes that exhibit surface defects.

D. Remove or mask surface appurtenances, including electrical plates, hardware, light fixture trim, escutcheons, and fittings, prior to preparing surfaces for finishing.

E. Seal surfaces that might cause bleed through or staining of topcoat.

F. Remove mildew from impervious surfaces by scrubbing with solution of tetra-sodium phosphate and bleach. Rinse with clean water and allow surface to dry.

G. Exterior Plaster: Fill hairline cracks, small holes, and imperfections with exterior patching plaster. Make smooth and flush with adjacent surfaces. Wash and neutralize high alkali surfaces.

H. Ferrous Metal:
   1. Solvent clean according to SSPC-SP 1.
   2. Shop-Primed Surfaces: Sand and scrape to remove loose primer and rust. Feather edges to make touch-up patches inconspicuous. Clean surfaces with solvent. Prime bare steel surfaces. Re-prime entire shop-primed item.

3. Remove rust, loose mill scale, and other foreign substances using methods recommended in writing by paint manufacturer and blast cleaning in accordance with SSPC-SP 6/NACE No.3. Protect from corrosion until coated.

I. Metal Doors to be Painted: Prime metal door top and bottom edge surfaces.

3.03 APPLICATION

A. Apply products in accordance with manufacturer's written instructions and recommendations in "MPI Architectural Painting Specification Manual".

B. Where adjacent sealant is to be painted, do not apply finish coats until sealant is applied.

C. Do not apply finishes to surfaces that are not dry. Allow applied coats to dry before next coat is applied.

D. Apply each coat to uniform appearance.

E. Dark Colors and Deep Clear Colors: Regardless of number of coats specified, apply additional coats until complete hide is achieved.

F. Sand metal surfaces lightly between coats to achieve required finish.

G. Vacuum clean surfaces of loose particles. Use tack cloth to remove dust and particles just prior to applying next coat.

H. Reinstall electrical cover plates, hardware, light fixture trim, escutcheons, and fittings removed prior to finishing.

3.04 FIELD QUALITY CONTROL

A. See Section 014000 - Quality Requirements, for general requirements for field inspection.

B. Owner will provide field inspection.

3.05 CLEANING

A. Collect waste material that could constitute a fire hazard, place in closed metal containers, and remove daily from site.

3.06 PROTECTION

A. Protect finishes until completion of project.

B. Touch-up damaged finishes after Substantial Completion.

3.07 SCHEDULE - PAINT SYSTEMS

A. Exterior Plaster: Finish surfaces exposed to view.
   1. Exterior Walls (Exterior Plaster and Stucco): GE-OP-3L.

B. Shop-Primed Metal Items: Finish surfaces exposed to view.
   1. Exterior: ME-OP-2A, semi-gloss.

END OF SECTION

SECTION 099123
INTERIOR PAINTING

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Surface preparation.

B. Field application of paints.

C. Scope: Finish interior surfaces exposed to view, unless fully factory-finished and unless otherwise indicated.

D. Do Not Paint or Finish the Following Items:
   1. Items factory-finished unless otherwise indicated; materials and products having factory-applied primers are not considered factory finished.
   2. Items indicated to receive other finishes.
   3. Items indicated to remain unfinished.
   4. Fire rating labels, equipment serial number and capacity labels, bar code labels, and operating parts of equipment.
   5. Stainless steel, anodized aluminum, bronze, terne-coated stainless steel, and lead items.
   6. Marble, granite, slate, and other natural stones.
   7. Floors, unless specifically indicated.
   8. Ceramic and other tiles.
   9. Brick, architectural concrete, cast stone, integrally colored plaster, and stucco.
   10. Glass.
   11. Concrete masonry units in utility, mechanical, and electrical spaces.
   12. Acoustical materials, unless specifically indicated.
   13. Concealed pipes, ducts, and conduits.

1.02 RELATED REQUIREMENTS

A. Section 099113 - Exterior Painting.

1.03 REFERENCE STANDARDS

A. 40 CFR 59, Subpart D - National Volatile Organic Compound Emission Standards for Architectural Coatings; U.S. Environmental Protection Agency; Current Edition.

B. ASTM D16 - Standard Terminology for Paint, Related Coatings, Materials, and Applications; 2024.

C. ASTM D4258 - Standard Practice for Surface Cleaning Concrete for Coating; 2023.

D. ASTM D4259 - Standard Practice for Preparation of Concrete by Abrasion Prior to Coating Application; 2018.

E. MPI (APL) - Master Painters Institute Approved Products List; Master Painters and Decorators Association; Current Edition.

F. MPI (APSM) - Master Painters Institute Architectural Painting Specification Manual; Current Edition.

G. SCAQMD 1113 - Architectural Coatings; 1977, with Amendment (2016).

H. SSPC V1 (PM1) - Good Painting Practice: Painting Manual Volume 1; 2016.

I. SSPC V2 (PM2) - Systems and Specifications: Steel Structures Painting Manual Volume 2; 2021.

J. SSPC-SP 1 - Solvent Cleaning; 2015, with Editorial Revision (2016).

K. SSPC-SP 2 - Hand Tool Cleaning; 2024.

L. SSPC-SP 3 - Power Tool Cleaning; 2024.

M. SSPC-SP 6/NACE No.3 - Commercial Blast Cleaning; 2006.

N. SSPC-SP 13/NACE No.6 - Surface Preparation of Concrete; 2018.

1.04 SUBMITTALS

A. See Section 013000 - Administrative Requirements, for submittal procedures.

B. Product Data: Provide complete list of products to be used, with the following information for each:
   1. Manufacturer's name, product name and/or catalog number, and general product category (e.g., "alkyd enamel").
   2. MPI product number (e.g., MPI #47).
   3. Cross-reference to specified paint system products to be used in project; include description of each system.
   4. Manufacturer's installation instructions.

C. Samples: Submit three paper "draw down" samples, 8-1/2 by 11 inches (216 by 279 mm) in size, illustrating range of colors available for each finishing product specified.
   1. Where sheen is specified, submit samples in only that sheen.
   2. Where sheen is not specified, submit each color in each sheen available.

D. Samples: Submit two paper chip samples, 4 x 4 inch (101.6 x 101.6 mm) in size illustrating range of colors and textures available for each surface finishing product scheduled.

E. Manufacturer's Instructions: Indicate special surface preparation procedures.

F. Maintenance Data: Submit data including finish schedule showing where each product/color/finish was used, product technical data sheets, material safety data sheets (MSDS), care and cleaning instructions, touch-up procedures, repair of painted and finished surfaces, and color samples of each color and finish used.

G. Maintenance Materials: Furnish the following for Owner's use in maintenance of project.
   1. See Section 016000 - Product Requirements, for additional provisions.
   2. Extra Paint and Finish Materials: 1 gal (4 L) of each color; from the same product run, store where directed.
   3. Label each container with color in addition to the manufacturer's label.

1.05 QUALITY ASSURANCE

A. Manufacturer Qualifications: Company specializing in manufacturing the products specified, with minimum three years documented experience.

B. Applicator Qualifications: Company specializing in performing the type of work specified with minimum 3 years experience and approved by manufacturer.

1.06 MOCK-UP

A. See Section 014000 - Quality Requirements, for general requirements for mock-up.

B. Provide panel, 2 feet (609.6 m) long by 2 feet (609.6 m) wide, illustrating paint color, texture, and finish.

C. Provide door and frame assembly illustrating paint color, texture, and finish.

1.07 DELIVERY, STORAGE, AND HANDLING

A. Deliver products to site in sealed and labeled containers; inspect to verify acceptability.

B. Container Label: Include manufacturer's name, type of paint, brand name, lot number, brand code, coverage, surface preparation, drying time, cleanup requirements, color designation, and instructions for mixing and reducing.

C. Paint Materials: Store at minimum ambient temperature of 45 degrees F (7 degrees C) and a maximum of 90 degrees F (32 degrees C), in ventilated area, and as required by manufacturer's instructions.

1.08 FIELD CONDITIONS

A. Do not apply materials when surface and ambient temperatures are outside the temperature ranges required by the paint product manufacturer.

B. Follow manufacturer's recommended procedures for producing best results, including testing of substrates, moisture in substrates, and humidity and temperature limitations.

C. Do not apply materials when relative humidity exceeds 85 percent, at temperatures less than 5 degrees F (3 degrees C) above the dew point, or to damp or wet surfaces.

D. Minimum Application Temperatures for Paints: 50 degrees F (10 degrees C) for interiors unless required otherwise by manufacturer's instructions.

E. Provide lighting level of 80 fc (860 lux) measured mid-height at substrate surface.

PART 2 PRODUCTS

2.01 MANUFACTURERS

A. Provide paints and finishes used in any individual system from the same manufacturer; no exceptions.

B. Paints:
   1. Behr Paint Company: www.behr.com/#sle.
   2. Dunn-Edwards Corporation; _____: www.dunnedwards.com/#sle.
   3. PPG Paints: www.ppgpaints.com/#sle.
   4. Sherwin-Williams Company: www.sherwin-williams.com/#sle.

C. Primer Sealers: Same manufacturer as top coats.

D. Substitutions: See Section 016000 - Product Requirements.

2.02 PAINTS AND FINISHES - GENERAL

A. Paints and Finishes: Ready-mixed, unless intended to be a field-catalyzed paint.
   1. Where MPI paint numbers are specified, provide products listed in Master Painters Institute Approved Product List, current edition available at www.paintinfo.com, for specified MPI categories, except as otherwise indicated.
   2. Provide paints and finishes of a soft paste consistency, capable of being readily and uniformly dispersed to a homogeneous coating, with good flow and brushing properties, and capable of drying or curing free of streaks or sags.
   3. Provide materials that are compatible with one another and the substrates indicated under conditions of service and application, as demonstrated by manufacturer based on testing and field experience.
   4. Supply each paint material in quantity required to complete entire project's work from a single production run.
   5. Do not reduce, thin, or dilute paint or finishes or add materials unless such procedure is specifically described in manufacturer's product instructions.

B. Volatile Organic Compound (VOC) Content:
   1. Provide paints and finishes that comply with the most stringent requirements specified in the following:
      a. 40 CFR 59, Subpart D--National Volatile Organic Compound Emission Standards for Architectural Coatings.
   2. Determination of VOC Content: Testing and calculation in accordance with 40 CFR 59, Subpart D (EPA Method 24), exclusive of colorants added to a tint base and water added at project site; or other method acceptable to authorities having jurisdiction.

C. Flammability: Comply with applicable code for surface burning characteristics.

D. Sheens: Provide the sheens specified; where sheen is not specified, sheen will be selected later by Architect from the manufacturer's full line.

E. Colors: Match Existing.

1. Allow for minimum of three colors for each system, unless otherwise indicated, without additional cost to Owner.
2. Extend colors to surface edges; colors may change at any edge as directed by Architect.

2.03 PAINT SYSTEMS - INTERIOR

A. Paint I-OP - Interior Surfaces to be Painted, Unless Otherwise Indicated: Including gypsum board and shop primed steel.
1. Two top coats and one coat primer.
2. Top Coat(s): High Performance Architectural Interior Latex; MPI #138, 139, 140, 141, or 142.
3. Top Coat Sheen: Match Existing
4. Primer: As recommended by top coat manufacturer for specific substrate.

B. Paint I-OP-MD-DT - Medium Duty Door/Trim: For surfaces subject to frequent contact by occupants, including metals:
1. Medium duty applications include door frames.
2. Two top coats and one coat primer.
3. Top Coat(s): Interior Epoxy-Modified Latex; MPI #115 or 215.
4. Top Coat Sheen: Match Existing
5. Primer: As recommended by top coat manufacturer for specific substrate.

C. Paint I-OP-MD-WC - Medium Duty Vertical and Overhead: Including gypsum board and shop primed steel.
1. Two top coats and one coat primer.
2. Top Coat(s): High Performance Architectural Interior Latex; MPI #138, 139, 140, 141, or 142.

D. Paint I-TR-C - Transparent Finish on Concrete Floors.
1. 1 coat stain.
2. Stain: Semi-Transparent Stain for Concrete Floors; MPI #58.
3. Sealer: Water Based Sealer for Concrete Floors; MPI #99.
4. Sealer Sheen:
a. Eggshell: MPI gloss level 3; use this sheen at all locations.

E. Paint MI-OP-2A - Ferrous Metals, Primed, Alkyd, 2 Coat:
1. Touch-up with alkyd primer.
2. Semi-gloss: Two coats of alkyd enamel.

F. Paint MI-OP-2L - Ferrous Metals, Primed, Latex, 2 Coat:
1. Touch-up with latex primer.
2. Semi-gloss: Two coats of latex enamel; ____.

G. Paint GI-OP-2A - Gypsum Board/Plaster, Alkyd, 2 Coat:
1. One coat of alkyd primer sealer.
2. Semi-gloss: One coat of alkyd enamel.

2.04 PRIMERS

A. Primers: Provide the following unless other primer is required or recommended by manufacturer of top coats.
1. Alkali Resistant Water Based Primer; MPI #3.
2. Interior Rust-Inhibitive Water Based Primer; MPI #107.
3. Interior/Exterior Quick Dry Alkyd Primer for Metal; MPI #76.

2.05 ACCESSORY MATERIALS

A. Accessory Materials: Provide primers, sealers, cleaning agents, cleaning cloths, sanding materials, and clean-up materials as required for final completion of painted surfaces.

B. Patching Material: Latex filler.

C. Fastener Head Cover Material: Latex filler.

PART 3 EXECUTION

3.01 EXAMINATION

A. Do not begin application of paints and finishes until substrates have been adequately prepared.

B. Verify that surfaces are ready to receive work as instructed by the product manufacturer.

C. Examine surfaces scheduled to be finished prior to commencement of work. Report any condition that may potentially affect proper application.

D. If substrate preparation is the responsibility of another installer, notify Architect of unsatisfactory preparation before proceeding.

E. Test shop-applied primer for compatibility with subsequent cover materials.

F. Measure moisture content of surfaces using an electronic moisture meter. Do not apply finishes unless moisture content of surfaces is below the following maximums:
   1. Gypsum Wallboard: 12 percent.
   2. Concrete Floors and Traffic Surfaces: 8 percent.

3.02 PREPARATION

A. Clean surfaces thoroughly and correct defects prior to application.

B. Prepare surfaces using the methods recommended by the manufacturer for achieving the best result for the substrate under the project conditions.

C. Remove or mask surface appurtenances, including electrical plates, hardware, light fixture trim, escutcheons, and fittings, prior to preparing surfaces or finishing.

D. Seal surfaces that might cause bleed through or staining of topcoat.

E. Concrete:
   1. Remove release agents, curing compounds, efflorescence, and chalk. Do not coat surfaces if moisture content or alkalinity of surfaces to be coated exceeds that permitted in manufacturer's written instructions.
   2. Clean surfaces with pressurized water. Use pressure range of 1,500 to 4,000 psi (10,350 to 27,580 kPa) at 6 to 12 inches (150 to 300 mm). Allow to dry.
   3. Clean concrete according to ASTM D4258. Allow to dry.
   4. Prepare surface as recommended by top coat manufacturer and in accordance with SSPC-SP 13/NACE No.6.

F. Concrete Floors and Traffic Surfaces: Remove contamination, acid etch and rinse floors with clear water. Verify required acid-alkali balance is achieved. Allow to dry.

G. Gypsum Board: Fill minor defects with filler compound. Spot prime defects after repair.

H. Ferrous Metal:
   1. Solvent clean according to SSPC-SP 1.
   2. Shop-Primed Surfaces: Sand and scrape to remove loose primer and rust. Feather edges to make touch-up patches inconspicuous. Clean surfaces with solvent. Prime bare steel surfaces. Re-prime entire shop-primed item.
   3. Remove rust, loose mill scale, and other foreign substances using methods recommended in writing by paint manufacturer and blast cleaning in accordance with SSPC-SP 6/NACE No.3. Protect from corrosion until coated.

I. Metal Doors to be Painted: Prime metal door top and bottom edge surfaces.

3.03 APPLICATION

A. Remove unfinished louvers, grilles, covers, and access panels on mechanical and electrical components and paint separately.

B. Apply products in accordance with manufacturer's written instructions and recommendations in "MPI Architectural Painting Specification Manual".

C. Do not apply finishes to surfaces that are not dry. Allow applied coats to dry before next coat is applied.

D. Apply each coat to uniform appearance in thicknesses specified by manufacturer.

E. Dark Colors and Deep Clear Colors: Regardless of number of coats specified, apply as many coats as necessary for complete hide.

F. Sand metal surfaces lightly between coats to achieve required finish.

G. Vacuum clean surfaces of loose particles. Use tack cloth to remove dust and particles just prior to applying next coat.

H. Reinstall electrical cover plates, hardware, light fixture trim, escutcheons, and fittings removed prior to finishing.

3.04 FIELD QUALITY CONTROL

A. See Section 014000 - Quality Requirements, for general requirements for field inspection.

B. Owner will provide field inspection.

3.05 CLEANING

A. Collect waste material that could constitute a fire hazard, place in closed metal containers, and remove daily from site.

3.06 PROTECTION

A. Protect finishes until completion of project.

B. Touch-up damaged finishes after Substantial Completion.

3.07 SCHEDULE - PAINT SYSTEMS

A. Gypsum Board: Finish surfaces exposed to view.
   1. Interior Ceilings and Bulkheads: GI-OP-3L, flat.
   2. Interior Walls: GI-OP-3A, semi-gloss.

B. Steel Doors and Frames: Finish surfaces exposed to view; MI-OP-3A, gloss.

END OF SECTION

SECTION 101423
PANEL SIGNAGE

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Panel signage.

1.02 REFERENCE STANDARDS

A. ADA Standards - 2010 ADA Standards for Accessible Design; 2010.

B. ICC A117.1 - Accessible and Usable Buildings and Facilities; 2017.

C. NFPA 70 - National Electrical Code; Most Recent Edition Adopted by Authority Having Jurisdiction, Including All Applicable Amendments and Supplements.

1.03 SUBMITTALS

A. See Section 013000 - Administrative Requirements for submittal procedures.

B. Product Data: Manufacturer's product literature for each type of panel sign, indicating styles, font, foreground and background colors, locations, and overall dimensions of each sign.

C. Shop Drawings:
   1. Include dimensions, locations, elevations, materials, text and graphic layout, attachment details, and schedules.

D. Samples: Submit two samples of each type of sign, of size similar to that required for project, indicating sign style, font, and method of attachment.

E. Selection Samples: Where colors, materials, and finishes are not specified, submit two sets of color selection charts or chips.

F. Manufacturer's Installation Instructions: Include installation templates and attachment devices.

G. Manufacturer's qualification statement.

H. Maintenance Materials: Furnish the following for Owner's use in maintenance of project.
   1. See Section 016000 - Product Requirements for additional provisions.

1.04 QUALITY ASSURANCE

A. Manufacturer Qualifications: Company specializing in manufacturing the products specified in this section with minimum three years of documented experience.

1.05 DELIVERY, STORAGE, AND HANDLING

A. Package signs as required to prevent damage before installation.

B. Package room and door signs in sequential order of installation, labeled by floor or building.

C. Store under cover and elevated above grade.

D. Store tape adhesive at normal room temperature.

1.06 FIELD CONDITIONS

A. Do not install tape adhesive when ambient temperature is lower than recommended by manufacturer.

B. Maintain minimum ambient temperature during and after installation.

PART 2 PRODUCTS

2.01 MANUFACTURERS

A. Panel Signage:
   1. Best Sign Systems, Inc; ____: www.bestsigns.com/#sle.
   2. FASTSIGNS International, Inc; ____: www.fastsigns.com/#sle.
   3. Inpro Corporation; _____: www.inprocorp.com/#sle.
   4. Mohawk Sign Systems, Inc; ____: www.mohawksign.com/#sle.

5. Seton Identification Products; ____: www.seton.com/aec/#sle.
6. Takeform: www.takeform.net/#sle.
7. Vista System LLC; ____: www.vistasystem.com/#sle.
8. Substitutions: See Section 016000 - Product Requirements.

2.02 REGULATORY REQUIREMENTS

A. Accessibility Requirements: Comply with ADA Standards and ICC A117.1 and applicable building codes, unless otherwise indicated; in the event of conflicting requirements, comply with the most restrictive requirements.

2.03 PANEL SIGNAGE

A. Panel Signage:
   1. Application: Room and door signs.
   2. Description: Flat signs with injection molded panel media, tactile characters.
   3. Sign Size: As indicated on drawings.
   4. Total Thickness: 1/8 inch (3 mm).
   5. Corners: Radiused.
   6. Color and Font, unless otherwise indicated:
      a. Character Font: Helvetica, Arial, or other sans serif font.
      b. Character Case: Upper and lower case (title case).
      c. Background Color: As scheduled.
      d. Character Color: Contrasting color.
   7. Material: One-piece injection molded acrylic plastic with raised letters and braille.
   8. Profile: Flat panel in matching plastic frame.
   9. Tactile Letters: Raised 1/32 inch minimum.
   10. Braille: Grade II, ADA-compliant.
   11. One-Sided Wall Mounting: Concealed screws.

2.04 SIGNAGE APPLICATIONS

A. Room and Door Signs:
   1. Office Doors: Identify with room names and numbers to be determined later, not those indicated on drawings.
   2. Rest Rooms: Identify with pictograms, the names "MEN" and "WOMEN", and braille.

2.05 ACCESSORIES

A. Concealed Screws: Noncorroding metal; stainless steel, galvanized steel, chrome plated, or other.

B. Tape Adhesive: Double-sided tape, permanent adhesive.

PART 3 EXECUTION

3.01 EXAMINATION

A. Verify that substrate surfaces are ready to receive work.

B. Notify Architect if conditions are not suitable for installation of signs; do not proceed until conditions are satisfactory.

3.02 INSTALLATION

A. Install in accordance with manufacturer's instructions.

B. Install with horizontal edges level.

C. Locate panel signs and mount at heights indicated on drawings and in accordance with ADA Standards and ICC A117.1.

D. Protect from damage until mm-dd-yyyy; repair or replace damaged items.

END OF SECTION

SECTION 102113.16
PLASTIC-LAMINATE-CLAD TOILET COMPARTMENTS

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Plastic laminate toilet compartments.

B. Urinal screens.

1.02 RELATED REQUIREMENTS

A. Section 102800 - Toilet, Bath, and Laundry Accessories.

1.03 REFERENCE STANDARDS

A. ANSI A208.1 - American National Standard for Particleboard; 2022.

B. NEMA LD 3 - High-Pressure Decorative Laminates; 2005.

C. PS 1 - Structural Plywood; 2023.

1.04 ADMINISTRATIVE REQUIREMENTS

A. Coordination: Coordinate the work with placement of support framing and anchors in walls and ceilings.

1.05 SUBMITTALS

A. See Section 013000 - Administrative Requirements, for submittal procedures.

B. Shop Drawings: Indicate partition plan, elevation views, dimensions, details of wall and floor supports, door swings.

C. Product Data: Provide data on panel construction, hardware, and accessories.

D. Samples: Submit two samples of partition panels, 6 by 6 inches (152 by 152 mm) in size illustrating panel finish, color, and sheen.

E. Manufacturer's Installation Instructions: Indicate special procedures.

PART 2 PRODUCTS

2.01 MANUFACTURERS

A. Plastic Laminate Toilet Compartments:
   1. All American Metal Corp - AAMCO; _____: www.allamericanmetal.com/#sle.
   2. ASI Accurate Partitions; _____: www.asi-accuratepartitions.com/#sle.
   3. ASI Global Partitions; _____: www.asi-globalpartitions.com/#sle.
   4. Stern Engineering; HPL Toilet Partitions: www.sternfaucets.com./#sle.
   5. General Partitions Mfg. Corp; ____: www.generalpartitions.com/#sle.
   6. Substitutions: Section 016000 - Product Requirements.

2.02 MATERIALS

2.03 COMPONENTS

A. Toilet Compartments: Plastic laminate finished, floor-mounted unbraced.

B. Doors, Panels, and Pilasters: Plastic laminate adhesive and pressure bonded to faces and edges of solid phenolic core, with beveled corners and edges; edges of cut-outs sealed.
   1. Reinforce pilasters and panels with steel plate sandwiched in particleboard core at attachment points. Router cut openings as required.
   2. Plastic Laminate Color: Per Plans , textured, low gloss finish.

C. Door and Panel Dimensions:
   1. Thickness: 1 inch (25 mm).
   2. Door Width for Handicapped Use: 33 inches (838.2 mm), inswinging.

3. Height: 58 inches (1473 mm).
4. Thickness of Pilasters: 1-1/4 inches (32 mm).

D. Urinal Screens: Wall mounted with two panel brackets.

2.04 ACCESSORIES

A. Pilaster Shoes: Formed chromed steel with polished finish, 3 inches (75 mm) high, concealing floor fastenings.
1. Provide adjustment for floor variations with screw jack through steel saddles integral with pilaster.

B. Wall and Pilaster Brackets: Polished stainless steel.

C. Attachments, Screws, and Bolts: Stainless steel , tamper proof type.
1. For attaching panels and pilasters to brackets: Through-bolts and nuts ; tamper proof.

D. Steel Plate Reinforcement: Carbon steel, prepared for fasteners, 1/8 inch (3 mm) thick.

E. Hardware: Polished stainless steel:
1. Pivot hinges, gravity type, adjustable for door close positioning; two per door.
2. Thumb turn door latch with exterior emergency access feature.
3. Door strike and keeper with rubber bumper; mounted on pilaster in alignment with door latch.
4. Coat hook with rubber bumper; one per compartment, mounted on door.
5. Provide door pull for outswinging doors.

PART 3 EXECUTION

3.01 EXAMINATION

A. Verify that field measurements are as indicated on drawings.

B. Verify correct spacing of and between plumbing fixtures.

C. Verify correct location of built-in framing, anchorage, and bracing.

3.02 INSTALLATION

A. Install partitions secure, rigid, plumb, and level in accordance with manufacturer's instructions.

B. Maintain 3/8 to 1/2 inch (9 to 13 mm) space between wall and panels and between wall and end pilasters.

C. Attach panel brackets securely to walls using anchor devices.

D. Attach panels and pilasters to brackets. Locate head rail joints at pilaster center lines.

E. Field touch-up of scratches or damaged finish will not be permitted. Replace damaged or scratched materials with new materials.

3.03 TOLERANCES

A. Maximum Variation From True Position: 1/4 inch (6 mm).

B. Maximum Variation From Plumb: 1/8 inch (3 mm).

3.04 ADJUSTING

A. Adjust and align hardware to uniform clearance at vertical edge of doors, not exceeding 3/16 inch (5 mm).

B. Adjust hinges to position doors in partial opening position when unlatched. Return out-swinging doors to closed position.

C. Adjust adjacent components for consistency of line or plane.

END OF SECTION

SECTION 102800
TOILET, BATH, AND LAUNDRY ACCESSORIES

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Commercial toilet accessories.

B. Under-lavatory pipe supply covers.

1.02 RELATED REQUIREMENTS

A. Section 102113.16 - Plastic-Laminate-Clad Toilet Compartments.

B. Section 224000 - Plumbing Fixtures: Under-lavatory pipe and supply covers.

1.03 ABBREVIATIONS AND ACRONYMS

A. PPE: Personal Protective Equipment.

1.04 REFERENCE STANDARDS

A. ADA Standards - 2010 ADA Standards for Accessible Design; 2010.

B. ASME A112.18.9 - Protectors/Insulators for Exposed Waste and Supplies on Accessible Fixtures; 2011 (Reaffirmed 2022).

C. ASTM A653/A653M - Standard Specification for Steel Sheet, Zinc-Coated (Galvanized) or Zinc-Iron Alloy-Coated (Galvannealed) by the Hot-Dip Process; 2023.

D. ASTM A666 - Standard Specification for Annealed or Cold-Worked Austenitic Stainless Steel Sheet, Strip, Plate, and Flat Bar; 2023.

E. ASTM C1036 - Standard Specification for Flat Glass; 2021.

F. ASTM C1048 - Standard Specification for Heat-Strengthened and Fully Tempered Flat Glass; 2018.

G. ASTM C1822 - Standard Specification for Insulating Covers on Accessible Lavatory Piping; 2021.

H. ASTM E84 - Standard Test Method for Surface Burning Characteristics of Building Materials; 2023d.

I. ASTM G21 - Standard Practice for Determining Resistance of Synthetic Polymeric Materials to Fungi; 2015, with Editorial Revision (2021).

J. ICC A117.1 - Accessible and Usable Buildings and Facilities; 2017.

1.05 ADMINISTRATIVE REQUIREMENTS

A. Coordinate the work with the placement of internal wall reinforcement, concealed ceiling supports, and reinforcement of toilet partitions to receive anchor attachments.

1.06 SUBMITTALS

A. See Section 013000 - Administrative Requirements, for submittal procedures.

B. Product Data: Submit data on accessories describing size, finish, details of function, and attachment methods.

C. Manufacturer's Installation Instructions: Indicate special procedures and conditions requiring special attention.

PART 2 PRODUCTS

2.01 MANUFACTURERS

A. Commercial Toilet, Shower, and Bath Accessories:
   1. American Specialties, Inc; _____: www.americanspecialties.com/#sle.
   2. Bradley Corporation; _____: www.bradleycorp.com/#sle.

3. Georgia-Pacific Professional; _____: www.gppro.com/#sle.
4. Kimberly-Clark Corporation; Kimberly-Clark Professional ICON Collection: www.kcprofessional.com/#sle.
5. Palmer Fixture; _____: www.palmerfixture.com/#sle.
6. Substitutions: Section 016000 - Product Requirements.

2.02 MATERIALS

A. Accessories - General: Shop assembled, free of dents and scratches and packaged complete with anchors and fittings, steel anchor plates, adapters, and anchor components for installation.
   1. Fabricate units made of metal sheet of seamless sheets with flat surfaces.

B. Keys: Provide 2 keys for each accessory to Owner; master key lockable accessories.

C. Stainless Steel Sheet: ASTM A666, Type 304.

D. Mirror Glass: Tempered safety glass, ASTM C1048; and ASTM C1036 Type I, Class 1, Quality Q2, with silvering as required.

2.03 COMMERCIAL TOILET ACCESSORIES

A. Toilet Paper Dispenser: Double roll, semi-recessed, stainless steel unit with pivot hinge, tumbler lock.

B. Combination Towel Dispenser/Waste Receptacle: Recessed flush with wall, stainless steel; seamless wall flanges, continuous piano hinges.
   1. Waste receptacle liner: Reusable, heavy-duty vinyl.
   2. Towel dispenser capacity: 300 C-fold.
   3. Waste receptacle capacity: 1.6 gallons (6.05 liters).

C. Soap Dispenser: Liquid soap dispenser, wall-mounted, surface, with stainless steel cover and horizontal stainless steel tank and working parts; push type soap valve, check valve, and window gauge refill indicator.
   1. Minimum Capacity: 40 ounces (1.18 liters).

D. Mirrors: Stainless steel framed, 1/4 inch (6 mm) thick tempered safety glass; ASTM C1048.
   1. Size: 18" x 36".
   2. Frame: 0.05 inch (1.3 mm)angle shapes, with mitered and welded and ground corners, and tamperproof hanging system; satin finish.
   3. Backing: Full-mirror sized, minimum 0.03 inch (0.8 mm) galvanized steel sheet and nonabsorptive filler material.

E. Seat Cover Dispenser: Stainless steel, recessed, reloading by hinged front panel, tumbler lock.
   1. Minimum capacity: 500 seat covers.

F. Grab Bars: Stainless steel, smooth surface.
   1. Standard Duty Grab Bars:
      a. Push/Pull Point Load: 250 pound-force (1112 N), minimum.
      b. Dimensions: 1-1/4 inch (32 mm) outside diameter, minimum 0.05 inch (1.3 mm) wall thickness, exposed flange mounting, 1-1/2 inch (38 mm) clearance between wall and inside of grab bar.
      c. Finish: Satin.
      d. Length and Configuration: As indicated on drawings.

2.04 UNDER-LAVATORY PIPE AND SUPPLY COVERS

A. Under-Lavatory Pipe and Supply Covers:
   1. Insulate exposed drainage piping, including hot, cold, and tempered water supplies under lavatories or sinks to comply with ADA Standards.
   2. Exterior Surfaces: Smooth non-absorbent, non-abrasive surfaces.
   3. Construction: 1/8 inch (3.2 mm) flexible PVC.

a. Surface Burning Characteristics: Flame spread index of 25 or less and smoke developed index of 450 or less, when tested in accordance with ASTM E84.
b. Comply with ASTM C1822, type indicated.
c. Comply with ASME A112.18.9.
d. Comply with ICC A117.1.
e. Microbial and Fungal Resistance: Comply with ASTM G21.

4. Color: White.
5. Fasteners: Reusable, snap-locking fasteners with no sharp or abrasive external surfaces.

PART 3 EXECUTION

3.01 EXAMINATION

A. Verify existing conditions before starting work.

B. Verify exact location of accessories for installation.

C. Verify that field measurements are as indicated on drawings.

3.02 PREPARATION

A. Deliver inserts and rough-in frames to site for timely installation.

B. Provide templates and rough-in measurements as required.

3.03 INSTALLATION

A. Install accessories in accordance with manufacturers' instructions in locations indicated on drawings.

B. Install plumb and level, securely and rigidly anchored to substrate.

C. Mounting Heights: As required by accessibility regulations, unless otherwise indicated.

3.04 PROTECTION

A. Protect installed accessories from damage due to subsequent construction operations.

END OF SECTION

SECTION 220529
HANGERS AND SUPPORTS FOR PLUMBING PIPING AND EQUIPMENT

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Pipe hangers.

B. Anchors and fasteners.

1.02 REFERENCE STANDARDS

A. ASTM A123/A123M - Standard Specification for Zinc (Hot-Dip Galvanized) Coatings on Iron and Steel Products; 2017.

B. ASTM A153/A153M - Standard Specification for Zinc Coating (Hot-Dip) on Iron and Steel Hardware; 2023.

C. ASTM A47/A47M - Standard Specification for Ferritic Malleable Iron Castings; 1999, with Editorial Revision (2022).

D. ASTM A653/A653M - Standard Specification for Steel Sheet, Zinc-Coated (Galvanized) or Zinc-Iron Alloy-Coated (Galvannealed) by the Hot-Dip Process; 2023.

E. ASTM A1011/A1011M - Standard Specification for Steel, Sheet and Strip, Hot-Rolled, Carbon, Structural, High-Strength Low-Alloy, High-Strength Low-Alloy with Improved Formability, and Ultra-High Strength; 2023.

F. ASTM B633 - Standard Specification for Electrodeposited Coatings of Zinc on Iron and Steel; 2023.

G. MSS SP-58 - Pipe Hangers and Supports - Materials, Design, Manufacture, Selection, Application, and Installation; 2018, with Amendment (2019).

PART 2 PRODUCTS

2.01 GENERAL REQUIREMENTS

A. Provide required hardware to hang or support piping, equipment, or fixtures with related accessories as necessary to complete installation of plumbing work.

B. Provide hardware products listed, classified, and labeled as suitable for intended purpose.

C. Materials for Metal Fabricated Supports: Comply with Section 055000.
   1. Zinc-Plated Steel: Electroplated in accordance with ASTM B633 unless stated otherwise.
   2. Galvanized Steel: Hot-dip galvanized in accordance with ASTM A123/A123M or ASTM A153/A153M unless stated otherwise.

D. Corrosion Resistance: Use corrosion-resistant metal-based materials fully compatible with exposed piping materials and suitable for the environment where installed.

2.02 PIPE HANGERS

A. Band Hangers, Adjustable:
   1. MSS SP-58 type 7 or 9, zinc-plated ASTM A1011/A1011M steel or ASTM A653/A653M carbon steel.

B. J-Hangers, Adjustable:
   1. MSS SP-58 type 5, zinc-plated ASTM A1011/A1011M steel or ASTM A653/A653M carbon steel.

C. Clevis Hangers, Adjustable:
   1. Copper Tube: MSS SP-58 type 1, epoxy-plated copper.

2.03 ANCHORS AND FASTENERS

A. Unless otherwise indicated and where not otherwise restricted, use the anchor and fastener types indicated for the specified applications.

B. Concrete: Use preset concrete inserts, expansion anchors, or screw anchors.

C. Solid or Grout-Filled Masonry: Use expansion anchors or screw anchors.

D. Steel: Use beam ceiling clamps, beam clamps, machine bolts, or welded threaded studs.

E. Beam Ceiling Flanges: ASTM A47/A47M Grade 32510, malleable iron or stainless steel with copper, plain, stainless steel, or zinc finish.

F. Wood: Use wood screws.

G. Plastic and lead anchors are not permitted.

H. Powder-actuated fasteners are not permitted.

PART 3 EXECUTION

3.01 INSTALLATION

A. Install products in accordance with manufacturer's instructions.

B. Provide independent support from building structure. Do not provide support from piping, ductwork, conduit, or other systems.

C. Unless specifically indicated or approved by Architect, do not provide support from suspended ceiling support system or ceiling grid.

D. Unless specifically indicated or approved by Architect, do not provide support from roof deck.

E. Do not penetrate or otherwise notch or cut structural members without approval of Structural Engineer.

F. Secure fasteners according to manufacturer's recommended torque settings.

G. Remove temporary supports.

END OF SECTION

SECTION 220719
PLUMBING PIPING INSULATION

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Flexible elastomeric cellular insulation.

B. Glass fiber insulation.

1.02 REFERENCE STANDARDS

A. ASTM C177 - Standard Test Method for Steady-State Heat Flux Measurements and Thermal Transmission Properties by Means of the Guarded-Hot-Plate Apparatus; 2019, with Editorial Revision (2023).

B. ASTM C534/C534M - Standard Specification for Preformed Flexible Elastomeric Cellular Thermal Insulation in Sheet and Tubular Form; 2023.

C. ASTM C547 - Standard Specification for Mineral Fiber Pipe Insulation; 2022a.

D. ASTM C795 - Standard Specification for Thermal Insulation for Use in Contact with Austenitic Stainless Steel; 2008 (Reapproved 2023).

E. ASTM E84 - Standard Test Method for Surface Burning Characteristics of Building Materials; 2023d.

F. ASTM E96/E96M - Standard Test Methods for Gravimetric Determination of Water Vapor Transmission Rate of Materials; 2023.

G. UL 723 - Standard for Test for Surface Burning Characteristics of Building Materials; Current Edition, Including All Revisions.

PART 2 PRODUCTS

2.01 REGULATORY REQUIREMENTS

A. Surface Burning Characteristics: Flame spread index/Smoke developed index of 25/50, maximum, when tested in accordance with ASTM E84 or UL 723.

2.02 GLASS FIBER INSULATION

A. Insulation: ASTM C547 and ASTM C795; semi-rigid, noncombustible, end grain adhered to jacket.
   1. K (Ksi) Value: ASTM C177, 0.24 at 75 degrees F (0.035 at 24 degrees C).
   2. Maximum Service Temperature: 650 degrees F (343 degrees C).
   3. Maximum Moisture Absorption: 0.2 percent by volume.

B. Vapor Barrier Jacket: White Kraft paper with glass fiber yarn, bonded to aluminized film; moisture vapor transmission when tested in accordance with ASTM E96/E96M of 0.02 perm (0.029 ng/(Pa s m)).

2.03 FLEXIBLE ELASTOMERIC CELLULAR INSULATION

A. Insulation: Preformed flexible elastomeric cellular rubber insulation complying with ASTM C534/C534M Grade 1; use molded tubular material wherever possible.
   1. Minimum Service Temperature: Minus 40 degrees F (Minus 40 degrees C).
   2. Maximum Service Temperature: 220 degrees F (104 degrees C).
   3. Connection: Waterproof vapor barrier adhesive.

PART 3 EXECUTION

3.01 INSTALLATION

A. Install in accordance with manufacturer's instructions.

END OF SECTION

SECTION 221005
PLUMBING PIPING

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Sanitary waste piping, buried within 5 feet (1500 mm) of building.

B. Sanitary waste piping, above grade.

C. Domestic water piping, buried within 5 feet (1500 mm) of building.

D. Domestic water piping, above grade.

E. Pipe hangers and supports.

F. Ball valves.

1.02 REFERENCE STANDARDS

A. ASME B16.18 - Cast Copper Alloy Solder Joint Pressure Fittings; 2021.

B. ASME B16.22 - Wrought Copper and Copper Alloy Solder-Joint Pressure Fittings; 2021.

C. ASTM B32 - Standard Specification for Solder Metal; 2020.

D. ASTM B88 - Standard Specification for Seamless Copper Water Tube; 2022.

E. ASTM B88M - Standard Specification for Seamless Copper Water Tube (Metric); 2020.

F. ASTM B813 - Standard Specification for Liquid and Paste Fluxes for Soldering of Copper and Copper Alloy Tube; 2016.

G. ASTM B828 - Standard Practice for Making Capillary Joints by Soldering of Copper and Copper Alloy Tube and Fittings; 2023.

H. ASTM D2235 - Standard Specification for Solvent Cement for Acrylonitrile-Butadiene-Styrene (ABS) Plastic Pipe and Fittings; 2022.

I. ASTM D2564 - Standard Specification for Solvent Cements for Poly(Vinyl Chloride) (PVC) Plastic Piping Systems; 2020.

J. ASTM D2661 - Standard Specification for Acrylonitrile-Butadiene-Styrene (ABS) Schedule 40 Plastic Drain, Waste, and Vent Pipe and Fittings; 2021.

K. ASTM D2665 - Standard Specification for Poly(Vinyl Chloride) (PVC) Plastic Drain, Waste, and Vent Pipe and Fittings; 2020.

L. ASTM D2855 - Standard Practice for the Two-Step (Primer and Solvent Cement) Method of Joining Poly (Vinyl Chloride) (PVC) or Chlorinated Poly (Vinyl Chloride) (CPVC) Pipe and Piping Components with Tapered Sockets; 2020.

M. ASTM D3034 - Standard Specification for Type PSM Poly(Vinyl Chloride) (PVC) Sewer Pipe and Fittings; 2023.

N. ASTM E84 - Standard Test Method for Surface Burning Characteristics of Building Materials; 2023d.

O. AWWA C651 - Disinfecting Water Mains; 2023.

P. MSS SP-58 - Pipe Hangers and Supports - Materials, Design, Manufacture, Selection, Application, and Installation; 2018, with Amendment (2019).

Q. MSS SP-110 - Ball Valves Threaded, Socket-Welding, Solder Joint, Grooved and Flared Ends; 2010, with Errata .

R. NSF 61 - Drinking Water System Components - Health Effects; 2024.

S. NSF 372 - Drinking Water System Components - Lead Content; 2024.

T. UL 723 - Standard for Test for Surface Burning Characteristics of Building Materials; Current Edition, Including All Revisions.

1.03 SUBMITTALS

A. See Section 013000 - Administrative Requirements for submittal procedures.

B. Product Data: Provide data on pipe materials, pipe fittings, valves, and accessories. Provide manufacturers catalog information. Indicate valve data and ratings.

1.04 QUALITY ASSURANCE

A. Perform work in accordance with applicable codes.

1.05 DELIVERY, STORAGE, AND HANDLING

A. Accept valves on site in shipping containers with labeling in place. Inspect for damage.

B. Provide temporary protective coating on cast iron and steel valves.

C. Provide temporary end caps and closures on piping and fittings. Maintain in place until installation.

D. Protect piping systems from entry of foreign materials by temporary covers, completing sections of the work, and isolating parts of completed system.

PART 2 PRODUCTS

2.01 GENERAL REQUIREMENTS

A. Potable Water Supply Systems: Provide piping, pipe fittings, and solder and flux (if used), that comply with NSF 61 and NSF 372 for maximum lead content; label pipe and fittings.

2.02 SANITARY WASTE PIPING, BURIED WITHIN 5 FEET (1500 MM) OF BUILDING

A. ABS Pipe: Schedule 40 ABS-DWV, normal impact Type 1 with plain ends conforming to ASTM D2661.
   1. Fittings: ABS.
   2. Joints: Solvent welded with ASTM D2235 cement.

B. PVC Pipe: Schedule 40 PVC-DWV, normal impact Type 1 with plain ends conforming toASTM D2665.
   1. Fittings: PVC.
   2. Joints: Solvent welded, with ASTM D2564 solvent cement.

2.03 SANITARY WASTE PIPING, ABOVE GRADE

A. ABS Pipe: Schedule 40 ABS-DWV, normal impact Type 1 with plain ends conforming to ASTM D2661.
   1. Fittings: ABS.
   2. Joints: Solvent welded with ASTM D2235 cement.

B. PVC Pipe: Schedule 40 PVC-DWV, normal impact Type 1 with plain ends conforming to ASTM D2665.
   1. Fittings: PVC.
   2. Joints: Solvent welded, with ASTM D2564 solvent cement.

2.04 DOMESTIC WATER PIPING, ABOVE GRADE

A. Copper Pipe: ASTM B88 (ASTM B88M), Type L (B), Drawn (H).
   1. Fittings: ASME B16.18, cast copper alloy or ASME B16.22, wrought copper and bronze.
   2. Joints: ASTM B32, alloy Sn95 solder.

2.05 PIPE HANGERS AND SUPPORTS

A. Provide hangers and supports that comply with MSS SP-58.
   1. If type of hanger or support for a particular situation is not indicated, select appropriate type using MSS SP-58 recommendations.
   2. Overhead Supports: Individual steel rod hangers attached to structure or to trapeze hangers.
   3. Trapeze Hangers: Welded steel channel frames attached to structure.

4. Vertical Pipe Support: Steel riser clamp.

B. Plumbing Piping - Drain, Waste, and Vent:
   1. Hangers for Pipe Sizes 2 inch (50 mm, DN) and Over: Carbon steel, adjustable, clevis.
   2. Wall Support for Pipe Sizes to 3 inch (80 mm, DN): Cast iron hook.

C. Plumbing Piping - Water:
   1. Hangers for Pipe Sizes 1/2 to 1-1/2 inch (15 to 40 mm, DN): Malleable iron, adjustable swivel, split ring.
   2. Wall Support for Pipe Sizes Up to 3 inch (80 mm, DN): Cast iron hook.

2.06 BALL VALVES

A. Construction, 4 inch (100 mm, DN) and Smaller: MSS SP-110, Class 150, 400 psi (2760 kPa) CWP, bronze or ductile iron body, 304 stainless steel or chrome plated brass ball, regular port, teflon seats and stuffing box ring, blow-out proof stem, lever handle with balancing stops, threaded or grooved ends with union.

PART 3 EXECUTION

3.01 INSTALLATION

A. Install in accordance with manufacturer's instructions.

B. Route piping in orderly manner and maintain gradient. Route parallel and perpendicular to walls.

C. Provide clearance in hangers and from structure and other equipment for installation of insulation and access to valves and fittings.

D. Provide access where valves and fittings are not exposed.

E. Install valves with stems upright or horizontal, not inverted. See Section 220523.

F. Copper Pipe and Tube: Make soldered joints in accordance with ASTM B828, using specified solder, and flux meeting ASTM B813; in potable water systems use flux also complying with NSF 61 and NSF 372.

G. PVC Pipe: Make solvent-welded joints in accordance with ASTM D2855.

H. Pipe Hangers and Supports:
   1. Place hangers within 12 inches (300 mm) of each horizontal elbow.
   2. Where several pipes can be installed in parallel and at same elevation, provide multiple or trapeze hangers.
   3. Provide copper plated hangers and supports for copper piping.

3.02 FIELD TESTS AND INSPECTIONS

A. Verify and inspect systems according to requirements by the Authority Having Jurisdiction. In the absence of specific test and inspection procedures proceed as indicated below.

B. Domestic Water Systems:
   1. Perform hydrostatic testing for leakage prior to system disinfection.
   2. Test Preparation: Close each fixture valve or disconnect and cap each connected fixture.
   3. General:
      a. Fill the system with water and raise static head to 10 psi (345 kPa) above service pressure. Minimum static head of 50 to 150 psi (345 to 1,034 kPa). As an exception, certain codes allow a maximum static pressure of 80 psi (551.6 kPa).

C. Test Results: Document and certify successful results, otherwise repair, document, and retest.

3.03 DISINFECTION OF DOMESTIC WATER PIPING SYSTEM

A. Disinfect water distribution system in accordance with the International Plumbing Code procedure 610.1.

B. Prior to starting work, verify system is complete, flushed, and clean.

C. Take samples no sooner than 24 hours after flushing, from 10 percent of outlets and from water entry, and analyze in accordance with AWWA C651.

3.04 SCHEDULES

A. Pipe Hanger Spacing:
   1. Metal Piping:
      a. Pipe Size: 1/2 inch (15 mm, DN) to 1-1/4 inch (32 mm, DN):
         1) Maximum Hanger Spacing: 6.5 ft (2 m).
         2) Hanger Rod Diameter: 3/8 inches (9 mm).
   2. Plastic Piping:
      a. All Sizes:
         1) Maximum Hanger Spacing: 6 ft (1.8 m).
         2) Hanger Rod Diameter: 3/8 inch (9 mm).

END OF SECTION

SECTION 230593
TESTING, ADJUSTING, AND BALANCING FOR HVAC

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Testing, adjustment, and balancing of air systems.

B. Measurement of final operating condition of HVAC systems.

1.02 REFERENCE STANDARDS

A. AABC (NSTSB) - AABC National Standards for Total System Balance, 7th Edition; 2016.

B. ASHRAE Std 111 - Measurement, Testing, Adjusting, and Balancing of Building HVAC Systems; 2024.

C. SMACNA (TAB) - HVAC Systems Testing, Adjusting and Balancing; 2023.

1.03 SUBMITTALS

A. See Section 013000 - Administrative Requirements, for submittal procedures.

B. TAB Plan: Submit a written plan indicating the testing, adjusting, and balancing standard to be followed and the specific approach for each system and component.
   1. Include at least the following in the plan:
      a. List of all air flow, water flow, sound level, system capacity and efficiency measurements to be performed and a description of specific test procedures, parameters, formulas to be used.
      b. Copy of field checkout sheets and logs to be used, listing each piece of equipment to be tested, adjusted and balanced with the data cells to be gathered for each.
      c. Discussion of what notations and markings will be made on the duct and piping drawings during the process.
      d. Final test report forms to be used.
      e. Procedures for formal deficiency reports, including scope, frequency and distribution.

C. Final Report: Indicate deficiencies in systems that would prevent proper testing, adjusting, and balancing of systems and equipment to achieve specified performance.
   1. Revise TAB plan to reflect actual procedures and submit as part of final report.
   2. Submit draft copies of report for review prior to final acceptance of Project. Provide final copies for Architect and for inclusion in operating and maintenance manuals.
   3. Include actual instrument list, with manufacturer name, serial number, and date of calibration.
   4. Form of Test Reports: Where the TAB standard being followed recommends a report format use that; otherwise, follow ASHRAE Std 111.
   5. Units of Measure: Report data in I-P (inch-pound) units only.

PART 2 PRODUCTS - NOT USED

PART 3 EXECUTION

3.01 GENERAL REQUIREMENTS

A. Perform total system balance in accordance with one of the following:
   1. AABC (NSTSB), AABC National Standards for Total System Balance.
   2. ASHRAE Std 111, Practices for Measurement, Testing, Adjusting and Balancing of Building Heating, Ventilation, Air-Conditioning, and Refrigeration Systems.
   3. SMACNA (TAB).

B. Begin work after completion of systems to be tested, adjusted, or balanced and complete work prior to Substantial Completion of the project.

C. TAB Agency Qualifications:
   1. Company specializing in the testing, adjusting, and balancing of systems specified in this section.

2. Having minimum of three years documented experience.
3. Certified by one of the following:
    a. AABC, Associated Air Balance Council: www.aabc.com/#sle; upon completion submit AABC National Performance Guaranty.
    b. NEBB, National Environmental Balancing Bureau: www.nebb.org/#sle.
    c. TABB, The Testing, Adjusting, and Balancing Bureau of National Energy Management Institute: www.tabbcertified.org/#sle.

D. TAB Supervisor and Technician Qualifications: Certified by same organization as TAB agency.

E. TAB Supervisor Qualifications: Professional Engineer licensed in the State in which the Project is located.

3.02 EXAMINATION

A. Verify that systems are complete and operable before commencing work. Ensure the following conditions:
1. Systems are started and operating in a safe and normal condition.
2. Temperature control systems are installed complete and operable.
3. Final filters are clean and in place. If required, install temporary media in addition to final filters.
4. Duct systems are clean of debris.
5. Fire and volume dampers are in place and open.
6. Air outlets are installed and connected.
7. Duct system leakage is minimized.

B. Submit field reports. Report defects and deficiencies that will or could prevent proper system balance.

3.03 ADJUSTMENT TOLERANCES

A. Air Handling Systems: Adjust to within plus or minus 5 percent of design for supply systems and plus or minus 10 percent of design for return and exhaust systems.

3.04 RECORDING AND ADJUSTING

A. Ensure recorded data represents actual measured or observed conditions.

B. Permanently mark settings of valves, dampers, and other adjustment devices allowing settings to be restored. Set and lock memory stops.

C. After adjustment, take measurements to verify balance has not been disrupted or that such disruption has been rectified.

D. Leave systems in proper working order, replacing belt guards, closing access doors, closing doors to electrical switch boxes, and restoring thermostats to specified settings.

3.05 AIR SYSTEM PROCEDURE

A. Adjust air handling and distribution systems to provide required or design supply, return, and exhaust air quantities at site altitude.

B. Measure air quantities at air inlets and outlets.

C. Adjust distribution system to obtain uniform space temperatures free from objectionable drafts and noise.

D. Use volume control devices to regulate air quantities only to extend that adjustments do not create objectionable air motion or sound levels. Effect volume control by duct internal devices such as dampers and splitters.

E. Vary total system air quantities by adjustment of fan speeds. Provide drive changes required. Vary branch air quantities by damper regulation.

F. Provide system schematic with required and actual air quantities recorded at each outlet or inlet.

G. Adjust outside air automatic dampers, outside air, return air, and exhaust dampers for design conditions.

3.06 SCOPE

A. Test, adjust, and balance the following:
   1. Packaged Roof Top Heating/Cooling Units.
   2. Fans.
   3. Air Filters.
   4. Air Inlets and Outlets.

3.07 MINIMUM DATA TO BE REPORTED

A. Electric Motors:
   1. Manufacturer.
   2. Model/Frame.
   3. Phase, voltage, amperage; nameplate, actual, no load.
   4. Sheave Make/Size/Bore.

B. Air Moving Equipment:
   1. Location.
   2. Manufacturer.
   3. Serial number.
   4. Air flow, specified and actual.
   5. Return air flow, specified and actual.
   6. Outside air flow, specified and actual.
   7. Sheave Make/Size/Bore.

C. Exhaust Fans:
   1. Location.
   2. Manufacturer.
   3. Serial number.
   4. Air flow, specified and actual.

END OF SECTION

SECTION 230713
DUCT INSULATION

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Duct insulation.

1.02 REFERENCE STANDARDS

A. ASTM C518 - Standard Test Method for Steady-State Thermal Transmission Properties by Means of the Heat Flow Meter Apparatus; 2021.

B. ASTM C553 - Standard Specification for Mineral Fiber Blanket Thermal Insulation for Commercial and Industrial Applications; 2013 (Reapproved 2019).

C. ASTM E84 - Standard Test Method for Surface Burning Characteristics of Building Materials; 2023d.

D. UL 723 - Standard for Test for Surface Burning Characteristics of Building Materials; Current Edition, Including All Revisions.

1.03 SUBMITTALS

A. See Section 013000 - Administrative Requirements for submittal procedures.

B. Product Data: Provide product description, thermal characteristics, list of materials and thickness for each service, and locations.

1.04 QUALITY ASSURANCE

A. Manufacturer Qualifications: Company specializing in manufacturing products of the type specified in this section with not less than three years of documented experience.

PART 2 PRODUCTS

2.01 REGULATORY REQUIREMENTS

A. Surface Burning Characteristics: Flame spread index/Smoke developed index of 25/50, maximum, when tested in accordance with ASTM E84 or UL 723.

2.02 GLASS FIBER, FLEXIBLE

A. Manufacturer:
   1. CertainTeed Corporation; _____: www.certainteed.com/#sle.
   2. Johns Manville; _____: www.jm.com/#sle.
   3. Knauf Insulation; Performance+ Duct Wrap: www.knaufinsulation.com/#sle.
   4. Owens Corning Corporation; _____: www.ocbuildingspec.com/#sle.
   5. Substitutions: See Section 016000 - Product Requirements.

B. Insulation: ASTM C553; flexible, noncombustible blanket.
   1. K (Ksi) value: 0.26 at 75 degrees F (0.038 at 24 degrees C), when tested in accordance with ASTM C518.

C. Vapor Barrier Jacket:
   1. Kraft paper with glass fiber yarn and bonded to aluminized film. Kraft reinforced foil scrim vapor barrier with self-sealing adhesive joints.

PART 3 EXECUTION

3.01 EXAMINATION

A. Test ductwork for design pressure prior to applying insulation materials.

B. Verify that surfaces are clean, foreign material removed, and dry.

3.02 INSTALLATION

A. Install in accordance with manufacturer's instructions.

END OF SECTION

SECTION 233100
HVAC DUCTS AND CASINGS

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Metal ducts.

B. Flexible ducts.

1.02 REFERENCE STANDARDS

A. ASTM A653/A653M - Standard Specification for Steel Sheet, Zinc-Coated (Galvanized) or Zinc-Iron Alloy-Coated (Galvannealed) by the Hot-Dip Process; 2023.

B. NFPA 90A - Standard for the Installation of Air-Conditioning and Ventilating Systems; 2024.

C. NFPA 90B - Standard for the Installation of Warm Air Heating and Air-Conditioning Systems; 2024.

D. SMACNA (DCS) - HVAC Duct Construction Standards Metal and Flexible; 2020.

E. UL 181 - Standard for Factory-Made Air Ducts and Air Connectors; Current Edition, Including All Revisions.

1.03 SUBMITTALS

A. See Section 013000 - Administrative Requirements for submittal procedures.

B. Product Data: Provide data for duct materials.

1.04 QUALITY ASSURANCE

A. Manufacturer Qualifications: Company specializing in manufacturing the type of products specified in this section, with minimum three years of documented experience, and approved by manufacturer.

PART 2 PRODUCTS

2.01 GENERAL REQUIREMENTS

A. Provide UL Class 1 ductwork, fittings, hangers, supports, and appurtenances in accordance with NFPA 90A and SMACNA (DCS) guidelines unless stated otherwise.

B. Provide metal duct unless otherwise indicated. Fibrous glass duct can be substituted at the Contractor's option.

C. Duct Shape and Material in accordance with Allowed Static Pressure Range:
   1. Round: Plus or minus 2 in-wc (500 Pa) of galvanized steel.
   2. Rectangular: Plus or minus 2 in-wc (500 Pa) of galvanized steel.

D. Duct Sealing and Leakage in accordance with Static Pressure Class:
   1. Duct Pressure Class and Material for Common Mechanical Ventilation Applications:
      a. Supply Air: 1/2 in-wc (125 Pa) pressure class, galvanized steel.
      b. Return and Relief Air: 1/2 in-wc (125 Pa) pressure class, galvanized steel.
      c. General Exhaust Air: 1/2 in-wc (125 Pa) pressure class, galvanized steel.
   2. Low Pressure Service: Up to 2 in-wc (500 Pa):
      a. Seal: Class A, apply sealing of transverse joints, longitudianl seams, and duct wall penetrations.
      b. Leakage:
         1) Rectangular: Class 24 or 24 cfm/100 sq ft (680 Lpm/9.3 sq m).
         2) Round: Class 12 or 12 cfm/100 sq ft (340 Lpm/9.3 sq m).

E. Duct Fabrication Requirements:
   1. Duct and Fitting Fabrication and Support: SMACNA (DCS) including specifics for continuously welded round and oval duct fittings.

2. Use reinforced and sealed sheet-metal materials at recommended gauges for indicated operating pressures or pressure class.
3. Construct tees, bends, and elbows with radius of not less than 1-1/2 times width of duct on centerline. Where not possible and where rectangular elbows must be used, provide airfoil turning vanes of perforated metal with glass fiber insulation.
4. Increase duct sizes gradually, not exceeding 15 degrees divergence wherever possible; maximum 30 degrees divergence upstream of equipment and 45 degrees convergence downstream.

2.02 METAL DUCTS

A. Material Requirements:
   1. Galvanized Steel: Hot-dipped galvanized steel sheet, ASTM A653/A653M FS Type B, with G60/Z180 coating.

B. Round Metal Ducts:
   1. Round Single Wall Duct: Round lock seam duct with galvanized steel outer wall.
   2. Round Connection System: Interlocking duct connection system in accordance with SMACNA (DCS).

2.03 FLEXIBLE DUCTS

A. Flexible Ducts: UL 181, Class 1, polyethylene film, mechanically fastened and rolled using galvanized steel to form spiral helix.
   1. Insulation: R6 insulation with polyethylene vapor barrier film.
   2. Pressure Rating: 10 in-wc (2.50 kPa) positive and 5 in-wc (1.25 kPa) negative.
   3. Maximum Velocity: 5500 fpm (27.9 m/sec).
   4. Temperature Range: Minus 20 degrees F to 250 degrees F (Minus 28 degrees C to 121 degrees C).

PART 3 EXECUTION

3.01 INSTALLATION

A. Install, support, and seal ducts in accordance with SMACNA (DCS).

B. Comply with safety standards NFPA 90A and NFPA 90B.

C. During construction, provide temporary closures of metal or taped polyethylene on open ductwork to prevent construction dust from entering the ductwork system.

D. Increase duct sizes gradually, not exceeding 15 degrees divergence wherever possible; maximum 30 degrees divergence upstream of equipment and 45 degrees convergence downstream.

E. Duct sizes indicated are precise inside dimensions. For lined ducts, maintain sizes inside lining.

F. Locate ducts with sufficient space around equipment to allow normal operating and maintenance activities.

G. Connect diffusers or light troffer boots to low-pressure ducts directly or with 5 feet (1.5 m) maximum length of flexible duct held in place with strap or clamp.

END OF SECTION

SECTION 233300
AIR DUCT ACCESSORIES

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Volume control dampers.

1.02 REFERENCE STANDARDS

A. SMACNA (DCS) - HVAC Duct Construction Standards Metal and Flexible; 2020.

PART 2 PRODUCTS

2.01 VOLUME CONTROL DAMPERS

A. Fabricate in accordance with SMACNA (DCS) and as indicated.

B. Single Blade Dampers:
   1. Fabricate for duct sizes up to 6 by 30 inch (150 by 760 mm).
   2. Blade: 24 gauge, 0.0239 inch (0.61 mm), minimum.

C. End Bearings: Except in round ducts 12 inches (300 mm) and smaller, provide end bearings. On multiple blade dampers, provide oil-impregnated nylon, thermoplastic elastomer, or sintered bronze bearings.

D. Quadrants:
   1. Provide locking, indicating quadrant regulators on single and multi-blade dampers.
   2. On insulated ducts mount quadrant regulators on stand-off mounting brackets, bases, or adapters.

END OF SECTION

SECTION 233700
AIR OUTLETS AND INLETS

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Diffusers:
   1. Perforated ceiling diffusers.

B. Rectangular ceiling diffusers.

C. Registers/grilles:
   1. Ceiling-mounted, egg crate exhaust and return register/grilles.

1.02 SUBMITTALS

A. See Section 013000 - Administrative Requirements for submittal procedures.

B. Product Data: Provide data for equipment required for this project. Review outlets and inlets as to size, finish, and type of mounting prior to submission. Submit schedule of outlets and inlets showing type, size, location, application, and noise level.

1.03 QUALITY ASSURANCE

A. Manufacturer Qualifications: Company specializing in manufacturing the type of products specified in this section, with minimum three years of documented experience.

PART 2 PRODUCTS

2.01 RECTANGULAR CEILING DIFFUSERS

A. Type: Provide square formed adjustable, backpan stamped, core removable, and multi-louvered ceiling diffusers constructed to maintain 360 degree discharge air pattern _____.

B. Connections: As indicated on drawings.

C. Color: As selected by Architect from manufacturer's standard range.

2.02 PERFORATED FACE CEILING DIFFUSERS

A. Type: Perforated face with fully adjustable pattern and removable face.

B. Color: As selected by Architect from manufacturer's standard range.

2.03 CEILING EGG CRATE EXHAUST AND RETURN GRILLES

A. Type: Egg crate style face consisting of 1/2 by 1/2 by 1/2 inch (13 by 13 by 13 mm) grid core.

B. Fabrication: Grid core consists of steel with mill aluminum finish.

C. Color: To be selected by Architect from manufacturer's standard range.

END OF SECTION

SAN LUIS CITY HALL
EAST WING REMODEL

LIST OF ELECTRICAL SPECIFICATIONS

SECTION 26 05 00	BASIC ELECTRICAL REQUIREMENTS
SECTION 26 05 03	EQUIPMENT WIRING CONNECTIONS
SECTION 26 05 19	LOW VOLTAGE ELECTRICAL POWER CONDUCTERS & CABLES
SECTION 26 05 26	GROUNDING AND BONDING FOR ELECTRICAL SYSTEMS
SECTION 26 05 29	HANGERS & SUPPORTS FOR ELECTRICAL SYSTEMS
SECTION 26 05 33	RACEWAYS & BOXES FOR ELECTRICAL SYSTEMS
SECTION 26 05 53	IDENTIFICATION FOR ELECTRICAL SYSTEMS
SECTION 26 24 16	PANELBOARDS
SECTION 26 27 26	WIRING DEVICES
SECTION 26 51 00	INTERIOR LIGHTING



SECTION 26 05 00 – BASIC ELECTRICAL REQUIREMENTS

1.01 SCOPE OF WORK

A. Basic Electrical Requirements specifically applicable to Division 26, 27, 28 and 33 Sections.

B. All labor, materials, equipment and services necessary to furnish and install complete electrical systems and related items of work as indicated to Drawings or specified herein.

C. The work in general shall consist of, but is not limited to the following:

1. Electrical panels, conduit, wiring, etc., for all electrical distribution as indicated.
2. Electrical devices, wiring, conduit, cable trays, and accessories as indicated.
3. Interior and exterior lighting fixtures with lamps and lighting accessories as indicated.
4. Voice, data, and audio-video mounting boards, outlets, conduits, cabling, and accessories as indicated.
5. Fire alarm system, devices, conduits and accessories as indicated.
6. Rough-in boxes and conduit for access controls and intrusion detection system devices and accessories as indicated.
7. Motors, equipment, controls, and air conditioning control wiring, etc., when such items are specified as work under other Sections and as indicated.
8. Painting as specified under other Sections, except for factory-finished material and equipment.

D. Drawings are diagrammatic. Refer to Mechanical and Architectural Drawings and specifications for exact locations for equipment furnished by others.

1.02 WORK SEQUENCE

A. Install work as scheduled to accommodate Owner's occupancy requirements. During the construction period coordinate electrical schedule and operations with other trades, Owner and/or Engineer.

1.03 REFERENCES AND REGULATORY REQUIREMENTS

A. Conform to applicable International Building Code.

B. Workmanship and material of electrical work shall comply with or exceed applicable provisions of the following (most recent additions including addenda and errata):

1. All Local Codes and Ordinances.
2. International Building Code (IBC).
3. National Electrical Code (NEC) (NFPA 70).
4. National Bureau of Fire Underwriters (NBFU).
5. American National Standards Institute (ANSI).
6. American Society for Testing and Materials (ASTM).
7. National Electrical Manufacturers Association (NEMA).
8. Standards and requirements for serving utilities.
9. International Energy Conservation Code (IECC).
10. International Fire Code (IFC).
11. NFPA 72, Fire Alarm Code.
12. Standards of Installation (NECA)
13. Safety and Health Standards (OSHA).
14. Americans with Disabilities Act (ADA).

15. Factory Mutual (FM).

1.04 SUBMITTALS

A. Submit shop drawings and product data grouped to include complete submittals of related systems, products, and accessories in a single submittal. Partial submittals will not be reviewed.

B. Mark dimensions and values in units to match those specified.

1.05 PROJECT/SITE CONDITIONS

A. Install Work in locations shown on Drawings, unless prevented by Project conditions.

B. Prepare drawings showing proposed rearrangement of Work to meet Project conditions, including changes to Work specified in other Sections. Obtain permission of Owner and/or Architect before proceeding.

C. SITE WORK: Contractor shall employ an independent locating service to locate and verify all existing services, whether specifically shown on the drawings or not. Location of services shall be recorded on record documents. No trenching or excavation shall commence until locations are verified. The Owner shall be notified in writing prior to any trenching requiring a utility shutdown. Any services interrupted by trenching or excavating shall be repaired by the contractor with no additional cost to the Owner. Existing services not specifically indicated on the drawings to be relocated, which interfere with building components, shall be brought to the Architect's immediate attention. Prepare drawings showing proposed re-routing, area(s) affected, and length of interruption(s).

1.06 SEQUENCING AND SCHEDULING

A. Construct Work in sequence under provisions of the General Specifications.

END OF SECTION 26 05 02

SECTION 26 05 03 – EQUIPMENT WIRING CONNECTIONS

PART 1 - GENERAL

1.01 SUMMARY

A. Section includes electrical connections to equipment.

B. Related Sections:

1. Section 26 05 19 - Low-Voltage Electrical Power Conductors and Cables.
2. Section 26 05 33 - Raceway and Boxes for Electrical Systems..

1.02 REFERENCES.

A. National Electrical Manufacturers Association:

1. NEMA WD 1 - General Requirements for Wiring Devices.
2. NEMA WD 6 - Wiring Devices-Dimensional Requirements.

1.03 SUBMITTALS

A. Product Data: Submit wiring device manufacturer’s catalog information showing dimensions, configurations, and construction.

B. Manufacturer's installation instructions.

1.04 CLOSEOUT SUBMITTALS

A. Project Record Documents: Record actual locations, sizes, and configurations of equipment connections.

1.05 COORDINATION

A. Obtain and review shop drawings, product data, manufacturer’s wiring diagrams, and manufacturer's instructions for equipment furnished under other sections.

B. Determine connection locations and requirements.

C. Sequence rough-in of electrical connections to coordinate with installation of equipment.

D. Sequence electrical connections to coordinate with start-up of equipment.

PART 2 - PRODUCTS

2.01 CORD AND PLUGS

A. Manufacturers:
   1. Hubbell.
   2. Pass and Seymour.
   3. Leviton.
   4. Substitutions: Under provisions of General Specifications.

B. Attachment Plug Construction: Conform to NEMA WD 1.

C. Configuration: NEMA WD 6; match receptacle configuration at outlet furnished for equipment.

D. Cord Construction: Type SO multi-conductor flexible cord with identified equipment grounding conductor, suitable for use in damp locations.

E. Size: Suitable for connected load of equipment, length of cord, and rating of branch circuit overcurrent protection.

PART 3 - EXECUTION

3.01 EXAMINATION

A. Verify equipment is ready for electrical connection, for wiring, and to be energized.

3.02 INSTALLATION

A. Make electrical connections.

B. Make conduit connections to equipment using flexible conduit. Use liquidtight flexible conduit with watertight connectors in damp or wet locations.

C. Connect heat producing equipment using wire and cable with insulation suitable for temperatures encountered.

D. Install receptacle outlet to accommodate connection with attachment plug.

E. Install cord and cap for field-supplied attachment plug.

F. Install suitable strain-relief clamps and fittings for cord connections at outlet boxes and equipment connection boxes.

G. Install disconnect switches, controllers, control stations, and control devices to complete equipment wiring requirements.

H. Install terminal block jumpers to complete equipment wiring requirements.

I. Install interconnecting conduit and wiring between devices and equipment to complete equipment wiring requirements.

3.03 ADJUSTING

A. Cooperate with utilization equipment installers and field service personnel during checkout and starting of equipment to allow testing and balancing and other startup operations. Provide personnel to operate electrical system and checkout wiring connection components and configurations.

END OF SECTION 26 05 03

SECTION 26 05 19 – LOW-VOLTAGE ELECTRICAL POWER CONDUCTORS AND CABLES

PART 1 - GENERAL

1.01 SUMMARY

A. Section includes building wire and cable; metal clad cable (lighting systems only); and wiring connectors and connections.

B. Related Sections:

1. Section 26 05 53 - Identification for Electrical Systems: Product requirements for wire identification.

1.02 REFERENCES

A. International Electrical Testing Association:
1. NETA ATS - Acceptance Testing Specifications for Electrical Power Distribution Equipment and Systems.

B. National Fire Protection Association:
1. NFPA 70 - National Electrical Code.
2. NFPA 262 - Standard Method of Test for Flame Travel and Smoke of Wires and Cables for Use in Air-Handling Spaces.

1.03 SYSTEM DESCRIPTION

A. Product Requirements: Provide products as follows:
1. Solid conductor for feeders and branch circuits 10 AWG and smaller.
2. Stranded conductors for control circuits.
3. Conductor not smaller than 12 AWG for power and lighting circuits.
4. Conductor not smaller than 16 AWG for control circuits.
5. 10 AWG conductors for 20 ampere, 120 volt branch circuits longer than 75 feet.

B. Wiring Methods: Provide the following wiring methods:
1. Concealed Dry Interior Locations: Use only building wire, Type THHN/THWN 90 degree C rated insulation, in raceway.
2. Exposed Dry Interior Locations: Use only building wire, Type THHN/THWN 90 degree C rated insulation, in raceway.
3. Above Accessible Ceilings: Use only building wire, Type THHN/THWN 90 degree C rated insulation, in raceway.
4. Wet or Damp Interior Locations: Use only building wire, Type THHN/THWN 90 degree C rated insulation, in raceway.
5. Exterior Locations: Use only building wire, Type THHN/THWN 90 degree C rated insulation, in raceway.
6. Underground Locations: Use only building wire, Type THHN/THWN 90 degree C rated insulation, in raceway.
7. Use wiring and methods indicated on drawings.

1.04 DESIGN REQUIREMENTS

A. Conductor sizes are based on copper.

1.05 SUBMITTALS

A. Product Data: Submit for building wire and each cable assembly type.

1.06 CLOSEOUT SUBMITTALS

A. Project Record Documents: Record actual locations of components and circuits.

1.07 QUALITY ASSURANCE

A. Provide wiring materials located in plenums with peak optical density not greater than 0.5, average optical density not greater than 0.15, and flame spread not greater than 5 feet (1.5 m) when tested in accordance with NFPA 262.

1.08 QUALIFICATIONS

A. Manufacturer: Company specializing in manufacturing products specified in this section with minimum three years documented experience.

1.09 FIELD MEASUREMENTS

A. Verify field measurements are as indicated on Drawings.

1.10 COORDINATION

A. Where wire and cable destination is indicated and routing is not shown, determine routing and lengths required.

B. Wire and cable routing indicated is approximate unless dimensioned.

PART 2 - PRODUCTS

2.01 BUILDING WIRE

A. Manufacturers:
   1. Okonite.
   2. General Cable Co.
   3. Southwire.
   4. American.
   5. Substitutions: Under provisions of General Specifications.

B. Product Description: Single conductor insulated wire.

C. Conductor: Copper.

D. Insulation: 600 volt rating; material rated 90 degrees C.

2.02 METAL CLAD CABLE

A. Manufacturers:
   1. Diamond Wire & Cable Co.
   2. Essex Group Inc.
   3. General Cable Co.
   4. Substitutions: Under provisions of General Specifications.

B. Conductor: Copper.

C. Insulation Voltage Rating: 600 volts.

D. Insulation Temperature Rating: 90 degrees C.

E. Insulation Material: Thermoplastic.

F. Armor Material: Steel or Aluminum.

G. Jacket: PVC where required.

2.03 WIRING CONNECTORS

A. Split Bolt Connectors:
   1. Kearney.
   2. Teledyne Penn-Union.

B. Solderless Pressure Connectors:
   1. Cadweld.
   2. Burndy.

C. Compression Connectors:
   1. Kearney.
   2. Teledyne- Penn-Union.

PART 3 - EXECUTION

3.01 EXAMINATION

A. Verify interior of building has been protected from weather.

B. Verify mechanical work likely to damage wire and cable has been completed.

C. Verify raceway installation is complete and supported.

3.02 PREPARATION

A. Completely and thoroughly swab raceway before installing wire.

3.03 INSTALLATION

A. Route wire and cable to meet Project conditions.

B. Neatly train and lace wiring inside boxes, equipment, and panelboards.

C. Identify and color code wire and cable under provisions of Section 26 05 53. Identify each conductor with its circuit number or other designation indicated.

D. Special Techniques--Building Wire in Raceway:
   1. Pull conductors into raceway at same time.
   2. Install building wire 4 AWG and larger with pulling equipment.

E. Special Techniques - Cable:
   1. Protect exposed cable from damage.
   2. Support cables above accessible ceiling, using spring metal clips or cable ties to support cables from structure. Do not rest cable on ceiling panels.
   3. Use suitable cable fittings and connectors.

F. Special Techniques - Wiring Connections:
   1. Clean conductor surfaces before installing lugs and connectors.
   2. Make splices, taps, and terminations to carry full ampacity of conductors with no perceptible temperature rise.
   3. Tape uninsulated conductors and connectors with electrical tape to 150 percent of insulation rating of conductor.
   4. Install split bolt connectors for copper conductor splices and taps, 6 AWG and larger.
   5. Install solderless pressure connectors with insulating covers for copper conductor splices and taps, 8 AWG and smaller.

G. Install solid conductor for feeders and branch circuits 10 AWG and smaller.

3.04 WIRE COLOR

A. General:
   1. For wire sizes 10 AWG and smaller, install wire colors in accordance with the following:
      a. Black, red, and blue for circuits at 120/208 volts single or three phase.
      b. Orange, brown, and yellow for circuits at 277/480 volts single or three phase.
      c. Match existing.
   2. For wire sizes 8 AWG and larger, identify wire with colored tape at terminals, splices and boxes. Colors are as follows:
      a. Black, red, and blue for circuits at 120/208 volts single or three phase.
      b. Orange, brown, and yellow for circuits at 277/480 volts single or three phase.
      c. Match existing.

B. Neutral Conductors: White. When two or more neutrals are located in one conduit, individually identify each with proper circuit number.

C. Branch Circuit Conductors: Install three or four wire home runs with each phase uniquely color coded.

D. Feeder Circuit Conductors: Uniquely color code each phase.

E. Ground Conductors:
   1. For 6 AWG and smaller: Green.
   2. For 4 AWG and larger: Identify with green tape at both ends and visible points including junction boxes.

3.05 FIELD QUALITY CONTROL

A. Inspect and test in accordance with NETA ATS, except Section 4.

B. Perform inspections and tests listed in NETA ATS, Section 7.3.1.

END OF SECTION 26 05 19

SECTION 26 05 26 – GROUNDING AND BONDING FOR ELECTRICAL SYSTEMS

PART 1 - GENERAL

1.01 SUMMARY

A. Section Includes:
   1. Wire.
   2. Mechanical connectors.
   3. Exothermic connections.

B. Related Sections:

   1. Section - Concrete Reinforcing: Bonding or welding bars when reinforcing steel is used for electrodes.

1.02 REFERENCES

A. Institute of Electrical and Electronics Engineers:
   1. IEEE 142 - Recommended Practice for Grounding of Industrial and Commercial Power Systems.
   2. IEEE 1100 - Recommended Practice for Powering and Grounding Electronic Equipment.

B. International Electrical Testing Association:
   1. NETA ATS - Acceptance Testing Specifications for Electrical Power Distribution Equipment and Systems.

C. National Fire Protection Association:
   1. NFPA 70 - National Electrical Code.

1.03 SYSTEM DESCRIPTION

A. Grounding systems use the following elements as grounding electrodes:
   1. Metal underground water pipe.
   2. Metal building frame.
   3. Concrete-encased electrode.
   4. Rod electrode.

1.04 PERFORMANCE REQUIREMENTS

A. Grounding System Resistance: 25 ohms maximum.

1.05 QUALITY ASSURANCE

A. Provide grounding materials conforming to requirements of NEC, IEEE 142, and UL labeled.

1.06 QUALIFICATIONS

A. Manufacturer: Company specializing in manufacturing Products specified in this section with minimum three years documented experience.

1.07 DELIVERY, STORAGE, AND HANDLING

A. Accept materials on site in original factory packaging, labeled with manufacturer's identification.

B. Protect from weather and construction traffic, dirt, water, chemical, and mechanical damage, by storing in original packaging.

C. Do not deliver items to project before time of installation. Limit shipment of bulk and multiple-use materials to quantities needed for immediate installation.

1.08 COORDINATION

A. Complete grounding and bonding of building reinforcing steel prior concrete placement.

PART 2 - PRODUCTS

2.01 WIRE

A. Material: Stranded copper.

B. Grounding Electrode Conductor: Copper conductor bare or insulated.

C. Bonding Conductor: Copper conductor bare or insulated.

2.02 MECHANICAL CONNECTORS

A. Manufacturers:
1. Apache Grounding/Erico Inc.
2. Copperweld, Inc.
3. ILSCO Corporation.
4. O-Z Gedney Co.
5. Thomas & Betts, Electrical.

B. Description: Bronze connectors, suitable for grounding and bonding applications, in configurations required for particular installation.

2.03 EXOTHERMIC CONNECTIONS

A. Manufacturers:
1. Cadweld.
2. Copperweld, Inc.
3. Thermoweld.

B. Product Description: Exothermic materials, accessories, and tools for preparing and making permanent field connections between grounding system components.

PART 3 - EXECUTION

3.01 PREPARATION

A. Remove paint, rust, mill oils, and surface contaminants at connection points.

3.02 INSTALLATION

A. Install in accordance with IEEE and manufacturer instructions.

B. Install grounding and bonding conductors concealed from view.

C. Bond together metal siding not attached to grounded structure; bond to ground.

D. Equipment Grounding Conductor: Install separate, insulated conductor within each feeder and branch circuit raceway. Terminate each end on suitable lug, bus, or bushing.

E. Permanently ground entire light and power system in accordance with NEC, including service equipment, distribution panels, lighting panelboards, switch and starter enclosures, motor frames, grounding type receptacles, and other exposed non-current carrying metal parts of electrical equipment.

F. Install branch circuits feeding isolated ground receptacles with separate insulated grounding conductor, connected only at isolated ground receptacle, ground terminals, and at ground bus of serving panel.

G. Accomplish grounding of electrical system by using insulated grounding conductor installed with feeders and branch circuit conductors in conduits. Size grounding conductors in accordance with NEC. Install from grounding bus of serving panel to ground bus of served panel, grounding screw of receptacles, lighting fixture housing, light switch outlet boxes or metal enclosures of service equipment. Ground conduits by means of grounding bushings on terminations at panelboards with installed number 12 conductor to grounding bus.

H. Grounding electrical system using continuous metal raceway system enclosing circuit conductors in accordance with NEC.

I. Permanently attach equipment and grounding conductors prior to energizing equipment.

3.03 FIELD QUALITY CONTROL

A. Inspect and test in accordance with NETA ATS, except Section 4.

B. Grounding and Bonding: Perform inspections and tests listed in NETA ATS, Section 7.13.

C. Perform ground resistance testing in accordance with IEEE 142.

D. Perform continuity testing in accordance with IEEE 142.

E. When improper grounding is found on receptacles, check receptacles in entire project and correct. Perform retest.

END OF SECTION 26 05 26

SECTION 26 05 29 – HANGERS AND SUPPORTS FOR ELECTRICAL SYSTEMS

PART 1 - GENERAL

1.01 SUMMARY

A. Section Includes:
1. Conduit supports.
2. Formed steel channel.
3. Spring steel clips.
4. Sleeves.
5. Mechanical sleeve seals.
6. Firestopping relating to electrical work.
7. Firestopping accessories.
8. Equipment bases and supports.

1.02 REFERENCES

A. ASTM International:
1. ASTM E84 - Standard Test Method for Surface Burning Characteristics of Building Materials.
2. ASTM E119 - Standard Test Methods for Fire Tests of Building Construction and Materials.
3. ASTM E814 - Standard Test Method for Fire Tests of Through-Penetration Fire Stops.
4. ASTM E1966 - Standard Test Method for Fire-Resistive Joint Systems.

B. FM Global:
1. FM - Approval Guide, A Guide to Equipment, Materials & Services Approved By Factory Mutual Research For Property Conservation.

C. National Fire Protection Association:
1. NFPA 70 - National Electrical Code.

D. Underwriters Laboratories Inc.:
1. UL 263 - Fire Tests of Building Construction and Materials.
2. UL 723 - Tests for Surface Burning Characteristics of Building Materials.
3. UL 1479 - Fire Tests of Through-Penetration Firestops.
4. UL 2079 - Tests for Fire Resistance of Building Joint Systems.
5. UL - Fire Resistance Directory.

1.03 DEFINITIONS

A. Firestopping (Through-Penetration Protection System): Sealing or stuffing material or assembly placed in spaces between and penetrations through building materials to arrest movement of fire, smoke, heat, and hot gases through fire rated construction.

1.04 SYSTEM DESCRIPTION

A. Firestopping Materials: ASTM E814 and UL 1479 to achieve fire ratings as noted on Drawings for adjacent construction.

1.05 PERFORMANCE REQUIREMENTS

A. Firestopping: Conform to applicable code for fire resistance ratings and surface burning characteristics.

1.06 SUBMITTALS

A. Product Data:
   1. Hangers and Supports: Submit manufacturers catalog data including load capacity.
   2. Firestopping: Submit data on product characteristics, performance and limitation criteria.

B. Firestopping Schedule: Submit schedule of opening locations and sizes, penetrating items, and required listed design numbers to seal openings to maintain fire resistance rating of adjacent assembly.

C. Design Data: Indicate load carrying capacity of hangers and supports.

D. Manufacturer's Installation Instructions:
   1. Hangers and Supports: Submit special procedures and assembly of components.
   2. Firestopping: Submit preparation and installation instructions.

E. Manufacturer's Certificate: Certify products meet or exceed specified requirements.

1.07 QUALIFICATIONS

A. Manufacturer: Company specializing in manufacturing Products specified in this section with minimum three years documented experience.

B. Installer: Company specializing in performing work of this section with minimum three years documented experience.

1.08 DELIVERY, STORAGE, AND HANDLING

A. Accept materials on site in original factory packaging, labeled with manufacturer's identification.

B. Protect from weather and construction traffic, dirt, water, chemical, and mechanical damage, by storing in original packaging.

1.09 ENVIRONMENTAL REQUIREMENTS

A. Do not apply firestopping materials when temperature of substrate material and ambient air is below 60 degrees F.

B. Maintain this minimum temperature before, during, and for minimum 3 days after installation of firestopping materials.

PART 2 - PRODUCTS

2.01 CONDUIT SUPPORTS

A. Manufacturers:
   1. Allied Tube & Conduit Corp.
   2. Electroline Manufacturing Company.
   3. O-Z Gedney Co.
   4. Substitutions: Under provisions of General Specifications.

B. Hanger Rods: Threaded high tensile strength galvanized carbon steel with free running threads.

C. Beam Clamps: Malleable Iron, with tapered hole in base and back to accept either bolt or hanger rod. Set screw: hardened steel.

D. Conduit clamps for trapeze hangers: Galvanized steel, notched to fit trapeze with single bolt to tighten.

E. Conduit clamps - general purpose: One hole malleable iron for surface mounted conduits.

F. Cable Ties: High strength nylon temperature rated to 185 degrees F. Self locking.

2.02 FORMED STEEL CHANNEL

A. Manufacturers:
   1. Unistrut Corp.
   2. Allied Tube & Conduit Corp.
   3. B-Line Systems.
   4. Midland Ross Corporation, Electrical Products Division.
   5. Substitutions: Under provisions of General Specifications.

B. Product Description: Galvanized 12 gage thick steel. With holes 1-1/2 inches on center.

2.03 SPRING STEEL CLIPS

A. Manufacturers:
   1. O-Z/Gedney.
   2. Spring City Electrical Mfg..
   3. Erico Products.
   4. Substitutions: Under provisions of General Specifications

B. Product Description: Mounting hole and screw closure.

2.04 FIRESTOPPING

A. Manufacturers:
   1. Dow Corning Corp..
   2. Fire Trak Corp.
   3. Hilti Corp.
   4. International Protective Coating Corp.
   5. 3M fire Protection Products.
   6. The RectorSeal Corporation Bio Fireshield.

7. Substitutions: Under provisions of General Specifications

B. Product Description: Different types of products by multiple manufacturers are acceptable as required to meet specified system description and performance requirements; provide only one type for each similar application.
   1. Silicone Firestopping Elastomeric Firestopping: Single or multiple component silicone elastomeric compound and compatible silicone sealant.
   2. Foam Firestopping Compounds: Single or multiple component foam compound.
   3. Formulated Firestopping Compound of Incombustible Fibers: Formulated compound mixed with incombustible non-asbestos fibers.
   4. Fiber Stuffing and Sealant Firestopping: Composite of mineral fiber stuffing insulation with silicone elastomer for smoke stopping.
   5. Mechanical Firestopping Device with Fillers: Mechanical device with incombustible fillers and silicone elastomer, covered with sheet stainless steel jacket, joined with collars, penetration sealed with flanged stops.
   6. Intumescent Firestopping: Intumescent putty compound which expands on exposure to surface heat gain.
   7. Firestop Pillows: Formed mineral fiber pillows.

2.05 FIRESTOPPING ACCESSORIES

A. Primer: Type recommended by firestopping manufacturer for specific substrate surfaces and suitable for required fire ratings.

B. Installation Accessories: Provide clips, collars, fasteners, temporary stops or dams, and other devices required to position and retain materials in place.

C. General:
   1. Furnish UL listed products.
   2. Select products with rating not less than rating of wall or floor being penetrated.

D. Non-Rated Surfaces:
   1. Stamped steel, chrome plated, hinged, split ring escutcheons or floor plates or ceiling plates for covering openings in occupied areas where conduit is exposed.
   2. For exterior wall openings below grade, furnish modular mechanical type seal consisting of interlocking synthetic rubber links shaped to continuously fill annular space between conduit and cored opening or water-stop type wall sleeve.

PART 3 - EXECUTION

3.01 EXAMINATION

A. Verify openings are ready to receive sleeves.

B. Verify openings are ready to receive firestopping.

3.02 PREPARATION

A. Clean substrate surfaces of dirt, dust, grease, oil, loose material, or other matter affecting bond of firestopping material.

B. Remove incompatible materials affecting bond.

C. Install backing or damming materials to arrest liquid material leakage.

D. Obtain permission from Architect/Engineer before using powder-actuated anchors.

E. Obtain permission from Architect/Engineer before drilling or cutting structural members.

3.03 INSTALLATION - HANGERS AND SUPPORTS

A. Anchors and Fasteners:
   1. Concrete Structural Elements: Provide precast inserts, expansion anchors, powder actuated anchors and preset inserts.
   2. Steel Structural Elements: Provide beam clamps, spring steel clips, steel ramset fasteners, and welded fasteners.
   3. Concrete Surfaces: Provide self-drilling anchors and expansion anchors.
   4. Hollow Masonry, Plaster, and Gypsum Board Partitions: Provide toggle bolts and hollow wall fasteners.
   5. Solid Masonry Walls: Provide expansion anchors and preset inserts.
   6. Sheet Metal: Provide sheet metal screws.
   7. Wood Elements: Provide wood screws.

B. Inserts:
   1. Install inserts for placement in concrete forms.
   2. Install inserts for suspending hangers from reinforced concrete slabs and sides of reinforced concrete beams.
   3. Provide hooked rod to concrete reinforcement section for inserts carrying pipe over 4 inches.
   4. Where concrete slabs form finished ceiling, locate inserts flush with slab surface.
   5. Where inserts are omitted, drill through concrete slab from below and provide through-bolt with recessed square steel plate and nut above slab.

C. Install conduit and raceway support and spacing in accordance with NEC.

D. Do not fasten supports to pipes, ducts, mechanical equipment, or conduit.

E. Install multiple conduit runs on common hangers.

F. Supports:
   1. Fabricate supports from structural steel or formed steel channel. Install hexagon head bolts to present neat appearance with adequate strength and rigidity. Install spring lock washers under nuts.
   2. Install surface mounted cabinets and panelboards with minimum of four anchors.
   3. In wet and damp locations install steel channel supports to stand cabinets and panelboards 1 inch off wall.

3.04 INSTALLATION - FIRESTOPPING

A. Install material at fire rated construction perimeters and openings containing penetrating sleeves, piping, ductwork, conduit and other items, requiring firestopping.

B. Apply primer where recommended by manufacturer for type of firestopping material and substrate involved, and as required for compliance with required fire ratings.

C. Apply firestopping material in sufficient thickness to achieve required fire and smoke rating, to uniform density and texture.

D. Fire Rated Surface:
   1. Seal opening at floor, wall, partition, ceiling, and roof as follows:
      a. Install sleeve through opening and extending beyond minimum of 1 inch on both sides of building element.
      b. Size sleeve allowing minimum of 1 inch void between sleeve and building element.
      c. Pack void with backing material.
      d. Seal ends of sleeve with UL listed fire resistive silicone compound to meet fire rating of structure penetrated.
   2. Where cable tray, conduit, and wireway penetrates fire rated surface, install firestopping product in accordance with manufacturer's instructions.

E. Non-Rated Surfaces:
   1. Seal opening through non-fire rated wall, partition, floor, ceiling, and roof opening as follows:
      a. Install sleeve through opening and extending beyond minimum of 1 inch on both sides of building element.
      b. Size sleeve allowing minimum of 1 inch void between sleeve and building element.
      c. Install type of firestopping material recommended by manufacturer.
   2. Install escutcheons, floor plates or ceiling plates where conduit, penetrates non-fire rated surfaces in occupied spaces. Occupied spaces include rooms with finished ceilings and where penetration occurs below finished ceiling.
   3. Exterior wall openings below grade: Assemble rubber links of mechanical seal to size of conduit and tighten in place, in accordance with manufacturer's instructions.

3.05 INSTALLATION - EQUIPMENT BASES AND SUPPORTS

A. Provide housekeeping pads of concrete, minimum 3-1/2 inches thick and extending 6 inches beyond supported equipment.

B. Using templates furnished with equipment, install anchor bolts, and accessories for mounting and anchoring equipment.

C. Construct supports of steel members or formed steel channel. Brace and fasten with flanges bolted to structure.

3.06 INSTALLATION - SLEEVES

A. Exterior watertight entries: Seal with adjustable interlocking rubber links.

B. Conduit penetrations not required to be watertight: Sleeve and fill with silicon foam.

C. Set sleeves in position in forms. Provide reinforcing around sleeves.

D. Size sleeves large enough to allow for movement due to expansion and contraction. Provide for continuous insulation wrapping.

E. Extend sleeves through floors 1 inch above finished floor level. Caulk sleeves.

F. Where conduit or raceway penetrates floor, ceiling, or wall, close off space between conduit or raceway and adjacent work with stuffing or fire stopping insulation and caulk airtight. Provide close fitting metal collar or escutcheon covers at both sides of penetration.

G. Install escutcheons at finished surfaces.

3.07 FIELD QUALITY CONTROL

A. Inspect installed firestopping for compliance with specifications and submitted schedule.

3.08 CLEANING AND PROTECTION OF FINISHED WORK

A. Clean adjacent surfaces of firestopping materials.

B. Protect adjacent surfaces from damage by material installation.

END OF SECTION 26 05 29

SECTION 26 05 33 – RACEWAYS AND BOXES FOR ELECTRICAL SYSTEMS

PART 1 - GENERAL

1.01 SUMMARY

A. Section includes conduit and tubing, surface raceways, wireways, outlet boxes, and pull and junction boxes.

1.02 REFERENCES

A. American National Standards Institute:
   1. ANSI C80.1 - Rigid Steel Conduit, Zinc Coated.
   2. ANSI C80.3 - Specification for Electrical Metallic Tubing, Zinc Coated.

B. National Electrical Manufacturers Association:
   1. NEMA 250 - Enclosures for Electrical Equipment (1000 Volts Maximum).
   2. NEMA FB 1 - Fittings, Cast Metal Boxes, and Conduit Bodies for Conduit and Cable Assemblies.
   3. NEMA OS 1 - Sheet Steel Outlet Boxes, Device Boxes, Covers, and Box Supports.
   4. NEMA OS 2 - Nonmetallic Outlet Boxes, Device Boxes, Covers, and Box Supports.
   5. NEMA RN 1 - Polyvinyl Chloride (PVC) Externally Coated Galvanized Rigid Steel Conduit and Intermediate Metal Conduit.
   6. NEMA TC 2 - Electrical Polyvinyl Chloride (PVC) Tubing and Conduit.
   7. NEMA TC 3 - PVC Fittings for Use with Rigid PVC Conduit and Tubing.

1.03 SYSTEM DESCRIPTION

A. Raceway and boxes located as indicated on Drawings, and at other locations required for splices, taps, wire pulling, equipment connections, and compliance with regulatory requirements. Raceway and boxes are shown in approximate locations unless dimensioned. Provide raceway to complete wiring system.

B. Underground More than 5 feet outside Foundation Wall: Provide plastic coated conduit and thickwall nonmetallic conduit. Provide cast metal boxes or nonmetallic handhole.

C. Underground Within 5 feet from Foundation Wall: Provide plastic coated conduit and thickwall nonmetallic conduit. Provide cast metal or nonmetallic boxes.

D. In or Under Slab on Grade: Provide plastic coated rigid steel conduit or intermediate metal conduit and thickwall nonmetallic conduit. Provide cast or nonmetallic metal boxes.

E. Outdoor Locations, Above Grade: Use rigid steel, intermediate metal conduit, and electrical metallic tubing. Provide cast metal or nonmetallic outlet, pull, and junction boxes.

F. In Slab Above Grade: Provide rigid steel conduit and intermediate metal conduit. Provide cast boxes.

G. Wet and Damp Locations: Provide galvanized rigid steel conduit, intermediate metal conduit and electrical metallic tubing. Provide cast metal or nonmetallic outlet, junction, and pull boxes. Provide flush mounting outlet box in finished areas.

H. Concealed Dry Locations: Provide rigid steel, intermediate metal conduit, electrical and metallic tubing. Provide sheet-metal boxes. Provide flush mounting outlet box in finished areas. Provide hinged enclosure for large pull boxes.

I. Exposed Dry Locations: Use rigid steel conduit to 8 feet above flush floor or to first junction box. Use rigid steel conduit, intermediate metal conduit or electrical metallic tubing at other locations. Provide sheet-metal boxes. Provide flush mounting outlet box in finished areas. Provide hinged enclosure for large pull boxes.

1.04 DESIGN REQUIREMENTS

A. Minimum Raceway Size:
   1. Above floor: 1/2 inch unless otherwise specified.
   2. Underground: 3/4 inch unless otherwise specified.

1.05 SUBMITTALS

A. Product Data: Submit for the following:
   1. Flexible metal conduit.
   2. Liquidtight flexible metal conduit.
   3. Nonmetallic conduit.
   4. Raceway fittings.
   5. Conduit bodies.
   6. Surface raceway.
   7. Wireway.
   8. Pull and junction boxes.

B. Manufacturer's Installation Instructions: Submit application conditions and limitations of use stipulated by Product testing agency specified under Regulatory Requirements. Include instructions for storage, handling, protection, examination, preparation, and installation of Product.

1.06 CLOSEOUT SUBMITTALS

A. Project Record Documents:
   1. Record actual routing of conduits larger than 2 inch trade size.
   2. Record actual locations and mounting heights of outlet, pull, and junction boxes.

1.07 DELIVERY, STORAGE, AND HANDLING

A. Protect conduit from corrosion and entrance of debris by storing above grade. Provide appropriate covering.

B. Protect PVC conduit from sunlight.

1.08 COORDINATION

A. Coordinate installation of outlet boxes for equipment connected under Section 26 05 03.

B. Coordinate mounting heights, orientation and locations of outlets mounted above counters, benches, and backsplashes.

PART 2 - PRODUCTS

2.01 METAL CONDUIT

A. Manufacturers:
   1. Allied Tube and Conduit.
   2. Hubbell Inc.
   3. AFC.
   4. Substitutions: Under provisions of General Specifications.

B. Rigid Steel Conduit: ANSI C80.1.

C. Intermediate Metal Conduit (IMC): Rigid steel.

D. Fittings and Conduit Bodies: NEMA FB 1; material to match conduit.

2.02 PVC COATED METAL CONDUIT

A. Manufacturers:
   1. Occidental Coating.
   2. P.C.D.
   3. Robroy Industries.
   4. Substitutions: Under provisions of General Specifications.

B. Product Description: NEMA RN 1; rigid steel conduit with external PVC coating, 40 mil thick.

C. Fittings and Conduit Bodies: NEMA FB 1; steel fittings with external PVC coating to match conduit.

2.03 FLEXIBLE METAL CONDUIT

A. Manufacturers:
   1. Acme International.
   2. Electri-Flex Co.
   3. Hubbell Inc.
   4. Substitutions: Under provisions of General Specifications

B. Product Description: Interlocked steel or aluminum construction.

C. Fittings: NEMA FB 1.

2.04 LIQUIDTIGHT FLEXIBLE METAL CONDUIT

A. Manufacturers:
   1. Acme International.
   2. Electri-Flex Co.
   3. Hubbell Inc.
   4. Substitutions: Under provisions of General Specifications.

B. Product Description: Interlocked steel or aluminum construction with PVC jacket.

C. Fittings: NEMA FB 1.

2.05 ELECTRICAL METALLIC TUBING (EMT)

A. Manufacturers:
   1. Allied Tube and Conduit.
   2. AFC.
   3. Hubbell Inc.
   4. Substitutions: Under provisions of General Specifications.

B. Product Description: ANSI C80.3; galvanized tubing.

C. Fittings and Conduit Bodies: NEMA FB 1; steel or malleable iron, compression type.

2.06 NONMETALLIC CONDUIT

A. Manufacturers:
   1. Carlon.
   2. RACO.
   3. Can-Tex..
   4. Substitutions: Under provisions of General Specifications.

B. Product Description: NEMA TC 2; Schedule 40 or 80 PVC.

C. Fittings and Conduit Bodies: NEMA TC 3.

2.07 WIREWAY

A. Manufacturers:
   1. Circle AW.
   2. Thomas & Betts Corp.
   3. Substitutions: Under provisions of General Specifications.

B. Product Description: General purpose or Raintight type wireway as required.

C. Knockouts: Manufacturer's standard.

D. Size: Dimensions as indicated on Drawings or as required by the NEC for the intended application.

E. Cover: Hinged or screw cover as indicated or as required for the intended applications. Provide with full gaskets when requried.

F. Connector: Flanged.

G. Fittings: Lay-in type.

H. Finish: Rust inhibiting primer coating with manufacturer’s standard gray enamel finish.

2.08 OUTLET BOXES

A. Sheet Metal Outlet Boxes: NEMA OS 1, galvanized steel.
   1. Luminaire and Equipment Supporting Boxes: Rated for weight of equipment supported; furnish 1/2 inch male fixture studs where required.
   2. Concrete Ceiling Boxes: Concrete type.

B. Nonmetallic Outlet Boxes: NEMA OS 2.

C. Cast Boxes: NEMA FB 1, Type FD, cast feralloy. Furnish gasketed cover by box manufacturer. Furnish threaded hubs.

D. Wall Plates for Finished Areas: As specified in Section 26 27 26.

E. Wall Plates for Unfinished Areas: Furnish gasketed cover.

2.09 SMALL PULL AND JUNCTION BOXES

A. Sheet Metal Boxes: NEMA OS 1, galvanized steel.

B. Hinged Enclosures: As specified.

C. Surface Mounted Cast Metal Box: NEMA 250, Type 4; flat-flanged, surface mounted junction box:
1. Material: Galvanized cast iron or aluminum.
2. Cover: Furnish with ground flange, neoprene gasket, and stainless steel cover screws.

D. In-Ground Cast Metal Box: NEMA 250, Type 6, galvanized cast iron, flanged, recessed cover box for flush mounting. Nonskid cover with neoprene gasket and stainless steel cover screws. Cover Legend: "ELECTRIC" or as indicated.

PART 3 - EXECUTION

3.01 EXAMINATION

A. Verify outlet locations and routing and termination locations of raceway prior to rough-in.

3.02 INSTALLATION

A. Ground and bond raceway and boxes in accordance with Section 26 05 26.

B. Fasten raceway and box supports to structure and finishes in accordance with Section 26 05 29.

C. Identify raceway and boxes in accordance with Section 26 05 53.

D. Arrange raceway and boxes to maintain headroom and present neat appearance.

3.03 INSTALLATION - RACEWAY

A. Install conduit in accordance with NECA "Standard of Installation".

B. Raceway routing is shown in approximate locations unless dimensioned. Route to complete wiring system.

C. Arrange raceway supports to prevent misalignment during wiring installation.

D. Support raceway using coated steel or malleable iron straps, lay-in adjustable hangers, clevis hangers, and split hangers.

E. Group related raceway; support using conduit rack. Construct rack using steel channel specified in Section 16070; provide space on each for 25 percent additional raceways.

F. Do not support raceway with wire or perforated pipe straps. Remove wire used for temporary supports

G. Do not attach raceway to ceiling support wires or other piping systems.

H. Construct wireway supports from steel channel specified in Section 26 05 29.

I. Route exposed raceway parallel and perpendicular to walls.

J. Route raceway installed above accessible ceilings parallel and perpendicular to walls.

K. Route conduit in and under slab from point-to-point.

L. Maximum Size Conduit in Slab Above Grade: 3/4 inch. Do not cross conduits in slab.

M. Maintain clearance between raceway and piping for maintenance purposes.

N. Maintain 12 inch clearance between raceway and surfaces with temperatures exceeding 104 degrees F.

O. Cut conduit square using saw or pipe cutter; de-burr cut ends.

P. Bring conduit to shoulder of fittings; fasten securely.

Q. Join nonmetallic conduit using cement as recommended by manufacturer. Wipe nonmetallic conduit dry and clean before joining. Apply full even coat of cement to entire area inserted in fitting. Allow joint to cure for minimum 20 minutes.

R. Install conduit hubs or sealing locknuts to fasten conduit to sheet metal boxes in damp and wet locations and to cast boxes.

S. Install no more than equivalent of three 90 degree bends between boxes. Install conduit bodies to make sharp changes in direction, as around beams. Install hydraulic one-shot bender to fabricate or factory elbows for bends in metal conduit larger than 2 inch size.

T. Avoid moisture traps; install junction box with drain fitting at low points in conduit system.

U. Install fittings to accommodate expansion and deflection where raceway crosses seismic, control and expansion joints.

V. Install suitable pull string or cord in each empty raceway except sleeves and nipples.

W. Install suitable caps to protect installed conduit against entrance of dirt and moisture.

X. Surface Raceway: Install flat-head screws, clips, and straps to fasten raceway channel to surfaces; mount plumb and level. Install insulating bushings and inserts at connections to outlets and corner fittings.

Y. Close ends and unused openings in wireway.

Z. Exposed conduit floor penetrations shall be plastic coated steel or intermediate metal conduit or PVC wrapped (10 mil tape with 1/2 lap) galvanized rigid steel or intermediate metal conduit. Concealed floor penetrations in a finished wall or chase may be thickwall Schedule 80 non-metallic conduit. Extend non-metallic conduit to nearest junction box.

3.04 INSTALLATION - BOXES

A. Install wall mounted boxes at elevations to accommodate mounting heights as indicated on Drawings.

B. Adjust box location up to 5 feet prior to rough-in to accommodate intended purpose.

C. Orient boxes to accommodate wiring devices oriented as specified in Section 26 27 26.

D. Install pull boxes and junction boxes above accessible ceilings and in unfinished areas only.

E. In Accessible Ceiling Areas: Install outlet and junction boxes no more than 6 inches from ceiling access panel or from removable recessed luminaire.

F. Locate flush mounting box in masonry wall to require cutting of masonry unit corner only. Coordinate masonry cutting to achieve neat opening.

G. Do not install flush mounting box back-to-back in walls; install with minimum 6 inches separation. Install with minimum 24 inches separation in acoustic rated walls.

H. Secure flush mounting box to interior wall and partition studs. Accurately position to allow for surface finish thickness.

I. Install stamped steel bridges to fasten flush mounting outlet box between studs.

J. Install flush mounting box without damaging wall insulation or reducing its effectiveness.

K. Install adjustable steel channel fasteners for hung ceiling outlet box.

L. Do not fasten boxes to ceiling support wires or other piping systems.

M. Support boxes independently of conduit.

N. Install gang box where more than one device is mounted together. Do not use sectional box.

O. Install gang box with plaster ring for single device outlets.

P. Set floor boxes level.

3.05 INTERFACE WITH OTHER PRODUCTS

A. Install conduit to preserve fire resistance rating of partitions and other elements, using materials and methods in accordance with General Specifications.

B. Route conduit through roof openings for piping and ductwork or through suitable roof jack with pitch pocket. Coordinate location with roofing installation specified in Specifications.

C. Locate outlet boxes to allow luminaires positioned as indicated on Drawings.

D. Align adjacent wall mounted outlet boxes for switches, thermostats, and similar devices.

3.06 ADJUSTING

A. Adjust flush-mounting outlets to make front flush with finished wall material.

B. Install knockout closures in unused openings in boxes.

3.07 CLEANING

A. Clean interior of boxes to remove dust, debris, and other material.

B. Clean exposed surfaces and restore finish.

END OF SECTION 26 05 33

SECTION 26 05 53 – IDENTIFICATION FOR ELECTRICAL SYSTEMS

PART 1 - GENERAL

1.01 SUMMARY

A. Section Includes:

1. Nameplates.
2. Labels.
3. Wire markers.
4. Conduit markers.
5. Stencils.
6. Underground Warning Tape.
7. Lockout Devices.

B. Related Sections:
1. Section - Paints and Coatings: Execution requirements for painting specified by this section.

1.02 SUBMITTALS

A. Product Data:
1. Submit manufacturer’s catalog literature for each product required.
2. Submit electrical identification schedule including list of wording, symbols, letter size, color coding, tag number, location, and function.

B. Samples:
1. Submit two tags, actual size.
2. Submit two labels, actual size.

C. Manufacturer's Installation Instructions: Indicate installation instructions, special procedures, and installation.

1.03 CLOSEOUT SUBMITTALS

A. Project Record Documents: Record actual locations of tagged devices; include tag numbers.

1.04 DELIVERY, STORAGE, AND HANDLING

A. Accept identification products on site in original containers. Inspect for damage.

B. Accept materials on site in original factory packaging, labeled with manufacturer's identification, including product density and thickness.

C. Protect insulation from weather and construction traffic, dirt, water, chemical, and mechanical damage, by storing in original wrapping.

1.05 ENVIRONMENTAL REQUIREMENTS

A. Install labels and nameplates only when ambient temperature and humidity conditions for adhesive are within range recommended by manufacturer.

1.06 EXTRA MATERIALS

A. Furnish two containers of spray-on adhesive.

PART 2 - PRODUCTS

2.01 NAMEPLATES

A. Product Description: Laminated three-layer plastic with engraved white letters on black contrasting background color.

B. Letter Size:
1. 1/8 inch high letters for identifying individual equipment and loads.
2. 1/4 inch high letters for identifying grouped equipment and loads.

C. Minimum nameplate thickness: 1/8 inch.

2.02 LABELS

A. Labels: Embossed adhesive tape, with 3/16 inch white letters on black background.

2.03 WIRE MARKERS

A. Description: Cloth tape, split sleeve, or tubing type wire markers.

B. Legend:
1. Power and Lighting Circuits: Branch circuit or feeder number.
2. Control Circuits: Control wire number as indicated on shop drawings.

2.04 CONDUIT AND RACEWAY MARKERS

A. Description: Labels fastened with adhesive.

B. Color:
1. 480 Volt System: Black lettering on white background.
2. 208 Volt System: Black lettering on white background.
3. Fire Alarm System: Red lettering on white background.
4. Telephone System: Blue lettering on white background.

C. Legend:
1. Fire Alarm System: FIRE ALARM.
2. Telephone System: TELEPHONE.

2.05 UNDERGROUND WARNING TAPE

A. Description: 4 inch wide plastic tape, detectable type, colored red for electrical and orange for telephone, communications or cable TV per Arizona Blue Stake standards with suitable warning legend describing buried electrical or communications lines.

2.06 LOCKOUT DEVICES

A. Anodized aluminum or reinforced nylon hasp with erasable label surface; size minimum 7-1/4 x 3 inches.

PART 3 - EXECUTION

3.01 PREPARATION

A. Degrease and clean surfaces to receive adhesive for identification materials.

3.02 INSTALLATION

A. Install identifying devices after completion of painting.

B. Nameplate Installation:
   1. Install nameplate parallel to equipment lines.
   2. Install nameplate for each electrical distribution and control equipment enclosure with corrosive-resistant mechanical fasteners, or adhesive.
   3. Install nameplates for each control panel and major control components located outside panel with corrosive-resistant mechanical fasteners, or adhesive.
   4. Secure nameplate to equipment front using screws, rivets, or adhesive.
   5. Secure nameplate to inside surface of door on recessed panelboard in finished locations.
   6. Install nameplates for the following:
      a. Switchboards.
      b. Panelboards.
      c. Service Disconnects.
      d. Telephone Mounting Boards.

C. Label Installation:
   1. Install label parallel to equipment lines.
   2. Install label for identification of individual control device stations.
   3. Install labels for permanent adhesion and seal with clear lacquer.

D. Wire Marker Installation:
   1. Install wire marker for each conductor at panelboard, pull boxes, outlet and junction boxes, and each load connection.
   2. Mark data cabling at each end. Install additional marking at accessible locations along the cable run.
   3. Install labels at data outlets identifying patch panel and port designation.

E. Conduit Marker Installation:
   1. Install conduit marker for each conduit longer than 6 feet.
   2. Conduit Marker Spacing: 20 feet on center.
   3. Raceway Painting: Identify conduit using field painting in accordance with Specifications.
      a. Paint colored band on each conduit longer than 6 feet.
      b. Paint bands 20 feet on center.
      c. Color:

1) Fire Alarm System: Red.
2) Telephone System: Green.

F. Underground Warning Tape Installation:
1. Install underground warning tape along length of each underground conduit, raceway, or cable 6 to 8 inches below finished grade, directly above buried conduit, raceway, or cable.

END OF SECTION 26 05 53

SECTION 26 24 16 – PANELBOARDS

PART 1 - GENERAL

1.01 SUMMARY

A. Section includes modifications to existing branch circuit panelboards.

B. Related Sections:

1. Section 26 05 26 - Grounding and Bonding for Electrical Systems.
2. Section 26 05 53 - Identification for Electrical Systems.

1.02 REFERENCES

A. Institute of Electrical and Electronics Engineers:
1. IEEE C62.41 - Recommended Practice on Surge Voltages in Low-Voltage AC Power Circuits.

B. National Electrical Manufacturers Association:
1. NEMA AB 1 - Molded Case Circuit Breakers and Molded Case Switches.
2. NEMA PB 1 - Panelboards.
3. NEMA PB 1.1 - General Instructions for Proper Installation, Operation, and Maintenance of Panelboards Rated 600 Volts or Less.

C. International Electrical Testing Association:
1. NETA ATS - Acceptance Testing Specifications for Electrical Power Distribution Equipment and Systems.

D. National Fire Protection Association:
1. NFPA 70 - National Electrical Code.

E. Underwriters Laboratories Inc.:
1. UL 67 - Safety for Panelboards.

1.03 SUBMITTALS

A. Product Data: Submit catalog data showing specified features of standard products.

1.04 CLOSEOUT SUBMITTALS

A. Project Record Documents: Record actual locations of panelboards and record actual circuiting arrangements.

1.05 QUALIFICATIONS

A. Manufacturer: Company specializing in manufacturing products specified in this section with minimum three years documented experience.

PART 2 - PRODUCTS

2.01 BRANCH CIRCUIT PANELBOARD ACCESSORIES

A. Manufacturers:
   1. Match existing Eaton Cutler-Hammer Pow-R-Line 1A and 2A Series.
   2. Substitutions: Under provisions of General Specifications.

B. Minimum integrated short circuit rating: 10,000 amperes rms symmetrical for 208 volt and 240 volt panelboards or as indicated on Drawings. 14,000 amperes rms symmetrical for 480 volt panelboards, or as indicated on Drawings. Match existing equipment.

C. Molded Case Circuit Breakers: NEMA AB 1, circuit breakers with integral thermal and instantaneous magnetic trip in each pole. Thermal magnetic trip circuit breakers for lighting and appliance branch circuit panelboards. Furnish circuit breakers UL listed as Type HACR for air conditioning equipment branch circuits, Type SWD for lighting circuits and Class A ground fault interrupter circuit breakers. Do not use tandem circuit breakers. Use common trip handle for all poles.

D. Circuit Breaker Accessories: Trip units and auxiliary switches as indicated on Drawings.

PART 3 - EXECUTION

3.01 INSTALLATION

A. Install filler plates for unused spaces in panelboards.

B. Provide updated and typed circuit directory for each branch circuit panelboard. Revise directory to reflect circuiting changes to balance phase loads.

3.02 FIELD QUALITY CONTROL

A. Inspect and test in accordance with NETA ATS, except Section 4.

B. Perform circuit breaker inspections and tests listed in NETA ATS, Section 7.6.

3.03 ADJUSTING

3.04 Measure steady state load currents at each panelboard feeder; rearrange circuits in panelboard to balance phase loads to within 15 percent of each other. Maintain proper phasing for multi-wire branch circuits.

END OF SECTION 26 24 16

SECTION 26 27 26 – WIRING DEVICES

PART 1 - GENERAL

1.01 SUMMARY

A. Section includes wall switches; receptacles; multioutlet assembly; and device plates and decorative box covers.

B. Related Sections:

1. Section 26 05 33 - Raceway and Boxes for Electrical Systems: Outlet boxes for wiring devices.

1.02 REFERENCES

A. National Electrical Manufacturers Association:
1. NEMA WD 1 - General Requirements for Wiring Devices.
2. NEMA WD 6 - Wiring Devices-Dimensional Requirements.

1.03 SUBMITTALS

A. Product Data: Submit manufacturer's catalog information showing dimensions, colors, and configurations.

1.04 QUALIFICATIONS

A. Manufacturer: Company specializing in manufacturing products specified in this section with minimum three years documented experience.

1.05 EXTRA MATERIALS

A. Furnish two of each style, size, and finish wall plate.

PART 2 - PRODUCTS

2.01 WALL SWITCHES

A. Manufacturers:
1. Hubbell.
2. Leviton.
3. Pass and Seymour.
4. Substitutions: Under provisions of General Specifications.

B. Product Description: NEMA WD 1, Heavy-Duty, AC only general-use snap switch.

C. Body and Handle: Ivory plastic with toggle handle.

D. Voltage Rating: 120-277 volts, AC.

E. Current Rating: 20 amperes.

2.02 RECEPTACLES

A. Manufacturers:
   1. Hubbell.
   2. Leviton.
   3. Pass and Seymour.
   4. Substitutions: Under provisions of General Specifications.

B. Product Description: NEMA WD 1, Heavy-duty general use receptacle.

C. Device Body: Ivory plastic.

D. Configuration: NEMA WD 6, type as indicated on Drawings.

E. Convenience Receptacle: Type 5-20.

F. Server 30A Receptacle: Type 5-30 or as required by I.T. Coordinate with equipment.

G. GFCI Receptacle: Convenience receptacle with integral ground fault circuit interrupter to meet regulatory requirements.

2.03 WALL PLATES

A. Manufacturers:
   1. Hubbell.
   2. Leviton.
   3. Pass and Seymour.
   4. Substitutions: Under provisions of General Specifications.

B. Decorative Cover Plate: Ivory color; nylon or fiberglass at offices, halls and all normally occupied areas; smooth plastic at storage, maintenance, janitor and other approved service spaces.

C. Jumbo Cover Plate: Ivory color; nylon or fiberglass at offices, halls and all normally occupied areas; smooth plastic at storage, maintenance, janitor and other approved service spaces..

D. Weatherproof Cover Plate: Gasketed cast metal plate with hinged and gasketed device cover.

PART 3 - EXECUTION

3.01 EXAMINATION

A. Verify outlet boxes are installed at proper height.

B. Verify wall openings are neatly cut and completely covered by wall plates.

C. Verify branch circuit wiring installation is completed, tested, and ready for connection to wiring devices.

3.02 PREPARATION

A. Clean debris from outlet boxes.

3.03 INSTALLATION

A. Install devices plumb and level.

B. Install switches with OFF position down.

C. Install wall dimmers to achieve full rating specified and indicated after derating for ganging as instructed by manufacturer.

D. Do not share neutral conductor on load side of dimmers.

E. Install receptacles with grounding pole on bottom.

F. Connect wiring device grounding terminal to outlet box with bonding jumper and branch circuit equipment grounding conductor.

G. Install decorative plates on switch, receptacle, and blank outlets in finished areas.

H. Connect wiring devices by wrapping solid conductor around screw terminal. Install stranded conductor for branch circuits 10 AWG and smaller. When stranded conductors are used in lieu of solid, use crimp on fork terminals for device terminations. Do not place bare stranded conductors directly under device screws.

I. Use jumbo size plates for outlets installed in masonry walls.

J. Install galvanized steel plates on outlet boxes and junction boxes in unfinished areas, above accessible ceilings, and on surface mounted outlets.

3.04 INTERFACE WITH OTHER PRODUCTS

A. Coordinate locations of outlet boxes provided under Section 26 05 33 to obtain mounting heights as specified and as indicated on drawings.

B. Install wall switch 46 inches above finished floor.

C. Install convenience receptacle 15 inches above finished floor or as indicated.

D. Install convenience receptacle 6 inches above counter or back splash of counter.

E. Install dimmer 46 inches above finished floor.

3.05 FIELD QUALITY CONTROL

A. Inspect each wiring device for defects.

B. Operate each wall switch with circuit energized and verify proper operation.

C. Verify each receptacle device is energized.

D. Test each receptacle device for proper polarity.

E. Test each GFCI receptacle device for proper operation.

3.06 ADJUSTING

A. Adjust devices and wall plates to be flush and level.

3.07 CLEANING

A. Clean exposed surfaces to remove splatters and restore finish.

END OF SECTION 26 27 26

SECTION 26 51 00 – INTERIOR LIGHTING

PART 1 - GENERAL

1.01 SUMMARY

A. Section includes interior luminaires, lamps, ballasts, and accessories.

B. Related Sections:

1. Section 26 05 26 - Grounding and Bonding for Electrical Systems.
2. Section 26 05 33 - Raceway and Boxes for Electrical Systems.

1.02 SUBMITTALS

A. Shop Drawings: Indicate dimensions and components for each luminaire not standard product of manufacturer.

B. Product Data: Submit manufacturer standard submittal data to include product data, dimensions, ratings, and performance data.

C. Samples: Submit two color chips 3 x 3 inch in size illustrating luminaire finish color where indicated in luminaire schedule.

1.03 QUALIFICATIONS

A. Manufacturer: Company specializing in manufacturing products specified in this section with minimum three years documented experience.

1.04 FIELD MEASUREMENTS

A. Verify field measurements prior to fabrication.

1.05 MAINTENANCE MATERIALS

A. Furnish two of each plastic lens type.

B. Furnish two replacement lamps for each lamp installed.

C. Furnish two of each ballast type.

D. Furnish two spare light fixtures of each LED fixture type.

E. Furnish one of each occupancy sensor, power pack, and occupancy sensor light switch.

PART 2 - PRODUCTS

2.01 INTERIOR LUMINAIRES

A. Product Description: Complete interior luminaire assemblies, with features, options, and accessories as scheduled.

2.02 EXIT SIGNS

A. Product Description: Exit sign fixture.

B. Housing: As indicated in the light fixture schedule.

C. Face: Stencil face with red letters.

D. Directional Arrows: As indicated on Drawings.

E. Mounting: As indicated on Drawings.

F. Battery: 1.5 hour capacity.

G. Battery Charger: Dual-rate type, with sufficient capacity to recharge discharged battery to full charge within twelve hours.

H. Lamps: LED.

I. Input Voltage: 120/277 volts.

2.03 FLUORESCENT OR LED LAMP EMERGENCY POWER SUPPLY

A. Product Description: Emergency battery power supply suitable for installation in ballast or driver compartment of fluorescent or LED luminaire.

B. Lamp Ratings: One 32W lamp or equivalent providing 1400 lumens minimum or as indicated on the Drawings.

C. Battery: Sealed type, 1.5 hour capacity, rated for minimum 10 year life.

D. Include TEST switch and AC ON indicator light, installed to be operable and visible from outside of assembled luminaire.

2.04 LED LIGHT FIXTURES

A. General:
   1. LED light fixtures shall be in accordance with IES, NFPA, UL, as shown on the drawings, and as specified.
   2. LED light fixtures shall be Reduction of Hazardous Substances (RoHS)-compliant.
   3. LED drivers shall include the following features unless otherwise indicated:
      a. Minimum efficiency: 85% at full load.
      b. Minimum Operating Ambient Temperature: -20˚ C. (-4˚ F.)
      c. Input Voltage: 120 - 277V (±10%) at 60 Hz.
      d. Integral short circuit, open circuit, and overload protection.
      e. Power Factor: ≥ 0.95.

f. Total Harmonic Distortion: ≤ 20%.
g. Comply with FCC 47 CFR Part 15.
h. Manufacturer minimum 5-year standard warranty.

4. LED modules shall include the following features unless otherwise indicated:
   a. Comply with IES LM-79 and LM-80 requirements.
   b. Minimum CRI 80 and color temperature 3000˚ K unless otherwise specified in LIGHTING FIXTURE SCHEDULE.
   c. Minimum Rated Life: 50,000 hours per IES L70.
   d. Light output lumens as indicated in the LIGHTING FIXTURE SCHEDULE.

B. LED Downlights:
1. Housing, LED driver, and LED module shall be products of the same manufacturer.

C. LED Troffers:
1. LED drivers, modules, and reflector shall be accessible, serviceable, and replaceable from below the ceiling.
2. Housing, LED driver, and LED module shall be products of the same manufacturer.

PART 3 - EXECUTION

3.01 INSTALLATION

A. Install suspended luminaires using aircraft cable or pendants supported from swivel hangers. Install cable or pendant length required to suspend luminaire at indicated height.

B. Support luminaires larger than 2 x 4 foot size independent of ceiling framing.

C. Locate recessed ceiling luminaires as indicated on Drawings.

D. Install surface mounted luminaires plumb and adjust to align with building lines and with each other. Secure to prevent movement.

E. Install recessed luminaires to permit removal from below.

F. Install recessed luminaires using accessories and firestopping materials to meet regulatory requirements for fire rating.

G. Install clips to secure recessed grid-supported luminaires in place.

H. Install wall-mounted luminaires at height as indicated on Drawings.

I. Install accessories furnished with each luminaire.

J. Connect luminaires to branch circuit outlets provided under Section 26 05 33 as indicated on Drawings.

K. Make wiring connections to branch circuit using building wire with insulation suitable for temperature conditions within luminaire.

L. Install specified lamps in each luminaire.

M. Ground and bond interior luminaires in accordance with Section 26 05 26.

3.02 FIELD QUALITY CONTROL

A. Operate each luminaire after installation and connection. Inspect for proper connection and operation.

3.03 ADJUSTING

A. Aim and adjust luminaires as indicated on Drawings.

3.04 CLEANING

A. Remove dirt and debris from enclosures.

B. Clean photometric control surfaces as recommended by manufacturer.

C. Clean finishes and touch up damage.

3.05 PROTECTION OF FINISHED WORK

3.06 Relamp luminaires having failed lamps at Substantial Completion.

END OF SECTION 26 51 00

SECTION 313116
TERMITE CONTROL

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Soil-applied chemical treatment.

1.02 RELATED REQUIREMENTS

A. Section 024100 - Demolition.

1.03 REFERENCE STANDARDS

A. Title 7, United States Code, 136 through 136y - Federal Insecticide, Fungicide and Rodenticide Act; 2019.

1.04 SUBMITTALS

A. See Section 013000 - Administrative Requirements, for submittal procedures.

B. Product Data: Indicate toxicants to be used, composition by percentage, dilution schedule, intended application rate.

C. Test Reports: Indicate regulatory agency approval reports when required.

D. Manufacturer's Instructions: Indicate caution requirement.

E. Executed warranty.

1.05 QUALITY ASSURANCE

A. Installer Qualifications: Company specializing in performing work of type specified, with minimum 3 years of documented experience.

1.06 WARRANTY

A. See Section 017800 - Closeout Submittals for additional warranty requirements.

B. Installer Warranty: Provide 2-year warranty for termite control commencing on Date of Substantial Completion. Complete forms in Owner's name and register with installer.

PART 2 PRODUCTS

2.01 MATERIALS

A. Soil-Applied Chemical Treatment:
   1. Toxicant: Comply with Title 7, United States Code, 136 through 136y.
   2. Color: Synthetically dyed for visual identification of treated soil.
   3. Diluent: Recommended by toxicant manufacturer.
   4. Mixes: Mix toxicant in accordance with manufacturer's instructions.

PART 3 EXECUTION

3.01 EXAMINATION

A. Verify that soil surfaces are unfrozen and dry to absorb toxicant, ready to receive treatment.

B. Verify final grading is complete.

C. Verify utility trenches are wide enough to receive application.

3.02 PREPARATION

A. Identify presence of live termites or evidence of termite damage and map areas to receive application.

B. Removal:
   1. See Section 024100 - Demolition for additional requirements.
   2. Remove woody materials from mapped areas.

3.03 APPLICATION

A. Comply with manufacturer's written instructions.

B. Soil-Applied Chemical Treatment:
   1. Comply with requirements of U.S. EPA and applicable state and local codes.
   2. Spray-apply toxicant in accordance with manufacturer's instructions.

3.04 PROTECTION

A. Do not permit soil grading over treated work.

B. Protect applications from damage after completion. Repair disturbances according to manufacturer's written instructions.

3.05 MAINTENANCE

A. See Section 017000 - Execution and Closeout Requirements for additional requirements.

END OF SECTION

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SAN LUIS CITY HALL EAST WING REMODEL

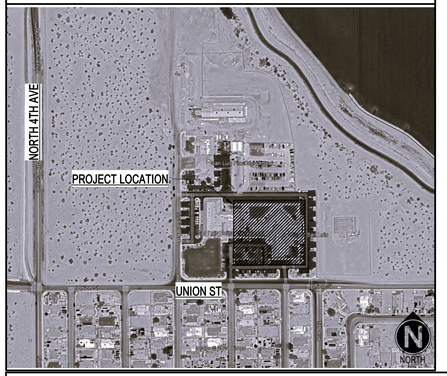
PERMIT SUBMITTAL
02/26/2025
1

1090 UNION ST, SAN LUIS, AZ 85349

VICINITY MAP



LOCATION MAP



SHEET INDEX

SHEET #	SHEET NAME
GENERAL	
G-0.0	COVER
G-0.1	ABBREVIATIONS, SYMBOLS, MATERIALS & GENERAL NOTES
G-0.2	ACCESSIBILTY DETAILS & NOTES
G-0.3	ACCESSIBILTY DETAILS & NOTES
G-0.4	PHASING PLAN
ARCHITECTURAL	
A2.01	DEMOLITION FLOOR PLAN
A2.02	ARCHITECTURAL FLOOR PLAN
A2.03	FURNITURE PLAN
A3.00	DEMOLITION REFLECTED CEILING PLAN
A3.01	REFLECTED CEILING PLAN
A7.00	WALL TYPES AND WALL DETAILS
A7.01	DOOR, WINDOW AND FINISH SCHEDULE
A8.00	INTERIOR ELEVATIONS AND ENLARGED RESTROOM PLAN
A9.00	CEILING DETAILS
A9.01	DOOR & WINDOW DETAILS
A9.02	CASEWORK DETAILS
STRUCTURAL	
S1.1	FOUNDATION PLAN
FIRE PROTECTION	
FP1.1	FIRE SPRINKLER GENERAL NOTES
FP2.1	FIRE SPRINKLER PLAN
MECHANICAL	
M0.00	MECHANICAL GENERAL NOTES & SYMBOLS
M2.01	MECHANICAL DEMO PLAN
M2.02	MECHANICAL PLAN
M2.03	MECHANICAL CONDENSATE PIPING PLAN
M2.04	MECHANICAL ROOF PLAN
M5.01	MECHANICAL DETAILS
M6.01	MECHANICAL SCHEDULES
ELECTRICAL	
E1.01	ELECTRICAL POWER PLAN
E2.01	ELECTRICAL LIGHTING PLAN
E3.01	FIRE ALARM PLAN
PLUMBING	
P0.00	PLUMBING GENERAL NOTES & SYMBOLS
P2.01	PLUMBING WASTE AND VENT DEMO PLAN
P2.02	PLUMBING WATER DEMO PLAN
P2.03	PLUMBING WASTE AND VENT PLAN
P2.04	PLUMBING WATER PLAN
P5.01	PLUMBING DETAILS
P6.01	PLUMBING SCHEDULES
P8.01	PLUMBING WASTE & VENT ISOMETRICS
P8.02	PLUMBING DOMESTIC WATER ISOMETRICS

CODE ANALYSIS

A. PROJECT DESCRIPTION :

THE PROPOSED PROJECT CONSISTS OF ADDING NEW INTERIOR WALLS FOR NEW OFFICES AND NEW RESTROOM. ASSOCIATED WORK INCLUDES DEMOLITION OF EXISTING INTERIOR WALLS, CONSTRUCTION OF NEW INTERIOR WALLS AND NEW CEILING, AND DOORS; MODIFICATION TO EXISTING DUCTWORK AND NEW ELECTRICAL WIRING.

B. EXISTING BUILDING DATA

- **a. OCCUPANCY ..... B / A-3 (PER EXISTING, NO CHANGE)**
- **b. CONSTRUCTION TYPE..... TYPE V-B (PER EXISTING, NO CHANGE)**
- **c. AREAS:**
  - **BUILDING AREA..... 25,273 S.F.(PER EXISTING, NO CHANGE)**
  - **REMODEL AREA..... 2,702 S.F.**
  - **ALLOWABLE AREA..... 36,000 S.F.**
- **d. STORIES:**
  - **BUILDING STORIES.....1 STORY (PER EXISTING, NO CHANGE)**
  - **ALLOWABLE STORIES..... 3 STORIES**
- **e. HEIGHT:**
  - **BUILDING HEIGHT..... 20'- 0" (PER EXISITNG, NO CHANGE)**
  - **ALLOWABLE HEIGHT..... 40'- 0"**
- **f. OCCUPANT LOAD..... (PER EXISTING, NO CHANGE)**
- **g. FIRE SUPPRESSION..... EXISTING SYSTEM MODIFIED**

C. APPLICABLE CODES:

THIS PROJECT IS DESIGNED TO COMPLY WITH THE FOLLOWING CODES INCLUDING ALL LOCALLY ADOPTED ORDINANCES AND AMENDMENTS:

PARTIAL LIST OF APPLICABLE CODES

- BUILDING CODE: 2018 INTERNATIONAL BUILDING CODE (IBC)
- EXISTING BUILDING CODE: 2018 INTERNATIONAL EXISTING BUILDING CODE (IEBC)
- MECHANICAL CODE: 2012 INTERNATIONAL MECHANICAL CODE (IMC)
- PLUMBING CODE: 2012 INTERNATIONAL PLUMBING CODE (IPC)
- ENERGY CODE: 2009 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
- ELECTRICAL CODE: 2014 NFPA 70 NATIONAL ELECTRICAL CODE (NEC)
- FIRE CODE: 2018 NATIONAL FIRE PROTECTION ASSOCIATION (NFPA)
- ACCESSIBILITY: 2010 AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADAAG)

ASBESTOS NOTE

AN ASBESTOS SURVEY REPORT WAS NOT AVAILABLE DURING DESIGN.

WARNING!!!:
ASBESTOS CONTAINING MATERIALS MAY BE PRESENT IN THE EXISTING STRUCTURE ON THIS PROJECT. THE CONTRACTOR(S) SHALL TAKE APPROPRIATE SAFETY PRECAUTIONS IN ACCORDANCE WITH O.S.H.A. AND E.P.A. REGULATIONS DURING THE REMOVAL OF MATERIALS WHICH MAY CONTAIN ASBESTOS. THE CONTRACTOR SHALL IMMEDIATELY CEASE WORK AND NOTIFY THE OWNER OF ANY MATERIALS BELIEVED TO CONTAIN ASBESTOS. WORK SHALL PROCEED ONLY UPON DIRECTION FROM OWNER.

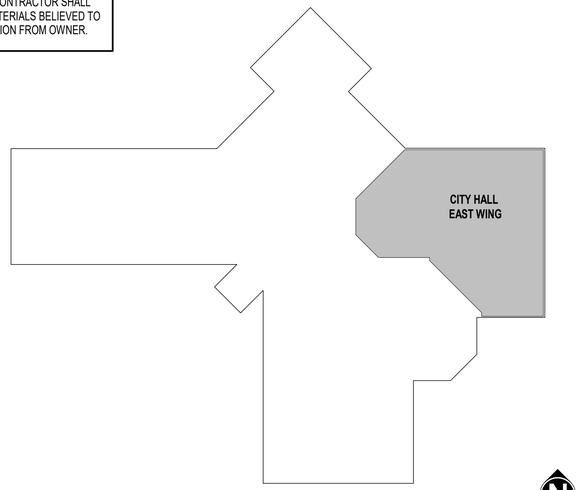
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ARCHITECTURE, MECHANICAL & PLUMBING
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YUMA, AZ 85364
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P: 928.782.3601
F: 928.782.1088
WWW.STERNCOENGINEERING.COM



1 CITY HALL OVERALL MAP
1/32" = 1'-0"

NICKLAUS ENGINEERING, INC.
1851 West 24th Street
Yuma, Arizona 85364
(928) 344-8374
www.neiaw.com

JOB NO.	024-0348.00000
DESIGN	F.L.
DRAWN	C.C.

REVISIONS

#	DATE	DESCRIPTION
1	2/26/25	OWNER COMMENTS

1090 UNION ST, SAN LUIS, AZ 85349

SAN LUIS CITY HALL EAST WING REMODEL

REGISTERED ARCHITECT
CERTIFICATE NO.
13592
ALAN W. JORGENSEN
ARIZONA U.S.A.
Expires 06/30/2027

COVER

G-0.0

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ABBREVIATIONS

#	POUND OR NUMBER
&	AND
@	AT
A/C	AIR CONDITIONING
AB	ANCHOR BOLT
ABC	AGGREGATE BASE COURSE
ACT	ACOUSTICAL CEILING TILE
AD	AREA DRAIN
ADA	AMERICANS WITH DISABILITIES ACT
ADJ	ADJUSTABLE/ADJACENT
AFF	ABOVE FINISH FLOOR
AHJ	AUTHORITY HAVING JURISDICTION
ALT	ALTERNATE
ALUM	ALUMINUM
ANOD	ANODIZED
APPROX	APPROXIMATE
ARCH	ARTCHITECT(URAL)
AUTO	AUTOMATIC
AVG	AVERAGE
BD	BOARD
BFF	BELOW FINISH FLOOR
BKG	BACKING
BLDG	BUILDING
BLKG	BLOCKING
BO	BOTTOM OF
BOS	BOTTOM OF STEEL
BRZE	BRONZE
BS	BOTH SIDES
BUR	BUILT-UP ROOFING
C/C	CENTER TO CENTER
CAB	CABINET
CALC	CALCULATE(ION)
CBB	CEMENTITIOUS BACKER BOARD
CD	CEILING DIFFUSER
CER	CERAMIC
CERT	CERTIFY(ICATION)
CF/CI	CONTRACTOR FURNISHED / CONTRACTOR INSTALLED
CF/OI	CONTRACTOR FURNISHED / OWNER INSTALLED
CFE	CONTRACTOR FURNISHED EQUIPMENT
CFM	CUBIC FEET PER MINUTE
CG	CORNER GUARD
CHFR	CHAMFER
CIP	CAST IN PLACE
CJ	CONTROL JOINT
CL	CENTER LINE
CLG	CEILING
CLKG	CAULKING
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
CNR	CORNER
CNTR	COUNTER
CO	CLEANOUT / COMPANY
COL	COLUMN
COMB	COMBINED / COMBINATION
COMM	COMMUNICATION
CONC	CONCRETE
CONF	CONFERENCE
CONT	CONTINUOUS
CONTR	CONTRACT(OR)
COORD	COORDINATE(OR)
CORR	CORRIDOR / CORRECT
CPT	CARPET
CT	CERAMIC TILE
CTR	CENTER
CTRL	CONTROL
CTV	CABLE TELEVISION
CW	COLD WATER
d	PENNY (NAIL - 10d)
DBL	DOUBLE
DEG	DEGREE
DEMO	DEMOLISH OR DEMOLITION
DEPT	DEPARTMENT
DET	DETAIL
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DIAG	DIAGONAL / DIAGRAM
DIFF	DIFFERENCE / DIFFUSER
DIM	DIMENSION
DISP	DISPOSAL/DISPENSER
DIST	DISTANCE
DIV	DIVISION / DIVIDE
DN	DOWN
DO	DOOR OPENING
DR	DOOR
DS	DOWNSPOUT
DW	DISHWASHER
DWG	DRAWING
DWR	DRAWER
EA	EACH
EF	EXHAUST FAN
EH	EXHAUST HOOD
EIFS	EXTERIOR INSULATION FINISH SYSTEM
EJ	EXPANSION JOINT
EL	ELEVATION
ELAST	ELASTOMERIC
ELEC	ELECTRICAL
ELEV	ELEVATOR OR ELEVATION
EMERG	EMERGENCY
ENCL	ENCLOSURE
EOS	EDGE OF SLAB
EP	ELECTRICAL PANEL
EQ	EQUAL
EQUIP	EQUIPMENT
EWC	ELECTRIC WATER COOLER
EWH	ELECTRIC WATER HEATER
EWS	EYE WASH STATION
EX	EXAMPLE
EXCL	EXCLUDE
EXIST	EXISTING
EXP	EXPAND(SION)/EXPOSED
EXST GR	EXISTING GRADE
EXT	EXTERIOR
F/F	FACE TO FACE
FA	FIRE ALARM
FACP	FIRE ALARM CONTROL PANEL
FAP	FIRE ALARM PANEL
FCU	FAN COIL UNIT
FD	FLOOR DRAIN OR FIRE DEPARTMENT
FDC	FIRE DEPARTMENT CONNECTION
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FF	FINISH FLOOR
FF&E	FURNITURE,FIXTURE,&EQUIPMENT
FH	FIRE HYDRANT/HOSE
FIG	FIGURE
FIN	FINISH
FIXT	FIXTURE
FL	FLOW LINE
FLR	FLOOR
FO	FINISHED OPENING
FOC	FACE OF CONCRETE/CURB
FOF	FACE OF FINISH
FOM	FACE OF MASONRY
FOS	FACE OF STUD/SLAB
FOSH	FACE OF SHEATHING
FOW	FACE OF WALL
FRP	FIBERGLASS REINFORCED PLASTIC
FRZ	FREEZER
FS	FLOOR SINK
FT	FEET/FOOT/FIRE TREATED
FTG	FOOTING
FUT	FUTURE
GA	GAUGE
GAL	GALLON
GALV	GALVANIZED
GB	GRAB BAR
GC	GENERAL CONTRACTOR
GD	GARBAGE DISPOSAL
GFCI	GROUND FAULT CIRCUIT INTERRUPT
GLU LAM	GLU LAMINATED WOOD
GLZ	GLAZING
GR	GRADE
GR BM	GRADE BEAM
GWB	GYPSUM WALL BOARD
GYP	GYPSUM
GYP BD	GYPSUM BOARD
HAZ	HAZARD
HB	HOSE BIB
HC	HANDICAP/HOLLOW CORE
HDR	HEADER
HDW	HARDWARE
HM	HOLLOW METAL
HMD	HOLLOW METAL DOOR
HMF	HOLLOW METAL FRAME
HMW	HOLLOW METAL WINDOW
HORIZ	HORIZONTAL
HR	HOUR
HS	HAND SINK/HIGH STRENGTH
HT	HEIGHT
HTR	HEATER
HVAC	HEATING, VENTILATING, AND AIR CONDITIONING
HW	HOT WATER
IBC	INTERNATIONAL BUILDING CODE
ID	INSIDE DIAMETER
IF	INSIDE FACE
INCL	INCLUDED
INSUL	INSULATED OR INSULATION
INT	INTERIOR
INV	INVERT
INV EL	INVERT ELEVATION
J-BOX	JUNCTION BOX
JAN	JANITOR
JAN CL	JANITOR CLOSET
JT	JOINT
KD	KNOCKED DOWN
KPL	KICKPLATE
KWY	KEYWAY
LAB	LABORATORY
LAM	LAMINATE(D)
LAV	LAVATORY
LB, LBS	POUND(S)
LF	LINEAL FEET or LINEAR FEET
LKR	LOCKER
LT	LIGHT
LTG	LIGHTING
LVR	LOUVER
MAINT	MAINTENANCE
MATL	MATERIAL
MAX	MAXIMUM
MECH	MECHANICAL
MED	MEDIUM
MFR	MANUFACTURER
MGR	MANAGER
MH	MAN HOLE
MICRO	MICROWAVE OVEN
MID	MIDDLE
MIN	MINIMUM
MIRR	MIRROR
MISC	MISCELLANEOUS
MO	MASONRY OPENING
MR	MOISTURE-RESISTANT
MTL	METAL
MTR	METER
MUL	MULLION
NA	NOT APPLICABLE
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NORM	NORMAL
NRC	NOISE REDUCTION COEFFICIENT
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMETER/OUTSIDE DIMENSION
OF	OUTSIDE FACE
OF/CI	OWNER FURNISHED CONCTRACTOR INSTALLED
OF/OI	OWNER FURNISHED OWNER INSTALLED
OFD	OVERFLOW DRAIN
OFS	OUTSIDE FACE OF STUD(S)
OPNG	OPENING
OPP	OPPOSITE
OPT	OPTION/OPTIMUM
ORD	OVERFLOW ROOF DRAIN
OSHA	OCCUPATIONAL SAFETY & HEALTH ADMINISTRATION
OZ	OUNCE
PAR	PARALLEL/PARAPET
PART	PARTIAL
PAT	PATTERN
PCC	PORTLAND CEMENT CONCRETE
PERP	PERPENDICULAR
PJ	PANEL JOINT
PKG	PACKAGE
PL	PROPERTY LINE
PLAM	PLASTIC LAMINATE
PLAS	PLASTIC/PLASTER
PLYWD	PLYWOOD
PNL	PANEL
PNT	PAINT OR PAINTED
POC	POINT OF CONNECTION
POL	POLISHED
POS	POSITION/POSITIVE
PREFAB	PREFABRICATE
PRELIM	PRELIMINARY
PREP	PREPARATION
PREV	PREVIOUS
PROJ	PROJECT(OR)/PROJECTION
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	PORCELAIN TILE
PTD	PAPER TOWEL DISPENSER/PRINTED
PTN	PARTITION
PUR	PURLINS
PV	PHOTOVOLTAIC
PVC	POLYVINYL CHLORIDE
PWR	POWER
QA	QUALITY ASSURANCE
QC	QUALITY CONTROL
QT	QUARRY TILE
QTR	QUARTER
QTY	QUANTITY
QUAL	QUALITY
RA	RETURN AIR
RB	RUBBER/RESILIENT BASE
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN/ROAD
RD/OF	ROOF DRAIN AND OVERFLOW
RE	REFER TO
REBAR	REINFORCING STEEL BARS
REF	REFERENCE/REFRIGERATOR
REG	REGULAR
REINF	REINFORCE(MENT)
REM	REMOVABLE
REQ	REQUIRE(D)
REST	RESTROOM
RET	RETURN
REV	REVERSE/REVISION(S)/REVOLUTION(S)
RF	RESILIENT FLOORING
RH	ROOF HATCH/RIGHT HAND
RM	ROOM
RND	ROUND
RO	ROUGH OPENING
RPM	REVOLUTIONS PER MINUTE
RTU	ROOF TOP UNIT
RUB	RUBBER/RADIAL RUBBER FLOORING
RV	ROOF VENT
SA	SUPPLY AIR
SALV	SALVAGE
SC	SOLID CORE
SCD	SEAT COVER DISPENSER
SCH	SCHEDULE
SCP	SCUPPER
SD	STORM DRAIN/SOAP DISPENSER
SECT	SECTION
SF	SQUARE FOOT OR FEET
SHR	SHOWER
SHT	SHEET/SHAFT
SIM	SIMILAR
SM	SMALL
SND	SANITARY NAPKIN DISPENSER
SPEC	SPECIFIED OR SPECIFICATION
SPK	SPRINKLER OR SPEAKER
SQ	SQUARE
SQ FT	SQUARE FOOT OR FEET
SQ IN	SQUARE INCH(ES)
SS	SANITARY SEWER/STAINLESS STEEL
STA	STATION
STC	SOUND TRANSMISSION COEFFICIENT
STD	STANDARD
STL	STEEL
STOR	STORAGE
STRUCT	STRUCTURE OR STRUCTURAL
SUB	SUBSTITUTE
SUPVR	SUPERVISOR
SUSP CLG	SUSPENDED CEILING
SYM	SYMBOL
SYMM	SYMMETRICAL
SYS	SYSTEM
T&B	TOP & BOTTOM
T&G	TONGUE AND GROOVE
T/D	TELEPHONE/DATA
TB	TOWEL BAR/THROUGH BOLT
TD	TRENCH DRAIN
TEL	TELEPHONE
TEMP	TEMPORARY
THK	THICKNESS
THRU	THROUGH
TMB	TELEPHONE MOUNTING BOARD
TMPD GL	TEMPERED GLASS
TO	TOP OF
TOB	TOP OF BEAM
TOC	TOP OF CONCRETE
TOD	TOP OF DECK
TOF	TOP OF FRAMING/TOP OF FOOTING
TOJ	TOP OF JOIST
TOL	TOLERANCE/TOP OF LEDGER
TOM	TOP OF MASONRY
TOP	TOP OF PARAPET/TOP OF PAVEMENT
TOR	TOP OF ROOF
TOS	TOP OF STEEL
TOT	TOP OF TRUSS
TOW	TOP OF WALL
TPD	TOILET PAPER DISPENSER
TRANS	TRANSPARENT
TS	TUBE STEEL
TSTAT	THERMOSTAT
TTD	TOILET TISSUE DISPENSER
TV	TELEVISION
TYP	TYPICAL
U/C	UNDER COUNTER
U/S	UNDERSIDE
UFC	UNIFIED FACILITIES CRITERIA
UG	UNDERGROUND
UL	UNDERWRITERS LABORATORIES
UNFIN	UNFINISH(ED)
UNIF	UNIFORM
UNIV	UNIVERSAL
UNO	UNLESS NOTED OTHERWISE
UR	URINAL
UTIL	UTILITY
V	VOLT
VAR	VARIES/VARIATION
VB	VINYL BASE
VCT	VINYL COMPOSITION TILE
VENT	VENTILATION/VENTILATOR
VERT	VERTICAL
VEST	VESTIBULE
VIF	VERIFY IN FIELD
VOL	VOLUME
VP	VISION PANEL
VR	VAPOR RETARDER
VRFY	VERIFY
VTR	VENT THRU ROOF
VWC	VINYL WALL COVERING
W/	WITH
W/O	WITHOUT
W/W	WALL TO WALL
WC	WATER CLOSET (TOILET)
WCO	WALL CLEANOUT
WD	WOOD
WDW	WINDOW
WGL	WIRED GLASS
WH	WATER HEATER/WALL HUNG
WLD	WELDED
WO	WHERE OCCURS
WP	WEATHER/WATERPROOF
WT	WEIGH
WTR	WATER
WWF	WELDED WIRE FABRIC
WWM	WELDED WIRE MESH
XMFR	TRANSFORMER
YD	YARD

SYMBOL LEGEND

BUILDING SECTION
1 / A1.0
- BUILDING SECTION SEQUENCE NUMBER
- SHEET NUMBER WHERE BUILDING SECTION IS DRAWN

WALL SECTION
1 / A1.0
- WALL SECTION SEQUENCE NUMBER
- SHEET NUMBER WHERE WALL SECTION IS DRAWN

BUILDING ELEVATION
1 / A1.0 / TYP
- BUILDING ELEVATION SEQUENCE NUMBER
- SHEET NUMBER WHERE BUILDING ELEVATION IS DRAWN
- TYP. / SIM. / OPP. WHERE OCCURS

DOOR TAG
101A
- DOOR NUMBER

ROOM TAG
ROOM NAME / 101 / 1,000 SF
- ROOM NAME
- ROOM NUMBER
- ROOM AREA (WHERE OCCURS)

KEYNOTES
001 TYP
- SHEET KEYNOTE

009 TYP
- DEMOLITION KEYNOTE

001
- SHEET KEYNOTE (PHASE 2)

001
- SHEET KEYNOTE (PHASE 3)

001
- SHEET KEYNOTE (PHASE 4)

DETAIL SECTION
1 / A1.0
- DETAIL SECTION SEQUENCE NUMBER
- SHEET NUMBER WHERE DETAIL SECTION IS DRAWN

CALLOUT DETAIL
1 / A1.0
- CALLOUT DETAIL SEQUENCE NUMBER
- SHEET NUMBER WHERE CALLOUT DETAIL IS DRAWN

INTERIOR ELEVATION
1 / A1.0 / TYP
- INTERIOR ELEVATION SEQUENCE NUMBER
- SHEET NUMBER WHERE INTERIOR ELEVATION IS DRAWN
- TYP. / SIM. / OPP. WHERE OCCURS

WINDOW TAG
101A
- WINDOW NUMBER

WALL TAG
XX
- WALL TYPE

SCALE
0' 4' 8' 16'

NORTH ARROW
N / NORTH
- PROJECT NORTH
- TRUE NORTH

GRID LINE
A

MATERIAL LEGEND

- CONCRETE / PRE-CAST CONCRETE (PLAN & SECTION)
- BRICK (ELEVATION, PLAN & SECTION)
- CMU (ELEVATION, PLAN & SECTION)
- SAND, PLASTER, or STUCCO (PLAN & SECTION)
- STEEL (PLAN & SECTION)
- WOOD (PLAN & SECTION)
- PLYWOOD (PLAN & SECTION)
- SHIM
- RIGID INSULATION (PLAN & SECTION)
- MINERAL WOOL SEMI-RIGID INSULATION (PLAN & SECTION)
- GYPSUM BOARD (PLAN & SECTION)
- EARTH (PLAN & SECTION)
- AGGREGATE BASE /GRAVEL (SECTION) OR RIP-RAP (PLAN)
- WATER (PLAN & SECTION)
- FIBERGLASS BATT INSUALTION
- ROUGH WOOD

GENERAL NOTES

1. ALL WORK PERFORMED SHALL COMPLY WITH THE CONTRACT DOCUMENTS, DRAWINGS, AND SPECIFICATIONS, INCLUDING THESE GENERAL NOTES.
2. NO DEVIATION FROM CONTRACT DOCUMENTS, DRAWINGS, AND SPECIFICATIONS SHALL BE MADE WITHOUT WRITTEN APPROVAL OF THE ARCHITECT AND OWNER.
3. THE ORGANIZATION OF THE DRAWINGS AND SPECIFICATIONS SHALL NOT CONTROL THE CONTRACTOR IN DIVIDING THE WORK AMONG SUBCONTRACTORS OR IN ESTABLISHING THE EXTENT OF THE WORK TO BE PERFORMED BY ANY TRADE UNLESS SPECIFICALLY REQUIRED.
4. CONTRACTOR SHALL VERIFY ALL SITE AND BUILDING CONDITIONS, DIMENSIONS AND LAYOUT PRIOR TO COMMENCING ANY WORK. CONTRACTOR SHALL CAREFULLY STUDY AND COMPARE DOCUMENTS WITH EXISTING CONDITIONS AT JOB SITE. CONTRACTOR SHALL REPORT TO ARCHITECT, AT ONCE, ERRORS, DISCREPANCIES, PRODUCTS, SYSTEMS, PROCEDURES, AND CONSTRUCTION METHODS SHOWN OR SPECIFIED WHICH ARE INCORRECT, INADEQUATE, OBSOLETE, OR UNSUITABLE FOR ACTUAL FIELD CONDITION, OR WHICH THE CONTRACTOR WOULD NOT WARRANT AS REQUIRED BY CONTRACT DOCUMENTS. DO NOT PROCEED WITH WORK IN AREAS WHERE ERROR, DISCREPANCIES, INCONSISTENCIES, OR OMISSIONS ARE FOUND WITHOUT ARCHITECT'S INSTRUCTIONS.
5. THE ARCHITECTURAL DRAWINGS SHOW PRINCIPAL AREAS WHERE WORK MUST BE ACCOMPLISHED UNDER THIS CONTRACT. INCIDENTAL WORK MAY ALSO BE NECESSARY IN AREAS NOT SHOWN ON ARCHITECTURAL DRAWINGS IN ORDER TO PROPERLY INSTALL OR EXECUTE THE WORK AS SHOWN OR TO ACCOMMODATE STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING OR OTHER SYSTEMS. SUCH INCIDENTAL WORK SHALL BE CONSIDERED A PART OF THE CONTRACT REQUIREMENTS.
6. CONSULTANTS' DRAWINGS ARE SUPPLEMENTARY TO THE ARCHITECTURAL DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK WITH THE ARCHITECTURAL DRAWINGS BEFORE THE INSTALLATIONS OF SAID WORK. SHOULD THERE BE A DISCREPANCY BETWEEN ARCHITECTURAL AND CONSULTANTS' DRAWINGS THAT WOULD CAUSE AN AWKWARD OR DEFICIENT INSTALLATION, IT SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION FOR CLARIFICATION BEFORE INSTALLATION OF SAID WORK.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE QUANTITY OF WORK.
8. THE CONTRACTOR SHALL PERFORM ALL CUTTING AND PATCHING WORK AS REQUIRED TO EXECUTE THE WORK SHOWN ON THE DRAWINGS. WHERE CUTTING OF EXISTING SURFACES OR REMOVAL OF EXISTING FINISHES IS REQUIRED TO PERFORM WORK UNDER THIS CONTRACT AND NEW FINISH IS NOT INDICATED, FILL RESULTING OPENINGS AND PATCH THE SURFACE AFTER DOING THE WORK AND FINISH TO MATCH ADJACENT EXISTING SURFACES. PATCHES AN REPAIRS SHALL EXACTLY MATCH EXISTING ADJACENT WORK IN ALL RESPECTS AND SHALL NOT BE OBVIOUS AS PATCHING.
9. ALL DRAWINGS SHOW NEW CONSTRUCTION UNLESS NOTED AS AN EXISTING CONDITION OR EXISTING CONSTRUCTION.
10. ALL MATERIALS NOTED ON THE DOCUMENTS ARE TO BE NEW, UNLESS SPECIFICALLY NOTED OTHERWISE.
11. IN ADDITION TO ANY WARRANTIES OR GUARANTEES REQUIRED BY VARIOUS SECTIONS OF THE SPECIFICATIONS, THE CONTRACTOR GUARANTEES BY HIS ACCEPTANCE OF THE CONTRACT, THAT ALL WORK INSTALLED WILL BE FREE FROM ANY AND ALL DEFECT IN WORKMANSHIP AND/OR MATERIALS, AND ALL APPARATUS WILL DEVELOP CAPACITIES AND CHARACTERISTICS SPECIFIED, AND IF, DURING THE PERIOD OF ONE YEAR, OR AS OTHERWISE SPECIFIED, AND IF, FROM DATE OF CERTIFICATE OF COMPLETION AND ACCEPTANCE OF THE WORK, MAY SUCH DEFECTS IN WORKMANSHIP, MATERIALS, OR PERFORMANCE APPEAR, THE CONTRACTOR SHALL, WITHOUT COST TO THE OWNER, REMEDY SUCH DEFECTS WITHIN A REASONABLE TIME TO BE SPECIFIED IN NOTICE FROM THE ARCHITECT. IN DEFAULT THEREOF, THE OWNER MAY HAVE SUCH WORK DONE AND CHARGE COST TO THE CONTRACTOR.
12. CONTRACTOR SHALL LEGALLY DISPOSE OF ALL WASTE MATERIALS.
13. THE CONTRACTOR SHALL MAINTAIN THE BUILDING AND SITE IN AN ACCEPTABLE STANDARD OF CLEANLINESS. CONSTRUCTION DEBRIS AND FOOD AND BEVERAGE CONTAINERS SHALL BE REMOVED ON A REGULAR BASIS.
14. DIMENSIONING CRITERIA:
    - A. STUD WALLS ARE DIMENSIONED TO FACE OF STUD
    - B. STRUCTURAL WALLS ARE DIMENSIONED TO THE FACE OF STRUCTURE
    - C. DIMENSIONS NOTED AS 'CLEAR' or 'CLR.' ARE CRITICAL MINIMUMS DIMENSIONED FROM FACE OF FINISH TO FACE OF FINISH
    - D. MILLWORK IS DIMENSIONED FOR OVERALL DEPTH, HEIGHT, AND LENGTH OF UNITS. CONTRACTOR SHALL VERIFY ACTUAL CONDITIONS.
15. DO NOT SCALE DRAWINGS. DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALES DEPICTED ON DRAWINGS. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, GRADES, AND CONDITIONS AT THE SITE PRIOR TO COMMENCING WITH THE WORK, AND REPORT ANY DISCREPANCIES TO THE ARCHITECT IN WRITING.
16. WHERE A TYPICAL CONDITION IS DETAILED, IT SHALL BE UNDERSTOOD THAT ALL LIKE OR SIMILAR CONDITIONS ARE THE SAME UNLESS SPECIFICALLY NOTED OR DETAILED OTHERWISE.
17. MANUFACTURED MATERIALS, EQUIPMENT, AND PRODUCTS SHALL BE INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS, INSTRUCTIONS AND SHALL COMPLY WITH ALL ADA REQUIREMENTS AND GUIDELINES UNLESS NOTED OTHERWISE.
18. THE CONTRACTOR SHALL REVIEW THE LOCATION AND MOUNTING HEIGHTS OF THE TOILET ROOM ACCESSORIES PRIOR TO INSTALLATION TO ASSURE CORRECT POSITIONING IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT.
19. IF CONTRACTOR ENCOUNTERS SUSPECTED HAZARDOUS MATERIALS, CONTACT PROJECT MANAGER WITHOUT DELAY.
20. THIS LIST OF GENERAL NOTES IS NOT FULLY INCLUSIVE OF ALL GENERAL PROJECT NOTES. SEE OTHER DRAWINGS FOR ADDITIONAL GENERAL NOTES SPECIFIC TO CERTAIN PORTIONS OF THE SCOPE OF WORK.
21. TYPICAL DOOR FRAME INSTALLATION OF DOOR JAMBS TO BE LOCATED 6" FROM ADJACENT FACE OF FINISH OF PERPENDICULAR WALL, UNLESS NOTED OTHERWISE.
22. DUCT PENETRATIONS OF FIRE RATED WALLS, FLOORS, OR ROOFS SHALL HAVE FIRE DAMPERS PER NFPA 101. DAMPERS MUST BE LOCATED AT THE POINT WHERE THE RATED BARRIER IS PIERCED.
23. PENETRATIONS IN WALLS, FLOORS, OR ROOF REQUIRING PROTECTED OPENINGS SHALL BE FIRE STOPPED IN ACCORDANCE WITH NFPA 101 AND IBC.
24. DETAILS MARKED "TYP" OR "TYPICAL" SHALL APPLY IN ALL CASES UNLESS SPECIFICALLY INDICATED OTHERWISE.
25. DETAILS MARKED "SIM" OR "SIMILAR" MEANS COMPARABLE CHARACTERISTICS FOR THE CONDITIONS NOTED. VERIFY SIMILAR DIMENSIONS OR NOTES ON DRAWINGS.
26. "PATCH AS REQUIRED" SHALL MEAN PATCH, REPAIR, AND/OR REPLACE AFFECTED SURFACES TO MATCH EXISTING ADJACENT MATERIALS, PLAN, AND APPEARANCE.

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Yuma, Arizona 85364
(928) 344-8374
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JOB NO.	024-0348.00000
DESIGN	F.L.
DRAWN	C.C.

REVISIONS

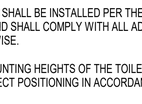
#	DATE	DESCRIPTION

1090 UNION ST. SAN LUIS, AZ 85349

SAN LUIS CITY HALL EAST WING REMODEL

ABBREVIATIONS, SYMBOLS, MATERIALS & GENERAL NOTES

G-0.1



Expires 06/30/2027

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N:\2024\024-0348.00000 San Luis City Hall East Wing Remodel\06 Technical\Architectural\DWGs\MPV\Revit\San Luis City Hall East Wing Remodel - Claudia.rvt

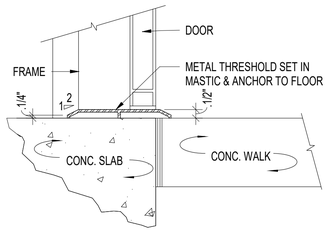
GENERAL ACCESSIBILITY NOTES

1. ADAAG (AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES) ARE ON FILE IN THE OFFICE OF ARCHITECTURE WEST, 1851 W. 24TH STREET, YUMA, ARIZONA 85364, AND ARE HEREBY MADE A PART OF THESE DOCUMENTS TO THE SAME EXTENT AS IF HEREIN WRITTEN OUT IN FULL. THE CONTRACTOR SHALL REVIEW AND BECOME FAMILIAR WITH ADAAG AND SHALL COMPLY WITH ADAAG. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT UPON DISCOVERY OF ANY DISCREPANCIES BETWEEN THESE DRAWINGS AND ADAAG.
2. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IF ANY DISCREPANCIES ARE FOUND BETWEEN NOTES AND DETAILS SHOWN HEREIN AND NOTES AND DETAILS ON OTHER SHEETS..
3. DASHED RECTANGLES AND CIRCLES SHOWN ON THESE FLOOR PLANS INDICATE THE CLEAR FLOOR SPACE REQUIRED BY ADAAG FOR WHEELCHAIRS TO MANEUVER.
4. CONTRACTOR SHALL CONFIRM ACCESSIBLE PLUMBING FIXTURE AND ACCESSORY MOUNTING HEIGHTS SHOWN WITH MFR's RECOMMENDED MOUNTING HEIGHTS FOR ACTUAL FIXTURES AND ACCESSORIES BEING SUPPLIED.
5. ALL ACCESSIBLE ENTRANCES SHALL BE IDENTIFIED WITH AT LEAST ONE STANDARD SIGN AND WITH ADDITIONAL DIRECTIONAL SIGNS, AS REQUIRED, VISIBLE FROM APPROACHING PEDESTRIAN WAYS.
6. ALL INTERIOR ROOM NAME SIGNS SHALL HAVE BOTH TYPED COPY AND RAISED BRAILLE IN CONFORMANCE WITH 2010 ADA STANDARDS CHAPTER 7.
7. ACCESSIBLE DOOR HARDWARE SHALL COMPLY WITH 404.2.7 2010 ADA STANDARDS HARDWARE SHALL BE MOUNTED 34" MIN 48" MAXIMUM ABOVE FINISHED FLOOR. HARDWARE SUPPLIER SHALL CONFIRM THAT HARDWARE BEING SUPPLIED COMPLIES WITH 404.2.7, 404.2.8.1, 404.2.8.2 2010 ADA STANDARDS.
8. ALL INTERIOR PERMANENT IDENTIFICATION SHALL BE MOUNTED ON THE WALL IN CONFORMANCE TO SECTION 703.4 OF 2010 ADA STANDARDS.
9. CONTROLS / OPERATION MECHANISMS SHALL COMPLY WITH ADAAG 4.27. ELECTRICAL AND COMMUNICATIONS SYSTEM RECEPTACLES ON WALLS SHALL BE MOUNTED NO LESS THAN 15 INCHES ABOVE FINISHED FLOOR.

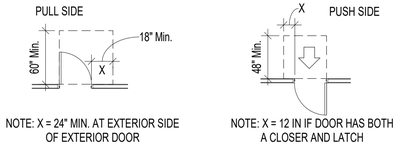
ACCESSIBLE DOORS & NOTES

DOOR NOTES:

1. FOR DOOR CLEARANCES SEE FIG. 404.2.4.1 FROM 2010 ADAAG STANDARDS
2. THE FOLLOWING REQUIREMENTS SHALL APPLY TO ALL ACCESSIBLE DOORS:
   a. THRESHOLDS: SECTION 404.2.4.4 (SEE DETAIL)
   b. HARDWARE: SECTION 404.2.7
   c. CLOSERS: SECTION 404.2.8
   d. OPENING FORCE: SECTION 404.2.9
3. EVERY REQUIRED ENTRANCE OR PASSAGE DOORWAY SHALL BE OF A SIZE AS TO PERMIT THE INSTALLATION OF A DOOR NOT LESS THAN 3 FEET IN WIDTH AND NOT LESS THAN 6 FEET, 8 INCHES IN HEIGHT. DOORS SHALL BE CAPABLE OF OPENING AT LEAST 90 DEGREES AND SHALL BE MOUNTED SO THAT THE CLEAR WIDTH OF THE DOORWAY IS NOT LESS THAN 32 INCHES. ALL DOORS SHALL SWING OUTWARD IN THE PATH OF TRAVEL TO EXIT.
4. LATCHING AND LOCKING DOORS THAT ARE HAND ACTIVATED SHALL BE OPERABLE WITH A SINGLE EFFORT BY LEVER TYPE HARDWARE, PANIC BARS, PUSH-PULL ACTIVATING BARS, OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE OPENING HARDWARE.
5. DOOR HARDWARE SHALL BE OPERABLE FROM THE INSIDE WITHOUT USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.



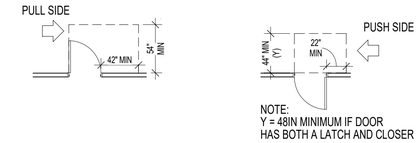
DOOR THRESHOLD DETAIL



NOTE: X = 24" MIN. AT EXTERIOR SIDE OF EXTERIOR DOOR

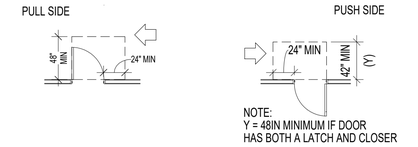
NOTE: X = 12 IN IF DOOR HAS BOTH A CLOSER AND LATCH

FRONT APPROACHES - SWINGING DOORS



NOTE:
Y = 48IN MINIMUM IF DOOR HAS BOTH A LATCH AND CLOSER

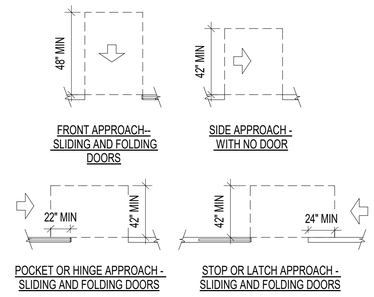
HINGE SIDE APPROACHES - SWINGING DOORS



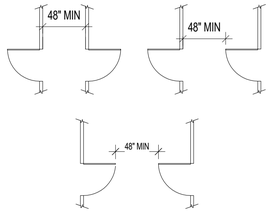
NOTE:
Y = 48IN MINIMUM IF DOOR HAS BOTH A LATCH AND CLOSER

NOTE: ALL DOORS IN ALCOVES SHALL COMPLY WITH THE CLEARANCES FOR FRONT APPROACHES.

MANEUVERING CLEARANCES AT MANUAL SWINGING DOORS AND GATES

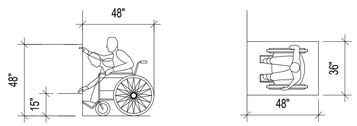


MANEUVERING CLEARANCES AT DOORWAYS WITHOUT DOORS, SLIDING DOORS, GATES, AND FOLDING DOORS

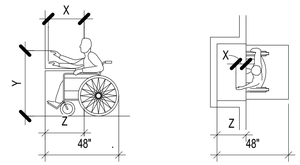


DOORS IN SERIES AND GATES IN SERIES

REACH REQUIREMENTS

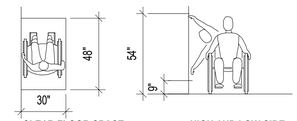


A HIGH FORWARD REACH LIMIT



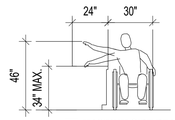
NOTES:
1. X SHALL BE < 25 INCHES; Z SHALL BE > X.
2. WHEN X < 20 INCHES, THEN Y SHALL BE 48 INCHES MAXIMUM.
3. WHEN X IS 20 TO 25 INCHES, THEN Y SHALL BE 44 INCHES MAXIMUM.

MAXIMUM FORWARD REACH OVER AN OBSTRUCTION



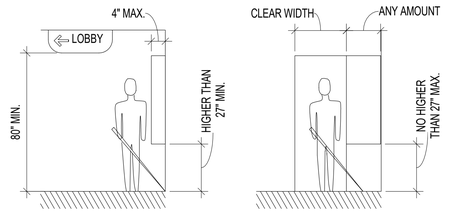
C CLEAR FLOOR SPACE PARALLEL APPROACH

D HIGH AND LOW SIDE REACH LIMITS

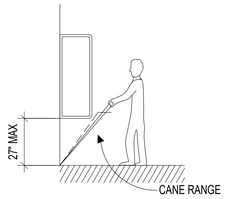


E MAXIMUM SIDE REACH OVER AN OBSTRUCTION

PROTRUDING OBJECTS



WALKING PARALLEL TO A WALL



WALKING PERPENDICULAR TO A WALL

PROTRUDING OBJECTS:

1. OBJECTS PROJECTING FROM WALLS WITH THEIR LEADING EDGES BETWEEN 27 TO 80 INCHES ABOVE THE FINISHED FLOOR SHALL PROTRUDE NO MORE THAN 4 INCHES INTO WALKS, CORRIDORS, OR AISLES. OBJECTS MOUNTED WITH THEIR LEADING EDGES AT OR BELOW 27 INCHES ABOVE THE FINISHED FLOOR MAY PROTRUDE ANY AMOUNT.
2. FREE-STANDING OBJECTS MOUNTED ON POSTS MAY OVERHANG 12 INCHES MAXIMUM FROM 27 TO 80 INCHES ABOVE THE FINISHED FLOOR.
3. PROTRUDING OBJECTS SHALL NOT REDUCE THE CLEAR WIDTH OF AN ACCESSIBLE ROUTE OR MANEUVERING SPACE.
4. CIRCULATION SPACES SHALL HAVE 80 INCHES MINIMUM CLEAR HEAD ROOM. IF CLEARANCE IS REDUCED TO LESS THAN 80 INCHES, A BARRIER TO WARN VISUALLY-IMPAIRED PERSONS SHALL BE PROVIDED.

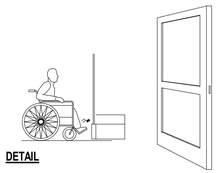
DOOR

DOOR TYPE:

1. MINIMUM 10" HIGH SMOOTH SURFACE AT DOOR BOTTOM, EITHER ATTACHED PANEL OR BOTTOM RAIL.

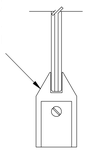
HARDWARE:

1. OPERABLE FROM INSIDE WITHOUT USE OF KEY OR SPECIAL KNOWLEDGE OR EFFORT.
2. OPERABLE BY SINGLE EFFORT LEVER-TYPE DEVICE (NOT REQUIRING GRASPING).
3. MAXIMUM 8.5 LBS. EFFORT TO OPERATE EXTERIOR DOOR, 5 LBS. FOR INTERIOR.



A DETAIL

(WHERE INDICATED) A NARROW FRAME WITH A BEVELED TOP EDGE (30 DEGREE MAXIMUM BEVEL TO VERTICAL PLANE INSTALLED AT THE BOTTOM OF A GLASS DOOR (WITH NO SIDE FRAMES) MAY BE USED IN LIEU OF PROVIDING THE REQUIRED 10-INCH UNINTERRUPTED SURFACE AT THE BOTTOM OF THE DOOR.



B DETAIL

(PER CITY OF LOS ANGELES MEMORANDUM OF GENERAL DISTRIBUTION NO. 80, DISABLED ACCESS POLICY NO. 3, DATED JANUARY 29, 1988)

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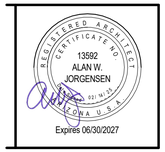
JOB NO.	024-0348.00000
DESIGN	F.L.
DRAWN	C.C.

REVISIONS

#	DATE	DESCRIPTION

1090 UNION ST. SAN LUIS, AZ 85349

SAN LUIS CITY HALL EAST WING REMODEL



Expires 06/30/2027

ACCESSIBILTY DETAILS & NOTES

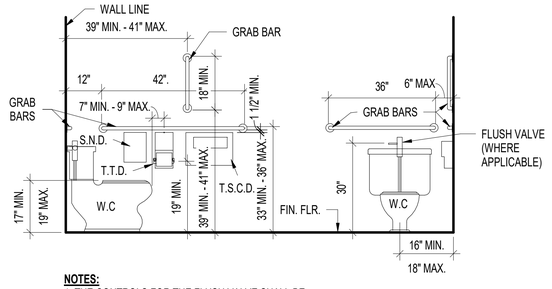
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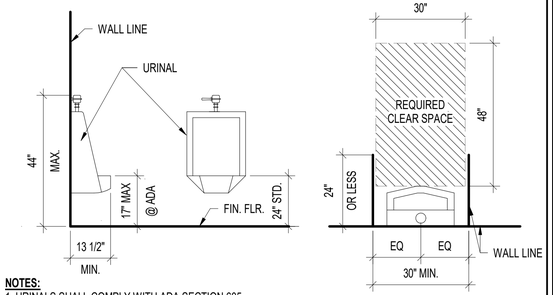
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ACCESSIBLE WATER CLOSET



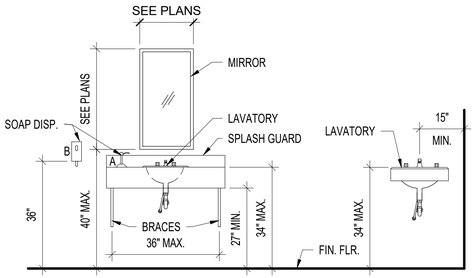
NOTES:
1. THE CONTROLS FOR THE FLUSH VALVE SHALL BE:
   A. OPERABLE WITH ONE HAND
   B. NOT REQUIRED TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST.
   C. BE MOUNTED ON THE OPEN SIDE OF THE EATER CLOSET.
   D. BE MOUNTED AT 44" MAX. A.F.F.
   E. ACTIVATED WITH FORCE OF LESS THAN OR EQUAL TO 5 LBS.

URINAL



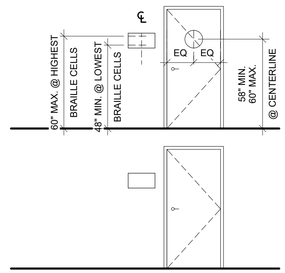
NOTES:
1. URINALS SHALL COMPLY WITH ADA SECTION 605.
2. URINALS SHALL BE THE STALL-TYPE OR THE WALL-HUNG TYPE.
3. A CLEAR FLOOR OR GROUND SPACE COMPLYING WITH ADA SECTION 305 POSITIONED FOR FORWARD APPROACH SHALL BE PROVIDED.
4. FLUSH CONTROLS SHALL BE HAND OPERATED OR AUTOMATIC. HAND OPERATED FLUSH CONTROLS SHALL COMPLY WITH ADA SECTION 309.
5. IF THE ALCOVE DEPTH EXCEEDS 24 INCHES, THE CLEAR FLOOR WIDTH MUST BE INCREASED TO 36 INCHES MINIMUM, PER SECTION 305.7.1 ADA.

LAVATORY



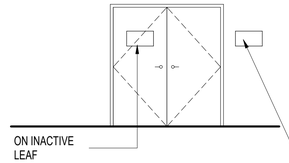
NOTES:
1. INSTALL HAND-LAV GUARD INSULATION KIT MODEL NO. 102W WITH ACCESSORY NO 105W OR APPROVED EQUAL FOR INSULATION OF P-TRAP. HOT AND COLD ANGLE VALVES AND FASTENERS. INCLUDE INSULATION FOR OFFSET WHEELCHAIR STRAINER AND FASTENERS. WRAP INSULATION WITH TAPE. ALLOW NO PROTRUDING FASTENERS.

ROOM SIGNAGE ELEVATION



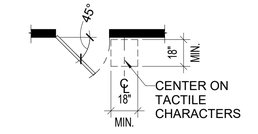
RESTROOM DOORS:
OPTIONAL GEOMETRIC SIGN LOCATED CENTER ON DOOR LEAF. TACTICLE SIGN LOCATED ON WALL ADJACENT TO LATCH SIDE OF DOOR.

SWINGING DOORS:
TACTILE SIGN LOCATED ON WALL ADJACENT TO LATCH SIDE OF DOOR.



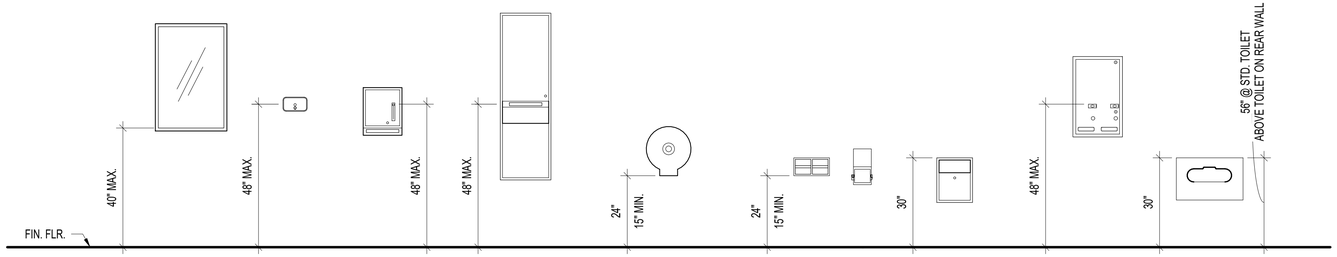
DOUBLE DOORS:
SINGLE ACTIVE LEAF: TACTILE SIGN LOCATED ON INACTIVE LEAF.
DOUBLE ACTIVE LEAFS: TACTILE SIGN LOCATED TO THE RIGHT OF THE RIGHT HAND LEAF.

AT DOUBLE ACTIVE LEAFS



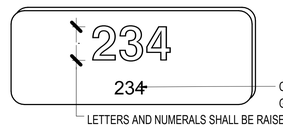
SIGNS CONTAINING TACTILE CHARACTERS SHALL BE LOCATED SO THAT A CLEAR FLOOR SPACE OF 18 INCHES MINIMUM BY 18 INCHES MINIMUM, CENTERED ON THE TACTILE CHARACTERS, IS PROVIDED BEYOND THE ARC OF ANY DOOR SWING BETWEEN THE CLOSED POSITION AND 45 DEGREE OPEN POSITION.

TYPICAL ADA MOUNTING HEIGHTS (FOR ACCESSIBLE FIXTURES AND ACCESSORIES ONLY)



NOTES:
1. NOT ALL ACCESSORIES SHOWN MAY BE USED ON THIS PROJECT.
2. ACCESSORIES MOUNTED SUCH THAT THE BOTTOM IS GREATER THAN 27" A.F.F. SHALL PROJECT NO MORE THAT 4" FROM THE FACE OF THE WALL.
3. ACCESSORIES ABOVE COUNTERS SHALL BE MOUNTED SO THAT THE TOP OF OPERABLE PARTS IS LESS THAN 44" A.F.F.

SIGNAGE FOR PERMANENT ROOMS AND SPACES



LETTERS AND NUMERALS SHALL BE RAISED 1/32", UPPER CASE, SANS SERIF TYPE AND SHALL BE ACCOMPAINED WITH GRADE II BRAILLE.
RAISED CHARACTERS SHALL BE AT LEAST 5/8" HIGH, BUT NO HIGHER THAN 2"

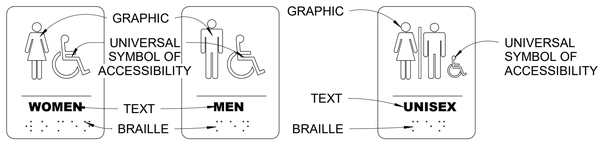
LITERARY BRAILLE STANDARD DIMENSIONS:

DOT DIAMETER	.059 INCHES
INTER-DOT SPACING	.090 INCHES
HORIZONTAL SEPARATION BETWEEN CELLS	.241 INCHES
VERTICAL SEPARATION BETWEEN CELLS	.395 INCHES

TACTILE SIGNS SHALL BE REQUIRED AT FOLLOWING LOCATIONS (WHEN REQUIRED):
1. EACH GRADE-LEVEL EXTERIOR EXIT DOOR SHALL BE IDENTIFIED BY A TACTILE EXIT WITH THE WORD, "EXIT"
2. EACH EXIT DOOR THAT LEADS DIRECTLY TO A GRADE-LEVEL EXTERIOR EXIT BY MEANS OF A STAIRWAY OR RAMP SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE FOLLOWING WORDS AS APPROPRIATE:
   A. "EXIT STAIR DOWN"
   B. "EXIT RAMP DOWN"
   C. "EXIT STAIR UP"
   D. "EXIT RAMP UP"
3. EACH EXIT DOOR THAT LEADS DIRECTLY TO A GRADE-LEVEL EXTERIOR EXIT BY MEANS OF AN EXIT ENCLOSURE OR AN EXIT PASSAGEWAY SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORDS "EXIT ROUTE"
4. EACH EXIT ACCESS DOOR FROM AN INTERIOR ROOM OR AREA TO A CORRIDOR OR HALLWAY THAT IS REQUIRED TO HAVE A VISUAL EXIT SIGN, SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORDS "EXIT ROUTE"
5. EACH EXIT DOOR THROUGH A HORIZONTAL EXIT SHALL BE IDENTIFIED BY A SIGN WITH THE WORDS, "TO EXIT"
6. DOOR AT FIRE RISER ROOM SHALL BE IDENTIFIED BY A SIGN WITH THE WORDS, "FIRE RISER ROOM".
7. EACH ROOM SHALL BE IDENTIFIED BY A SIGN ROOM WITH THE ROOM NUMBER. MATCH EXISTING ROOM SIGNAGE.

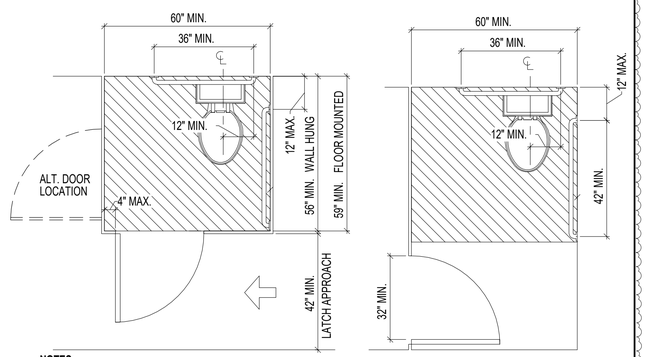
BACKGROUND COLOR: BROWN, LETTER COLOR: BEIGE.

RESTROOM SIGNS



* MATCH EXISTING SIGNAGE.
BACKGROUND COLOR: BLACK
LETTER COLOR: WHITE.

ADA TOILET COMPARTMENT



NOTES:
1. THE FRONT PARTITION AND AT LEAST ONE SIDE PARTITION SHALL PROVIDE A TOE CLEARANCE OF 9 INCHES MIN. ABOVE THE FINISH FLOOR AND 6 INCHES DEEP MIN. BEYOND THE COMPARTMENT-SIDE FACE OF THE PARTITION, EXCLUSIVE OF PARTITION SUPPORT MEMBERS.
2. THE DOOR SHALL BE SELF-CLOSING AND INCLUDE DOOR PULLS ON BOTH SIDES NEAR THE LATCH.
3. TOILET COMPARTMENT DOORS SHALL NOT SWING INTO THE MINIMUM REQUIRED COMPARTMENT AREA.

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DRAWN	C.C.

REVISIONS

#	DATE	DESCRIPTION
1	2/26/25	OWNER COMMENTS

1090 UNION ST. SAN LUIS, AZ 85349

SAN LUIS CITY HALL EAST WING REMODEL

REGISTERED ARCHITECT
CERTIFICATE NO
13592
ALAN W. JORGENSEN
12-31-25
ARIZONA, U.S.A.
Expires 06/30/2027

ACCESSIBILTY DETAILS & NOTES

G-0.3

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1 PHASING PLAN
3/16" = 1'-0"

PHASE 1
COMPLETE ALL WORK IN AREA TO BE FULLY FUNCTIONAL BEFORE PROCEEDING TO PHASE 2.

PHASE 2
WORK IN THIS AREA SHALL BE COMPLETED DURING NON-BUSINESS HOURS. BUSINESS HOURS ARE MON. - FRI., 7AM - 6PM. 1

PHASING LEGEND

PHASE 1

PHASE 2

GENERAL PHASING NOTES

1. ALL WORK SHALL BE PERFORMED IN THE NUMERICAL SEQUENCE INDICATED IN THIS PHASING PLAN.
2. ALL WORK SHALL BE COMPLETED IN THAT PHASE BEFORE MOVING ON TO THE NEXT PHASE.
3. THE BUILDING WILL GENERALLY BE OCCUPIED DURING CONSTRUCTION. PERSONNEL WILL RELOCATE ONLY FROM THOSE PHASING AREAS WHERE ABSOLUTELY NECESSARY.
4. RESTROOMS AND CORRIDORS SHOWN TO REQUIRE WORK SHALL BE INACCESSIBLE TO OCCUPANTS, EXCEPT WHERE TEMPORARY ACCESS IS INDICATED TO BE MAINTAINED. PROVIDE SIGNAGE AND DUST CONTAINMENT WALLS TO PROTECT OCCUPANTS. CONTAINMENT WALLS SHALL BE CONSTRUCTED OF PLYWOOD. 1
5. PERFORM WORK DURING UNOCCUPIED PERIODS THAT WILL REQUIRE SHORT TERM DEACTIVATION OF PORTIONS OF EXISTING HVAC OR LIGHTING SYSTEMS SERVING OCCUPIED AREAS.
6. CONTRACTOR SHALL WORK AROUND AND PROTECT ALL FURNITURE, EQUIPMENT, AND STRUCTURES IN AREAS WHERE PERSONNEL WILL REMAIN DURING CONSTRUCTION.
7. CONTRACTOR SHALL COORDINATE WITH OWNER TO DEVELOP AND SUBMIT A DETAILED WRITTEN SEQUENCE AND TIME LINE TO RELOCATE FURNITURE AND/OR EQUIPMENT AND TO PERFORM THE WORK IN EACH PHASE.
8. ALL EQUIPMENT AND STRUCTURAL FINISHES THAT REMAIN IN THE PHASING AREA DURING CONSTRUCTION SHALL BE PROTECTED BY THE CONTRACTOR FROM WATER, DEBRIS, AND PHYSICAL DAMAGE AS A RESULT OF THIS WORK. ALL CARPET AND FINISHES DAMAGED DURING THE WORK THAT IS NOT ACCEPTABLY CLEANED, AS DETERMINED BY THE OWNER, SHALL BE REPLACED WITH NEW.

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DRAWN	C.C.

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SAN LUIS CITY HALL EAST WING REMODEL

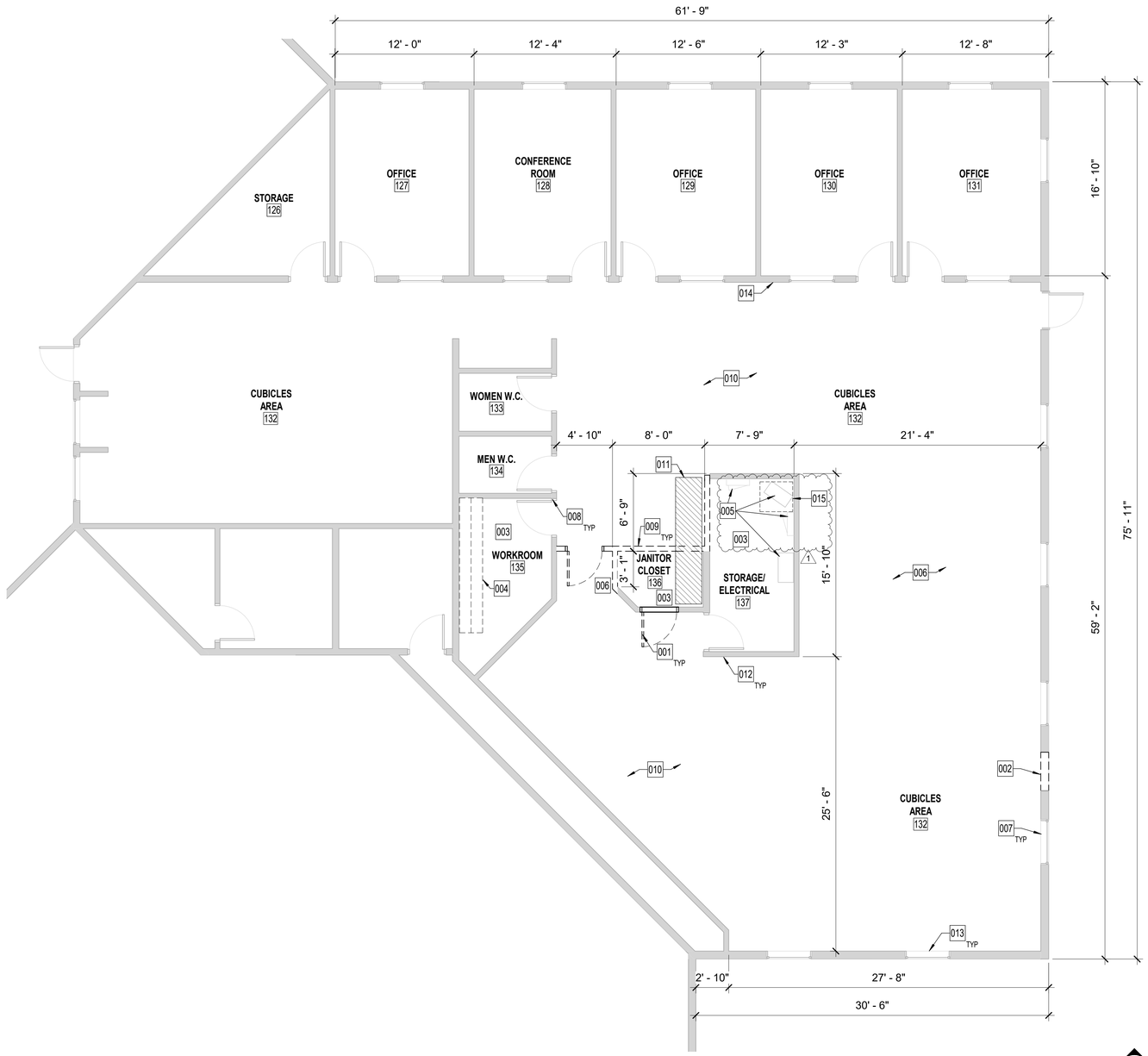
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PHASING PLAN

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1 DEMOLITION FLOOR PLAN
3/16" = 1'-0"

GENERAL DEMO NOTES

1. REFER TO PLANS FOR EXTENT OF DEMOLISHED AREA OR ITEMS
2. AT ALL LOCATIONS OF REVISED OR DEMOLISHED PORTIONS OF BUILDING. THE CONTRACTOR SHALL RESTORE ADJACENT DAMAGED SURFACES, FINISHES AND MATERIALS TO MATCH ADJOINING CONDITIONS.
3. INDICATED ITEMS TO BE REMOVED SHALL INCLUDE ANY ACCESSORY ITEMS SUCH AS DRAINS, PIPING, CONDUIT, ETC. THAT IS RELATED TO SUCH REMOVED ITEMS UNLESS OTHERWISE NOTED.
4. ALL DAMAGED AREAS RESULTING FROM REMOVAL AND/OR INSTALLATION OF EXISTING OR NEW ITEMS OR WORK SHALL BE FINISHED TO MATCH ADJACENT CONSTRUCTION, FINISH, AND PLANE.
5. ALL EXISTING SURFACES WITH CONSTRUCTION AREAS SHALL BE REPAIRED AND REFINISHED AS REQUIRED TO PROVIDE THE APPEARANCE OF A NEW PROJECT. THE CONTRACTOR SHALL VERIFY EXACT EXTENT OF SUCH WORK PRIOR TO BIDDING PROJECT.
6. "PATCH AS REQUIRED" SHALL MEAN PATCH, REPAIR, AND/OR REPLACE AFFECTED SURFACES TO MATCH EXISTING ADJACENT MATERIALS, PLAN, AND APPEARANCE.

WALL LEGEND

- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE DEMOLISHED
- NEW WALLS

DEMO LEGEND - FLOOR PLAN

DOORS:



EXISTING TO REMAIN

DOOR TO BE DEMOLISHED PER DEMO KEY NOTES

DEMOLITION KEYNOTES

XXX	DEMOLITION KEYNOTES
TYPE	DESCRIPTION
001	REMOVE EXISTING DOOR AND FRAME
002	REMOVE PORTION OF WALL TO ACCOMODATE NEW OPENING. SEE NEW FLOOR PLAN
003	REMOVE EXISTING FLOORING AND WALL BASE MATERIAL. PREP SLAB TO RECIEVE NEW FLOORING. SEE FINISH SCHEDULE.
004	REMOVE EXISTING BASE CABINETS
005	EXISTING ELECTRICAL PANEL, TRANFORMER AND DATA CENTER TO REMAIN. SEE ELECTRICAL
006	PROTECT EXISTING FLOORING TO REMAIN AND REMOVE WALL BASE. U.N.O. SEE FINISH SCHEDULE
007	EXISTING WINDOW TO REMAIN
008	EXISTING DOOR TO REMAIN
009	REMOVE EXISTING WOOD STUD WALL IN ITS ENTIRETY - REMOVE ALL ASSOCIATED ELECTRICAL AND PLUMBING.
010	REMOVE, STORE, CLEAN AND REINSTALL EXISTING OFFICE FURNITURE. COORDINATE WITH OWNER.
011	DEMOLISH EXISTING FLOOR TO ACCOMODATE NEW PLUMBING. SEE PLUMBING
012	EXISTING WALL TO REMAIN. REPAIR AND PATCH EXISTING HOLES AND NEW CONSTRUCTION DAMAGE ON WALLS. PAINT ENTIRE WALLS. SEE FINISH SCHEDULE
013	REMOVE, STORE, CLEAN AND REINSTALL EXISTING WINDOWS BLINDS.
014	PROTECT EXISTING WALL BASE
015	CARPET UNDER TRANSFORMER AND ADJOINING CARPET BASE MAY REMAIN IN THIS AREA. USE TRANSITION STRIP JOHNSONITE MODEL CRS-XX-D OR APPROVED EQUAL.

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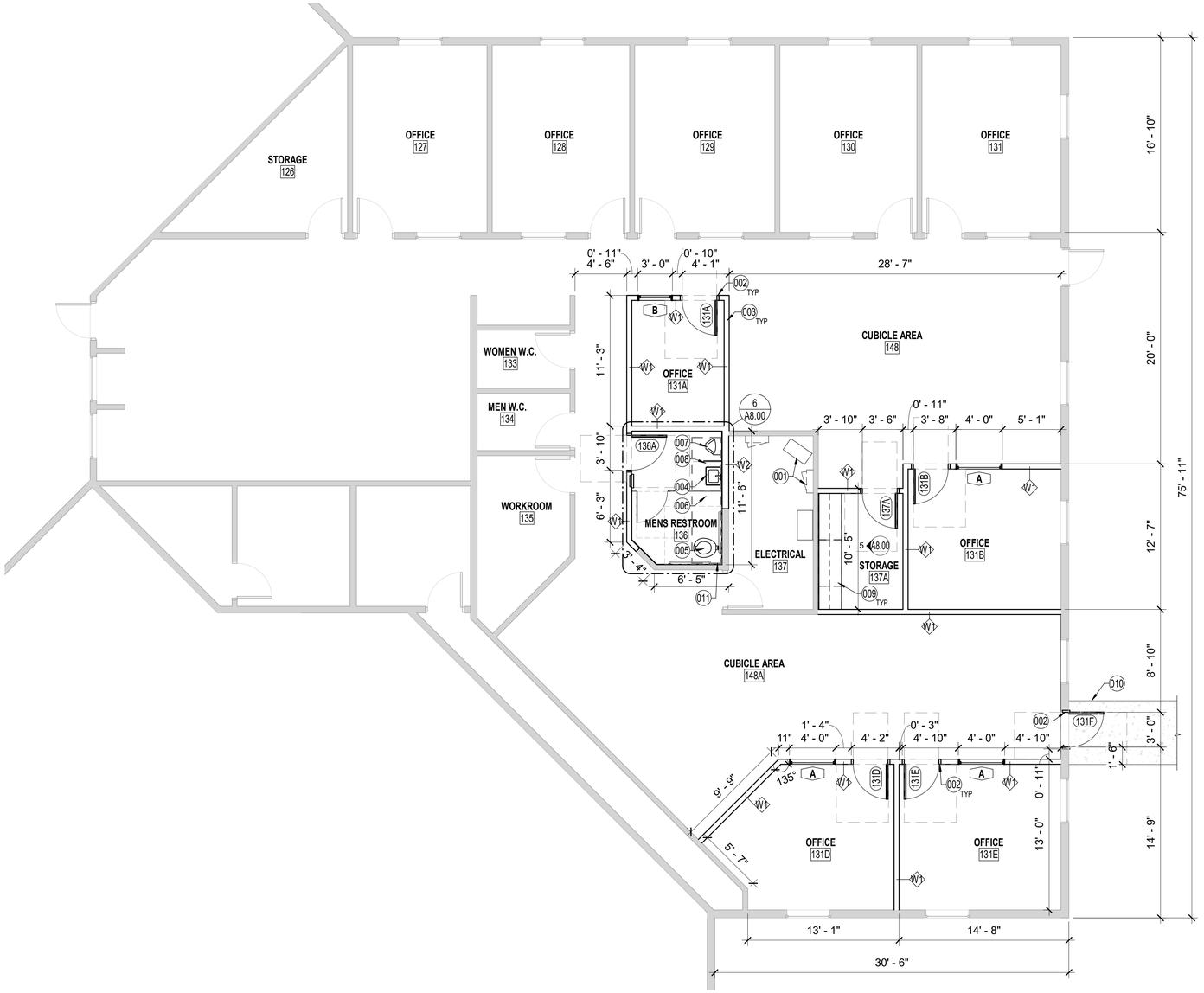
DEMOLITION FLOOR PLAN

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3 NEW FLOOR PLAN
3/16" = 1'-0"

GENERAL FLOOR PLAN NOTES

1. ALL DIMENSIONS ARE TO FACE OF CONCRETE, FACE OF STUD AND CENTER LINE OF COL. UNLESS NOTED OTHERWISE ON PLANS.
2. CONTRACTOR TO PROVIDE BACKING REINFORCEMENT FOR FURNITURE, EQUIPMENT, TOILET ACCESSORIES, CASEWORK, ETC. IN WALL & CEILING LOCATION TYPICAL.
3. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS IN FIELD AND NOTIFY ARCHITECT / ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING WORK.
4. CONTRACTOR IS RESPONSIBLE TO ACQUAINT THEMSELVES WITH THE EXISTING CONDITIONS PRIOR TO BID. OWNER WILL NOT BE RESPONSIBLE FOR ANY NEGLIGENCE BY THE GENERAL CONTRACTOR OR SUB CONTRACTORS.
5. ALL VOIDS, CRACKS, AND JOINTS AROUND DOOR FRAMES, JAMBS, DUCTS, AND OUTLETS MUST BE FILLED WITH INSULATION AND SEALED WITH SPACKLING AND / OR CAULKING AND PAINT.
6. PAINT ALL EXPOSED PLUMBING, MECHANICAL, AND OTHER ITEMS WITHOUT FACTORY FINISH SUCH AS CONDUITS, PIPES, ACCESS PANELS, AND ITEMS OF A SIMILAR NATURE TO MATCH ADJACENT SURFACE FINISH UNLESS NOTED OTHERWISE.
7. ALL WALLS TO RECEIVE 5/8" THICK TYPE "X" GYP BOARD. USE WATER RESISTANT GYP BOARD AT WET AREAS.
8. ALL INTERIOR WALLS TO HAVE SOUND BATT INSULATION IN FRAMED WALLS, TYP.
9. THRESHOLDS AT DOORWAYS AND TRANSITION STRIPS SHALL NOT EXCEED 1/2" IN HEIGHT. RAISED THRESHOLDS AND FLOOR LEVEL CHANGES AT ACCESSIBLE DOORWAYS SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1:2.
10. ALL MATERIAL AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTIONS BY OWNER AND ARCHITECT. THE OWNER RESERVES THE RIGHT TO ACCEPT OR REJECT ANY SUCH MATERIALS AND WORKMANSHIP THAT DOES NOT CONFORM TO INDUSTRY STANDARDS OR SPECIFICATIONS.
11. DETAILS MARKED "TYP" OR "TYPICAL" SHALL APPLY IN ALL CASES UNLESS SPECIFICALLY INDICATED OTHERWISE.
12. DETAILS MARKED "SIM" OR "SIMILAR" MEANS COMPARABLE CHARACTERISTICS FOR THE CONDITIONS NOTED. VERIFY SIMILAR DIMENSIONS OR NOTES ON DRAWINGS.

WALL LEGEND

- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE DEMOLISHED
- NEW WALLS

KEY NOTES - FIRST FLOOR PLAN

	DESCRIPTION
001	EXISTING ELECTRICAL PANEL. SEE ELECTRICAL
002	DOOR AND FRAME. SEE DOOR SCHEDULE
003	STUD WALL W/ GYP BD. FINISH. SEE WALL TYPES
004	ADA COMPLIANT WALL MOUNTED LAVATORY. SEE PLUMBING
005	ADA COMPLIANT WATER CLOSET. SEE PLUMBING
006	TOILEL PARTITION
007	URINAL. SEE PLUMBING
008	URINAL SCREEN
009	WALL AND BASE CABINET W/ COUNTERTOP
010	CONCRETE SIDEWALK CONNECTED TO EXISTING SIDEWALK. WORK TO BE PERFORMED BY CITY
011	CONCRETE SLAB POUR BACK. SEE STRUCTURAL. IF VAPOR BARRIER EXISTS, REPAIR W/ VAPOR BARRIER OF SAME THICKNESS AND PROPERLY SEAL PER MANUFACTURE INSTRUCTIONS.

NICKLAUS ENGINEERING, INC.
1851 West 24th Street
Yuma, Arizona 85364
(928) 344-8374
www.nieaw.com

JOB NO.	024-0348.00000
DESIGN	F.L.
DRAWN	C.C.

REVISIONS

#	DATE	DESCRIPTION

1090 UNION ST, SAN LUIS, AZ 85349

SAN LUIS CITY HALL EAST WING REMODEL

REGISTERED ARCHITECT
CERTIFICATE NO.
13592
ALAN W. JORGENSEN
ARIZONA, U.S.A.
Expires 06/30/2027

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ARCHITECTURAL FLOOR PLAN

A2.02

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1 FLOOR PLAN FURNITURE
3/16" = 1'-0"

KEY NOTES - FURNITURE PLAN

	DESCRIPTION
020	TELEVISION (NIC)
021	PRIVATE OFFICE WORKSTATION (OF/CI)
022	CUBICLE (OF/CI)
023	CHAIR (OF/CI)

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FURNITURE PLAN

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1 REFLECTED DEMO CEILING PLAN
3/16" = 1'-0"

GENERAL DEMO NOTES

1. REFER TO PLANS FOR EXTENT OF DEMOLISHED AREA OR ITEMS
2. AT ALL LOCATIONS OF REVISED OR DEMOLISHED PORTIONS OF BUILDING. THE CONTRACTOR SHALL RESTORE ADJACENT DAMAGED SURFACES, FINISHES AND MATERIALS TO MATCH ADJOINING CONDITIONS.
3. INDICATED ITEMS TO BE REMOVED SHALL INCLUDE ANY ACCESSORY ITEMS SUCH AS DRAINS, PIPING, CONDUIT, ETC. THAT IS RELATED TO SUCH REMOVED ITEMS UNLESS OTHERWISE NOTED.
4. ALL DAMAGED AREAS RESULTING FROM REMOVAL AND/OR INSTALLATION OF EXISTING OR NEW ITEMS OR WORK SHALL BE FINISHED TO MATCH ADJACENT CONSTRUCTION, FINISH, AND PLANE.
5. ALL EXISTING SURFACES WITH CONSTRUCTION AREAS SHALL BE REPAIRED AND REFINISHED AS REQUIRED TO PROVIDE THE APPEARANCE OF A NEW PROJECT. THE CONTRACTOR SHALL VERIFY EXACT EXTENT OF SUCH WORK PRIOR TO BIDDING PROJECT.
6. "PATCH AS REQUIRED" SHALL MEAN PATCH, REPAIR, AND/OR REPLACE AFFECTED SURFACES TO MATCH EXISTING ADJACENT MATERIALS, PLAN, AND APPEARANCE.
7. ANY CEILINGS AFFECTED BY THE RENOVATION WHICH HAVE SOUND BATT INSULATION. SHOULD HAVE THE BATT INSULATION REMOVED, STORED AND REINSTALLED.

CEILING TYPE LEGEND

- A ELEV — GYPSUM BOARD CEILING
- C ELEV — 2X4 ACOUSTICAL CEILING GRID SYSTEM

CEILING PLAN SYMBOL LEGEND

- EXHAUST FAN. SEE MECHANICAL
- RETURN REGISTER. SEE MECHANICAL
- SUPPLY DIFFUSER. SEE MECHANICAL
- RECESSED CAN LIGHT FIXTURE. SEE ELECTRICAL
- 2X4 LIGHT FIXTURE. SEE ELECTRICAL
- 2X2 LIGHT FIXTURE. SEE ELECTRICAL
- 1X4 LIGHT FIXTURE. SEE ELECTRICAL
- VANITY LIGHT FIXTURE. SEE ELECTRICAL

WALL LEGEND

- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE DEMOLISHED
- NEW WALLS

DEMOLITION KEYNOTES

XXX	DESCRIPTION
001	REMOVE EXISTING CEILING TO ACCOMODATE NEW WORK.
002	RELOCATE EXISTING MECHANICAL DIFFUSER. SEE MECHANICAL
003	RELOCATE EXISTING LIGHT FIXTURE. SEE ELECTRICAL
004	REMOVE EXISTING MECHANICAL EXHAUST FAN. SEE MECHANICAL
005	REMOVE EXISTING LIGHT FIXTURE. SEE ELECTRICAL

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SAN LUIS CITY HALL EAST WING REMODEL



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DEMOLITION REFLECTED CEILING PLAN

A3.00

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1 REFLECTED CEILING PLAN
3/16" = 1'-0"

GENERAL RCP NOTES

1. REFER TO ELECTRICAL DRAWINGS FOR LIGHT FIXTURE DESIGNATION AND FULL SCOPE OF LIGHT FIXTURES.
2. ALL EXIT SIGNS TO BE CENTERED ABOVE WHERE APPLICABLE.
3. REFER TO MECHANICAL DRAWINGS FOR SUPPLY AND RETURN DIFFUSERS.
4. PROVIDE R-11 FIBERGLASS INSULATION DIRECTLY ABOVE CEILING FOR SOUND TRANSMISSION CONTROL @ OFFICES AND BATHROOM.

CEILING TYPE LEGEND

A ELEV	GYPSUM BOARD CEILING
C ELEV	2X4 ACOUSTICAL CEILING GRID SYSTEM

CEILING PLAN SYMBOL LEGEND

- EXHAUST FAN. SEE MECHANICAL
- RETURN REGISTER. SEE MECHANICAL
- SUPPLY DIFFUSER. SEE MECHANICAL
- RECESSED CAN LIGHT FIXTURE. SEE ELECTRICAL
- 2X4 LIGHT FIXTURE. SEE ELECTRICAL
- 2X2 LIGHT FIXTURE. SEE ELECTRICAL
- 1X4 LIGHT FIXTURE. SEE ELECTRICAL
- VANITY LIGHT FIXTURE. SEE ELECTRICAL

KEY NOTES - RCP

TYPE	DESCRIPTION
001	GYPSUM BOARD CEILING
002	NEW 2X4 ACOUSTICAL CEILING SYSTEM TO MATCH EXISTING
003	RELOCATED LIGHT FIXTURE. SEE ELECTRICAL
1 004	REMOVE DAMAGED CEILING TILES AROUND IT CONDUITS. CLEAN IT CONDUITS AND INSTALL CEILING TILES NEATLY CUT AROUND CONDUITS.

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REVISIONS

#	DATE	DESCRIPTION
1	2/26/25	OWNER COMMENTS

1090 UNION ST, SAN LUIS, AZ 85349

SAN LUIS CITY HALL EAST WING REMODEL

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13592
ALAN W. JORGENSEN
02/26/25
ARIZONA U.S.A.
Expires 06/30/2027

REFLECTED CEILING PLAN

A3.01

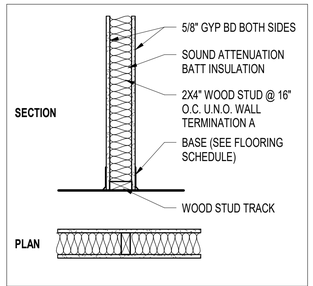
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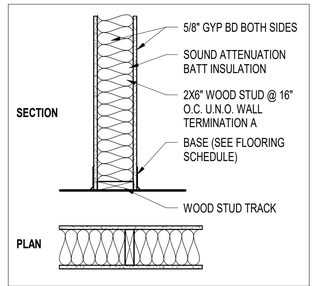
WALL GENERAL NOTES

1. PARTITION TYPE SYMBOLS ARE NOTED ON THE FLOOR PLANS.
2. STUDS ARE 16" O.C. UNLESS NOTED OTHERWISE OR STRUCTURALLY INDICATED OTHERWISE.
3. ALL GYP BD. IS TO BE 5/8" TYPE "X" UNO.
4. REFERENCE CODE PLANS FOR LOCATION AND EXTENTS OR LIMITS OF RATED PARTITIONS.
5. ALL FIRE-RATED ASSEMBLIES ARE BASED UPON IBC, U.L. AND U.S. GYPSUM ASSOCIATION (GA) TEST DATA, FIRE RATED PARTITIONS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE TESTING AGENCIES. REFER TO SPECIFIC TEST REPORTS INDICATED FOR REQUIRED COMPONENTS AND ASSEMBLY.
6. ACOUSTIC PARTITIONS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF TESTING AGENCIES, REFER TO SPECIFIC TEST REPORTS FOR REQUIRED COMPONENTS AND ASSEMBLY. PROVIDE ACOUSTIC SEALANT AROUND WALL PERIMETER AND OPENINGS AT BASE GYP. BD. LAYER. SEAL ALL PENETRATIONS AND OFFSET BY (1) STUD MIN.
7. PROVIDE BRACING AT ALL LOCATIONS PER US GYPSUM GUIDELINES FOR METAL OR WOOD PARTITION FRAMING.
8. PROVIDE ACOUSTIC SEALANT AT ALL THROUGH WALL PENETRATIONS.
9. 1-HOUR AND 2-HOUR WALL RATING CONTINUES THROUGH INTERSECTIONS WITH NON-RATED WALLS, TYPICAL.
10. PARTITION CONTINUITY - PARTITIONS NOT DEFINED SHALL BE THE SAME TYPE(S) AS NEAREST ADJACENT PARTITION FUNCTIONING OR ENCLOSING SIMILARLY INCLUDING ACROSS ALL DOOR/WINDOW OPENINGS.
11. SUBSTITUTE WATER RESISTANT GYPSUM WALLBOARD PANELS - TYPE "X" WHERE REQUIRED - ON ONE SIDE IN PARTITION TYPES BELOW, WHERE A PARTITION IS INSTALLED IN THE FOLLOWING SITUATIONS:
    A. BEHIND PRE-FAB SHOWER UNITS INCLUDING THOSE WITH PRE-FAB WALL LINERS.
    B. BEHIND AND CONTIGUOUS WITH TOILETS, MOP SINKS, HAND SINKS, LAVATORIES, VANITIES, KITCHEN DISHWASHING SINKS, DISHWASHING APPLIANCES AND WATER HEATERS.
    C. WHEREVER PLUMBING PENETRATIONS - WATER SUPPLY, SEWER, OR DRAINAGE - OCCUR.
    D. PERPENDICULAR TO TOILETS INSTALLED AT INSIDE CORNERS.
12. SUBSTITUTE CEMENTEOUS BACKERBOARD PANELS ON ONE SIDE IN PARTITION TYPES BELOW, WHERE A PARTITION IS INSTALLED IN THE FOLLOWING SITUATIONS:
    A. TILED SHOWER WALLS
13. ALL OTHER PARTITIONS ARE TO BE CONSTRUCTED WITH THE REQUIREMENTS OF THE SPECIFIC MATERIALS MANUFACTURER AND INDUSTRY STANDARDS.
14. BLOCKING IS REQUIRED AT THE FOLLOWING LOCATIONS: WALL MTD. CABINETS, ACCESSORIES, EQUIPMENT, DOORSTOPS, HOLD-OPENS, TOILET ROOM PARTITIONS AND ACCESSORIES AND OTHER LOCATIONS AS REQUIRED BY MANUFACTURERS SPECIFICATIONS OR INDUSTRY STANDARDS.
15. PROVIDE APPROVED FIRE CAULKING SYSTEMS AT ALL PENETRATIONS THROUGH FIRE BARRIERS, FIRE PARTITIONS AND SMOKE PARTITIONS AS APPLICABLE.
16. ALL REQUIRED FIRE RESISTIVE ASSEMBLIES TO BE MARKED/IDENTIFIED PER IBC 703.7.
17. WALLS WITHOUT INTERSECTING WALLS @8'-0" O.C. OR LESS, SHALL BE BRACED, DIAGONALLY, TO STRUCTURE ABOVE.



W1
WOOD STUD WALL

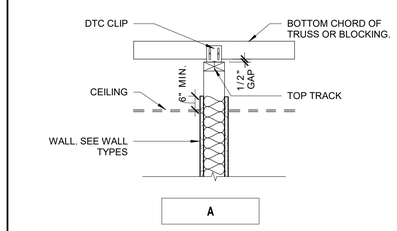
STC = NA
FIRE RATING = NR
UL# = NA



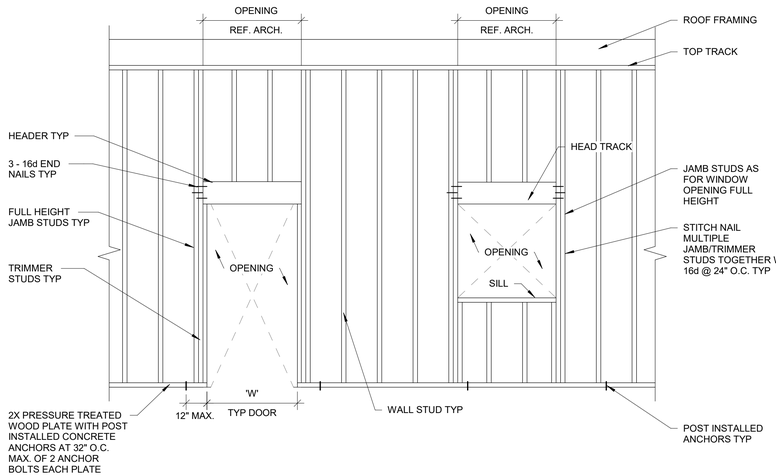
W2
WOOD STUD WALL

STC = NA
FIRE RATING = NR
UL# = NA

WALL TERMINATIONS



CONTINUE STUDS TO UNDERSIDE OF TRUSS.
STOP GYP. BD. ABOVE FINISHED CEILING.



1 TYPICAL WOOD STUD WALL FRAMING (NON-LOAD BEARING)
3/8" = 1'-0"

2 TILE DETAIL
3" = 1'-0"

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SAN LUIS CITY HALL EAST WING REMODEL

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STATE OF ARIZONA U.S.A.
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WALL TYPES AND WALL DETAILS

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DOOR SCHEDULE

NUMBER	DOOR TYPE	DOOR WIDTH	DOOR HEIGHT	DOOR THICKNESS	DOOR MATERIAL	DOOR GAUGE	DOOR FINISH	DOOR GLAZING TYPE	FRAME TYPE	FRAME MATERIAL	FRAME GAUGE	FRAME FINISH	FIRE RATING	DETAILS HEAD	DETAILS JAMB	DETAILS SILL	HARDWARE SET	HARDWARE CLOSER	HARDWARE DOOR STOP	HARDWARE PANIC DEVICE	HARDWARE CARD READER	HARDWARE SEAL	HARDWARE DOOR SWEEP	HARDWARE KICK PLATE	HARDWARE FUNCTION TYPE	HARDWARE DRIP CAP	HARDWARE THRESHOLD	COMMENTS
131A	1	3' - 0"	7' - 0"	1 3/4"	WD	-	W4	-	A	HM	16	W3	-	2/A9.2	1/A9.2	-	2		X						OFFICE			MATCH EXISTING
131B	1	3' - 0"	7' - 0"	1 3/4"	WD	-	W4	-	A	HM	16	W3	-	2/A9.2	1/A9.2	-	2								OFFICE			MATCH EXISTING
131D	1	3' - 0"	7' - 0"	1 3/4"	WD	-	W4	-	A	HM	16	W3	-	2/A9.2	1/A9.2	-	2								OFFICE			MATCH EXISTING
131E	1	3' - 0"	7' - 0"	1 3/4"	WD	-	W4	-	A	HM	16	W3	-	2/A9.2	1/A9.2	-	2								OFFICE			MATCH EXISTING
131F	2	3' - 0"	7' - 0"	1 3/4"	HM	16	W3/W5	GL2	A	HM	14	W3/W5		5/A9.2	4/A9.2	6/A9.2	1	X		X	X	X	X			X	X	MATCH EXISTING
136A	1	3' - 0"	7' - 0"	1 3/4"	WD	-	W4	-	A	HM	16	W3	-	2/A9.2	1/A9.2	3/A9.2	4	X	X					X			X	MATCH EXISTING
137A	1	3' - 0"	7' - 0"	1 3/4"	WD	-	W4	-	A	HM	16	W3	-	2/A9.2	1/A9.2	-	3		X					X	STOREROOM			MATCH EXISTING

INTERIOR MATERIAL SCHEDULE

SPEC. SECTION	KEY	DESCRIPTION	MANUFACTURER	STYLE/SERIES	COLOR	COMMENTS
01 FLOOR FINISH						
	F1	COMMERCIAL GRADE CARPET	PHILADELPHIA	SABLE ISLAND	LANGDON #28720	PRODUCT INFORMATION PROVIDED FOR REFERENCE, MATCH EXISTING.
	F2	CERAMIC TILE	DALTILE	KEYSTONES D037	GOLDEN GRANITE	GROUT - POLYBLEND PLUS TABACCO BROWN #52. PRODUCT INFORMATION PROVIDED FOR REFERENCE, MATCH EXISTING. 1
	F3	SEALED CONCRETE	SHERWIN-WILLIAMS	RESUTILE AQUA 4410/4411	CLEAR	
02 WALL BASE						
	B1	4" RUBBER BASE	JOHNSONITE	COVED	BLACK	
03 CEILING FINISH						
	C1	2' X 4' ACOUSTIC CEILING PANEL AND GRID	ARMSTRONG	FINE FISSURED #1761	WHITE	15/16" GRID. PRODUCT INFORMATION PROVIDED FOR REFERENCE, MATCH EXISTING.
	C2	5/8" GYPSUM BOARD CEILING PAINTED W/ SMOOTH PLASTER TEXTURE & SATIN LATEX PAINT	SHERWIN-WILLIAMS	SW 6094	LIGHTWEIGHT BEIGE	PRODUCT INFORMATION PROVIDED FOR REFERENCE, MATCH EXISTING.
04 FINISH INTERIOR						
	W1	5/8" GYPSUM BOARD W/ SMOOTH PLASTER TEXTURE & SATIN LATEX PAINT	SHERWIN-WILLIAMS	SW 6094	LIGHTWEIGHT BEIGE	PRODUCT INFORMATION PROVIDED FOR REFERENCE, MATCH EXISTING.
	W2	6" x 6" CERAMIC TILE	DALTILE	COLOR WHEEL	0161 - URBAN PUTTY	GROUT - POLYBLEND PLUS QUARTZ 101. PRODUCT INFORMATION PROVIDED FOR REFERENCE, MATCH EXISTING.
	W3	DOOR FRAME PAINT (INTERIOR)	SHERWIN-WILLIAMS	SW 6094	SENSATIONAL SAND	PRODUCT INFORMATION PROVIDED FOR REFERENCE, MATCH EXISTING.
	W4	DOOR (INTERIOR)	OSHKOSH DOOR	600-102	NATURAL BIRCH	PRODUCT INFORMATION PROVIDED FOR REFERENCE, MATCH EXISTING.
	W5	DOOR & FRAME PAINT (EXTERIOR)	SHERWIN-WILLIAMS	SW 6094	SENSATIONAL SAND	PRODUCT INFORMATION PROVIDED FOR REFERENCE, MATCH EXISTING.
	W6	EXISTING WALL (PATCH, REPAIR AND PAINT)	SHERWIN-WILLIAMS	SW 6094	LIGHTWEIGHT BEIGE	PRODUCT INFORMATION PROVIDED FOR REFERENCE, MATCH EXISTING.
05 MISC FINISH						
	M1	PLASTIC LAMINATE COUNTERTOP	WILSONART	4170-60	BEIGE PAMPAS	PRODUCT INFORMATION PROVIDED FOR REFERENCE, MATCH EXISTING.
	M2	PLASTIC LAMINATE CABINETS	WILSONART	D327-60	PEPPERDUST	PRODUCT INFORMATION PROVIDED FOR REFERENCE, MATCH EXISTING.
	M3	PLASTIC LAMINATE CABINETS EDGES	WILSONART	D91-60	SLATE GREY	PRODUCT INFORMATION PROVIDED FOR REFERENCE, MATCH EXISTING.
	M4	PLASTIC LAMINATE TOILET PARTITION	WILSONART	4887-SC-60SC	TAN SOAPSTONE	PRODUCT INFORMATION PROVIDED FOR REFERENCE, MATCH EXISTING.

FINISH SCHEDULE

ROOM NUMBER	ROOM NAME	FLOOR FINISH	BASE FINISH NORTH	BASE FINISH EAST	BASE FINISH SOUTH	BASE FINISH WEST	WALL FINISH NORTH	WALL FINISH EAST	WALL FINISH SOUTH	WALL FINISH WEST	CEILING FINISH	COMMENTS
131A	OFFICE	(E)	B1	B1	B1	B1	W1	W1	W1	W1	C1	
131B	OFFICE	(E)	B1	B1	B1	B1	W1	W6	W1	W1	C1	
131D	OFFICE	(E)	B1	B1	B1	B1	W1	W1	W6	W1/W6	C1	
131E	OFFICE	(E)	B1	B1	B1	B1	W1	W6	W6	W1	C1	
135	WORKROOM	F1	B1	B1	B1	B1	W6	W6	W6	W6	(E)	
136	MENS RESTROOM	F2	-	-	-	-	W1/W2	W1/W2	W1/W2	W1/W2	C2	
137	ELECTRICAL	F3	B1	B1	B1	B1	(E)	(E)	(E)	(E)	(E)	1
137A	STORAGE	(E)	B1	B1	B1	B1	W1	W1	W1	W6	C1	
148	CUBICLE AREA	(E)	(E)	B1	B1	B1	W6	W6	W1/W6	W1	(E)	
148A	CUBICLE AREA	(E)	B1	B1	B1	B1	W1/W6	W6	W1	W6	(E)	

ENERGY CODE REQUIREMENTS

1. ALL EXTERIOR DOORS, WINDOWS & STOREFRONT SYSTEMS ARE TO BE SEALED WITH CAULKING MATERIAL AND WEATHERSTRIPPED IN ACCORDANCE WITH 2009 IECC SECTION 502.4

2. FENESTRATION TO COMPLY WITH TABLE 502.3 OF 2009 IECC. SEE SUMMARY BELOW. BUILDING ENVELOPE REQUIREMENTS (TABLE 502.3 2009 IECC)

BUILDING ENVELOPE REQUIREMENTS (TABLE 502.3 2009 IECC)
CLIMATE ZONE - 2
FRAMING MATERIAL OTHER THAN METAL - U-FACTOR = 0.75
METAL FRAMING WITH OR WITHOUT THERMAL BREAK: STOREFRONT - U-FACTOR = 0.70 ENTRANCE DOOR - U-FACTOR = 1.10 ALL OTHER U-FACTOR = 0.75
SHGC-ALL FRAME TYPES: SHGC: PF<0.25 = 0.25 SHGC: 0.25 < PF < 0.5 = .33 SHGC: PF>0.5 = 0.40

DOOR LEGEND:

MATERIAL LEGEND:

AL	ALUMINUM
GL	GLASS
HM	HOLLOW METAL
WD	SOLID CORE WOOD
AN	ANODIZED
MF	MANUFACTURED APPLIED FINISH
PT	PAINT
(E)	EXISTING

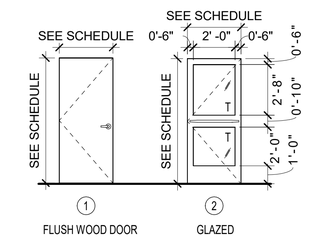
GENERAL:

- CONTRACTOR TO PROVIDE ALL LOCK CORES REQUIRED. OWNER WILL ARRANGE FOR FINAL KEYING.

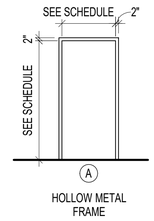
GLAZING TYPES

GL1	INTERIOR - 1/4" SINGLE PANE GLASS
GL2	EXTERIOR - 1" DUAL PANED INSULATED, ARGON FILLED, LOW-E TEMPERED GLASS
T	TEMPERED GLAZING

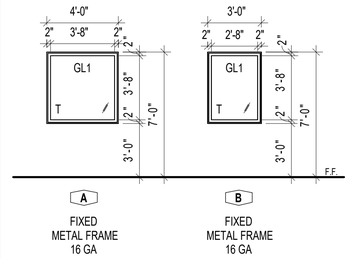
DOOR TYPES



DOOR FRAME TYPES



WINDOW TYPES



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JOB NO.	024-0348.00000
DESIGN	F.L.
DRAWN	C.C.

REVISIONS

#	DATE	DESCRIPTION
1	2/26/25	OWNER COMMENTS

1090 UNION ST, SAN LUIS, AZ 85349

SAN LUIS CITY HALL EAST WING REMODEL

13592
ALAN W. JORGENSEN
REGISTERED ARCHITECT
CERTIFICATE NO.
ARIZONA U.S.A.
Expires 06/30/2027

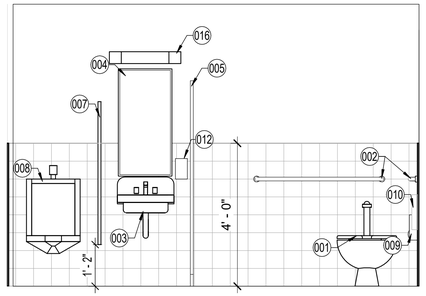
DOOR, WINDOW AND FINISH SCHEDULE

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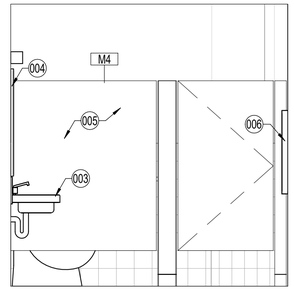
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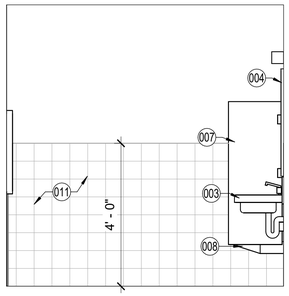
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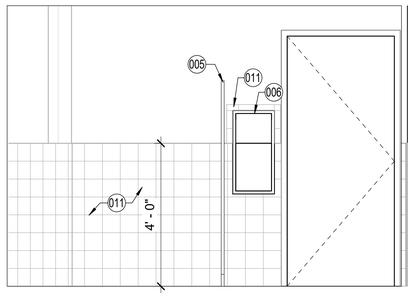
1 MENS RESTROOM 136- EAST INTERIOR ELEVATION
1/2" = 1'-0"



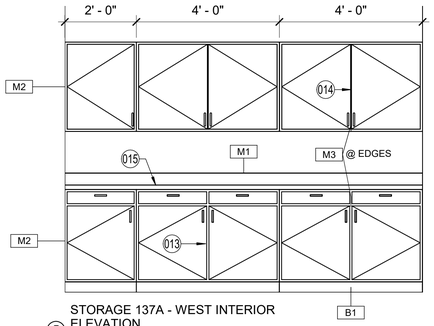
2 MENS RESTROOM 136- SOUTH INTERIOR ELEVATION
1/2" = 1'-0"



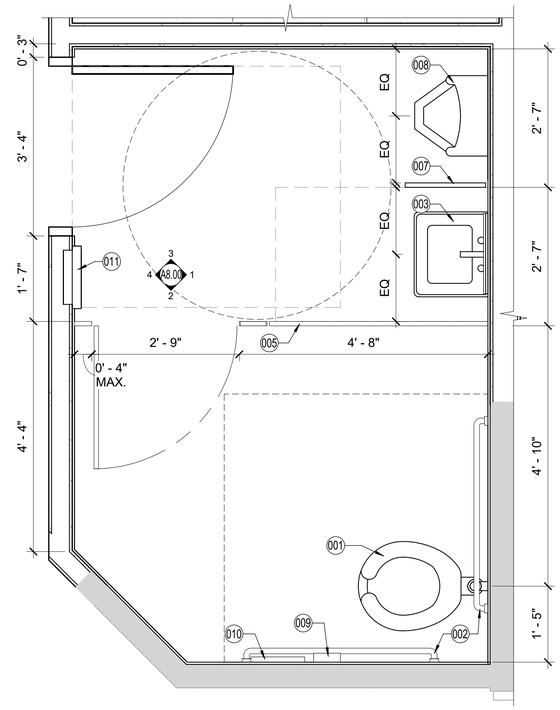
3 MENS RESTROOM 136- NORTH INTERIOR ELEVATION
1/2" = 1'-0"



4 MENS RESTROOM 136- WEST INTERIOR ELEVATION
1/2" = 1'-0"



5 STORAGE 137A - WEST INTERIOR ELEVATION
1/2" = 1'-0"



6 ENLARGED RESTROOM PLAN
3/4" = 1'-0"

KEY NOTES - INTERIOR ELEVATION

	DESCRIPTION
001	ADA COMPLIANT WATER CLOSET. SEE PLUMBING
002	ADA COMPLIANT GRAB BARS BRADLEY MODEL 812 OR APPROVED EQUAL. INSTALL BLOCKING IN WALL AS REQUIRED BY CODE.
003	ADA COMPLIANT WALL MOUNTED LAVATORY. SEE PLUMBING
004	SURFACE MOUNTED MIRROR 18"W X 36"H BOBRICK MODEL B-1658 OR APPROVED EQUAL.
005	TOILET PARTITION
006	PAPER TOWER DISPENSER AND WASTE RECEPTACLE BRADLEY MODEL B-36903 OR APPROVED EQUAL.
007	48"H X 18"W URINAL PARTITION
008	ADA COMPLIANT URINAL. SEE PLUMBING
009	TOILET PAPER DISPENSER BRADLEY MODEL B-4388 OR APPROVED EQUAL.
010	TOILET SEAT COVER DISPENSER BRADLEY MODEL B-301 OR APPROVED EQUAL.
011	CERAMIC WALL TILE. SEE FINISH SCHEDULE
012	SOAP DISPENSER SURFACE MOUNTED BRADLEY MODEL B-2111 OR APPROVED EQUAL.
013	BASE CABINET. MATCH EXISTING
014	UPPER CABINET. MATCH EXISTING
015	COUNTER TOP. MATCH EXISTING
016	VANITY LIGHT FIXTURE. SEE ELECTRICAL

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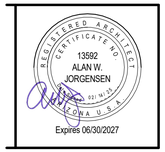
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DRAWN	C.C.

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SAN LUIS CITY HALL EAST WING REMODEL



Expires 06/30/2027

INTERIOR ELEVATIONS AND ENLARGED RESTROOM PLAN

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GRID SYSTEM NOTES

A. SUSPENSION SYSTEM SHALL BE STEEL EXPOSED GRID, USING "T" SECTIONS. EXPOSED FACE OF RUNNERS, CROSS RUNNERS, AND WALL MOLDING SHALL HAVE FACTORY APPLIED BAKED ENAMEL MATCHING THE TILE COLOR.

B. HANGER WIRE SHALL NOT BE THINNER THAN #12 GAUGE, GALVANIZED, ANNEALED -- LENGTHS AS REQUIRED.

C. CEILING BRACES SHALL BE PROVIDED BY FOUR #12 GAUGE MINIMUM WIRE SECURED TO THE MAIN RUNNER WITHIN 2 INCHES OF THE CROSS INTERSECTIONS AND SPLAYED 90 DEGREES FROM EACH OTHER AT AN ANGLE NOT EXCEEDING 45 DEGREES FROM THE PLANE OF THE CEILING. THESE HORIZONTAL RESTRAINT POINTS SHALL BE PLACED 12 FEET ON CENTER IN BOTH DIRECTIONS WITH THE FIRST POINT WITHIN 6 FEET FROM EACH WALL

D. LATERAL BRACING WIRE SHALL BE ATTACHED TO THE GRID AND TO THE STRUCTURE IN SUCH A MANNER THAT THEY CAN SUPPORT A DESIGN LOAD OF NOT LESS THAN 200 POUNDS OR THE ACTUAL LOAD, WHICHEVER IS GREATER, WITH A SAFETY FACTOR OF 2.

E. THE ENTIRE SUSPENSION SYSTEM SHALL BE FIRMLY INTERLOCKED AND SHALL BE LEVEL TO A TOLERANCE OF NOT MORE THAN 1/4 INCH TOTAL UNDER A 12' STRAIGHT EDGE. ALL RUNNERS SHALL BE UNIFORM AND PARALLEL.

F. CEILINGS AND WALL LINES SHALL BE TRIMMED WITH "L" SHAPED MOLDINGS WITH A BAKED ENAMEL FINISH TO MATCH "T"'S. "L" MOLDINGS SHALL BE SCREWED INTO WALL.

G. CEILING SYSTEM SHALL BE DESIGNED TO WITHSTAND THE EFFECTS OF EARTHQUAKE MOTIONS DETERMINED ACCORDING TO ASCE 7 FOR SEISMIC DESIGN CATEGORY D AND COMPLYING WITH THE LOCAL AUTHORITIES HAVING JURISDICTION. SEISMIC ATTACHMENT CLIPS TO BE INSTALLED PER MFR. RECOMMENDATIONS.

H. CEILING SYSTEM SHALL HAVE A STRUCTURAL CLASSIFICATION OF HEAVY-DUTY, WHEN TESTED IN ACCORDANCE WITH ASTM C635/C635M.

I. SUSPENDED ACOUSTIC TILE AND LAY-IN PANEL CEILING SYSTEMS SHALL COMPLY WITH ASTM C635 FOR SUSPENSION SYSTEM PERFORMANCE. INSTALLATION OF SUSPENDED CEILINGS SHALL COMPLY WITH ASTM C636 & ASTM E580.

J. CEILING AREAS OVER 1,000 SF MUST HAVE HORIZONTAL RESTRAINT WIRE OR RIGID BRACING. (ASTM E580 5.2.8.1).

K. CEILING AREAS OVER 2,500 SF MUST HAVE SEISMIC SEPARATION JOINTS OR FULL HEIGHT PARTITIONS (ASCE 7-13.5.6.2.2B).

L. THE WIDTH OF THE PERIMETER SUPPORTING CLOSURE ANGLE OR CHANNEL SHALL BE NOT LESS THAN 2.0 IN. UNLESS QUALIFIED PERIMETER SUPPORTING CLIPS ARE USED.

M. CLOSURE ANGLES OR CHANNELS SHALL BE SCREWED OR OTHERWISE POSITIVELY ATTACHED TO WALL STUDS OR OTHER SUPPORTING STRUCTURES. PERIMETER SUPPORTING CLIPS SHALL BE QUALIFIED IN ACCORDANCE WITH APPROVED TEST CRITERIA PER SECTION 13.2.5.

N. PERIMETER SUPPORTING CLIPS SHALL BE ATTACHED TO SUPPORTING CLOSURE ANGLE OR CHANNEL WITH A MINIMUM OF TWO SCREWS PER CLIP AND SHALL BE INSTALLED AROUND THE ENTIRE CEILING PERIMETER.

O. IN EACH ORTHOGONAL HORIZONTAL DIRECTION, ONE END OF THE CEILING GRID SHALL BE ATTACHED TO THE CLOSURE ANGLE, CHANNEL, OR PERIMETER SUPPORTING CLIP. THE OTHER END OF THE CEILING GIRD IN EACH HORIZONTAL DIRECTION SHALL HAVE A MINIMUM 0.75-IN CLEARANCE FROM THE WALL AND SHALL REST UPON AND BE FREE TO SLIDE ON A CLOSURE ANGLE, CHANNEL, OR PERIMETER SUPPORTING CLIP.

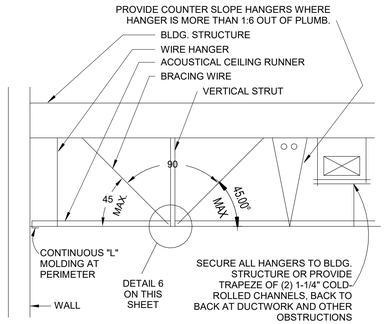
P. SUSPENDED CEILING LATERAL FORCE-BRACING MEMBERS SHALL BE LOCATED A MINIMUM OF 6 INCHES FROM ALL HORIZONTAL PIPING OR DUCT WORK THAT ARE NOT PROVIDED WITH BRACING RESTRAINTS FOR HORIZONTAL FORCES.

Q. CABLE TRAYS AND ELECTRICAL CONDUITS SHALL BE SUPPORTED INDEPENDENTLY OF THE CEILING.

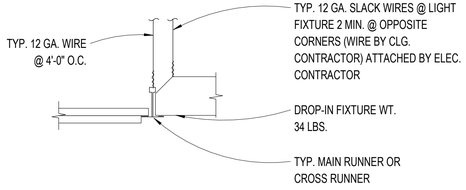
R. SPRINKLER HEADS AND OTHER SIMILAR TYPE PENETRATIONS SHALL HAVE A 2-INCH OVERSIZE RING, SLEEVE OR ADAPTER THROUGH THE CEILING TILE TO ALLOW FREE MOVEMENT OF AT LEAST 1-INCH IN ALL HORIZONTAL DIRECTIONS. ALTERNATIVELY, A SWING JOINT THAT CAN ACCOMMODATE 1-INCH OF CEILING MOVEMENT IN ALL HORIZONTAL DIRECTIONS IS PERMITTED TO BE PROVIDED AT THE TOP OF THE SPRINKLER HEAD EXTENSION.

S. CHANGES IN CEILING PLAN ELEVATION HEIGHTS SHALL BE PROVIDED WITH POSITIVE BRACING.

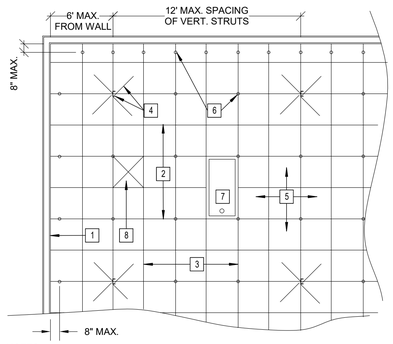
T. CEILINGS LESS THAN OR EQUAL TO 144 SQ/FT AND SURROUNDED BY WALL CONNECTED TO THE STRUCTURE ABOVE ARE EXEMPT FROM THE SEISMIC DESIGN REQUIREMENTS.



BRACING @ ROOF N.T.S. 2



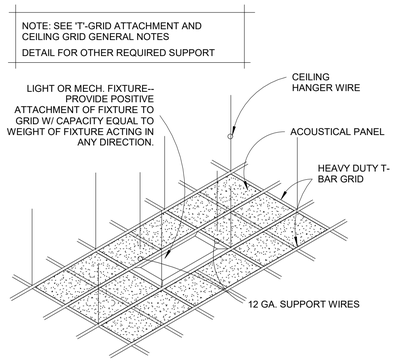
TYPICAL FIXTURE N.T.S. 3



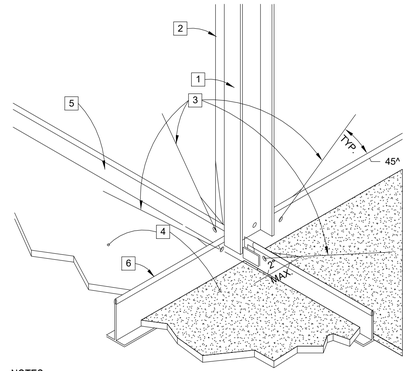
NOTES:

1. WALL LINE
2. MAIN RUNNER, TYP. AT 4'-0" MAX. O.C.
3. CROSS RUNNER, TYP.
4. VERTICAL STRUT WITH 4 SPLAYED WIRE HANGERS. STRUTS AND HANGERS TO BE LOCATED 6'-0" MAX FROM WALL. STRUTS SHALL BE LOCATED A MAX. OF 12'-0" FROM EACH OTHER. SEE DETAIL 6 ON THIS SHEET.
5. ACOUSTICAL CEILING PANELS
6. VERTICAL SUSPENSION WIRES OF 12 GA. WIRE SPACED NO MORE THAN 4'-0" ON CENTER ON MAIN RUNNERS. EACH WIRE SHALL BE ATTACHED TO THE RUNNER WITH AT LASTS 3 TURNS. EACH RUNNER SHALL HAVE A VERTICAL WIRE LOCATED WITHIN 8" OF THE WALL.
7. LIGHT FIXTURE. SEE DETAIL 5 ON THIS SHEET
8. MECHANICAL FIXTURE. SEE DETAIL 5 ON THIS SHEET

GRID ATTACHMENT PLAN N.T.S. 4



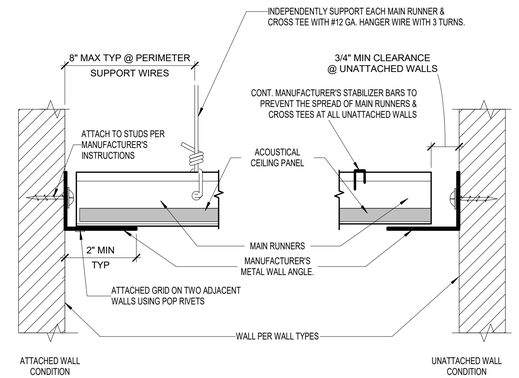
LIGHT OR MECH. SUPPORT N.T.S. 5

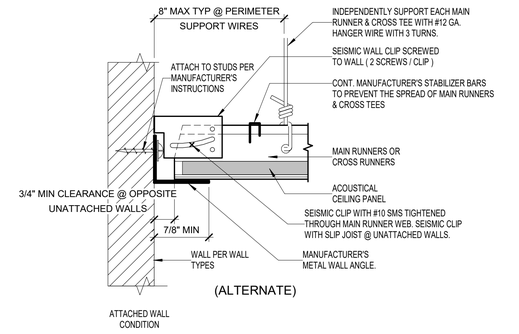


NOTES:

1. USE A COMPRESSION STRUT PER SCHEDULE. A MINIMUM OF 12 FEET O.C. EACH WAY, AND A MINIMUM OF 6 FEET FROM WALL. ATTACH TOP OF STRUT TO STRUCTURE.
2. HANGER WIRE
3. (4) 11 GA WIRES ARRAYED 90 DEGREES FROM EACH OTHER AND NOT MORE THAN 45 DEGREES FROM THE HORIZ PLANE OF THE CEILING. WIRES SHALL BE ON THE MAIN RUNNER AND LOCATED WITHIN 2" OF THE INTERSECTION. EACH END SHALL BE SECURED BY 4 TIGHT TURNS WITHIN 1-1/2". WIRES SHALL BE KEPT 6" CLEAR OF ANY UNBRACED HORIZONTAL PIPING OR DUCTWORK.
4. ACOUSTICAL CEILING PANEL
5. CROSS RUNNER
6. MAIN RUNNER

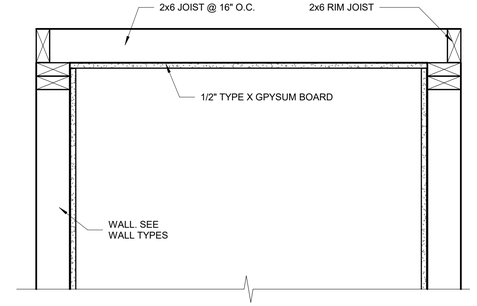
SEISMIC TIES @ CEILING N.T.S. 6





SUSPENDED LAY-IN EDGE N.T.S. 7

GYPSUM BOARD CEILINGS



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REVISIONS

#	DATE	DESCRIPTION

1090 UNION ST. SAN LUIS, AZ 85349

SAN LUIS CITY HALL EAST WING REMODEL

REGISTERED ARCHITECT CERTIFICATE NO. 13592 ALAN W. JORGENSEN STATE OF ARIZONA U.S.A.
Expires 06/30/2027

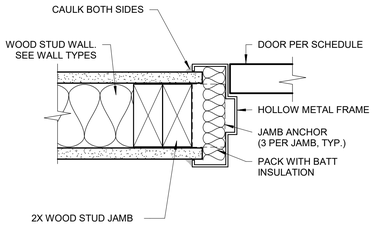
CEILING DETAILS

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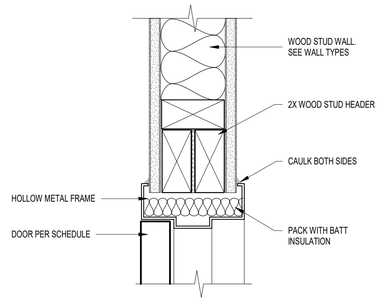
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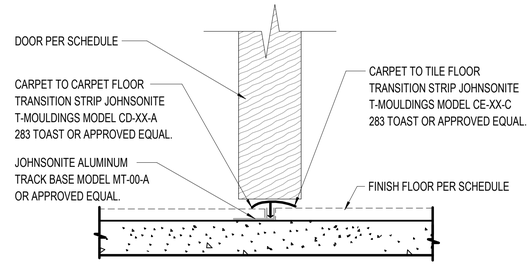
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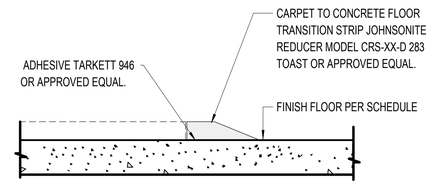
1 DOOR JAMB @ INTERIOR
3" = 1'-0"



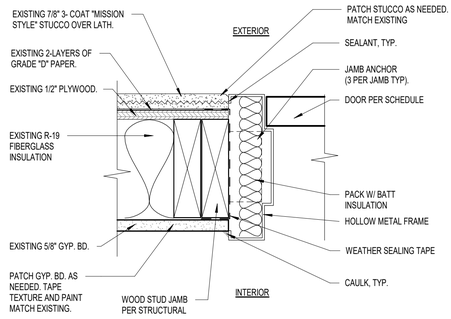
2 DOOR HEAD @ INTERIOR
3" = 1'-0"



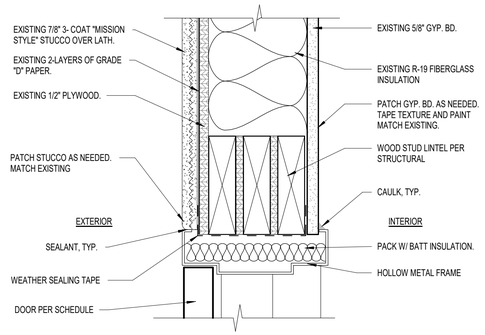
3 DOOR SILL @ INTERIOR
6" = 1'-0"



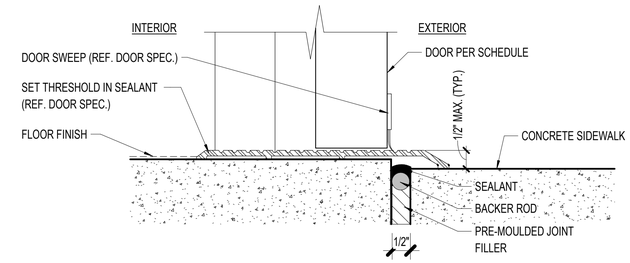
3.1 TRANSITION CARPET TO CONCRETE
6" = 1'-0"



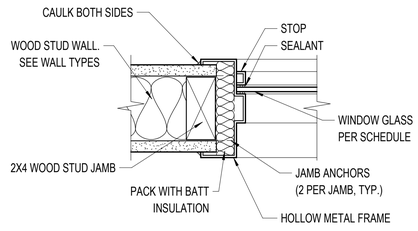
4 DOOR JAMB @ EXTERIOR
3" = 1'-0"



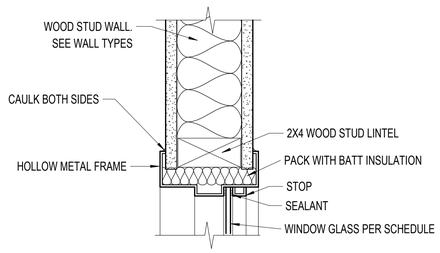
5 DOOR HEAD @ EXTERIOR
3" = 1'-0"



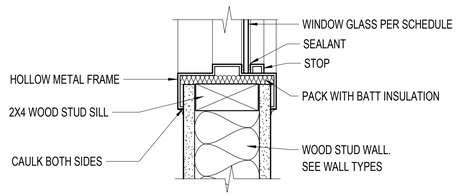
6 DOOR SILL @ EXTERIOR
6" = 1'-0"



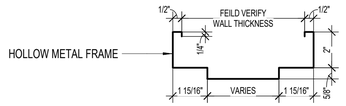
7 WINDOW JAMB @ INTERIOR
3" = 1'-0"



8 WINDOW HEAD @ INTERIOR
3" = 1'-0"



9 WINDOW SILL @ INTERIOR
3" = 1'-0"



10 HOLLOW METAL FRAME
3" = 1'-0"

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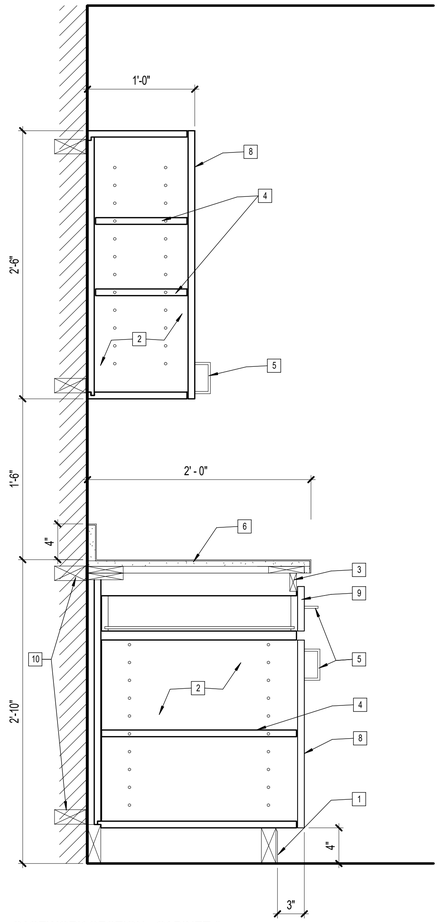
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DOOR & WINDOW DETAILS

A9.01

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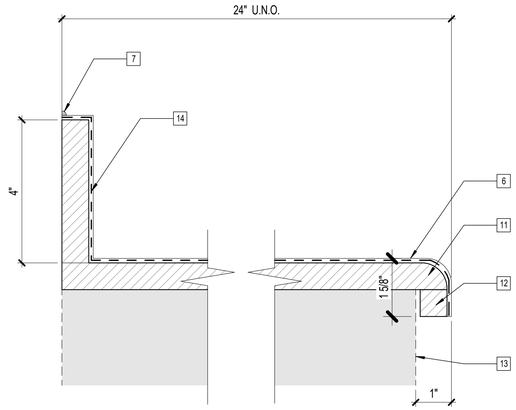
N:\2024\024-0348.00000 San Luis City Hall East Wing Remodel\06 Technical\Architectural\DWGs\IMPV\Revit\San Luis City Hall East Wing Remodel - Claudia.rvt



CASEWORK SECTION - CABINET & DRAWER
1 1/2" = 1'-0"



PHOTO REFERENCE
1 1/2" = 1'-0"



PLASTIC LAMINATE COUNTERTOP
6" = 1'-0"

CASEWORK KEYNOTES

1. RESILIENT BASE U.N.O.
2. INTERIOR CABINET FINISH SHALL BE MELAMINE, WHITE
3. ALL EXPOSED EXTERIOR SURFACES SHALL BE PLAM
4. ADJUSTABLE SHELF (MELAMINE FINISH)
5. WIRE PULL
6. PLASTIC LAMINATE COUNTERTOP - REF. INTERIOR ELEVATIONS
7. CAULKING
8. CABINET DOOR W/ PLAM FINISH @ FACE AND EDGE BANDING @ EDGE
9. DRAWER W/ PLAM FINISH @ FACE AND EDGE BANDING @ EDGE
10. PROVIDE BACKING AS NECESSARY
11. 3/4" SUBSTRATE
12. BLOCKING
13. BASE CABINET
14. BACKSPLASH U.N.O.

CASEWORK GENERAL NOTES

A. ALL BASE CABINETS TO BE 24" DEEP UNLESS NOTED OTHERWISE

B. ALL WALL CABINETS TO BE 12" DEEP UNLESS NOTED OTHERWISE

C. ALL CABINETS SHALL HAVE 1/2" (MIN.) SCRIBE STRIP WHERE CABINETS ABUT DISSIMILAR MATERIALS

D. PROVIDE BACKSPLASH AT ALL CABINETS U.N.O. ON INTERIOR ELEVATIONS

E. ALL END CABINETS NOT ADJACENT TO WALL OR FILLER TO HAVE END PANELS

F. PROVIDE MOUNTING BACKING FOR ALL CABINETS AND SHELVING

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(928) 344-8374
www.nsaw.com

JOB NO.	024-0348.00000
DESIGN	F.L.
DRAWN	C.C.

REVISIONS

#	DATE	DESCRIPTION

1090 UNION ST. SAN LUIS, AZ 85349

SAN LUIS CITY HALL EAST WING REMODEL

REGISTERED ARCHITECT
CERTIFICATE NO.
13592
ALAN W. JORGENSEN
STATE OF ARIZONA U.S.A.
Expires 06/30/2027

CASEWORK DETAILS

A9.02

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GENERAL STRUCTURAL NOTES

APPLIES UNLESS NOTED OTHERWISE

1. ALL WORK SHALL CONFORM TO THE 2018 INTERNATIONAL BUILDING CODE.

2. NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL STRUCTURAL NOTES AND TYPICAL DETAILS. WHERE NO SPECIFIC DETAILS ARE SHOWN, CONSTRUCTION SHALL CONFORM TO SIMILAR WORK ON THE PROJECT.

3. VERIFY ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS PRIOR TO START OF CONSTRUCTION – RESOLVE ANY DISCREPANCY WITH THE ARCHITECT. DO NOT SCALE DRAWINGS.

   FOR CLARITY, ALL ROOF, FLOOR AND WALL OPENINGS MAY NOT BE SHOWN ON STRUCTURAL DRAWINGS. FOR EXACT SIZE, NUMBER AND LOCATION OF OPENINGS, SEE THE ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS. FOR FRAMING AT OPENINGS, SEE TYPICAL STRUCTURAL DETAILS. VERIFY ALL SIZES, WEIGHTS AND LOCATIONS FOR MECHANICAL AND ELECTRICAL EQUIPMENT, DUCTS, ETC. WITH MECHANICAL AND ELECTRICAL ENGINEERS THROUGH ARCHITECT.

   DETAILS MARKED "TYPICAL" MAY OR MAY NOT BE OUT ON PLANS, BUT SHALL APPLY UNLESS NOTED OTHERWISE

4. CONSTRUCTION MATERIALS SHALL BE SPREAD OUT IF PLACED ON FRAMED FLOORS OR ROOF. LOAD SHALL NOT EXCEED THE DESIGN LIVE LOAD PER SQUARE FOOT.

5. THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE DURING CONSTRUCTION, INCLUDING, BUT NOT LIMITED TO, BRACING, SHORING, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF ALL SCAFFOLDING, BRACING AND SHORING. OBSERVATION VISITS TO THE SITE BY THE STRUCTURAL ENGINEER SHALL NOT INCLUDE INSPECTION OF THE ABOVE ITEMS. THE STRUCTURAL ENGINEER WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES OF CONSTRUCTION NOR WILL THE STRUCTURAL ENGINEER BE RESPONSIBLE FOR CONSTRUCTION SITE SAFETY, OR THE SAFETY PRECAUTIONS AND THE PROGRAMS INCIDENT THERETO.

6. THE CONTRACT STRUCTURAL DRAWINGS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION.

7. ALL SLABS AND FOOTINGS SHALL BEAR ON SCARIFIED, MOISTURE CONDITIONED AND COMPACTED, NATIVE SOIL. ALL SOIL BELOW FOOTINGS AND SLABS SHALL BE COMPACTED TO 95% MINIMUM IN ACCORDANCE TO ASTM D698. DESIGN SOIL BEARING PRESSURE = 1,500 PSF. THE STRUCTURAL ENGINEER ACCEPTS NO RESPONSIBILITY FOR EXISTING SOIL CONDITIONS. FOOTING DESIGN IS BASED UPON MINIMUM INTERNATIONAL BUILDING CODE SOIL BEARING VALUES AS REQUIRED BY THE BUILDING CODES DEPARTMENT IN THE ABSENCE OF A SOIL REPORT. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE SOIL BEARING PRESSURE AND TO DETERMINE WHETHER UNSUITABLE SOIL CONDITIONS (I.E., EXPANSIVE OR COLLAPSIBLE SOILS, LOOSE FILL, ETC.) EXIST.

8. LAP SPLICES FOR REINFORCING IN CONCRETE SHALL BE 48 BAR DIAMETERS MINIMUM.

9. PROVIDE BENT CORNER BARS TO MATCH AND LAP HORIZONTAL REINFORCING AT CORNERS AND INTERSECTIONS IN CONCRETE.

10. ALL NAIL SPACING NOT NOTED SHALL BE ACCORDING TO TABLE 2304.9.1 OF THE INTERNATIONAL BUILDING CODE. SIZE AND NUMBER OF NAILS IN JOIST HANGERS AND MISCELLANEOUS FRAMING ANCHORS SHALL BE ACCORDING TO THE MANUFACTURERS LATEST CATALOG.

11. DESIGN LOADS:

    ROOF LIVE LOAD = 20 PSF (REDUCIBLE)
    ROOF DEAD LOAD = 28 PSF (AT CLAY TILE ROOF)
    ROOF DEAD LOAD = 18 PSF (AT FLAT ROOF)

    SUPERIMPOSED DEAD LOADS DO NOT INCLUDE THE SELF-WEIGHT OF SUPPORTING FRAMING TO BE DESIGNED BY OTHERS.

    WIND:
    RISK CATEGORY III, (3 – SECOND GUST), V_{ULT} = 106 MPH,
    V_{ASD} = 82 MPH, EXPOSURE C, GC_{pi} = 0.18

    SEISMIC:
    SOIL SITE CLASS D, S_S = 0.707g, S_1 = 0.294g, S_{DS} = 0.582g,
    SEISMIC DESIGN CATEGORY D, RISK CATEGORY III,
    I_E = 1.25

12. MATERIALS OF CONSTRUCTION:

    CONCRETE – ASTM C94, F'c = 3,000 PSI AT 28 DAYS, MAXIMUM WATER CEMENT RATIO BY WEIGHT = 0.50.

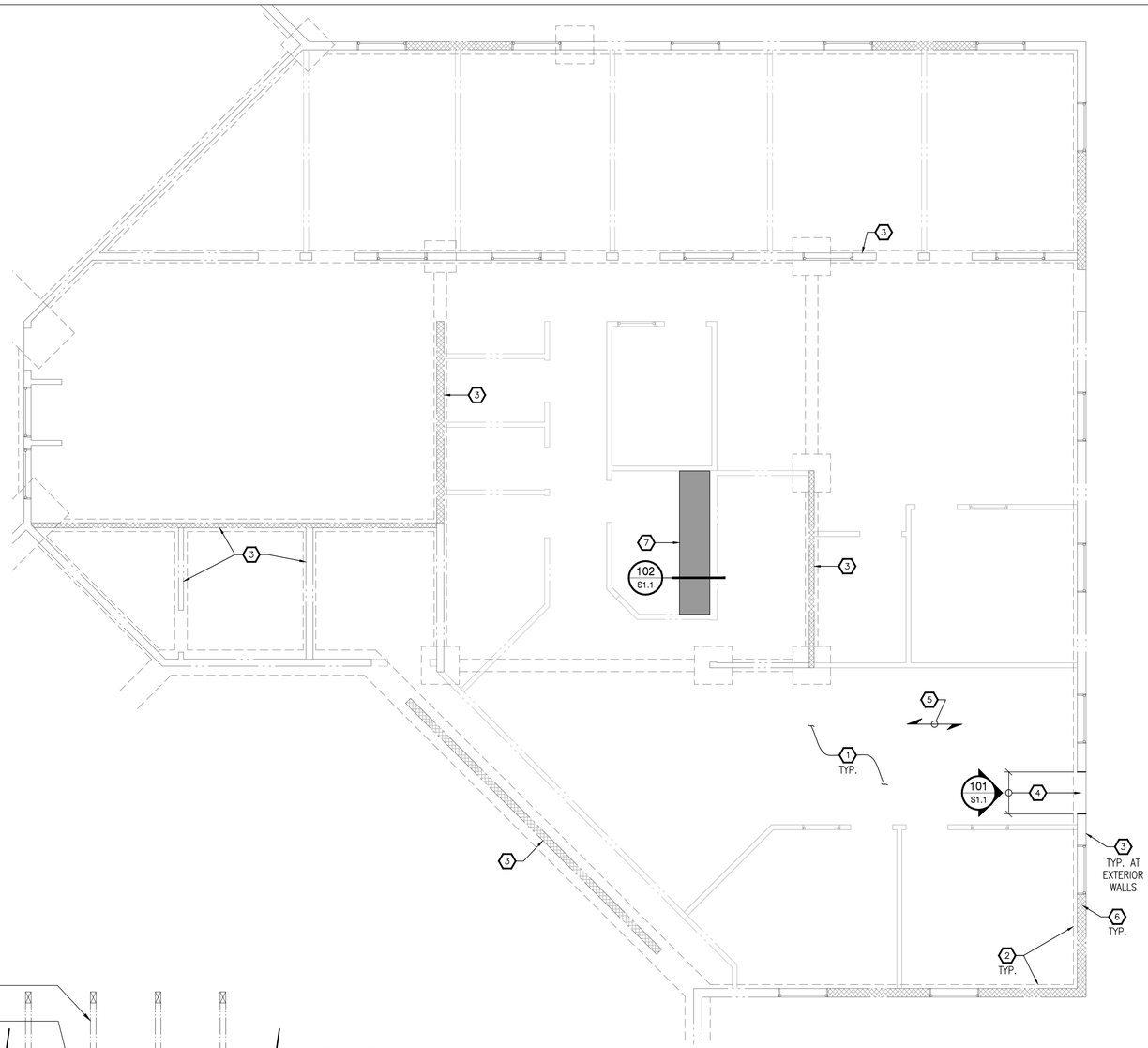
    REINFORCING – ASTM A615 GRADE 40 FOR #3 AND SMALLER
    ASTM A615 GRADE 60 FOR #4 AND LARGER

    FRAMING LUMBER – WWPA OR WCUB STAMPED, 19% MAXIMUM MOISTURE CONTENT, DOUGLAS FIR-LARCH OF THE FOLLOWING GRADES:

    TYPICAL U.N.O.–#2
    6x POSTS AND BEAMS – #1
    2 x 4 STUDS – STUD GRADE

    PLYWOOD – APA STAMPED WITH AN EXTERIOR OR EXPOSURE 1 DURABILITY CLASSIFICATION NAILED WITH COMMON NAILS. APA RATED SHEATHING (I.E. WAFERBOARD AND ORIENTED STRAND BOARD) CONFORMING TO NER-108 AND WITH THE EQUIVALENT EXPOSURE DURABILITY CLASSIFICATION, THICKNESS, AND SPAN INDEX RATIO MAY BE SUBSTITUTED FOR PLYWOOD IF APPROVED IN WRITING BY THE ARCHITECT. LAY-UP PLYWOOD WITH LONG DIMENSION PERPENDICULAR TO SUPPORTS AND STAGGER JOINTS. PROVIDE PLYCLIPS AT MIDSPAN OF UNSUPPORTED EDGES AT ROOF. BLOCK ALL UNSUPPORTED EDGES AT WALLS.

USE	THICKNESS	SPAN INDEX	EDGE NAILING	INTERMEDIATE NAILING
WALL	15/32"	24/16	8d AT 6" O.C.	8d AT 12" O.C.



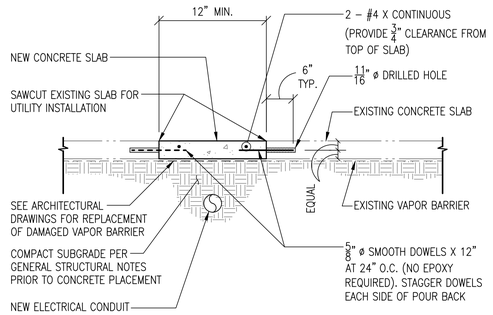
FOUNDATION PLAN

SCALE: 3/16" = 1'-0

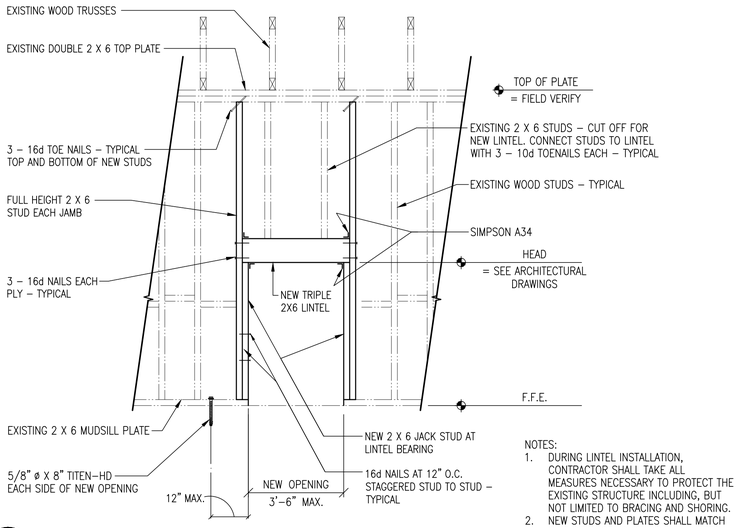
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PLAN KEYNOTES

1. (E) CONCRETE SLAB ON GRADE.
2. (E) CONTINUOUS FOOTING MONOLITHIC WITH SLAB.
3. (E) STRUCTURAL WOOD STUD WALL.
4. NEW OPENING IN (E) STRUCTURAL WALL.
5. INDICATES SPAN DIRECTION OF ROOF TRUSSES ABOVE – NOT SHOWN FOR CLARITY.
6. HATCH IN WALL INDICATES LOCATION OF (E) SHEAR WALL (FIELD VERIFY). NO OPENINGS IN THIS AREA ALLOWED.
7. HATCH ON FLOOR INDICATES STRIP OF CONCRETE TO BE REMOVED AND PATCH FOR INSTALLATION OF NEW PLUMBING OR CONDUIT.



102 TYPICAL CONCRETE SLAB POURBACK AT CUTS IN EXISTING SLAB



NOTES:
1. DURING LINTEL INSTALLATION, CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO PROTECT THE EXISTING STRUCTURE INCLUDING, BUT NOT LIMITED TO BRACING AND SHORING.
2. NEW STUDS AND PLATES SHALL MATCH SIZE OF EXISTING STUDS AND PLATES.

101 NEW OPENING IN EXISTING STUD WALL

RCSE JOB NUMBER: 24084

Campbell STRUCTURAL
Robert L. Campbell Structural Engineer, P.C.
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JOB NO.	024-0348.00000
DESIGN	D.DELINTT
DRAWN	E.JIMENEZ

REVISIONS

#	DATE	DESCRIPTION

1090 UNION ST. SAN LUIS, AZ 85349

SAN LUIS CITY HALL EAST WING REMODEL

Registered Professional Engineer (Structural) CERTIFICATE NO. 22963 ROBERT L. CAMPBELL Date Signed 2/4/25

FOUNDATION PLAN

S1.1

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SCOPE OF WORK

ADD (2) NEW SEMI-RECESSED PENDENT SPRINKLER HEADS AND RELOCATING (1) FIRE SPRINKLER DROP
EXISTING UPRIGHT PROTECTION TO REMAIN UNCHANGED.

PROJECT DESIGN DATA

DESIGN STANDARD: NFPA 13, CURRENT STANDARD

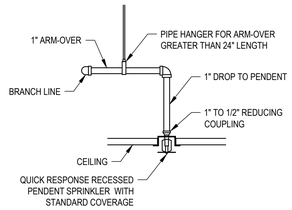
SYSTEM TYPE: WET AUTOMATIC

PIPE TYPE: SCH.10/SCH.40

MAXIMUM SPRINKLER SPACING: 15 FT

MINIMUM SPRINKLER SPACING: 6 FT

HAZARD ANALYSIS: LIGHT HAZARD (NO EFFECT ON REMOTE DESIGN AREA)

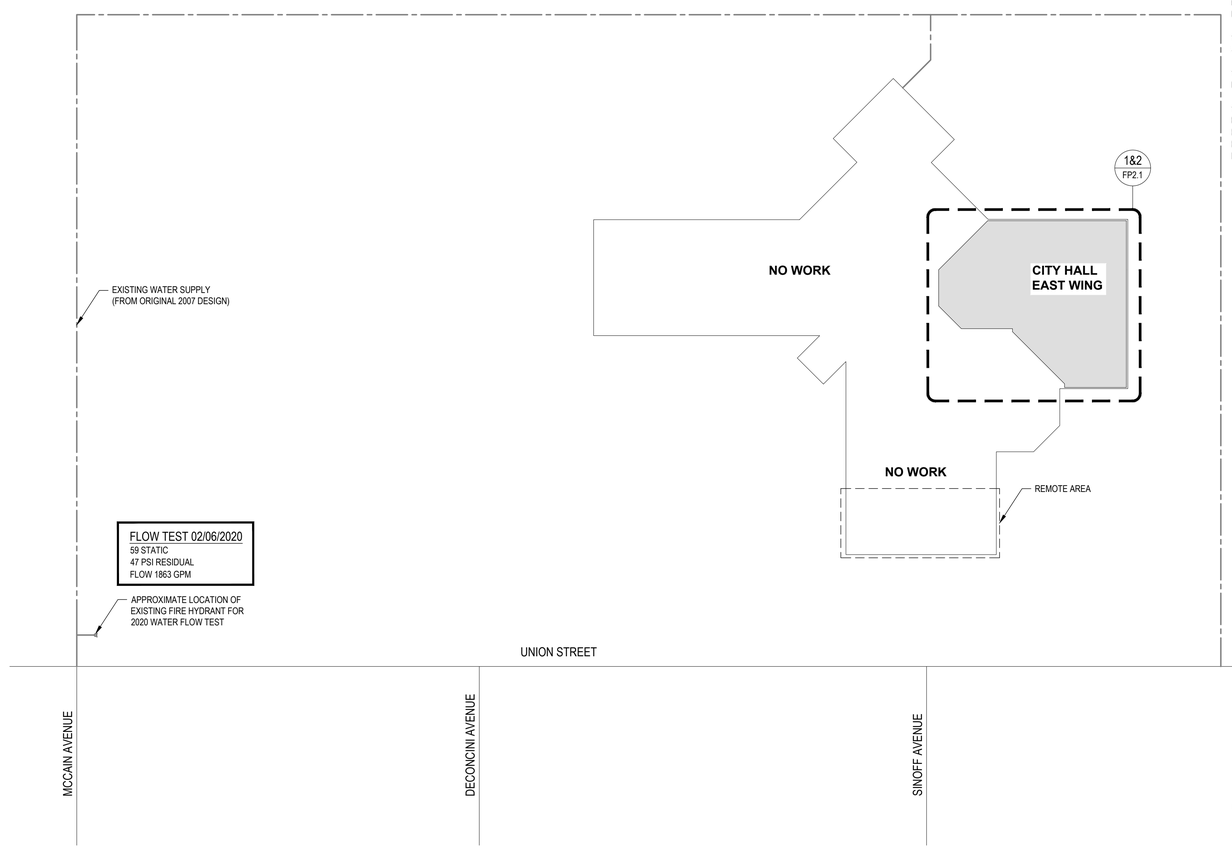


1 FIRE SPRINKLER DROP DETAIL

SCALE:NTS

SPRINKLER LEGEND

SYMBOL	MANUFACTURER	SIN	MODEL	QUANTITY	K-FACTOR	TYPE	SIZE	RESPONSE	FINISH	TEMPERATURE
●	MATCH EXISTING	MATCH EXISTING		2	5.6	PENDENT	1/2	QUICK	WHITE POLYESTER	155°F
				TOTAL = 2						



2 CITY HALL OVERALL MAP

SCALE:NTS

FIRE PROTECTION NOTES

1. THIS PROJECT SHALL BE PROVIDED WITH AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH THE IBC BUILDING CODE CHAPTER 9, NFPA 13, AND THE AUTHORITY HAVING JURISDICTION (AHJ), INCLUDING ANY ORDINANCES.

2. FIRE SPRINKLER SYSTEMS SHALL BE INSTALLED OR MODIFIED BY A CONTRACTOR LICENSED TO PERFORM SUCH WORK BY THE STATE OF ARIZONA, AND WHO ALSO HOLDS A CURRENT VALID PERMIT FROM THE AHJ AND/OR FIRE DEPARTMENT TO CONDUCT SUCH WORK WITHIN THE JURISDICTION.

3. THE INSTALLATION AND MAINTENANCE OF SPRINKLER SYSTEMS SHALL BE IN ACCORDANCE WITH NFPA 13, NFPA 25, AND ANY APPLICABLE ORDINANCES. AUTOMATIC SPRINKLER SYSTEMS SHALL BE SUPERVISED BY AN APPROVED CENTRAL, PROPRIETARY, OR REMOTE SIGNAL STATION SERVICE; OR AN AUDIBLE SIGNAL SHALL SOUND AT A CONSTANTLY ATTENDED LOCATION WHEN THE NUMBER OF SPRINKLER HEADS IS 20 OR MORE. OFF-SITE MONITORING OF ALARM (FLOW SWITCH) & TAMPER PROTECTION SHALL BE CONFIRMED AND TESTED BY THE FIRE SPRINKLER CONTRACTOR, GENERAL CONTRACTOR, AND COMMUNICATIONS/FIRE ALARM CONTRACTOR PRIOR TO THE COMPLETION OF THE INSTALLATION.

4. ONE SET OF STAMPED, APPROVED DRAWINGS AND PRODUCT SUBMITTALS SHALL BE MAINTAINED ON-SITE AND MADE AVAILABLE TO AHJ INSPECTORS ON DEMAND.

5. THE "AS BUILT" DRAWING CABINET OR TUBE SHALL BE LOCATED WHERE ACCEPTABLE TO THE FIRE MARSHAL OR AHJ AT THE END OF THE JOB.

6. THE CABINET OR TUBE SHALL INCLUDE A SIGN READING "AS BUILT" SHOP DRAWING OF THE FIRE SPRINKLER SYSTEM FOR THE FIRE DEPT., OWNER, AND FIRE MAINTENANCE CONTRACTOR.

7. ITEMS CONTAINED IN THE CABINET/TUBE SHALL INCLUDE BUT NOT BE LIMITED TO:
-COMPLETE SET OF AS BUILT DRAWINGS & CALCULATIONS
-PRODUCT SUBMITTALS
-COPY OF NFPA 25 CURRENT EDITION
-COPY OF PERMIT
-FIRE MARSHAL INSPECTION REPORT
-COMPLETED AND SIGNED OFF FORMS U AND FORM A
-OPERATION AND MAINTENANCE MANUALS
-EQUIPMENT SUBMITTALS
-ANY KEYS REQUIRED FOR THE SYSTEM KNOX BOX IS NOT SHOWN ON THIS PLAN. ITS REQUIRED ACTUAL LOCATION IS TO BE SHOWN ON THE ARCHITECTURAL FLOOR PLAN. THE FIRE SPRINKLER CONTRACTOR SHALL COORDINATE THE LOCATION. THE KNOX BOX SHALL BE PROVIDED BY THE GENERAL CONTRACTOR.

8. THE CONTRACTOR SHALL PRESENT TO THE AHJ INSPECTOR THE "CONTRACTOR'S MATERIAL & TEST CERTIFICATE FOR ABOVE GROUND PIPING" IN ACCORDANCE WITH NFPA 13; THE "CONTRACTOR'S MATERIAL & TEST CERTIFICATE FOR UNDERGROUND PIPING" IN ACCORDANCE WITH NFPA 24 OR 13; AND THE "CERTIFICATE OF COMPLIANCE" FOR FIRE ALARM SYSTEMS IN ACCORDANCE WITH NFPA 72, UPON SUCCESSFUL COMPLETION OF THE SYSTEM TEST AND PRIOR TO CITY ACCEPTANCE OF THE SYSTEM.

9. ALL SYSTEM PIPING SHALL BE HYDROSTATICALLY TESTED AS PER NFPA 13 & NFPA 24.

10. EACH VALVE SHALL HAVE A PERMANENTLY AFFIXED SIGN INDICATING ITS FUNCTION. ALL VALVE HANDLES TO BE LOCATED 7-0 MAX. ABOVE FINISH FLOOR.

11. A STOCK OF SPARE SPRINKLERS, NOT LESS THAN 6, OF EACH STYLE AND TEMPERATURE RATING, WITH A SPRINKLER WRENCH, SHALL BE LOCATED NEAR THE RISER WHERE THE TEMPERATURE TO WHICH THEY ARE SUBJECTED WILL NOT EXCEED 100°F.

12. ALL PIPING SHALL BE NEW. ALL PIPING SHALL BE NO LESS THAN SCHEDULE 10 WITH APPLICABLE FITTINGS FOR ALL MAINS AND CROSS MAINS. SCHEDULE 10 OR EQUAL WITH APPLICABLE FITTINGS SHALL BE USED FOR ALL RISER NIPPLES AND BRANCH LINES WITH APPLICABLE FITTINGS. ALL ARM OVERS AND DROPS SHALL BE SCHEDULE 40. FLEX DROPS MAY BE USED IF SCHEDULED. ALL FITTINGS SHALL BE AS DIRECTED IN NFPA 13.

13. SUBSTITUTIONS OF ANY MATERIAL AND PRODUCT SPECIFIED ARE ALLOWED PROVIDED ALL SUBSTITUTIONS ARE SIMILAR.

14. ALL MATERIAL AND DEVICES USED IN THE INSTALLATION OF THIS SYSTEM(S) SHALL BE NEW. ALL ELECTRICAL DEVICES REQUIRING POWER SHALL BE WIRED BY OTHERS.

15. SYSTEM PIPING SHALL BE SUPPORTED WITH HANGERS IN ACCORDANCE WITH NFPA 13, AND THE AHJ. SEISMIC BRACING SHALL BE PROVIDED AS SHOWN, OR AS PROPOSED BY A QUALIFIED SPECIALTY CONTRACTOR. ALL FINAL POINTS OF CONNECTION HANGER OR SEISMIC BRACING SHALL BE APPROVED BY THE STRUCTURAL ENGINEER IF REQUESTED TO VALIDATE. HYDRAULIC PLACARDS SHALL BE PERMANENTLY SCRIBED WITH HYDRAULIC INFORMATION TO BE AFFIXED TO RISER. PROVIDE DRAINS AT ALL LOW POINTS OF SYSTEM AND WHERE REQUIRED.

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JOB NO.	024-0348.00000
DESIGN	STERNCO
DRAWN	STERNCO

REVISIONS

#	DATE	DESCRIPTION

1090 UNION ST. SAN LUIS, AZ 85349

SAN LUIS CITY HALL EAST WING REMODEL

Registered Professional Engineer - Fire Protection
CERTIFICATE NO.
70691
JOHN R. STERNITZKE
01/27/25
ARIZONA U.S.A.

FIRE SPRINKLER GENERAL NOTES

FP1.1

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engineers, inc.
STERNCO
JOB NO.25-01-4203

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KEYNOTES

1. REMOVE FIRE SPRINKLER HEAD DROP FOR RELOCATION. CAP LINE TAP WATERTIGHT.
2. RELOCATED STANDARD SPRAY PENDANT DROP. MECHANICALLY TAP EXISTING BRANCH LINE.
3. MECHANICALLY TAP EXISTING BRANCH LINE AND ADD NEW STANDARD SPRAY PENDANT FIRE SPRINKLER. MATCH EXISTING K-FACTOR, ORIFICE SIZE, AND TEMPERATURE.
4. EXISTING (1) STANDARD SPRAY PENDANT FIRE SPRINKLER MEET SMALL ROOM RULE.
5. ORDINARY HAZARD THIS AREA - (1) EXISTING STANDARD SPRAY PENDANT FIRE SPRINKLER MEETS REQUIREMENTS.
6. EXISTING FIRE SPRINKLER HEADS, VIF.
7. EXISTING BRANCH LINE, VIF.
8. FIRE SPRINKLER CONTRACTOR SHALL COORDINATE WITH GC FOR ANY AND ALL PREPARATION AND DEMOLITION OF EXISTING SYSTEMS.

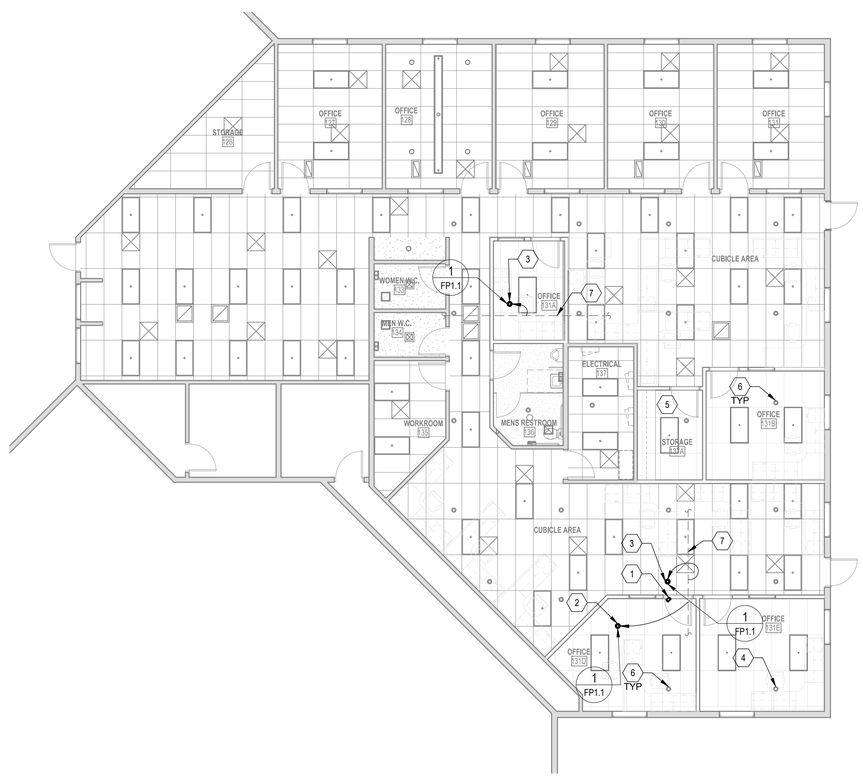
GENERAL NOTES

1. ALL AREAS OF WORK ARE LIGHT HAZARD EXCEPT STORAGE 137A WHICH IS ORDINARY HAZARD.



1 DEMOLITION FIRE SPRINKLER PLAN

SCALE: 1/8" = 1'-0"



2 FIRE SPRINKLER PLAN

SCALE: 1/8" = 1'-0"

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DESIGN	STERNCO
DRAWN	STERNCO

REVISIONS

#	DATE	DESCRIPTION

1090 UNION ST. SAN LUIS, AZ 85349

SAN LUIS CITY HALL EAST WING REMODEL



FIRE SPRINKLER PLAN

FP2.1

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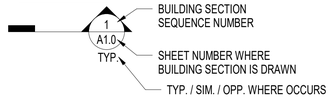
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SYMBOL LEGEND

BUILDING SECTION



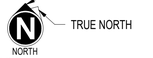
SCALE



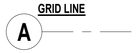
CALLOUT DETAIL



NORTH ARROW



GRID LINE



TAG KEY

(E)TAG	TAGS WITH DASH 'E' INDICATES THE REFERENCED OBJECT IS EXISTING
TAG-1	UNDERLINED TAG INDICATES OBJECT IS IN-SCOPE. IF NEW, ADDITIONAL INFORMATION IS AVAILABLE IN A SCHEDULE, MATERIAL LIST, OR SYMBOL LIST
	INDICATES AN EXISTING SYSTEM'S POINT OF CONNECTION/REMOVAL

KEYNOTES

001	KEYNOTE
001	DEMOLITION KEYNOTE

LINE TYPE KEY:

NEW WORK (SOLID DARK LINE)	EXISTING TO REMAIN (SOLID LIGHT LINE)
NEW WORK UNDERFLOOR OR UNDERGROUND (DASHED DARK LINE)	EXISTING TO BE REMOVED (DASHED LIGHT LINE)

FIRE RATING LEGEND

	SMOKE PARTITION
	1 HOUR SMOKE BARRIER
	1 HOUR FIRE PARTITION
	1 HOUR FIRE BARRIER
	2 HOUR FIRE BARRIER
	3 HOUR FIRE BARRIER
	SMOKE COMPARTMENT A
	SMOKE COMPARTMENT B

APPLICABLE CODES

THIS PROJECT IS DESIGNED TO COMPLY WITH THE FOLLOWING CODES INCLUDING ALL LOCALLY ADOPTED ORDINANCES AND AMENDMENTS:

ARIZONA CODES

PARTIAL LIST OF APPLICABLE CODES

- BUILDING CODE: 2018 INTERNATIONAL BUILDING CODE (IBC)
- MECHANICAL CODE: 2018 INTERNATIONAL MECHANICAL CODE (IMC)
- PLUMBING CODE: 2018 INTERNATIONAL PLUMBING CODE (IPC)
- ENERGY CODE: 2009 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
- FUEL & GAS CODE: 2018 INTERNATIONAL FUEL GAS CODE (IFGC)
- ELECTRICAL CODE: 2020 NFPA 70 NATIONAL ELECTRICAL CODE (NEC)
- 2003 INTERNATIONAL FIRE CODE.
- ACCESSIBILITY: 2010 AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADAAG)

MECHANICAL SYMBOLS LIST

	HOSE END DRAIN VALVE
P	PRESSURE SENSOR
P	PRESSURE GAUGE
PS	PRESSURE SWITCH
FM	FLOW METER
F	FLOW SWITCH
M	METER
T	THERMOSTAT
T	TEMPERATURE SENSOR IN WELL
	THERMOMETER IN WELL
H	HUMIDITY SENSOR
H	HUMIDISTAT
	SUPPLY / OUTSIDE AIR DUCT
	RETURN AIR DUCT
	EXHAUST/ RELIEF AIR DUCT
	MANUAL VOLUME DAMPER
	DUCT CAP
	FLEX DUCT
	OPPOSED BLADE DAMPER
	ACTUATOR

MECHANICAL ABBREVIATIONS

AD	ACCESS DOOR
AFF	ABOVE FINISHED FLOOR
CD	CEILING DIFFUSER
CO	CLEANOUT
CW	COLD WATER - POTABLE
DP	DIFFERENTIAL PRESSURE
E	EXISTING
EA	EXHAUST / RELIEF AIR
EC	ELECTRICAL CONTRACTOR
FD	FIRE DAMPER
FDC	FIRE DEPARTMENT CONNECTION
FSD	FIRE / SMOKE DAMPER
GC	GENERAL CONTRACTOR
MA	MIXED AIR
MC	MECHANICAL CONTRACTOR
MFR	MANUFACTURER
MISC	MISCELLANEOUS
NA	NOT APPLICABLE
NC	NORMALLY CLOSED
NIC	NOT IN CONTRACT
NO	NORMALLY OPEN
NTS	NOT TO SCALE
OA	OUTSIDE AIR
PC	PLUMBING CONTRACTOR
RA	RETURN AIR
RCP	REFLECTED CEILING PLAN
SA	SUPPLY AIR
SCCR	SHORT CIRCUIT CURRENT RATING
SD	SMOKE DAMPER
SS	SOLID STATE STARTER (SOFT START)
T/D	TELEPHONE / DATA
TAB	TERMINAL AIR BOX
TAB	TEST AND BALANCE
TCC	TEMPERATURE CONTROL CONTRACTOR
TD	TRANSFER DUCT
TSTAT	THERMOSTAT

MECHANICAL SYMBOLS LIST

BD	BLOW DOWN
CA	COMPRESSED AIR
CWR/S	CONDENSER WATER RETURN/SUPPLY
CHWR/S	CHILLED WATER RETURN/SUPPLY
D	DRAIN
FOR/S	FUEL OIL RETURN/SUPPLY
HPC	HIGH PRESSURE CONDENSATE
HPS	HIGH PRESSURE STEAM
HWR/S	HEATING WATER RETURN/SUPPLY
LPS	LOW PRESSURE STEAM
MPC	MEDIUM PRESSURE CONDENSATE
MPS	MEDIUM PRESSURE STEAM
PCWS/R	PROCESS COOLING WATER SUPPLY/RETURN
NG	NATURAL GAS
P	PROPANE
	DIRECTION OF PITCH
	DIRECTION OF FLOW
	PIPE CAP
	PIPE DOWN
	PIPE UP OR UP/DOWN
	SOLENOID VALVE
	2-WAY CONTROL VALVE
	SHUTOFF VALVE - NORMALY OPEN
	SHUTOFF VALVE - NORMALY CLOSED
	BALANCING VALVE
	MIXING VALVE
	3-WAY CONTROL VALVE
	DIELECTRIC CONNECTION
	UNION
	CHECK VALVE
	WYE STRAINER
	BASKET STRAINER
	TRIPLE DUTY VALVE
	TRIPLE DUTY VALVE (ANGLED)
	SAFETY / RELIEF VALVE
	PRESSURE REDUCING VALVE
	FLEX CONNECTOR
	PRESSURE / TEMPERTURE PORT
	REDUCER
	SUCTION GUIDE
	PUMP
	AUTOMATIC AIR VENT
	MANUAL AIR VENT
	BACKFLOW PREVENTER

MECHANICAL SHEET INDEX

M0.00	MECHANICAL GENERAL NOTES & SYMBOLS
M2.01	MECHANICAL DEMO PLAN
M2.02	MECHANICAL PLAN
M2.03	MECHANICAL CONDENSATE PIPING PLAN
M2.04	MECHANICAL ROOF PLAN
M5.01	MECHANICAL DETAILS
M6.01	MECHANICAL SCHEDULES
GRAND TOTAL: 7	

MECHANICAL GENERAL NOTES

1. EXISTING CONDITIONS ARE SHOWN BASED ON INFORMATION OBTAINED USING EXISTING DRAWINGS AND/OR SITE OBSERVATIONS. NOT ALL EXISTING SYSTEMS, PIPING, DUCTWORK, AND EQUIPMENT IS SHOWN. CONTRACTOR SHALL VERIFY ALL EXISTING BUILDING CONDITIONS AND REPORT ANY DISCREPANCIES OR CONFLICTS TO THE ARCHITECT/ENGINEER/OWNER PRIOR TO COMMENCING WORK.
2. EACH CONTRACTOR SHALL FIELD VERIFY ACCESSIBILITY TO THE AREA OF THEIR RESPECTIVE WORK AND NOTIFIY THE ARCHITECT/ENGINEER AND OWNER PRIOR TO BIDDING IF OTHER UTILITIES ARE REQUIRED TO BE REMOVED OR RELOCATED TO ALLOW ACCESS TO THEIR AREA/SCOPE OF WORK.
3. FIELD VERIFY CLEARANCES FOR ALL SYSTEMS BEFORE FABRICATION OF NEW DUCTWORK AND/OR PIPING.
4. IN A CASE WHERE NEW MECHANICAL EQUIPMENT, DUCTWORK, OR PIPING IS TO BE INSTALLED IN AREAS THAT CONFLICT WITH EXISTING SYSTEMS, EACH CONTRACTOR SHALL EITHER: 1) INSTALL NEW EQUIPMENT, DUCTWORK, OR PIPING IN A MANNER THAT DOES NOT CONFLICT WITH EXISTING SYSTEMS, OR 2) REWORK/RELOCATE EXISTING SYSTEMS TO ALLOW FOR INSTALLATION OF NEW EQUIPMENT, DUCTWORK, OR PIPING.
5. UNLESS NOTED OTHERWISE, ALL BRANCH DUCT SIZES SHALL MATCH THE INLET SIZE OF THE ASSOCIATED TERMINAL AIR BOX INLET UNLESS THE BRANCH IS GREATER THAN 6 FEET IN LENGTH, IN WHICH CASE THE BRANCH DUCT SHALL BE SIZED AT A PRESSURE DROP OF 0.08" W.C. PER 100' OF DUCTWORK.
6. ALIGN TEMPERATURE SENSORS WITH LIGHT SWITCHES AND SIMLAR WALL-MOUNTED ELECTRICAL DEVICES.
7. EXISTING AIR INLET AND OUTLET CFM SHOWN ON DRAWINGS ARE FROM EXISTING DRAWINGS, AND ARE FOR REFERENCE ONLY. CONTRACTOR SHALL USE PRE-CONSTRUCTION AIR BALANCE VALUES, AND NOT EXISTING CFM SHOWN ON DRAWINGS.
8. MAINTAIN ALL EXISTING SYSTEM IN SERVICE DURING CONSTRUCTION. COORDINATE AND OBTAIN PERMISSION WITH BUILDING OWNER AND/OR BUILDING TENANT PRIOR TO SHUTTING DOWN ANY SYSTEM.
9. DISCONNECT AND REMOVE MECHANICAL DEVICES AND EQUIPMENT SERVING EQUIPMENT THAT HAS BEEN REMOVED. "ABANDONING IN PLACE" IS UNACCEPTABLE UNLESS GIVEN APPROVAL BY THE ARCHITECT/ENGINEER AND OWNER.
10. ALL WORK PERFORMED SHALL COMPLY WITH THE CONTRACT DOCUMENTS, DRAWINGS, AND SPECIFICATIONS, INCLUDING THESE GENERAL NOTES.
11. NO DEVIATION FROM CONTRACT DOCUMENTS, DRAWINGS, AND SPECIFICATIONS SHALL BE MADE WITHOUT WRITTEN APPROVAL OF THE ARCHITECT/ENGINEER AND OWNER.
12. DRAWINGS ARE DIAGRAMMATIC AND MAY NOT REFLECT EXACT INSTALLATION CONDITIONS, OR ALL OFFSETS AND FITTINGS REQUIRED FOR COMPLETE INSTALLATION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ALL NECESSARY FITTINGS, OFFSETS, ETC. TO FOLLOW THE DRAWINGS AS CLOSELY AS POSSIBLE.
13. VERIFY ALL DIMENSIONS WITH ARCHITECTURAL FROM ARCHITECTURAL, STRUCTURAL, SUBMITTALS, OR PHYSICALLY AT SITE. **DO NOT SCALE DRAWINGS.**
14. REVIEW AND COORDINATE WITH ALL OTHER TRADES' DRAWINGS. COORDINATE WITH ALL OTHER TRADES TO PROVIDE REQUIRED CLEARANCES (CODE REQUIRED, SERVICEC AND MANUFACTURER'S). BRING ANY CONFLICTS OR INTERFERENCES TO THE ATTENTION OF THE ARCHITECT/ENGINEER AND OWNER. ANY CHANGES REQUIRED TO ELIMINATE CONFLICTS OR INTERFERENCES RESULTING FROM FAILURE TO COORDINATE SHALL BE MADE WITH NO ADDITIONAL COST TO OTHERS, INCLUDING THE OWNER.
15. THE MANUFACTURER'S SPECIFIED HEREIN ARE USED AS A BASIS FOR DESIGN. IF SUBSTITUTIONS TO THE BASIS OF DESIGN ARE MADE, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COVER THE COSTS ASSOCIATED WITH ELECTRICAL CHANGES REQUIRED AS A RESULT. IT IS ALSO THE RESPONSIBILITY OF THE CONTRACTOR TO MAKE REASONABLE ACCOMMODATIONS IN POSITIONING AND LAYOUT TO PROVIDE PROPER ACCESS AND CLEARANCES.
16. REFER TO ARCHITECTURAL REFLECTED CEILING PLAN, ELECTRICAL, AND TECHNOLOGY PLANS FOR EXACT LOCATIONS OF ALL CEILING MOUNTED DEVICES.
17. IN AREAS WITH DRYWALL CEILINGS, COORDINATE ACCESS PANELS FOR ACCESS TO VALVES, DUCTWORK ACCESSORIES, ETC. COORDINATE COLOR WITH ARCHITECT.
18. SEAL ALL PENETRATIONS AIRTIGHT. EXTERIOR PENETRATIONS SHALL BE SEALED WITH WATERPROOFING MATERIALS SUITABLE FOR OUTDOOR USE.
19. CAULK ALL PENETRATIONS OF FULL HEIGHT NON-FIRE RATED WALLS, PARTITIONS, BARRIERS, FLOOR, AND ROOF ASSEMBLIES.
20. DO NOT BLOCK EQUIPMENT SERVICE CLEARANCES.
21. MAINTAIN WORKING CLEARANCE PER NATIONAL ELECTRICAL CODE (NEC) IN FRONT OF ALL ELECTRICAL EQUIPMENT. MAINTAIN DEDICATED ELECTRICAL EQUIPMENT SPACE DEFINED BY THE FOOTPRINT OF THE ELECTRICAL EQUIPMENT MEASURED FROM THE FLOOR TO 6 FEET ABOVE SAID EQUIPMENT, OR TO THE STRUCTURAL CEILING, WHICHEVER IS LOWER.
22. DO NOT SUPPORT ANYTHING FROM METAL DECKING OR OTHER NON-STRUCTURAL BUILDING ELEMENTS.

TEST AND BALANCE NOTES

POST-CONSTRUCTION

1. TAB CONTRACTOR SHALL REBALANCE SOURCE EQUIPMENT (AIR HANDLERS, EXHAUST FANS, PUMPS, ETC.) AS REQUIRED TO ACHIEVE THE NEW VALUES SHOWN ON THE CONSTRUCTION DRAWINGS.
2. AREAS SERVED BY THIS EQUIPMENT WHICH WERE NOT RENOVATED SHALL BE RE-BALANCED TO THE VALUES MEASURED BEFORE THE CONSTRUCTION ACTIVITIES STARTED (REFER TO THE FINAL PRE-CONSTRUCTION REPORT).
3. THE TAB CONTRACTOR SHALL PERFORM DUCT TRAVERSES AND/OR GRILLE READINGS AS REQUIRED TO DETERMINE THE FLOW RATE. TAB CONTRACTOR SHALL INCLUDE A DRAWING THAT SHOWS THE LOCATIONS WHERE THE ACTUAL MEASUREMENTS WERE TAKEN.
4. A DUCT STATIC PRESSURE READING SHALL BE TAKEN AT EACH LOCATION WHERE A DUCT TRAVERSE READING IS TAKEN AND SHALL BE INCLUDED IN THE FINAL TAB REPORT.
5. TAB CONTRACTOR SHALL COMPILE AND SUBMIT A COPY OF THE FINAL TAB REPORT AS REQUIRED BY THE SPECIFICATIONS.
6. THE FINAL TAB REPORT SHALL INCLUDE ALL ITEMS REQUIRED IN THE SPECIFICATIONS.

NICKLAUS ENGINEERING, INC.
1851 West 24th Street
Yuma, Arizona 85364
(928) 344-8374
www.neiaw.com

JOB NO.	024-0348.00000
DESIGN	BT
DRAWN	RA

REVISIONS

#	DATE	DESCRIPTION

1090 UNION ST. SAN LUIS, AZ 85349

SAN LUIS CITY HALL EAST WING REMODEL

Maricopa Professional Engineer (Registered) CERTIFICATE NO. 70688 BRANDON THAYER Date Signed 2/13/2025 ARIZONA, U.S.A.

EXPIRES 3/31/2026

MECHANICAL GENERAL NOTES & SYMBOLS

M0.00

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REUSE, REPRODUCTION, OR PUBLICATION BY ANY METHOD, IN WHOLE ORIN PART IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS WITH THE ENGINEER WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.

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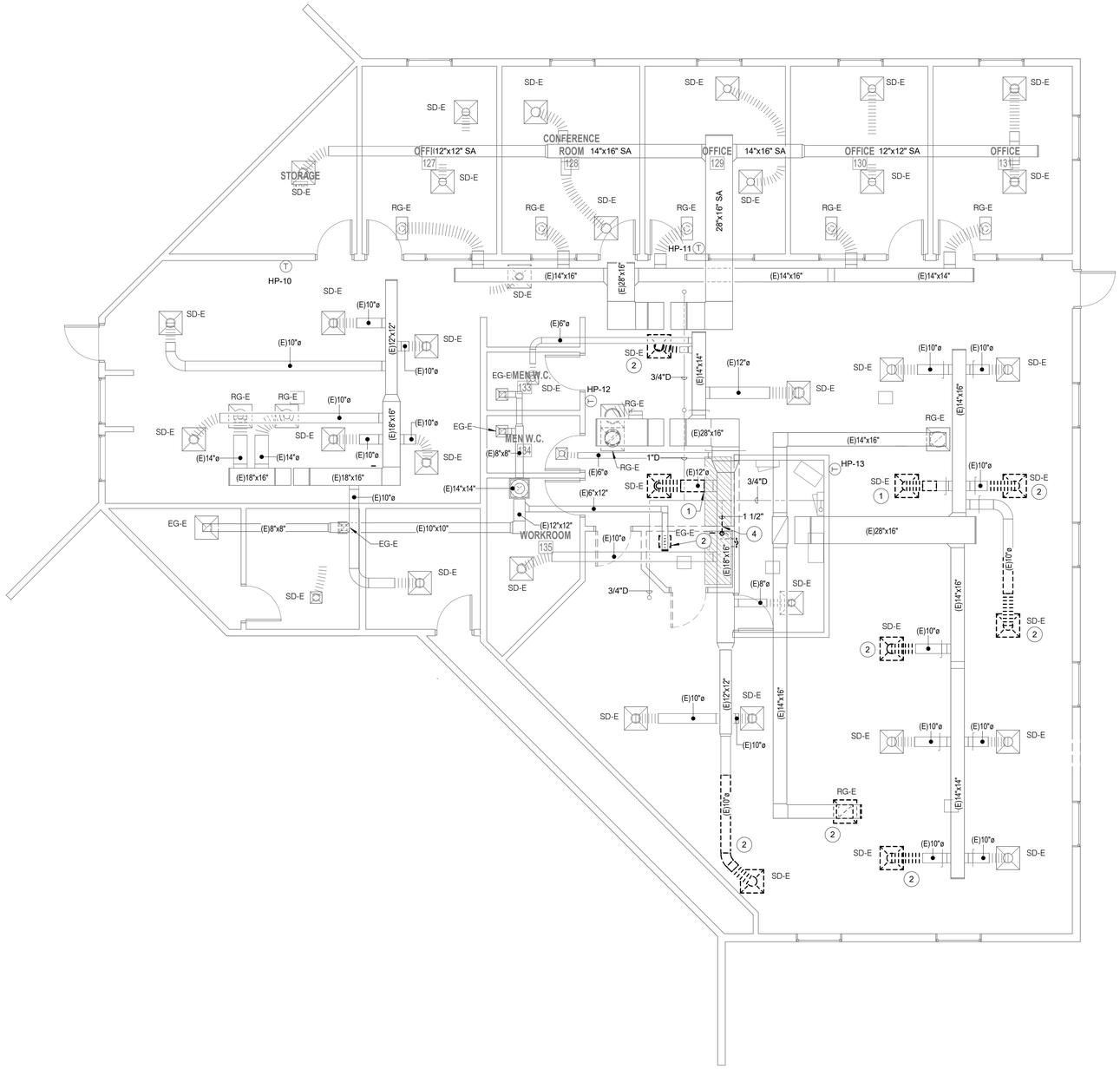
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SHEET NOTES:

1. EXISTING INFORMATION SHOWN ARE BASED ON OBERVATION OBTAINED FROM FIELD SURVEYS. CONTRACTOR SHALL FIELD VERIFY SIZES AND LOCATIONS.
2. EXISTING AIR INLET AND OUTLET CFM SHOWN ON DRAWINGS ARE FROM EXISTING DRAWIS, AND ARE FOR REFERENCE ONLY. CONTRACTOR SHALL USE PRE-CONSTRUCTION TABL REPORT VALUES AND NOT EXISTING CFM SHOWN ON DRAWINGS.

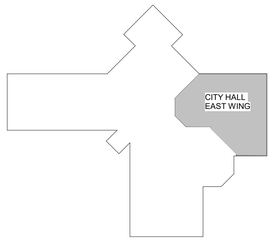
KEYNOTES:

1. DEMOLISH EXISTING (AIR TERMINAL/DUCTWORK) AND CAP.
2. REMOVE EXISTING AIR TERMINAL; TO BE RELOCATED. SEE M2.02 FOR NEW LOCATION.
3. DEMOLISH EXISTING AIR TERMINAL AND DUCTWORK.
4. DEMOLISH SECTION OF CONDENSATE DRAIN PIPING. SEE SHEET M2.03 FOR NEW CONNNECTION.



1 First Floor Plan - HVAC DEMO
3/16" = 1'-0"

NORTH



KEY PLAN

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www.neiaw.com

JOB NO.	024-0348.00000
DESIGN	Designer
DRAWN	Author

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Registered Professional Engineer (Mechanical)
CERTIFICATE NO.
70688
BRANDON THAYER
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ARIZONA U.S.A.
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MECHANICAL DEMO PLAN

M2.01

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2. AREAS SERVED BY SOURCE EQUIPMENT WHICH WERE NOT RENOVATED SHALL BE RE-BALANCED TO THE VALUES MEASURED BEFORE THE CONSTRUCTION ACTIVITIES STARTED. REFER TO THE PRE-CONSTRUCTION TAB REPORT FOR THOSE VALUES.
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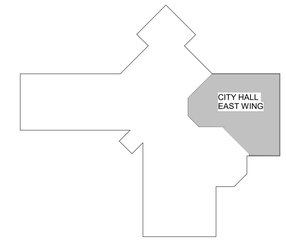
KEYNOTES:

1. RELOCATE EXISTING AIR TERMINAL. CONNECT TO EXISTING DUCTWORK AND ROUTE NEW DUCT AS SHOWN.
2. REBALANCE EXISTING SUPPLY DIFFUSER TO CFM INDICATED.
3. DEMOLISH SECTION OF CONDENSATE DRAIN PIPING. SEE SHEET M2.03 FOR NEW CONNNECTION.



1 First Floor Plan - HVAC
3/16" = 1'-0"

NORTH



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MECHANICAL PLAN

M2.02

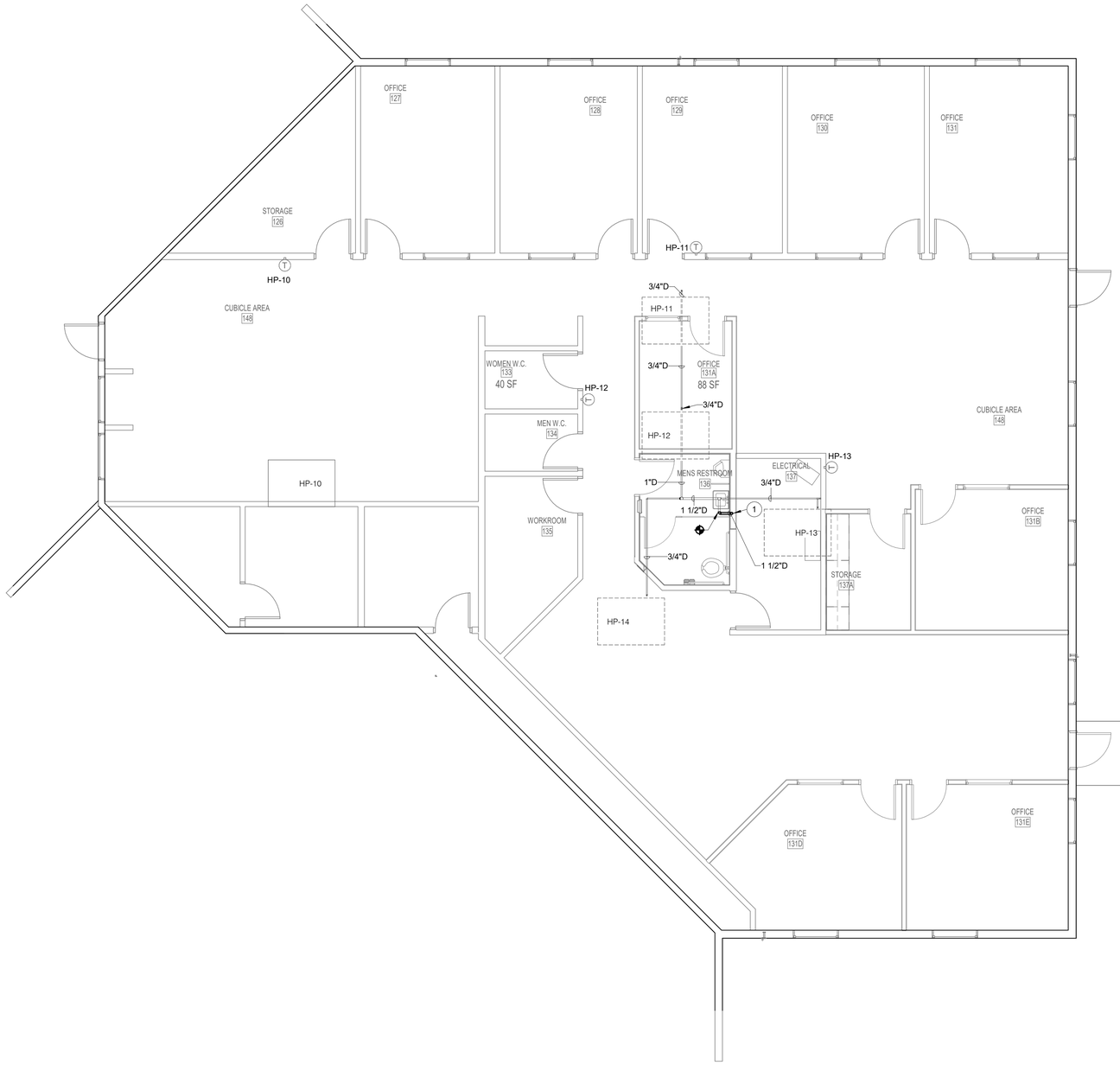
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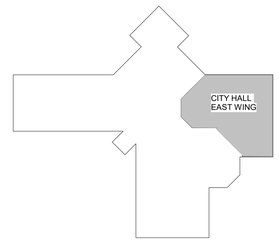
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SHEET NOTES:
1. EXISTING INFORMATION SHOWN ARE BASED ON OBSERVATION OBTAINED FROM FIELD SURVEYS. CONTRACTOR SHALL FIELD VERIFY SIZES AND LOCATIONS.

KEYNOTES:
1. ROUTE CONDENSATE DRAIN DN. IN WALL AND DISCHARGE TO TAILPIECE OF LAVATORY. SEE DETAIL #3/M5.01.



1 First Floor Plan - CONDENSATE PIPING
3/16" = 1'-0"



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MECHANICAL CONDENSATE PIPING PLAN

M2.03

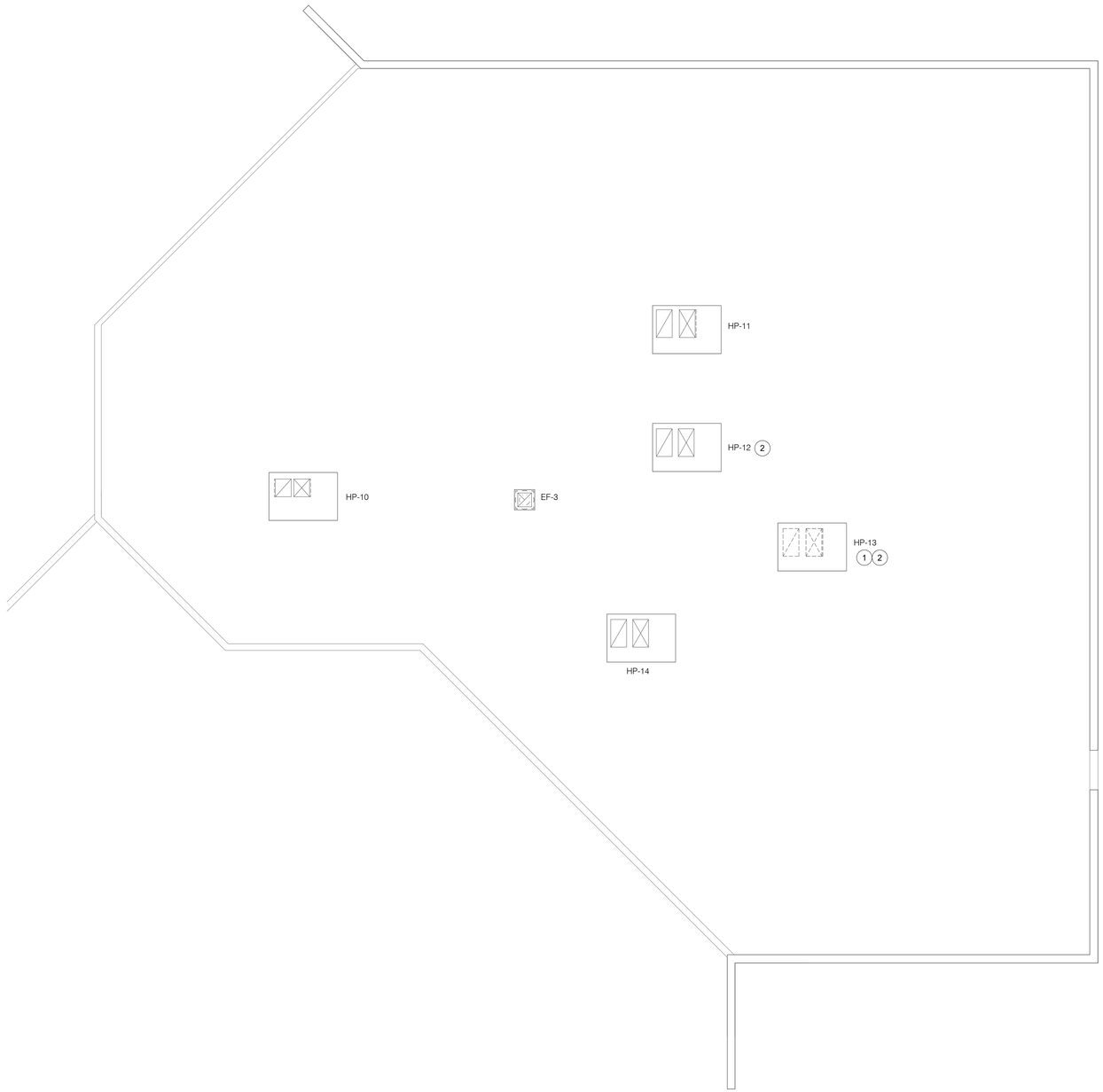
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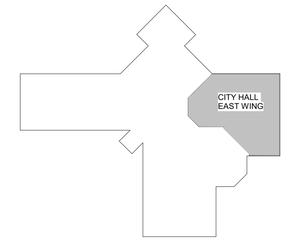
SHEET NOTES:
1. EXISTING INFORMATION SHOWN ARE BASED ON OBERVATION OBTAINED FROM FIELD SURVEYS. CONTRACTOR SHALL FIELD VERIFY SIZES AND LOCATIONS.

KEYNOTES:
1. PROVIDE NEW OUTSIDE AIR INTAKE HOOD.
2. REPLACE PULLEYS, BELT AND/OR SHEAVES TO ACHIEVE NEW AIRFLOW AS SHOWN ON FLOOR PLAN.



1 MECHANICAL ROOF PLAN
3/16" = 1'-0"

NORTH



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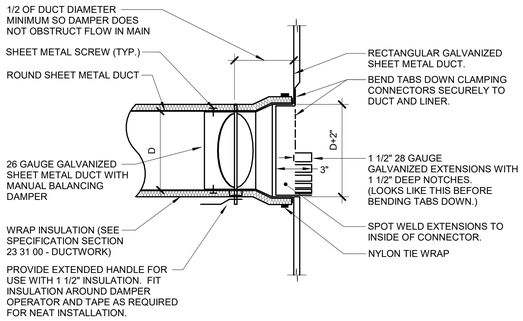
MECHANICAL ROOF PLAN

M2.04

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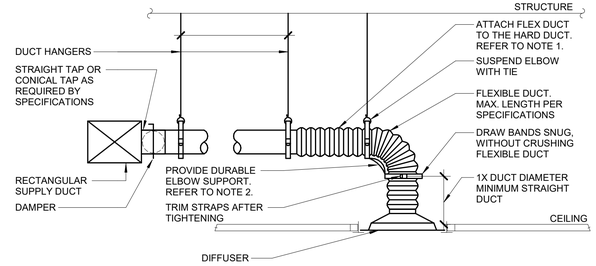
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NOTES:

1. THIS DETAIL APPLIES ONLY TO TAPS OFF LINED DUCTS.
2. TAP DOES NOT NEED TO BE CONICAL IF THE TAP IS NOT LOCATED BETWEEN FANS AND TERMINAL AIR BOXES, DUCT IS NOT OVER 2" PRESSURE CLASS, AND ROUND DUCT IS NOT OVER 12" DIAMETER.

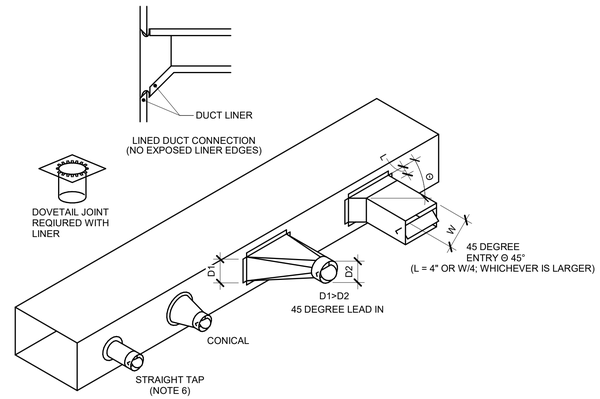
4 DUCT - FLEX CONICAL TO LINED DUCT W/BALANCING DAMPER
NTS



NOTES:

1. TO ATTACH FLEX DUCT TO THE HARD DUCT, TAPE THE INNER LINER TO THE HARD DUCT THEN ATTACH WITH TWO NYLON TIE WRAPS; ONE FOR THE INNER LINER AND ONE FOR THE OUTER SHELL. FOLD THE OUTER SHELL INSIDE ITSELF SO IT HAS NEAT EDGES PRIOR TO TIE WRAPPING.
2. DURABLE ELBOW SUPPORT ACCEPTABLE MANUFACTURER AND MODEL: HART AND COOLEY - SMARTFLOW, THERMAFLEX - FLEXFLOW, TITUS - FLEXRIGHT, OR APPROVED EQUAL.

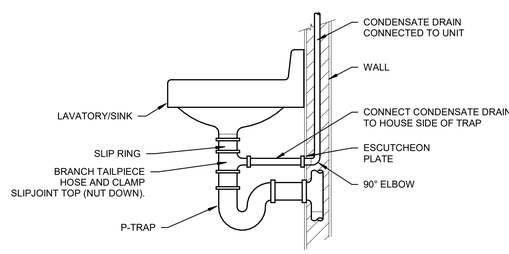
1 DIFFUSER CONNECTION DETAIL (W/ RADIUS FORMING ELBOW)
NTS



NOTES:

1. DO NOT USE CONNECTIONS WITH SCOOPS.
2. FIT ALL CONNECTIONS TO AVOID VISIBLE OPENINGS AND SEAL SUITABLY FOR THE PRESSURE CLASS.
3. ADDITIONAL MECHANICAL FASTENERS ARE REQUIRED FOR 4" W.G. AND OVER.
4. REFER TO SPECIFICATIONS FOR VOLUME DAMPER REQUIREMENTS.
5. OPENINGS SHALL BE CUT ACCURATELY (SHAPE AND SIZE).
6. STRAIGHT TAPS ONLY ALLOWED DOWNSTREAM OF TERMINAL AIR BOX OR LOW PRESSURE (<2"W.C. PRESSURE CLASS)

2 DUCT - BRANCH CONNECTIONS
NTS



3 CONDENSATE DRAIN TO P-TRAP
NTS

NICKLAUS ENGINEERING, INC.
1851 West 24th Street
Yuma, Arizona 85364
(928) 344-8374
www.neiaw.com

JOB NO.	024-0348.00000
DESIGN	BT
DRAWN	RA

REVISIONS

#	DATE	DESCRIPTION

1090 UNION ST. SAN LUIS, AZ 85349

SAN LUIS CITY HALL EAST WING REMODEL

Registered Professional Engineer (Mechanical)
CERTIFICATE NO.
70688
BRANDON THAYER
Date Signed 02/13/2025
ARIZONA, U.S.A.
EXPIRES 3/31/2026

MECHANICAL DETAILS

M5.01

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REUSE, REPRODUCTION, OR PUBLICATION BY ANY METHOD, IN WHOLE ORIN PART IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS WITH THE ENGINEER WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.

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AIR TERMINAL SCHEDULE

NOTES:
1.CONTRACTOR SHALL DETERMINE PROPER BORDER TYPE TO MATCH CEILING CONSTRUCTION.
2.REFER TO DRAWINGS FOR NECK SIZE. ALL BRANCH DUCTWORK TO AIR TERMINALS SHALL BE NECK SIZE UNLESS NOTED OTHERWISE.

TAG NAME	FACE SIZE (IN.) (NOTE 2)	TYPE	BORDER (NOTE 1)	MATERIAL	FINISH	VOLUME DAMPER REQUIRED	MANUFACTURER	MODEL	NOTES
EG-1	12x12	EGGCRATE	SURFACE MOUNT	ALUMINUM	WHITE	NO	TITUS	50F	DUCTED EXHAUST
EG-2	24x24	PERFORATED FACE	LAY-IN	STEEL	WHITE	NO	TITUS	PAR	DUCTED EXHAUST
RG-1	24x24	PERFORATED FACE	LAY-IN	STEEL	WHITE	NO	TITUS	PAR	DUCTED RETURN
SD-1	24x24	LOUVER FACE	LAY-IN	STEEL	WHITE	NO	TITUS	TMS	STAMPED LOUVER WITH MINIMUM TWO STEPDOWN CONES
SD-2	12x12	LOUVER FACE	SURFACE MOUNT	ALUMINUM	WHITE	NO	TITUS	TMS	

VENTILATION SCHEDULE

UNIT	ROOM NAME	ROOM #	ROOM TYPE	AREA (Az)	PEOPLE/ 1,000 ft²	ZONE POPULATI...	PEOPLE BASED OS...	AREA BASED OS...	RpPz	RaAz	Ez	UNCORRECTED OSA (CFM)	CORRECTED OSA (CFM)	SCHEDULED OSA (CFM)	EA REQUIRED (CFM)	EA SCHEDULED...
HP-12	MENS RESTROOM	136	TOILET	86	0	0			0	0	1	0	0	200	100	100
	WORK ROOM	135	OFFICE SPACE	100	5	1	5	0.06	5	6	1	11	11			
	OFFICE	131A	OFFICE SPACE	88	5	1	5	0.06	5	5	1	10	10			
	PARTIAL CUBICLE AREA	148	OFFICE SPACE	300	5	2	5	0.06	10	18	1	28	28			
	PARTIAL CUBICLE AREA	148A	OFFICE SPACE	430	5	3	5	0.06	15	26	1	41	41			
	ELECTRICAL	137	OFFICE SPACE	109	0	0			0	0	1	0	0			
	WOMEN W.C.	133	TOILET	40	0	0			0	0	1	0	0		100	100
	MENS W.C.	134	TOILET	40	0	0			0	0	1	0	0		100	100
HP-13	PARTIAL CUBICLE AREA	148	OFFICE SPACE	420	5	3	5	0.06	15	25	1	40	40	250		
	OFFICE	131B	OFFICE SPACE	161	5	1	5	0.06	5	10	1	15	15			
	OFFICE	131E	OFFICE SPACE	176	5	1	5	0.06	5	11	1	16	16			
	OFFICE	131D	OFFICE SPACE	172	5	1	5	0.06	5	10	1	15	15			
	PARTIAL CUBICLE AREA	148A	OFFICE SPACE	380	5	2	5	0.06	10	23	1	33	33			
	STORAGE	137A	STORAGE	73	0	0		0.12	0	9	1	9	9			

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SAN LUIS CITY HALL EAST WING REMODEL

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ARIZONA U.S.A.
EXPIRES 3/31/2026

MECHANICAL SCHEDULES

M6.01

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2/13/2025 9:13:50 AM



1 ELECTRICAL POWER PLAN
3/16" = 1'-0"

ELECTRICAL SYMBOLS & ABBREVIATIONS:

- DUPLEX RECEPTACLE, 120V/20A, MOUNT 15" A.F.F. UNLESS NOTED OTHERWISE.
- FOUR PLEX RECEPTACLE, 120V/20A, MOUNT 15" A.F.F. UNLESS NOTED OTHERWISE.
- 230V OR 208V RECEPTACLE, SIZED AS SHOWN.
- GFI GROUND FAULT CIRCUIT INTERRUPTER.
- JUNCTION BOX, MOUNT AS SHOWN.
- NUMBER OF WIRES IN CONDUIT, LONG SLASH DENOTES GROUND WIRE, SHORT SLASH DENOTES NUMBER OF CURRENT CARRYING CONDUCTORS & NEUTRALS, HALF SLASH DENOTES SWITCHED LEG.
- LIGHT FIXTURE WITH CONTINUOUSLY ENERGIZED BALLAST OR DRIVER FOR NIGHT LIGHT AND/OR BATTERY BACKUP FOR EMERGENCY LIGHT (AS DESIGNATED).
- $ LIGHT CIRCUIT SWITCH, 120V/20A, MOUNT 46" A.F.F. UNLESS NOTED OTHERWISE.
- $3 LIGHT SWITCH, 3-WAY.
- $4 LIGHT SWITCH, 4-WAY.
- $K LIGHT SWITCH, KEY OPERATED.
- $OC LIGHT SWITCH, INTEGRAL OCCUPANCY SENSOR FOR AUTO CONTROL OF 1 LIGHTING CIRCUIT AS REQUIRED FOR SPACE CONTROLLED.
- $D LIGHT SWITCH, DIMMER, COMPATIBLE TO FIXTURE.
- $T TIME SWITCH, SPRINGWOUND AUTO OFF, 2 HOUR MAX..
- EXHAUST FAN MOUNTED IN CEILING. SEE MECH. PLANS FOR DETAILS.
- WH WATER HEATER, SEE PLUMBING PLANS FOR DETAILS. PROVIDE DISC. SW. OR LOCKABLE CIRCUIT BREAKER AT PANEL.
- EXIT LIGHT, CEILING/WALL MOUNTED, SHADED SIDE REPRESENTS SIGN ORIENTATION.
- EXIT LIGHT/EMERGENCY LIGHT COMB. UNIT, CEILING/WALL MOUNTED.
- EMERGENCY LIGHT, CEILING/WALL MOUNTED.

- CWP COLD WATER PIPE.
- (E) EXISTING EQUIPMENT.
- SES SERVICE ENTRANCE SECTION, SIZED AS SHOWN.
- WP OUTDOOR WEATHERPROOF ENCLOSURE.
- WP-IU OUTDOOR WEATHERPROOF "IN-USE" ENCLOSURE.
- TELEPHONE JACK, MOUNT 15" A.F.F., 4" SQ. BOX WITH SINGLE GANG COVER PLATE, PROVIDE 3/4" CONDUIT WITH PULLSTRING UP TO ACCESSIBLE CEILING.
- DATA TERMINATION BOX. MOUNT 15" A.F.F. 4" SQ. BOX WITH SINGLE GANG COVER PLATE, PROVIDE 3/4" CONDUIT WITH PULLSTRING UP TO ACCESSIBLE CEILING.
- COMBINATION TELEPHONE JACK & DATA TERMINATION BOX, MOUNT 15" A.F.F., 4" SQ. BOX WITH SINGLE-GANG COVER PLATE, 3/4" CONDUIT WITH PULLSTRING UP TO ACCESSIBLE CLG. SPACE.
- TMB TELEPHONE MOUNTING BOARD, PAINTED PLYWOOD, PROVIDE #6 BC GROUND TO INTERSYSTEM BUILDING GROUND.
- FUSED OR NONFUSED DISCONNECT SAFETY SWITCH, SIZE & TYPE AS SHOWN.
- NEMA MOTOR STARTER, SIZE AS SHOWN.
- TV CABLE TV OUTLET, MOUNT 15" A.F.F. UNLESS NOTED OTHERWISE, PROVIDE 3/4" CONDUIT WITH PULLSTRING TO ACCESSIBLE CEILING SPACE.
- POWER POLE, STEEL DIVIDERS FOR POWER, VOICE & DATA, WITH ISOLATED GROUND DUPLEX RECEPTACLE & PROVISION FOR VOICE & DATA. (HUBBELL, WIREMOLD).
- OS OCCUPANCY SENSOR, CEILING MOUNT, MIN 2000SF/360 DEG, ADJUSTABLE DELAY.
- PP OCCUPANCY SENSOR POWER CONTROL STATION, 277V, CONNECT WITH OCCUPANCY SENSORS FOR CONTROL OF AREA COVERED.
- PC PHOTO CELL, 120V/20A, MOUNT AS SHOWN, NEMA 3R.
- UNDERGROUND (UG) CONDUIT.
- ABOVE GROUND CONCEALED CONDUIT.

ELECTRICAL GENERAL NOTES:

1. ALL MATERIALS AND WORKMANSHIP TO BE NEW AND OF FIRST RATE QUALITY. MATERIALS TO BE UL LISTED AND APPROVED. ALL MATERIALS AND EQUIPMENT SHALL BE INSTALLED IN COMPLIANCE WITH THE CURRENT ADOPTED EDITION OF THE NATIONAL ELECTRICAL CODE AND ANY OTHER STATE AND LOCAL APPLICABLE CODES.
2. ALL CEILING, FLOOR, AND WALL PENETRATIONS AND BOXES SHALL BE CAULKED/SEALED TO PRESERVE FIRE RATINGS AND WATER PROOF INTEGRITY. FIRESTOPPING OF PENETRATIONS IN AND THROUGH FIRE RATED FLOORS, CEILINGS & WALLS SHALL BE IN ACCORDANCE WITH IBC & UL AND AS REQUIRED BY THE FIRESTOPPING MANUFACTURER FOR THE CONSTRUCTION TYPE & FIRE RATING SPECIFIED (SEE ARCHITECTURAL DRAWINGS). THE FIRESTOPPING SYSTEM SHALL BE LISTED AND TESTED TO UL-1479 & ASTM E-814. INSTALL IN STRICT COMPLIANCE WITH THE MANUFACTURER INSTRUCTIONS.
3. ALL ELECTRICAL CONDUCTORS SHALL BE COPPER, 90 DEGREE C TEMPERATURE RATING, MINIMUM SIZE IS NO. 12 AWG. ALL WIRING SHALL BE IN CONDUIT UNLESS OTHERWISE NOTED ON THE DRAWINGS. UNDERGROUND CONDUCTORS MUST BE RATED FOR 90 DEGREE C AS DEFINED FOR "WET LOCATION" BY THE NEC UNLESS NOTED OTHERWISE.
4. A. ALL CONDUIT SHALL BE METALLIC ELECTRICAL CONDUIT UNLESS NOTED OTHERWISE ON THE DRAWINGS. MINIMUM SIZE CONDUIT IS 1/2". ALL CONDUITS AND BOXES SHALL BE CONCEALED ABOVE CEILINGS, IN WALLS OR UNDER FLOORS AS REQUIRED OR AS NOTED OTHERWISE ON THE DRAWINGS.

   B. UNDERGROUND CONDUIT SHALL BE MINIMUM OF SCHEDULE 40 PVC OR MEDIUM WALL (MW) FIBERGLASS RTRC, 90 DEGREE C. RATED WITH MINIMUM OF TRENCH COVER PER NEC TABLE 300-5. ALL UNDERGROUND JUNCTION/PULL BOXES SHALL BE RATED THE SAME AS THE ASSOCIATED CONDUIT, MINIMUM SIZE UNDERGROUND CONDUIT IS 3/4".

   C. FOR POWER ONLY, MC CABLE MAY BE SUBSTITUTED FOR METALLIC CONDUIT AT CONCEALED INTERIOR LOCATIONS WHERE APPROVED BY THE OWNER AND AS PERMITTED BY NEC ONLY.
5. THE ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION OF CONDUIT, WIRING, ELECTRICAL EQUIPMENT AND ASSOCIATED HARDWARE WITH THE INSTALLATION OF THE MECHANICAL EQUIPMENT AND OTHER TRADES. SEE THE MECHANICAL/ARCHITECTURAL PLANS FOR EXACT LOCATIONS.
6. IN ADDITION TO THE GRID SYSTEM SUPPORT, LIGHT FIXTURES MUST BE SUSPENDED FROM ROOF SUPPORTING STRUCTURE WITH NO LESS THAN TWO 12 GAUGE WIRES PER FIXTURE OR FOUR IF THE FIXTURE IS EQUAL TO OR GREATER THAN 56 POUNDS. THE 12 GAUGE HANGERS SHALL BE ATTACHED TO THE GRID MEMBERS WITHIN 3 INCHES OF EACH CORNER OF THE FIXTURE.
7. THE ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR COORDINATION AND INSTALLATION OF SERVING ELECTRICAL TELEPHONE/TV COMPANY CONDUIT SYSTEMS AND SERVICE EQUIPMENT. UNDERGROUND TRENCH LOCATIONS SHOWN ARE APPROXIMATE AND MUST BE VERIFIED BY THE SERVING UTILITY. CONTACT WITH THE SERVING UTILITIES IS REQUIRED PRIOR TO INSTALLATION. THE CONTRACTOR IS RESPONSIBLE FOR EXISTING FIELD CONDITIONS AND PROVIDING A FULL FUNCTIONING ELECTRICAL SYSTEM.
8. ALL LIGHT FIXTURES, RECEPTACLE AND JUNCTION BOXES, PANEL BOARDS AND ALL OTHER METALLIC ELECTRICAL APPLIANCES AND DEVICES MUST BE GROUNDED AS REQUIRED BY SECTION 250 OF THE NATIONAL ELECTRICAL CODE.
9. LIGHT FIXTURE SUBSTITUTIONS MUST BE OF EQUAL APPLICATION, SIZE, WEIGHT, AND APPEARANCE.
10. MATERIALS & INSTALLATION SHALL COMPLY WITH REQUIREMENTS FOR INSTALLATION IN SEISMIC ZONE 4/DESIGN CATEGORY D.

KEY NOTES:

1. NO NEW ELECTRICAL WORK IN THIS AREA. EXISTING ELECTRICAL TO REMAIN.
2. SEE PANEL SCHEDULE (SHEET E2.01) FOR NEW WORK AT PANELBOARD.
3. REMOVE & DISPOSE EXISTING OUTLETS, RECEPTACLES, SWITCHES, & ASSOCIATED BRANCH CIRCUIT WIRING, CABLING, & CONDUIT AT EXISTING CONSTRUCTION TO BE REMOVED. REMOVE WIRING COMPLETE TO PANEL OR TO OTHER EXISTING REMAINING EQUIPMENT REQUIRED TO REMAIN. SEE ARCHITECTURAL.
4. EXISTING ELECTRICAL TO REMAIN. CLEAN, REPAIR, & ADJUST AS NEEDED FOR THE MILLWORK DEMOLITION. SEE ARCHITECTURAL.
5. ADJUST/RELOCATE EXISTING RECEPTACLE OR OUTLET AT THE NEW OR MODIFIED WALL AS REQUIRED FOR NEW CONSTRUCTION. RECONNECT EXISTING BRANCH CIRCUIT WIRING.
6. COORDINATE EXISTING WALL RECEPTACLES & OUTLETS AND NEW POWER & COMM/DATA FURNITURE CONNECTIONS WITH FURNITURE SUPPLIER. CONTRACTOR SHALL COORDINATE WITH THE FURNITURE SUPPLIER AND CONNECT THE SUPPLIED FURNITURE "WHIPS" TO THE BUILDING ELECTRICAL DISTRIBUTION SYSTEM. COORDINATE FINAL CONNECTIONS WITH FURNITURE SUPPLIER.
7. REMOVE EXISTING RECEPTACLE & OUTLET WITH WIRING & CONDUIT. VERIFY EXISTING WIRING. PROVIDE NEW WIRE & CONDUIT TO MATCH EXISTING IF NEEDED FOR REROUTING EXISTING WIRING AROUND THE REMOVED OUTLET.
8. COORDINATE NEW & EXISTING WALL RECEPTACLES & OUTLETS AND NEW POWER & COMM/DATA FURNITURE CONNECTIONS WITH FURNITURE & FURNITURE MANUFACTURER INSTALLATION INSTRUCTIONS. THE OWNER WILL BE REUSING EXISTING CUBICLES. COORDINATE WITH OWNER, VERIFY EXISTING EQUIPMENT, & REFURBISH CUBICLES AS NEEDED FOR THE NEW WHIP CONNECTIONS. PROVIDE NEW MANUFACTURER WHIPS IF NOT CURRENTLY INSTALLED OR IF EXISTING ARE UNSUITABLE FOR REUSE. MOST CUBICLES WILL BE LIMITED TO A SINGLE CIRCUIT OR 2 CIRCUITS ONLY. CONTRACTOR SHALL COORDINATE WITH THE FURNITURE AND CONNECT THE FURNITURE "WHIPS" TO THE BUILDING ELECTRICAL DISTRIBUTION SYSTEM USING EITHER LISTED PLUG ASSEMBLIES OR HARD WIRED ASSEMBLIES TO MATCH THE EXISTING INSTALLATIONS. PROVIDE PROFESSIONAL, NEAT, ORGANIZED, SAFE, & CODE COMPLIANT FINAL INSTALLATION. PROVIDE ADDITIONAL MINOR MODIFICATIONS TO THE EXISTING CUBICLES IF REQUIRED BY THE OWNER FOR ADDITIONAL CUBICLE MOUNTED RECEPTACLES OR COM/DATA OUTLETS AT EXISTING FURNITURE KNOCKOUTS OR OWNER FURNISHED REPLACEMENT PANELS. (ASSUME A MAXIMUM OF 10 ADDITIONAL RECEPTACLES AND 10 ADDITIONAL COM/DATA OUTLETS).
9. COORDINATE WITH OWNER'S I.T. STAFF & PROVIDE (3) NEW 4" CONDUIT LENGTHS TO MATCH EXISTING OR OTHER CABLE MANAGEMENT EQUIPMENT AS REQUIRED TO BRIDGE THE GAP BETWEEN THE CEILING AND THE NETWORK DATA CABINET.
10. PROVIDE NEW WIRE & CONDUIT TO MATCH EXISTING AS REQUIRED TO CONNECT NEW RECEPTACLE(S) TO EXISTING RECEPTACLES BRANCH CIRCUIT.
11. RECIRCUIT EXISTING BRANCH CIRCUIT AS SHOWN.
11. NO NEW WORK AT PANEL 'CHH4', SES, AND REMAINDER OF BUILDING ELECTRICAL DISTRIBUTION SYSTEM. NEW LOADS REPLACE REMOVED LOADS. NO NEW LOAD WILL BE ADDED TO THE EXISTING ELECTRICAL DISTRIBUTION SYSTEM.

LOW VOLTAGE I.T. REQUIREMENTS:

1. REMOVE EXISTING COMM/DATA PORTS, FACEPLATES, & CABLING AT EXISTING COMM/DATA OUTLETS INDICATED. PREPARE OUTLETS & RACEWAYS FOR NEW INSTALLATION.
2. PROVIDE & INSTALL NEW PORTS, FACEPLATES, & CABLING AT ALL NEW & EXISTING COMM/DATA OUTLETS INDICATED. NUMBER IN CIRCLE INDICATES THE NUMBER OF NEW PORTS AND CONNECTED CABLES.
3. DATA CABLE SHALL BE CAT6 UTP ETHERNET CABLE, SOLID, 1000MBPS/10GBPS, 550MHZ, 23AWG PURE BARE COPPER, CMP/FT6 PLENUM, ETL VERIFIED, BLUE, TAA COMPLIANT (STARTECH.COM WIRC6CMPBLU).
4. CAT6 MODULAR PLUGS SHALL BE RJ45 PASS-THROUGH UTP WITH 50µM GOLD PLATED CONTACTS (TRIPP LITE N232-100-UTP).
5. WALL PLATES SHALL BE DUAL OUTLET RJ45 UNIVERSAL KEYSTONE FACE PLATES, TAA COMPLIANT (EATON TRIPP LITE N042-001-WH). WHERE '4' OR '6' PORTS ARE INDICATED, PROVIDE ADDITIONAL OUTLETS AND WALL PLATES IN MULTIPLES OF 2 AS NEEDED. ALTERNATELY, IN CONSTRUCTION WHERE THIS CANNOT BE DONE, 4-PORT OR 6-PORT OUTLETS MAY BE SUBSTITUTED WITH OWNER'S IT APPROVAL ONLY.
6. CAT 6 MODULAR INSERTS (PORTS) SHALL BE KEYSTONE RJ45 PASS-THROUGH UTP WITH 50µM GOLD PLATED CONTACTS (BLACK BOX CAT6J-WH).
7. INSTALL ONE CAT6 CABLE FROM EACH INDICATED PORT TO THE IDF LOCATED AT THE ELECTRICL ROOM TMB.
8. FOR TV LOCATIONS 72" AFF, INSTALL TWO CAT6 CABLE BETWEEN THE TV LOCATION HDMI OUTLET AND THE ROOM HDMI OUTLET DESIGNATED BY THE OWNER'S I.T.
9. INSTALL, TEST, & LABEL PER OWNER I.T. REQUIREMENTS AND TAA STANDARDS.

NOTES:

1. ALL ELECTRICAL WORK SHOWN IS NEW UNLESS OTHERWISE NOTED.
2. SEE PANEL SCHEDULES FOR BRANCH CIRCUIT WIRE SIZING UNLESS INDICATED OTHERWISE.
3. EXISTING ELECTRICAL NOT INDICATED TO BE REMOVED OR REPLACED SHALL BE PROTECTED DURING CONSTRUCTION & LEFT IN PLACE. CLEAN/REPAIR/RESTORE THIS EXISTING ELECTRICAL TO SERVICEABLE CONDITION PRIOR TO COMPLETION OF WORK.
4. THE ELECTRICAL CONTRACTOR SHALL COORDINATE, BID, AND PROVIDE ALL INCIDENTAL ELECTRICAL DEMOLITION WORK, TEMPORARY ELECTRICAL REMOVAL & REINSTALLATION WORK, & RESTORATION OF EXISTING ELECTRICAL WORK TO EXISTING CONDITION OR BETTER AT ANY CIVIL, MECHANICAL, OR ARCHITECTURAL DEMOLITION OR RENOVATIONS IDENTIFIED ON THE CIVIL, MECHANICAL, OR ARCHITECTURAL PLANS. THE ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR REVIEWING THE CIVIL, MECHANICAL, & ARCHITECTURAL PLANS & COORDINATING WORK RESPONSIBILITY WITH THE GENERAL CONTRACTOR & INCLUDING ALL SUCH WORK IN THE CONTRACT BID.

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DRAWN	Y.A.

REVISIONS

#	Date	Description
1	02/19/25	CITY PLAN REVIEW.

1090 UNION ST. SAN LUIS, AZ 85349

SAN LUIS CITY HALL EAST WING REMODEL

Registered Professional Engineer (Electrical)
CERTIFICATE NO.
27839
JAMES R. ADLER
Date Signed
1/24/25
EXPIRES 03/31/27

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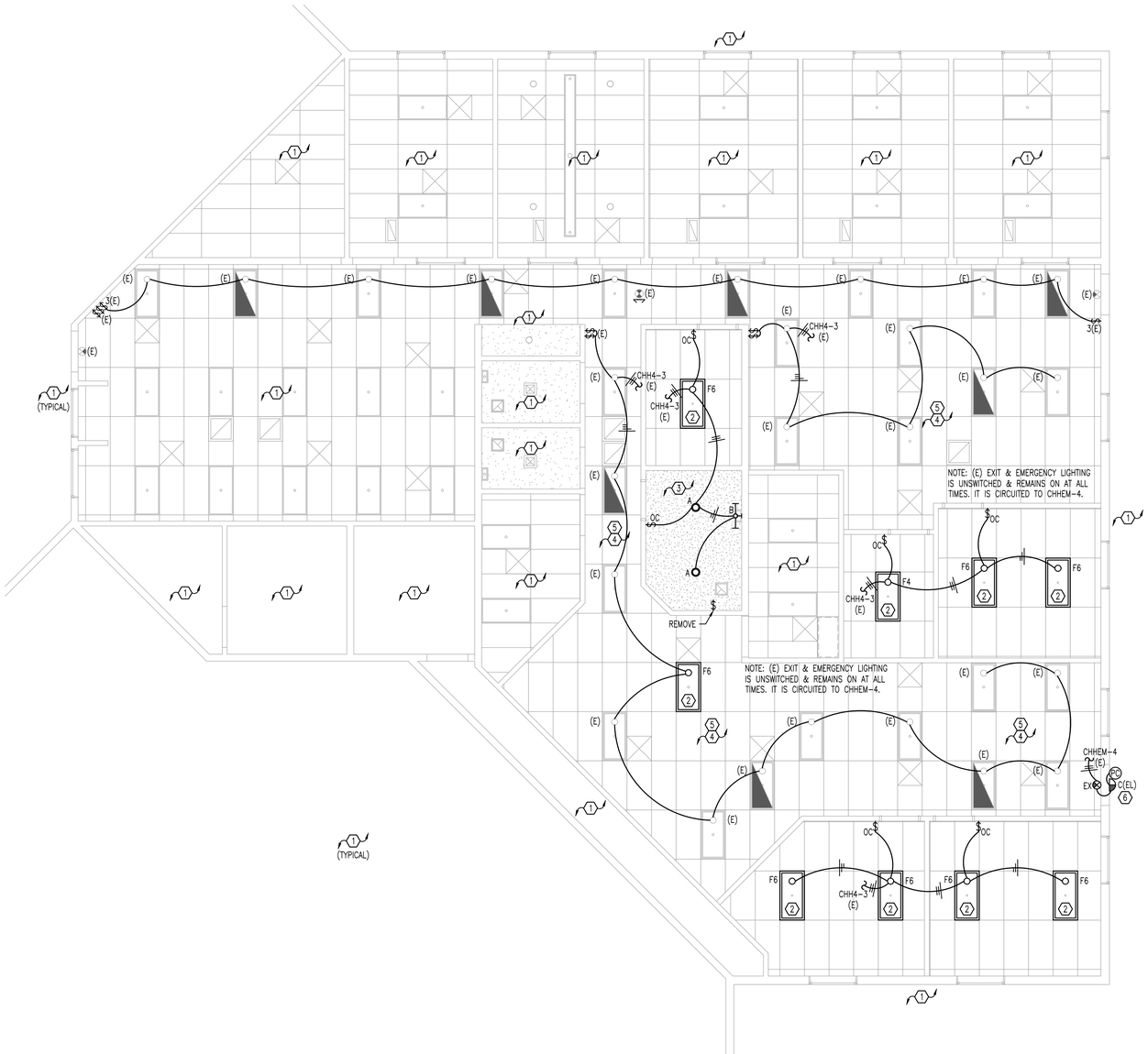
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ELECTRICAL POWER PLAN

E1.01

11/8/2024 4:57:25 PM



1 ELECTRICAL LIGHTING PLAN
3/16" = 1'-0"

NORTH

LIGHT FIXTURE SCHEDULE

A. RECESSED DOWNLIGHT, 1,500 LUMENS, 4,000K LED, 120/277V, 6" APERTURE, POLYCARBONATE LENS, CLEAR APERTURE & TRIM, SEMI-SPECULAR, MEDIUM DISTRIBUTION, UL WET (GOTHAM EVO6-40/15-AR-MD-LSS-MVOLT OR EQUAL).

B. SURFACE LED VANITY, 1,300 LUMENS, 3,500K, 120/277V, 27" LENGTH, TRANSLUCENT ACRYLIC DIFFUSER, ALUMINUM HOUSING, BRUSHED NICKEL FINISH, UL DAMP, WALL MOUNT ABOVE MIRROR (WAC LIGHTING WS-180127-35-BN OR EQUAL).

C. DECORATIVE WALL-PAK, 3,000 LUMENS, 3,000K LED, 120/277V, RECTILINEAR DIE-CAST HOUSING TO MATCH EXISTING, DARK BRONZE FINISH, MEDIUM THROW, UL WET, EXTERNAL PHOTOCELL CONTROL MOUNTED ADJACENT TO FIXTURE, 90 MINUTE EMERGENCY LIGHTING BATTERY PACK (LITHONIA WPX1-LED-P2-30K-MVOLT-E4WH-DDBXD OR EQUAL).

EX. EXIT LIGHT, LED LAMPS, 120/277V, IMPACT RESISTANT POLYCARBONATE HOUSING, RED LETTERS, SINGLE OR DUAL FACE AS REQUIRED, 90-MINUTE MAINTENANCE-FREE BATTERIES, SELF DIAGNOSTIC (LITHONIA LQM-SW3R-120/277-ELN-SD OR EQUAL).

NOTES:
1. PROVIDE 3500K TO 4000K LED LAMPS UNLESS NOTED OTHERWISE.
2. PRODUCT NAME PROVIDED AS EXAMPLE ONLY. SUBSTITUTION OF EQUAL OR BETTER FIXTURES IS ACCEPTABLE. SUBSTITUTIONS SHALL BE IDENTICAL IN FUNCTION, QUALITY, AND APPEARANCE. ALL PROPOSED FIXTURES SHALL BE SUBMITTED FOR APPROVAL AFTER AWARD OF CONTRACT. PRE-APPROVALS WILL NOT BE REVIEWED. CONTRACTOR AND SUPPLIER ARE RESPONSIBLE FOR FULLY COMPLYING WITH THESE REQUIREMENTS AND PROVIDING QUALITY FIXTURES EQUAL TO OR BETTER THAN THE SAMPLE FIXTURES INDICATED.
3. LUMEN RATING OF SUBSTITUTED FIXTURES SHALL BE EQUAL TO OR EXCEED THAT OF THE FIXTURE SPECIFIED.
4. WATTAGE RATING OF SUBSTITUTED FIXTURES SHALL NOT EXCEED THE DESIGN WATTAGE SHOWN BY MORE THAN 10%.
5. LED FIXTURES SHALL HAVE MINIMUM 5-YEAR MANUFACTURER WARRANTY.

PANEL: 'CHL4' (EXISTING EATON CUTLER-HAMMER TYPE PRL1a)
VOLTS: 120/208V — AMPS: 225A (200% NEUTRAL) — MCB: 225A
AIC: 10,000A — MNTG: SURFACE — ENCL: NEMA 1

NO.	DESCRIPTION	QTY	WIRE	C.B.	PH A	PH B	PH C	C.B.	WIRE	QTY	DESCRIPTION	NO.
1	RECEPTACLES OFFICE 131D	5	(E)	20 (E)	900 360			(E) 20	(E)	2	RECEPTACLES (E) ROOF MAINTENANCE	2
3	SPARE (REMOVED WORK ROOM PLOTTER RECEPT)			20 (E)		0 696		(E) 20	(E)	-	EF-4 (1/4HP) (E) ROOF EAST WING	4
5	RECEPTACLES SOUTH CUBICLES (SW)	4	(E)	20 (E)			720 0	(E) 20			SPARE	6
7	RECEPTACLES (E) SOUTH CUBICLES (WEST)	4	(E)	20 (E)	720 1000			(E) 20	(E)	1	RECEPTACLE (E) KITCHENETTE MIC (E WING)	8
9	RECEPTACLE (E) COPIER (RM 135 E WALL)	1	(E)	20 (E)		1250 1500		(E) 20	(E)	1	RECEPTACLE (E) KITCHENETTE (E WING)	10
11	SPARE			20 (E)			0 1000	(E) 20	(E)	1	RECEPTACLE (E) KITCHEN REGR (E WING)	12
13	RECEPTACLES RESTROOMS, HALLWAY	4	(E)	20 (E)	720 1080			(E) 20	(E)	6	RECEPTACLES (E) ROOM 127	14
15	RECEPTACLES (E) WORKROOM 135, HALLWAY	5	(E)	20 (E)		900 540		(E) 20	(E)	3	RECEPTACLES (E) ROOMS 128 & 129	16
17	MOD. FURNITURE RECEPTS (E)	6	(E)	20 (E)			1080 540	(E) 20	(E)	3	RECEPTACLES (E) ROOM 129 N/E WALL	18
19	RECEPTACLES OFFICE 131A	4	(E)	20 (E)	720 1080			(E) 20	(E)	6	RECEPTACLES (E) CITY ENGINEER, HALLWAY	20
21	RECEPTACLES NORTH CUBICLE AREA (WEST)	5	(E)	20 (E)		900 540		(E) 20	(E)	3	RECEPTACLES (E) ROOM 131	22
23	RECEPTACLES NORTH CUBICLE AREA (CTR)	4	(E)	20 (E)			720 0	(E) 20			SPARE	24
25	RECEPTACLES SOUTH CUBICLES (N), STOR	4	(E)	20 (E)	720 0			(E) 20			SPARE	26
27	RECEPTACLES SOUTH CUBICLES (NW), STOR	4	(E)	20 (E)		720 0		(E) 20			SPARE	28
29	RECEPTACLES OFFICE 131E	6	(E)	20 (E)			1080 0	(E) 20			SPARE	30
31	RECEPTACLES SOUTH CUBICLE AREA (EAST)	7	(E)	20 (E)	1260 0			(E) 20			SPARE	32
33	RECEPTACLES OFFICE 131B	7	(E)	20 (E)		1260 0		(E) 20			SPARE	34
35	RECEPTACLES NORTH CUBICLE AREA (EAST)	7	(E)	20 (E)			1260 1440	(E) 20	(E)	8	RECEPTACLES (E) ROOM 132	36
37	SPARE			20 (E)	0 1440			(E) 20	(E)	8	MOD. FURNITURE RECEPTS (E) PLANNING & ZONING	38
39	SPARE			30/2 (E)		0 1800		(E) 20	(E)	10	MOD. FURNITURE RECEPTS (E) BUILDING INSPECTOR	40
41	"	-	-	-			0 1260	(E) 20	(E)	7	RECEPTACLES (E) RM 138, 140, 143 LOBBY C	42
		CONN VA			10000	10106	9100					
		CONN AMPS			83.3	84.2	75.8					
		CODE VA			10375	10481	9475	(25% LARGEST MOTOR)				
		CODE AMPS			86.5	87.3	79.0					

NOTES:
E EXISTING EQUIPMENT, CIRCUIT BREAKER, OR WIRE AS INDICATED. VERIFY AND MAINTAIN ACCURATE PANEL DIRECTORY.

KEY NOTES:

1. NO NEW LIGHTING WORK IN THIS AREA, EXISTING LIGHTING TO REMAIN.
2. RELOCATE EXISTING LIGHT FIXTURE TO NEW LOCATION SHOWN. RECIRCUIT AS SHOWN. DESIGNATION INDICATES LUMEN LEVEL (F4=4000 LUMENS (2 TUBES); F6=6000 LUMENS (3 TUBES)).
3. REMOVE & DISPOSE EXISTING LIGHT FIXTURES IN ROOM AND REPLACE WITH NEW LIGHT FIXTURES AS SHOWN. RECIRCUIT AS SHOWN.
4. EXISTING LIGHTING TO REMAIN AS SHOWN. REMOVE & DISPOSE ANY EXCESS FIXTURES INDICATED ON THE ARCHITECTURAL DEMOLITION PLANS THAT ARE NOT BEING RELOCATED FOR NEW WORK. INSTALL NEW SWITCHES & EXIT LIGHTS AS SHOWN. RECIRCUIT AS SHOWN.
5. MAINTAIN EXISTING DUAL SWITCHED LIGHTING IN THIS AREA. CIRCUIT INBOARD & OUTBOARD LAMPS & BALLASTS AT EACH LIGHT FIXTURE ON SEPARATE SWITCHED CIRCUITS.
6. INSTALL OUTDOOR WALLPAK/EMERGENCY FIXTURE ABOVE DOOR. MATCH EXISTING FIXTURE & MOUNTING HEIGHT. PROVIDE & INSTALL PHOTOCELL AT FIXTURE FOR FIXTURE DUSK TO DAWN CONTROL.

NOTES:

1. ALL ELECTRICAL LIGHTING WORK SHOWN IS NEW UNLESS NOTED OTHERWISE.
2. SEE PANEL SCHEDULES FOR BRANCH CIRCUIT WIRE SIZING UNLESS INDICATED OTHERWISE.
3. EXISTING LIGHTING, CONTROLS, & ACCESSORIES NOT INDICATED TO BE REMOVED OR REPLACED SHALL BE PROTECTED DURING CONSTRUCTION & LEFT IN PLACE. CLEAN/REPAIR/RESTORE THIS EXISTING ELECTRICAL TO SERVICEABLE CONDITION PRIOR TO COMPLETION OF WORK.

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JOB NO.	024-0348.00000
DESIGN	J.R.A.
DRAWN	Y.A.

REVISIONS

#	Date	Description

1090 UNION ST. SAN LUIS, AZ 85349

SAN LUIS CITY HALL EAST WING REMODEL

Registered Professional Engineer (Electrical)
CERTIFICATE NO.
27839
JAMES R. ADLER
Date Signed
2/11/25
STATE OF ARIZONA, U.S.A.
EXPIRES 06/30/27

ELECTRICAL LIGHTING PLAN

E2.01

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1 FIRE ALARM PLAN
3/16" = 1'-0"

FIRE ALARM SYMBOLS:

- MANUAL PULL STATION, DUAL ACTION, ADDRESSABLE, MATCH EXISTING. MOUNT AT +46" A.F.F. UNLESS NOTED OTHERWISE ON THE DRAWINGS.
- SMOKE DETECTOR, CEILING MOUNTED, PHOTOELECTRIC, ADDRESSABLE, MATCH EXISTING.
- D — DUCT SMOKE DETECTOR, PHOTOELECTRIC, ADDRESSABLE OR CONVENTIONAL FURNISHED WITH ADDRESSABLE MONITOR MODULE, LOW FLOW, CLEAR HOUSING, MATCH EXISTING. INSTALL WITH ADDRESSABLE CONTROL MODULE FORM C RELAY. PROVIDED BY ELECT/FA CONTRACTOR INSTALLED BY MECH. CONTRACTOR & WIRED BY ELECT/FA CONTRACTOR.
- HEAT DETECTOR, ADDRESSABLE, COMB. FIXED TEMPERATURE 135°F & RATE OF RISE, MATCH EXISTING.
- M — ADDRESSABLE MONITOR MODULE, MATCH EXISTING.
- C — ADDRESSABLE CONTROL MODULE FOR FIRE ALARM ZONE ISOLATION OR FORM C RELAY FOR AC SHUT OFF, MATCH EXISTING.
- STROBE ALARM-LOW CURRENT, RED, SELECTABLE OUTPUT, MATCH EXISTING. DEVICES ARE 15CD UNLESS NOTED OTHERWISE BY (30), (75) OR (110). MOUNT 80" A.F.F. AND PER NFPA 72.
- HORN & STROBE ALARM-LOW CURRENT, RED, SELECTABLE OUTPUT, MATCH EXISTING. DEVICES ARE 15CD UNLESS NOTED OTHERWISE BY (30), (75) OR (110). MOUNT 80" A.F.F. AND PER NFPA 72. WP INDICATES WEATHERPROOF ENCLOSURE WHERE INDICATED.
- CEILING MOUNT STROBE ALARM-LOW CURRENT, RED, SELECTABLE OUTPUT, MATCH EXISTING. DEVICES ARE 15CD UNLESS NOTED OTHERWISE BY (30), (75), (95) OR (110). SURFACE MOUNT AS REQUIRED FOR VISIBILITY PER NFPA 72.
- CEILING MOUNT HORN & STROBE ALARM, LOW CURRENT, RED, SELECTABLE OUTPUT, MATCH EXISTING. DEVICES ARE 15CD UNLESS NOTED OTHERWISE BY (30), (75), (95) OR (110), SURFACE MOUNT AS REQUIRED FOR VISIBILITY PER NFPA 72.
- FACP — FIRE ALARM CONTROL PANEL/COMMUNICATOR, SEE EXISTING FACILITY SHOP DRAWINGS.
- J — FIRE ALARM J-BOX WITH TERMINAL BLOCKS & TAMPER-PROOF COVER AS REQUIRED.
- EOL — END OF LINE.
- NAC — NOTIFICATION APPLIANCE CIRCUIT.
- SLC — SIGNALLING LINE CIRCUIT.

FIRE ALARM NOTES:

1. ALL FIRE ALARM WORK SHOWN IS NEW UNLESS OTHERWISE NOTED.
2. SEE PANEL SCHEDULES FOR BRANCH CIRCUIT WIRE SIZING UNLESS INDICATED OTHERWISE.
3. MAINTAIN EXISTING FIRE ALARM & SPECIAL SYSTEMS IN SERVICE THROUGHOUT CONSTRUCTION. ALTERNATELY, CONTRACTOR MAY SCHEDULE & COORDINATE ANY OUTAGES WITH AHJ AND/OR OWNER & PROVIDE TEMPORARY EQUIPMENT OR PROCEDURES AS REQUIRED BY THE AHJ AND/OR OWNER FOR THE DURATION OF THE OUTAGES.
4. DESIGN & PROVIDE COMPLETE MODIFICATIONS TO THE EXISTING OPERATING CLASS "A" ADDRESSABLE FIRE ALARM SYSTEM, INCLUDING ALL PANELS, DEVICES & APPLIANCES AS SHOWN AND INCLUDING ALL ASSOCIATED POWER SUPPLIES, BATTERIES, WIRING, CONDUIT, BOXES, AND ACCESSORIES AS REQUIRED. MODIFICATIONS SHALL INCLUDE THE ADDITION OF NEW DEVICES & APPLIANCES SHOWN. ALL WORK SHALL COMPLY WITH NFPA 72, NATIONAL FIRE ALARM CODE, AND ADA.
5. CONTRACT DRAWINGS ARE COORDINATED TO THE EXISTING OPERATING FIRE ALARM SYSTEM. THE EXISTING FACP IS AN ADDRESSABLE SYSTEM WITH CLASS A CIRCUITS. CONTRACTOR SHALL CONDUCT FIELD INVESTIGATION AND OBTAIN ANY AVAILABLE SHOP DRAWINGS TO CONFIRM THE ACTUAL INSTALLED EQUIPMENT. OBTAIN COPY OF EXISTING FIRE ALARM SYSTEM SHOP DRAWINGS FROM THE OWNER AS NEEDED TO PREPARE THE NEW PROJECT SHOP DRAWINGS. NEW POWER SUPPLIES (IF NEEDED), APPLIANCES, & DEVICES SHALL BE COMPATIBLE TO THE EXISTING SYSTEM.
6. SYSTEM INSTALLER SHALL MEET QUALIFICATION AND EXPERIENCE REQUIREMENTS OF NFPA 72.
7. U.N.O., CONTRACTOR SHALL SUBMIT THE FOLLOWING PRIOR TO WORK:
   A. INSTALLER QUALIFICATIONS AND EXPERIENCE.
   B. SYSTEM DESIGN & SHOP DRAWINGS AND PROPOSED MATERIALS.
   C. MANUFACTURER'S BATTERY CALCULATIONS & WIRE SIZING/VOLTAGE DROP CALCULATIONS.
8. CONTRACTOR SHALL CONFIRM AND MATCH EXISTING FIRE ALARM SYSTEM WIRING & CLASS DESIGNATION (CLASS 'A'). ALL WIRE SHALL BE INSULATED TO NO LESS THAN 300 VOLTS. TYPE OF INSULATION AND APPLICATION SHALL BE AS REQUIRED BY THE NEC, ARTICLE 760-53. ALL WIRE & WIRING SHALL ALSO COMPLY WITH THE FACP MANUFACTURER SPECIFICATIONS.
9. ALL WIRE SHALL BE INSTALLED IN MINIMUM 3/4" EMT CONDUIT, U.N.O. MATCH EXISTING CONDUIT & COLOR CODED IDENTIFICATION.
10. ALL LOOPS ARE TO BE IN SEPARATE CONDUITS OR BUNDLES PER NFPA 72. ALLOW MINIMUM 6 FEET SEPARATION BETWEEN CONDUITS.
11. RECOMMENDED CIRCUIT ROUTING, IF INDICATED, IS SCHEMATIC ONLY. FIRE ALARM CONTRACTOR SHALL DETERMINE & DESIGN ACTUAL CIRCUIT & CONDUIT ROUTING, LAYOUT, SIZING AND QUANTITY AND COORDINATE THE REQUIREMENTS WITH THE ELECTRICIAN PRIOR TO BID. INITIATING, NOTIFICATION, AND AUXILIARY POWER CIRCUITS MAY BE IN SAME CONDUITS THROUGHOUT IF FEASIBLE BASED ON MANUFACTURER REQUIREMENTS, WIRE TYPE, CONDUIT SIZE, AND NEC CONDUIT FILL.
12. LABEL WIRING, CONDUIT, AND EQUIPMENT PER NFPA 72.
13. SEE FACP MANUFACTURER'S WIRING INFORMATION FOR SPECIFIC DETAILS FOR WIRING FIRE ALARM CIRCUITS & DEVICES.
14. APPROVED GROUNDING REQUIRED PER NEC & MANUFACTURER REQUIREMENTS.
15. PRIMARY & SECONDARY POWER SUPPLIES SHALL COMPLY WITH NFPA 72. MAINTAIN & MATCH EXISTING SYSTEM REQUIREMENTS. AS A MINIMUM, NFPA 72 REQUIRES 24 HRS. OF STANDBY CAPACITY PLUS MINIMUM. OF 5 MINUTES IN ALARM (0.084 HRS). PROVIDE ADDITIONAL POWER SUPPLIES IF REQUIRED FOR ADDITIONAL DEVICES & APPLIANCES.
16. EXISTING CEILING MOUNTED SMOKE DETECTORS SHALL BE PROTECTED DURING CONSTRUCTION.
17. DUCT SMOKE DETECTOR CONTROLS TO BE WIRED THROUGH TO UNIT FAN CONTROL FOR AUTOMATIC SHUT DOWN. SEE MANUFACTURER INFORMATION FOR WIRING.
18. WHERE MORE THAN TWO VISIBLE APPLIANCES ARE IN ANY ONE FIELD OF VIEW, SYNCHRONIZE VISIBLE NOTIFICATION APPLIANCES TO FLASH IN SYNCHRONIZATION.
19. RETEST AND RECERTIFY FIRE ALARM SYSTEM UPON COMPLETION OF INSTALLATION PER NFPA 72. COORDINATE TESTING WITH AHJ.

KEY NOTES:

1. NO NEW FIRE ALARM OR SPECIAL SYSTEMS WORK IN THIS AREA. EXISTING INSTALLATIONS TO REMAIN.
2. PROVIDE & INSTALL NEW FIRE ALARM DEVICE OR APPLIANCE COMPATIBLE TO THE EXISTING FIRE ALARM SYSTEM. PROVIDE NEW CONDUIT & CABLING AS A NEW CIRCUIT OR CONNECTED TO AN EXISTING CIRCUIT TO MATCH EXISTING AS REQUIRED TO ADD THE DEVICE OR APPLIANCE. NEW WORK REQUIRES CONTRACTOR DESIGN & SUBMITAL OF CALCULATIONS & SHOP DRAWINGS PER THE FIRE ALARM NOTES.
3. RELOCATE EXISTING FIRE ALARM DEVICE OR APPLIANCE. PROVIDE NEW CONDUIT & CABLING TO MATCH EXISTING AS REQUIRED TO RELOCATE THE DEVICE OR APPLIANCE. NEW WORK REQUIRES CONTRACTOR DESIGN & SUBMITAL OF CALCULATIONS & SHOP DRAWINGS PER THE FIRE ALARM NOTES.
4. APPROXIMATE LOCATION EXISTING DEVICE OR APPLIANCE TO BE RELOCATED.

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JOB NO.	024-0348.00000
DESIGN	J.R.A.
DRAWN	Y.A.

REVISIONS

#	Date	Description

1090 UNION ST. SAN LUIS, AZ 85349

SAN LUIS CITY HALL EAST WING REMODEL

Registered Professional Engineer (General) CERTIFICATE NO. 27839 JAMES R. ADLER Date Signed 2/11/25 STATE OF ARIZONA U.S.A.
EXPIRES 03/31/27

FIRE ALARM PLAN

E3.01

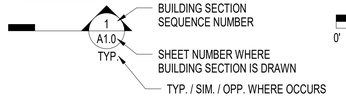
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SYMBOL LEGEND

BUILDING SECTION



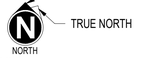
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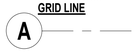
CALLOUT DETAIL



NORTH ARROW



GRID LINE



TAG KEY

(E)TAG	TAGS WITH DASH 'E' INDICATES THE REFERENCED OBJECT IS EXISTING
TAG-1	UNDERLINED TAG INDICATES OBJECT IS IN-SCOPE. IF NEW, ADDITIONAL INFORMATION IS AVAILABLE IN A SCHEDULE, MATERIAL LIST, OR SYMBOL LIST
	INDICATES AN EXISTING SYSTEM'S POINT OF CONNECTION/REMOVAL

KEYNOTES

(001) KEYNOTE

001 DEMOLITION KEYNOTE

LINE TYPE KEY:

- NEW WORK (SOLID DARK LINE)
- EXISTING TO REMAIN (SOLID LIGHT LINE)
- NEW WORK UNDERFLOOR OR UNDERGROUND (DASHED DARK LINE)
- EXISTING TO BE REMOVED (DASHED LIGHT LINE)

FIRE RATING LEGEND

- SMOKE PARTITION
- 1 HOUR SMOKE BARRIER
- 1 HOUR FIRE PARTITION
- 1 HOUR FIRE BARRIER
- 2 HOUR FIRE BARRIER
- 3 HOUR FIRE BARRIER
- SMOKE COMPARTMENT A
- SMOKE COMPARTMENT B

APPLICABLE CODES

THIS PROJECT IS DESIGNED TO COMPLY WITH THE FOLLOWING CODES INCLUDING ALL LOCALLY ADOPTED ORDINANCES AND AMENDMENTS:

ARIZONA CODES
PARTIAL LIST OF APPLICABLE CODES

- BUILDING CODE: 2018 INTERNATIONAL BUILDING CODE (IBC)
- MECHANICAL CODE: 2018 INTERNATIONAL MECHANICAL CODE (IMC)
- PLUMBING CODE: 2018 INTERNATIONAL PLUMBING CODE (IPC)
- ENERGY CODE: 2009 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
- FUEL & GAS CODE: 2018 INTERNATIONAL FUEL GAS CODE (IFGC)
- ELECTRICAL CODE: 2020 NFPA 70 NATIONAL ELECTRICAL CODE (NEC)
- 2003 INTERNATIONAL FIRE CODE.
- ACCESSIBILITY: 2010 AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADAAG)

PIPE INSULATION SCHEDULE (PLUMBING)

GENERAL NOTES:
1. REFER TO THE SPECIFICATIONS FOR TYPE DESCRIPTIONS AND JACKETING REQUIREMENTS. VALUES LISTED BELOW ARE BASED ON ASHRAE / IECC REQUIREMENTS.
2. GLASS FIBER INSULATION IS NOT ALLOWED IN NON-AIR CONDITIONED SPACES, SUCH AS MECHANICAL ROOMS, EXTERIOR, ATTICS, ETC.
3. ELASTOMERIC INSULATION GREATER THAN 1" THICK SHALL BE INSTALLED USING MULTIPLE LAYERS OF 3/4" OR 1" WITH STAGGERED SEAMS.

PIPE SYSTEM	INSULATION TYPE	INSULATION THICKNESS PER NOMINAL PIPE OR TUBE SIZE					NOTES
		< 1"	1" TO < 1.5"	1.5" TO < 4"	4" TO < 8"	≥ 8"	
22 PLUMBING - WATER							
CW - COLD WATER - POTABLE	(GlsFbr), (Elasto)	0.5"	0.5"	1"	1"	1"	
HW - HOT WATER - POTABLE	(GlsFbr), (Elasto)	1"	1"	1"	1"	1"	
HWC - HOT WATER CIRCULATING - POTABLE	(GlsFbr), (Elasto)	1"	1"	1"	1"	1"	

PLUMBING ABBREVIATIONS

AD	ACCESS DOOR
AFF	ABOVE FINISHED FLOOR
BFF	BACKFLOW PREVENTER
CN	CONDENSATE NEUTRALIZER
CO	CLEANOUT
DF	DRINKING FOUNTAIN
DI	DEIONIZED (WATER)
E	EXISTING
EC	ELELCTRICAL CONTRACTOR
ESE	EMERGENCY SHOWER / EYEWASH
FCO	FLOOR CLEANOUT
FD	FLOOR DRAIN
FM	FLOW METER
FS	FLOOR SINK
GC	GENERAL CONTRACTOR
GI	GREASE INTERCEPTOR
HB	HOSE BIBB
IE	INVERT ELEVATION
L	LAVATORY
MC	MECHANICAL CONTRACTOR
MFR	MANUFACTURER
MISC	MISCELLANEOUS
MS	MOP SINK / BASIN
NC	NORMALLY CLOSED
NIC	NOT IN CONTRACT
NO	NORMALLY OPEN
NTS	NOT TO SCALE
PC	PLUMBING CONTRACTOR
RD	ROOF DRAIN
SH	SHOWER
SK	SINK
SOS	SAND / OIL SEPARATOR
TD	TRENCH DRAIN
TYP	TYPICAL
UB	UTILITY BOX
UR	URINAL
VTR	VENT THROUGH ROOF
WC	WATER CLOSET
WCO	WALL CLEANOUT
WH	WATER HEATER
WHA	WATER HAMMER ARRESTOR
WM	WATER METER
WS	WATER SOFTENER
YCO	YARD CLEANOUT

PLUMBING SYMBOLS LIST

CA	COMPRESSED AIR
CW	POTABLE COLD WATER
D	DRAIN
DI	DEIONIZED WATER
D	DRAIN
FOR/S	FUEL OIL RETURN/SUPPLY
GSAN	GREASE SANITARY DRAINAGE
GV	GREASE VENT
HW	POTABLE HOT WATER
HWC	POTABLE HOT WATER RECIRCULATION
IA	INSTRUMENT AIR
MA	MEDICAL AIR
MV	MEDICAL VACUUM
N2	NITROGEN
NCW	NON-POTABLE COLD WATER
NHW	NON-POTABLE HOT WATER
NO	NITROUS OXIDE
O	OXYGEN
P	PROPANE
PCWS/R	PROCESS COOLING WATER SUPPLY/RETURN
RO	REVERSE OSMOSIS WATER
SAN	SANITARY DRAINAGE
SW	SOFT WATER
ST	STORM DRAINAGE
STO	STORM DRAINAGE OVERFLOW
TW	TEMPERED WATER
V	VENT
WAGD	WASTE ANESTHESIA GAS DISPOSAL
	DIRECTION OF PITCH
	DIRECTION OF FLOW
	PIPE CAP
	PIPE DOWN
	PIPE UP OR UP/DOWN
	SOLENOID VALVE
	2-WAY CONTROL VALVE
	SHUTOFF VALVE - NORMALY OPEN
	SHUTOFF VALVE - NORMALY CLOSED
	BALANCING VALVE
	MIXING VALVE
	3-WAY CONTROL VALVE
	DIELECTRIC CONNECTION
	UNION
	CHECK VALVE
	WYE STRAINER
	BASKET STRAINER
	TRIPLE DUTY VALVE
	TRIPLE DUTY VALVE (ANGLED)
	SAFETY / RELIEF VALVE
	PRESSURE REDUCING VALVE
	FLEX CONNECTOR
	PRESSURE / TEMPERTURE PORT
	REDUCER
	SUCTION GUIDE
	PUMP
	AUTOMATIC AIR VENT
	MANUAL AIR VENT
	BACKFLOW PREVENTER

PLUMBING GENERAL NOTES

1. INVERT ELEVATIONS ARE DERIVED FROM EXISTING DRAWINGS. VERIFY ALL ELEVATIONS BEFORE BEGINNING ANY WORK OR BIDDING.
2. ALL FIXTURES SHALL CONFORM TO FEDERAL ACT S.3874.
3. EXISTING CONDITIONS ARE SHOWN BASED ON INFORMATION OBTAINED USING EXISTING DRAWINGS AND/OR SITE OBSERVATIONS. NOT ALL EXISTING SYSTEMS, PIPING, AND EQUIPMENT IS SHOWN. CONTRACTOR SHALL VERIFY ALL EXISTING BUILDING CONDITIONS INCLUDING UNDERGROUND PIPE SIZES, INVERT ELEVATIONS, AND LOCATIONS AND REPORT ANY DISCREPANCIES OR CONFLICTS TO THE ARCHITECT/ENGINEER/OWNER PRIOR TO BEGINNING ANY WORK.
4. PROVIDE SHUTOFF VALVES IN DOMESTIC WATER PIPING SERVING EACH ROOM WITH FIXTURES IN ADDITION TO ANGLE STOPS.
5. PLUMBING CONTRACTOR IS RESPONSIBLE FOR CUTTING AND PATCHING UNLESS NOTED OTHERWISE.
6. PLUMBING SCHEDULES ARE FOR CONTRACTOR'S CONVENIENCE. CONTRACTOR SHALL VERIFY QUANTITIES AND FURNISH ALL MATERIALS REQUIRED FOR FULLY OPERATION SYSTEM.
7. CATALOG NUMBERS IN SCHEDULES ARE NOT COMPLETE. CONTRACTOR IS RESPONSIBLE FOR CATALOG NUMBERS CORRESPONDING TO COMPLETE DESCRIPTION OF MATERIALS/FIXTURES.
8. COORDINATE HEIGHT OF WALL MOUNTED MEDICAL GAS WITH ARCHITECTURAL ELEVATIONS. IF ARCHITECTURAL ELEVATIONS DO NOT DEPICT MOUNTING HEIGHT, INSTALL AT 60" UNLESS NOTED OTHERWISE.

MECHANICAL GENERAL NOTES

1. EXISTING CONDITIONS ARE SHOWN BASED ON INFORMATION OBTAINED USING EXISTING DRAWINGS AND/OR SITE OBSERVATIONS. NOT ALL EXISTING SYSTEMS, PIPING, DUCTWORK, AND EQUIPMENT IS SHOWN. CONTRACTOR SHALL VERIFY ALL EXISTING BUILDING CONDITIONS AND REPORT ANY DISCREPANCIES OR CONFLICTS TO THE ARCHITECT/ENGINEER/OWNER PRIOR TO COMMENCING WORK.
2. EACH CONTRACTOR SHALL FIELD VERIFY ACCESSIBILITY TO THE AREA OF THEIR RESPECTIVE WORK AND NOTIFIY THE ARCHITECT/ENGINEER AND OWNER PRIOR TO BIDDING IF OTHER UTILITIES ARE REQUIRED TO BE REMOVED OR RELOCATED TO ALLOW ACCESS TO THEIR AREA/SCOPE OF WORK.
3. FIELD VERIFY CLEARANCES FOR ALL SYSTEMS BEFORE FABRICATION OF NEW DUCTWORK AND/OR PIPING.
4. IN A CASE WHERE NEW MECHANICAL EQUIPMENT, DUCTWORK, OR PIPING IS TO BE INSTALLED IN AREAS THAT CONFLICT WITH EXISTING SYSTEMS, EACH CONTRACTOR SHALL EITHER: 1) INSTALL NEW EQUIPMENT, DUCTWORK, OR PIPING IN A MANNER THAT DOES NOT CONFLICT WITH EXISTING SYSTEMS, OR 2) REWORK/RELOCATE EXISTING SYSTEMS TO ALLOW FOR INSTALLATION OF NEW EQUIPMENT, DUCTWORK, OR PIPING.
5. UNLESS NOTED OTHERWISE, ALL BRANCH DUCT SIZES SHALL MATCH THE INLET SIZE OF THE ASSOCIATED TERMINAL AIR BOX INLET UNLESS THE BRANCH IS GREATER THAN 6 FEET IN LENGTH, IN WHICH CASE THE BRANCH DUCT SHALL BE SIZED AT A PRESSURE DROP OF 0.08" W.C. PER 100' OF DUCTWORK.
6. ALIGN TEMPERATURE SENSORS WITH LIGHT SWITCHES AND SIMLAR WALL-MOUNTED ELECTRICAL DEVICES.
7. EXISTING AIR INLET AND OUTLET CFM SHOWN ON DRAWINGS ARE FROM EXISTING DRAWINGS, AND ARE FOR REFERENCE ONLY. CONTRACTOR SHALL USE PRE-CONSTRUCTION AIR BALANCE VALUES, AND NOT EXISTING CFM SHOWN ON DRAWINGS.
8. MAINTAIN ALL EXISTING SYSTEM IN SERVICE DURING CONSTRUCTION. COORDINATE AND OBTAIN PERMISSION WITH BUILDING OWNER AND/OR BUILDING TENANT PRIOR TO SHUTTING DOWN ANY SYSTEM.
9. DISCONNECT AND REMOVE MECHANICAL DEVICES AND EQUIPMENT SERVING EQUIPMENT THAT HAS BEEN REMOVED. "ABANDONING IN PLACE" IS UNACCEPTABLE UNLESS GIVEN APPROVAL BY THE ARCHITECT/ENGINEER AND OWNER.
10. ALL WORK PERFORMED SHALL COMPLY WITH THE CONTRACT DOCUMENTS, DRAWINGS, AND SPECIFICATIONS, INCLUDING THESE GENERAL NOTES.
11. NO DEVIATION FROM CONTRACT DOCUMENTS, DRAWINGS, AND SPECIFICATIONS SHALL BE MADE WITHOUT WRITTEN APPROVAL OF THE ARCHITECT/ENGINEER AND OWNER.
12. DRAWINGS ARE DIAGRAMMATIC AND MAY NOT REFLECT EXACT INSTALLATION CONDITIONS, OR ALL OFFSETS AND FITTINGS REQUIRED FOR COMPLETE INSTALLATION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ALL NECESSARY FITTINGS, OFFSETS, ETC. TO FOLLOW THE DRAWINGS AS CLOSELY AS POSSIBLE.
13. VERIFY ALL DIMENSIONS WITH ARCHITECTURAL FROM ARCHITECTURAL, STRUCTURAL, SUBMITTALS, OR PHYSICALLY AT SITE. **DO NOT SCALE DRAWINGS.**
14. REVIEW AND COORDINATE WITH ALL OTHER TRADES' DRAWINGS. COORDINATE WITH ALL OTHER TRADES TO PROVIDE REQUIRED CLEARANCES (CODE REQUIRED, SERVICEC AND MANUFACTURER'S). BRING ANY CONFLICTS OR INTERFERENCES TO THE ATTENTION OF THE ARCHITECT/ENGINEER AND OWNER. ANY CHANGES REQUIRED TO ELIMINATE CONFLICTS OR INTERFERENCES RESULTING FROM FAILURE TO COORDINATE SHALL BE MADE WITH NO ADDITIONAL COST TO OTHERS, INCLUDING THE OWNER.
15. THE MANUFACTURER'S SPECIFIED HEREIN ARE USED AS A BASIS FOR DESIGN. IF SUBSTITUTIONS TO THE BASIS OF DESIGN ARE MADE, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COVER THE COSTS ASSOCIATED WITH ELECTRICAL CHANGES REQUIRED AS A RESULT. IT IS ALSO THE RESPONSIBILITY OF THE CONTRACTOR TO MAKE REASONABLE ACCOMMODATIONS IN POSITIONING AND LAYOUT TO PROVIDE PROPER ACCESS AND CLEARANCES.
16. REFER TO ARCHITECTURAL REFLECTED CEILING PLAN, ELECTRICAL, AND TECHNOLOGY PLANS FOR EXACT LOCATIONS OF ALL CEILING MOUNTED DEVICES.
17. IN AREAS WITH DRYWALL CEILINGS, COORDINATE ACCESS PANELS FOR ACCESS TO VALVES, DUCTWORK ACCESSORIES, ETC. COORDINATE COLOR WITH ARCHITECT.
18. SEAL ALL PENETRATIONS AIRTIGHT. EXTERIOR PENETRATIONS SHALL BE SEALED WITH WATERPROOFING MATERIALS SUITABLE FOR OUTDOOR USE.
19. CAULK ALL PENETRATIONS OF FULL HEIGHT NON-FIRE RATED WALLS, PARTITIONS, BARRIERS, FLOOR, AND ROOF ASSEMBLIIES.
20. DO NOT BLOCK EQUIPMENT SERVICE CLEARANCES.
21. MAINTAIN WORKING CLEARANCE PER NATIONAL ELECTRICAL CODE (NEC) IN FRONT OF ALL ELECTRICAL EQUIPMENT. MAINTAIN DEDICATED ELECTRICAL EQUIPMENT SPACE DEFINED BY THE FOOTPRINT OF THE ELECTRICAL EQUIPMENT MEASURED FROM THE FLOOR TO 6 FEET ABOVE SAID EQUIPMENT, OR TO THE STRUCTURAL CEILING, WHICHEVER IS LOWER.
22. DO NOT SUPPORT ANYTHING FROM METAL DECKING OR OTHER NON-STRUCTURAL BUILDING ELEMENTS.

PLUMBING SHEET INDEX

P0.00	PLUMBING GENERAL NOTES & SYMBOLS
P2.01	PLUMBING WASTE AND VENT DEMO PLAN
P2.02	PLUMBING WATER DEMO PLAN
P2.03	PLUMBING WASTE AND VENT PLAN
P2.04	PLUMBING WATER PLAN
P5.01	PLUMBING DETAILS
P6.01	PLUMBING SCHEDULES
P8.01	PLUMBING WASTE & VENT ISOMETRICS
P8.02	PLUMBING DOMESTIC WATER ISOMETRICS
GRAND TOTAL: 9	

NICKLAUS ENGINEERING, INC.
1851 West 24th Street
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(928) 344-8374
www.neiaw.com

JOB NO.	024-0348.00000
DESIGN	BT
DRAWN	RA

REVISIONS

#	DATE	DESCRIPTION

1090 UNION ST. SAN LUIS, AZ 85349

SAN LUIS CITY HALL EAST WING REMODEL

Registered Professional Engineer (Mechanical) CERTIFICATE NO. 70688 BRANDON THAYER Date signed 03/31/2026 ARIZONA, U.S.A.

EXPIRES 3/31/2026

PLUMBING GENERAL NOTES & SYMBOLS

P0.00

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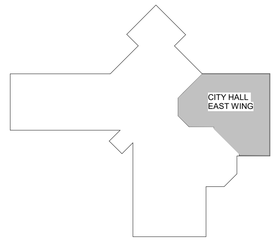
SHEET NOTES:
1. EXISTING INFORMATION SHOWN ARE BASED ON OBSERVATION OBTAINED FROM FIELD SURVEYS. CONTRACTOR SHALL FIELD VERIFY SIZES AND LOCATIONS.

KEYNOTES:
1. DEMOLISH EXISTING MOP SINK. REMOVE EXISTING SANITARY AND VENT PIPING. CAP SANITARY BELOW FLOOR AND CAP EXISTING VENT ABOVE CEILING.



1 PLUMIBG WASTE & VENT DEMO PLAN
3/16" = 1'-0"

NORTH



KEY PLAN

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JOB NO.	024-0348.00000
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DRAWN	Author

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ARIZONA, U.S.A.
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PLUMBING WASTE AND VENT DEMO PLAN

P2.01

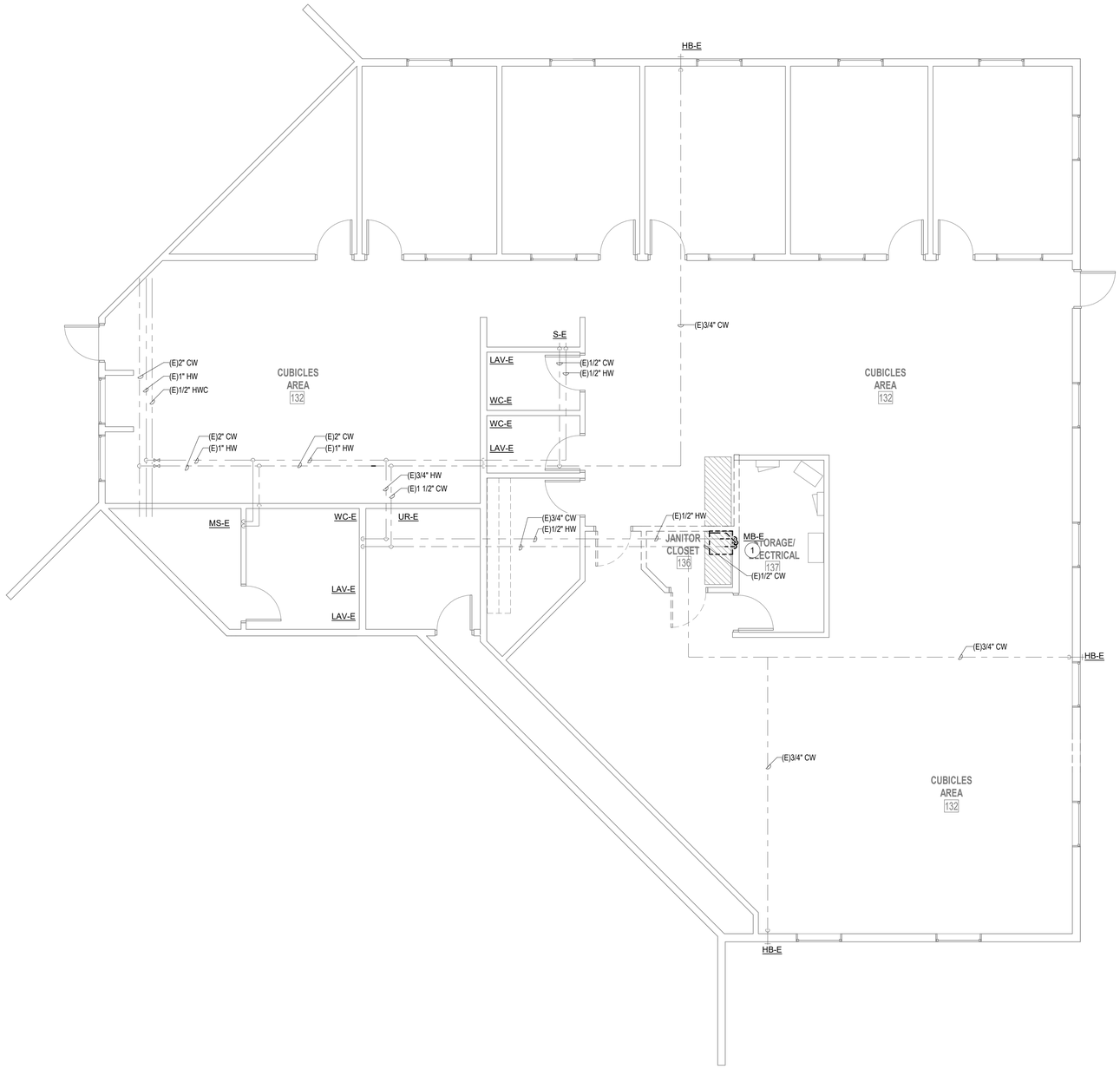
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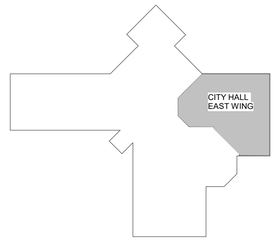
SHEET NOTES:
1. EXISTING INFORMATION SHOWN ARE BASED ON OBSERVATION OBTAINED FROM FIELD SURVEYS. CONTRACTOR SHALL FIELD VERIFY SIZES AND LOCATIONS.

KEYNOTES:
1. DEMOLISH EXISTING MOP SINK. REMOVE EXISTING 1/2" CW & 1/2" HW PIPING ABOVE CEILING AND CAP.



1 PLUMIBG DOMESTIC WATER DEMO PLAN
3/16" = 1'-0"

NORTH



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PLUMBING WATER DEMO PLAN

P2.02

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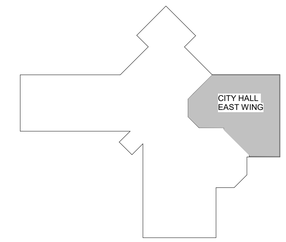
SHEET NOTES:
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KEYNOTES:
1. CONNECT NEW 4" SANITARY PIPING TO EXISTING 4" SANITARY PIPING BELOW FLOOR.
2. CONNECT NEW 2" SANITARY PIPING TO EXISTING 4" SANITARY PIPING BELOW FLOOR.
3. CONNECT NEW 2" VENT UPPING TO EXISTING 2" VENT PIPING ABOVE CEILING.



1 PLUMIBG WASTE & VENT PLAN
3/16" = 1'-0"

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PLUMBING WASTE AND VENT PLAN

P2.03

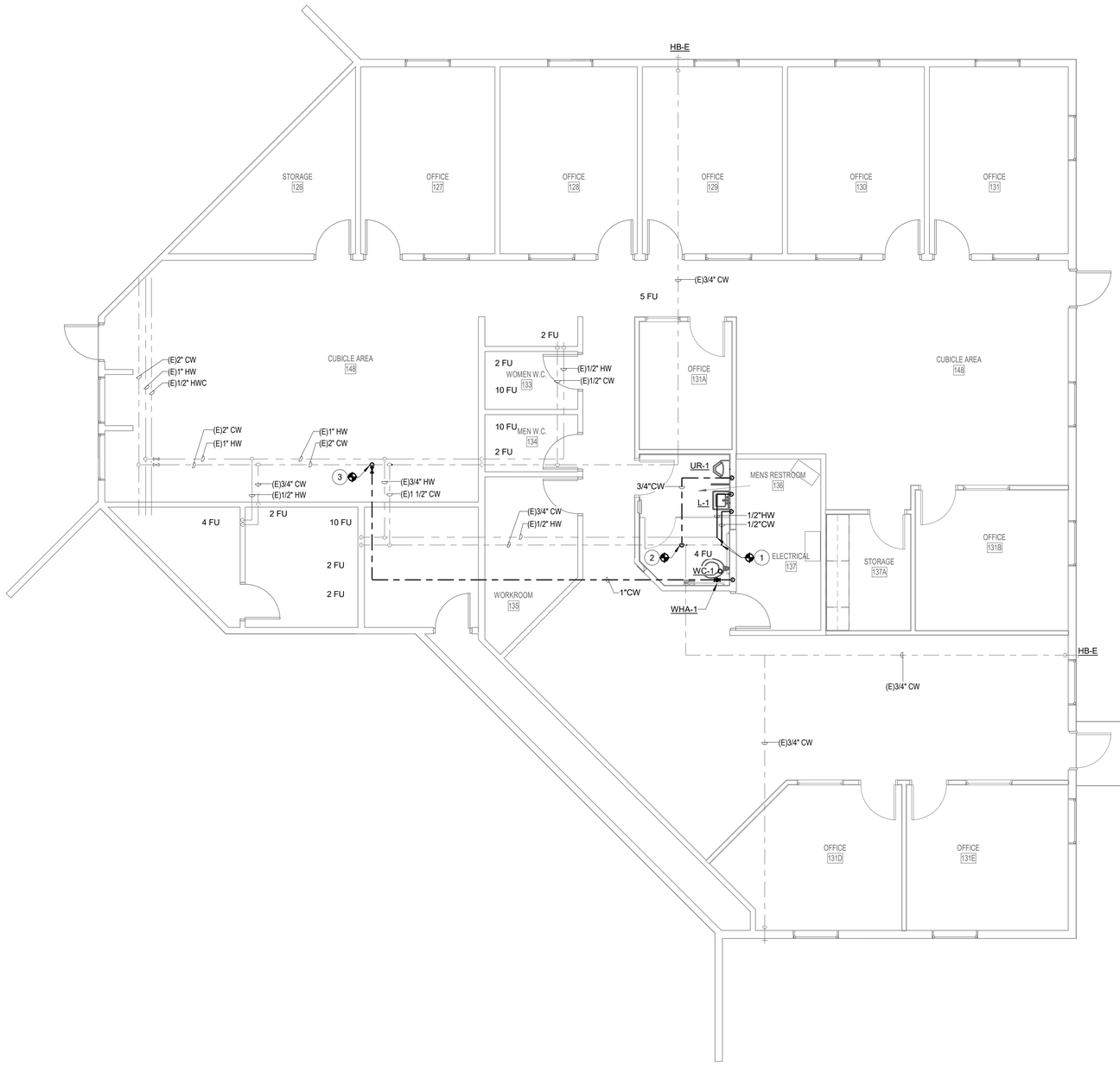
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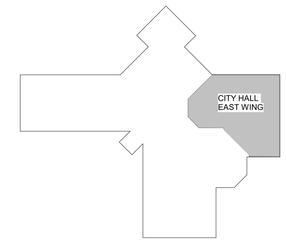
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SHEET NOTES:
1. EXISTING INFORMATION SHOWN ARE BASED ON OBSERVATION OBTAINED FROM FIELD SURVEYS. CONTRACTOR SHALL FIELD VERIFY SIZES AND LOCATIONS.

KEYNOTES:
1. CONNECT NEW 1/2" CW & 1/2" HW PIPING ABOVE CEILING AND ROUTE TO NEW LAVATORY.
2. CONNECT NEW 3/4" CW PIPING TO EXISTING 3/4" CW PIPING ABOVE CEILING AND REOUTE TO NEW URINAL.
3. CONNECT NEW 1" CW PIPING TO EXISTING 2" CW PIPING ABOVE CEILING AND ROUTE NEW 1" CW PIPING TO NEW WATER CLOSET.



1 PLUMIBG DOMESTIC WATER PLAN
3/16" = 1'-0"



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PLUMBING WATER PLAN

P2.04

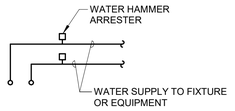
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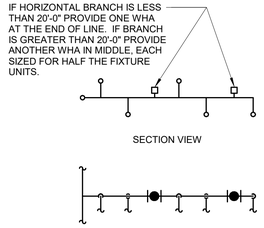
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PROVIDE WATER HAMMER ARRESTER (WHA-#) AT PLUMBING FIXTURES AND QUICK CLOSING VALVES AS INDICATED ON DRAWINGS AND AS RECOMMENDED BY STANDARD PDI-WH201. REFER TO PLUMBING MATERIAL LIST FOR WATER HAMMER ARRESTER DESCRIPTION.

SINGLE / DOUBLE FIXTURE



MULTIPLE FIXTURES



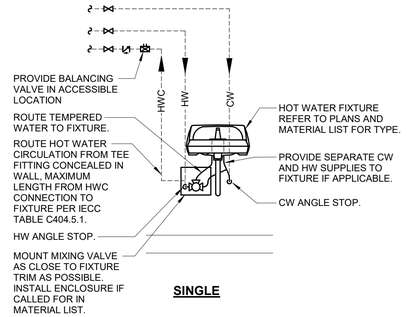
PDI SIZE	PIPE SIZE	FIXTURE UNIT LOAD
A	1/2"	1-11
B	3/4"	12-32
C	1"	33-60
D	1-1/4"	61-113
E	1-1/2"	114-154
F	2"	155-330

FIXTURE UNIT CALCULATION		
FIXTURE	COLD	HOT
WATER CLOSET (F.V.)	10	--
WATER CLOSET (TANK)	5	--
URINAL	5	--
LAVATORY	1.5	1.5
JANITOR'S SINK	3	3
SHOWER/BATHTUB	2	3
DRINKING FOUNTAIN	2	-
KITCHEN SINK	2	2
ICE MAKER / BEVERAGE	1	-

INSTALL WHA'S PER PDI STANDARDS AND MANUFACTURER'S INSTRUCTIONS. INSTALL IN HORIZONTAL OR VERTICAL POSITION, BUT NEVER UPSIDE DOWN. INSTALL IN LINE WITH WATER FLOW DIRECTION IF POSSIBLE. SIZE THE WHA AS SHOWN PER THE TABLES ABOVE. PROVIDE ACCESSIBILITY TO WHA WITH ACCESS PANEL OR INSTALL ABOVE ACCESSIBLE CEILING.

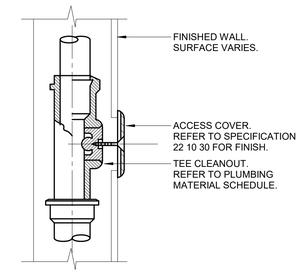
3 WATER HAMMER LOCATION AND SCHEDULE
NTS

INTERNATIONAL ENERGY CONSERVATION CODE (IECC) MAXIMUM ALLOWABLE PIPE LENGTH FROM THE NEAREST SOURCE OF HEATED WATER (CIRCULATED TEE FITTING) TO THE TERMINATION OF THE FIXTURE SUPPLY PIPE.



SINGLE

1 LAVATORY MIXING VALVE
NTS



TEE CLEANOUT

WCO LOCATION SCHEDULE (UNLESS SHOWN OTHERWISE ON FLOOR PLAN)	
WATER CLOSET	ON VENT ABOVE WC
URINAL	ON VENT ABOVE UR
LAV, WALL	ON WASTE BELOW LAV
LAV, COUNTER	ON WASTE BELOW LAV THRU BACK OF CABINET
SINK	ON WASTE BELOW SK THRU BACK OF CABINET
FLOOR MOUNTED FIXTURES WITH HORIZONTAL UNDERFLOOR VENT	ON VENT 18" ABOVE PENETRATION THROUGH FLOOR

GENERAL:
A. ON VENT FROM ISLAND FIXTURES.
B. END OF HORIZONTAL CHASE WASTE LINE.
C. AT THE BASE OF STORM AND SANITARY WASTE RISERS.
D. AS REQUIRED BY PLUMBING CODE.

NOTE:
1. CLEANOUTS SHALL BE PROVIDE PER SPECIFICATION SECTION 22 10 30 AND THE APPLICABLE CODE.
2. SPECIFICATION 22 10 30 SHALL BE FOLLOWED WHEN IT EXCEEDS THE CODE MINIMUM REQUIREMENTS.
3. HUB AND SPIGOT PIPE JOINT SYSTEM IS SHOWN AS AN EXAMPLE, REFER TO SECTION 22 10 00 FOR PIPE JOINING METHOD SPECIFIC TO PROJECT AND SYSTEM.

2 WALL CLEAN OUT DETAIL
NTS

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PLUMBING DETAILS

P5.01

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PLUMBING MATERIAL LIST

TAG NAME	DESCRIPTION	MANUFACTURER AND MODEL
L-1	LAVATORY - ACCESSIBLE, WALL MOUNTED, WHITE VITREOUS CHINA, 20"x18", 4" HIGH CONTOURED BACKSPLASH, FAUCET HOLES ON 4" CENTERS, DRILLED FOR CONCEALED ARM CARRIER. LAVATORY TRIM - TWO HANDLE MIXING FAUCET, SELF CLOSING, BRASS CONSTRUCTION, CHROME-PLATED FINISH, CONVENTIONAL SPOUT WITH LAMINAR FLOW OUTLET, WASHERLESS PUSH HANDLES AT 4" CENTERS, OPERATING FORCE OF 5.0 LBS. (MAXIMUM), PERFORATED GRID STRAINER WITH 1-1/4" 17 GAUGE TAILPIECE. MAXIMUM FLOW SHALL BE 0.25 GALLONS PER CYCLE IN COMPLIANCE WITH ENERGY POLICY ACT OF 2005 AND ASME/ANSI STANDARD A112.18.1M. FAUCET SHALL COMPLY WITH FEDERAL ACT S.3874. MINIMUM FLOW TIME SHALL BE 15 SECONDS. INSULATION KIT - PRE-MANUFACTURED FOR P-TRAP, STOP VALVES AND SUPPLY LINES. ACCESSORIES - QUARTER-TURN 3/8" CHROME PLATED HEAVY BRASS ANGLE SUPPLY LOOSE KEY STOPS, CHROME PLATED SOFT COPPER SUPPLY LINES, DRAIN AND TAILPIECE, 1-1/4" 17 GAUGE CAST BRASS P-TRAP, SUPPORT CARRIER. MOUNT LAVATORY WITH SUPPORT CARRIER BOLTED SECURELY TO FLOOR. TOP OF RIM SHALL BE AT 34"ABOVE FLOOR IN COMPLIANCE WITH LATEST ADA STANDARD. PROVIDE 29" MINIMUM CLEARANCE FROM FLOOR TO BOTTOM OF APRON IN COMPLIANCE WITH LATEST ANSI A117.1 AND ADA STANDARDS.	LAVATORY - AMERICAN STANDARD (0355.012), KOHLER, SLOAN, TOTO, ZURN LAVATORY TRIM - DELTA (86T1153), AMERICAN STANDARD, CHICAGO FAUCET, MOEN, SPEAKMAN, T&S BRASS, ZURN INSULATION KIT - TRUEBRO (LAV-GUARD), BROCAR PRODUCTS (TRAP WRAP), MCGUIRE (PROWRAP), PLUMBEREX (PRO-EXTREME)
UR-1	URINAL - ACCESSIBLE, WALL MOUNTED, WHITE VITREOUS CHINA, FLUSH VALVE TYPE, WASHOUT ACTION, ELONGATED RIM, EXTENDED SIDE SHIELDS, 3/4" TOP SPUD, 2" OUTLET. FLUSH VALVE - EXPOSED, MANUAL OPERATION, 0.5 GALLONS PER FLUSH, 11-1/2" ROUGH-IN, CHROME-PLATED, 3/4" I.P.S. SCREWDRIVER STOP-CHECK VALVE WITH VANDAL RESISTANT CAP, HIGH BACK PRESSURE VACUUM BREAKER, NON-HOLD-OPEN HANDLE, ADJUSTABLE TAILPIECE, SPUD COUPLING AND FLANGE, WALL FLANGE WITH SET SCREW, CHLORAMINE RESISTANT MATERIALS, 3-YEAR WARRANTY. CONTRACTOR OPTION: COMBINATION URINAL/FLUSH VALVE PACKAGED SYSTEM BY AMERICAN STANDARD, KOHLER, SLOAN, OR ZURN ACCESSORIES - SUPPORT CARRIER WITH TOP AND BOTTOM BEARING PLATES. MOUNT WITH CARRIER BOLTED SECURELY TO FLOOR. TOP OF BOWL RIM SHALL BE AT 17" (MAXIMUM) ABOVE FLOOR IN COMPLIANCE WITH LATEST ADA STANDARDS. VERIFY EQUIPMENT REQUIREMENTS AND ROUGH-IN LOCATIONS.	URINAL - AMERICAN STANDARD (6590.001), KOHLER, SLOAN, GERBER, TOTO, ZURN FLUSH VALVE - , SLOAN (ROYAL 186), ZURN, AMERICAN STANDARD, KOHLER, TOTO, AMTC
WC-1	WATER CLOSET - ACCESSIBLE, FLOOR MOUNTED, FLOOR OUTLET, FLUSH VALVE TYPE, WHITE VITREOUS CHINA, SIPHON JET, HIGH EFFICIENCY WATER SAVING, ELONGATED BOWL, 1-1/2" TOP SPUD, BOLT CAPS. FLUSH VALVE - EXPOSED, MANUAL OPERATION, 1.6 GALLONS PER FLUSH, 11-1/2" ROUGH-IN, CHROME PLATED, 1" I.P.S. SCREWDRIVER STOP-CHECK VALVE WITH VANDAL RESISTANT CAP, HIGH BACK PRESSURE VACUUM BREAKER, NON-HOLD-OPEN HANDLE, ADJUSTABLE TAILPIECE, SPUD COUPLING AND FLANGE, WALL FLANGE WITH SET SCREW, CHLORAMINE RESISTANT MATERIALS, ADA COMPLIANT, 3 YEAR WARRANTY. SEAT - WHITE, EXTRA HEAVY, OPEN FRONT, INJECTION MOLDED SOLID ANTI-MICROBIAL PLASTIC, SELF-SUSTAINING HINGE, STAINLESS STEEL OR PLATED STEEL POSTS AND NUTS. CONTRACTOR OPTION: COMBINATION WATER CLOSET/FLUSH VALVE PACKAGED SYSTEM BY AMERICAN STANDARD, KOHLER, SLOAN, OR ZURN TOP OF SEAT SHALL BE AT 17"-19" ABOVE FINISHED FLOOR. VERIFY EQUIPMENT REQUIREMENTS AND ROUGH-IN LOCATIONS.	WATER CLOSET - AMERICAN STANDARD (3043.001), CRANE, GERBER, KOHLER, SLOAN, ZURN FLUSH VALVE - SLOAN (111), ZURN, AMERICAN STANDARD, KOHLER, TOTO, DELANY, AMTC SEAT - CHURCH (3155C), BEMIS, BENEKE, OLSONITE, SAME AS WATER CLOSET MANUFACTURER
WCO-1	WALL CLEANOUT - END CAP, CAST IRON ACCESS BODY, GAS AND WATERTIGHT BRONZE OR BRASS THREADED PLUG, VANDAL RESISTANT ROUND STAINLESS STEEL ACCESS COVER, EXTENDED MACHINE SCREW.	ZURN (Z-1441), SMITH, WADE, JOSAM, WATTS, MIFAB
WHA-1	WATER HAMMER ARRESTOR – PISTON TYPE, PRE-CHARGED WITH 60 PSIG AIR, LEAD FREE, COPPER BODY, BRASS OR HIGH HEAT POLY-PROPYLENE PISTON WITH DUAL EPDM O-RING SEALS LUBRICATED WITH FDA APPROVED SILICONE LUBRICANT. PDI CERTIFIED, A.S.S.E. 1010 APPROVED FOR SEALED WALL INSTALLATION, RATED FOR [1-11][12-32][33-60][61-113][114-154][155-300] FIXTURE UNITS. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. PROVIDE WITH MIFAB UA-12 X 12 ACCESS PANEL WITH KEYED LATCH,	WATTS (LF15M2-DR), SIOUX CHIEF (650 SERIES), MIFAB (MWH), PPP (SC SERIES), ZURN WILKINS (1250XL), JR SMITH (5201-5250), WADE (WP5-100), JOSAM (75000-S)

PLUMBING ROUGH-IN SCHEDULE

NOTES: (APPLIES TO ALL PLUMBING FIXTURES LISTED BELOW)
1) SIZES SHOWN ARE MINIMUMS. LARGER SIZES SHOWN ON THE DRAWING SHALL DICTATE THE ROUGH-IN SIZE. 2) SANITARY RISERS UP IN WALL TO FIXTURES SHALL BE A MINUMUM OF 2". 3) DOMESTIC WATER BRANCH PIPING OUTSIDE OF THE WALL/CHASE SHALL BE A MINIMUM OF 3/4" UNLESS NOTED OTHERWISE. ONLY THE FINAL RISE-DROP SHALL BE SMALLER. 4) FINAL SANITARY SIZE SHALL MATCH P-TRAP SIZE (REFER TO MATERIAL LIST).

TAG NAME	DESCRIPTION	TRAP	COLD WATER	HOT WATER	SANITARY	VENT
L-1	LAVATORY		1/2"	1/2"	1 1/2"	1 1/2"
UR-1	URINAL		3/4"	-	2"	1 1/2"
WC-1	WATER CLOSET (ACCESSIBLE)		1 1/2"	-	4"	2"

NICKLAUS ENGINEERING, INC.
1851 West 24th Street
Yuma, Arizona 85364
(928) 344-8374
www.neiaw.com

JOB NO.	024-0348.00000
DESIGN	BT
DRAWN	RA

REVISIONS

#	DATE	DESCRIPTION

1090 UNION ST. SAN LUIS, AZ 85349

SAN LUIS CITY HALL EAST WING REMODEL

Registered Professional Engineer (Structural)
CERTIFICATE NO.
70688
BRANDON THAYER
Date Signed 2/13/2025
ARIZONA, U.S.A.
EXPIRES 3/31/2026

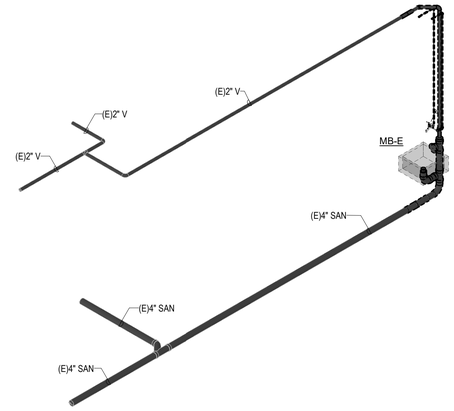
THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REUSE, REPRODUCTION, OR PUBLICATION BY ANY METHOD, IN WHOLE ORIN PART IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS WITH THE ENGINEER WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.

PLUMBING SCHEDULES

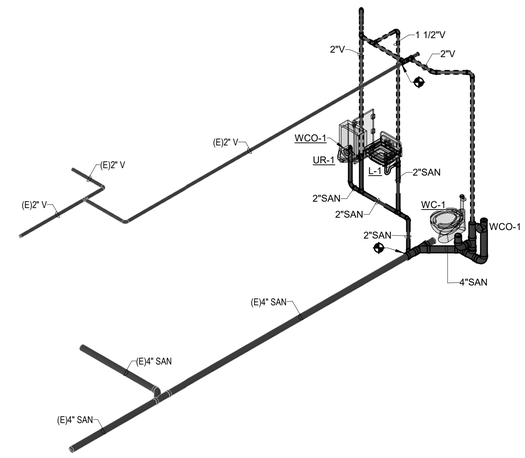
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1 PLUMBING WASTE & VENT DEMO ISOMETRICS
NTS



2 PLUMBING WASTE & VENT ISOMETRICS
NTS

NICKLAUS ENGINEERING, INC.
1851 West 24th Street
Yuma, Arizona 85364
(928) 344-8374
www.neiaw.com

JOB NO.	024-0348.00000
DESIGN	BT
DRAWN	RA

REVISIONS

#	DATE	DESCRIPTION

1090 UNION ST. SAN
LUIS, AZ 85349

SAN LUIS CITY HALL EAST WING REMODEL

Registered Professional Engineer (Mechanical)
CERTIFICATE NO.
70688
BRANDON
THAYER
Date Signed 02/13/2025
ARIZONA, U.S.A.
EXPIRES 3/31/2026

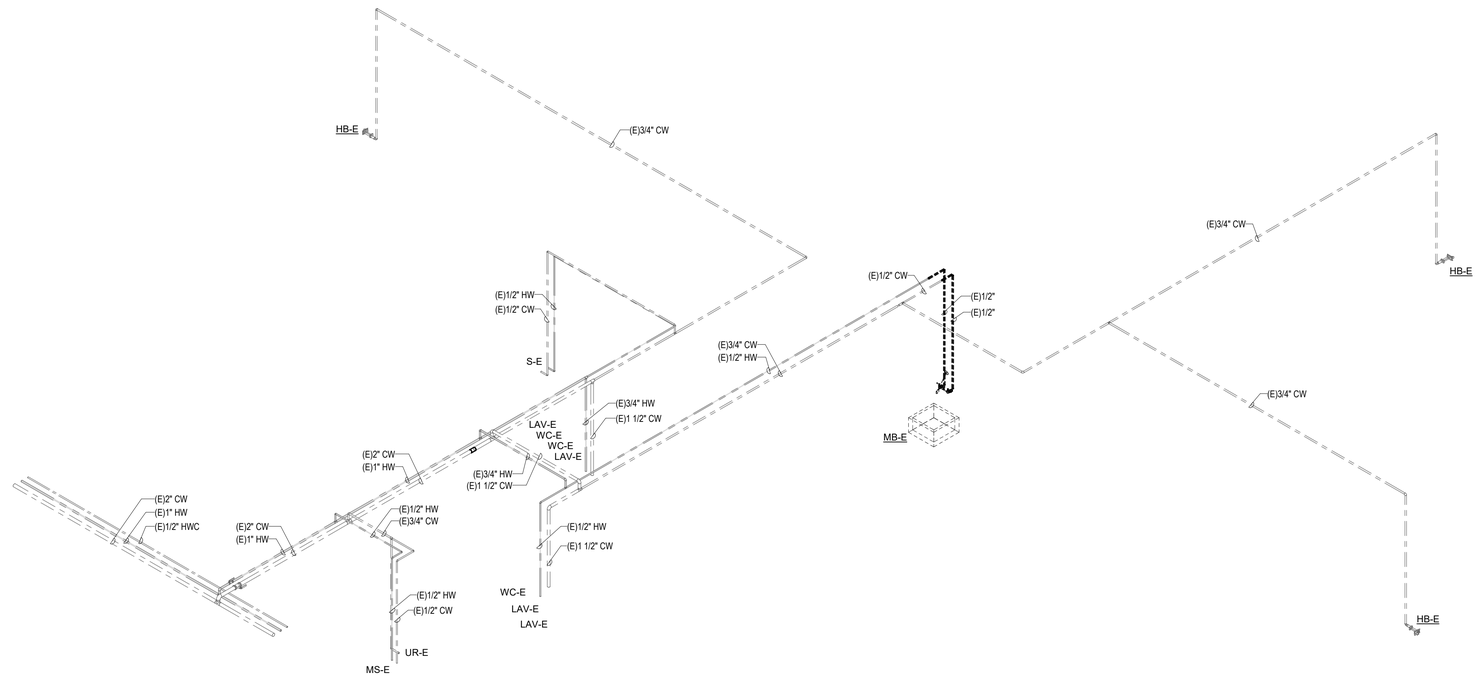
PLUMBING WASTE & VENT ISOMETRICS

P8.01

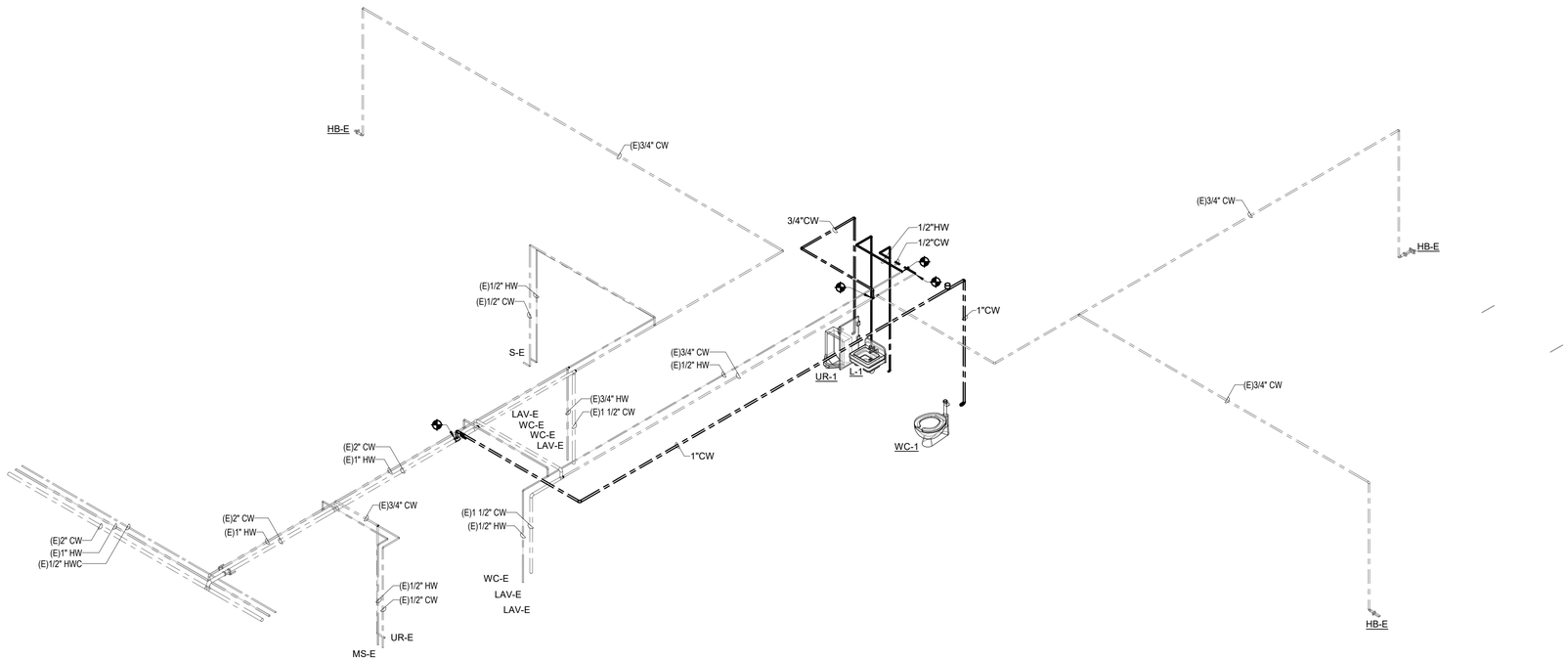
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1 PLUMBING WATER DEMO ISOMETRIC
NTS



2 PLUMBING WATER SOMETRIC
NTS

NICKLAUS
ENGINEERING, INC.
1851 West 24th Street
Yuma, Arizona 85364
(928) 344-8374
www.neiaw.com

JOB NO.	024-0348.00000
DESIGN	BT
DRAWN	RA

REVISIONS

#	DATE	DESCRIPTION

1090 UNION ST, SAN LUIS, AZ 85349

SAN LUIS CITY HALL EAST WING REMODEL

Registered Professional Engineer (Mechanical)
CERTIFICATE NO.
70688
BRANDON THAYER
Date Signed 02/13/2025
ARIZONA, U.S.A.
EXPIRES 3/31/2026

PLUMBING
DOMESTIC WATER
ISOMETRICS

P8.02

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REUSE, REPRODUCTION, OR PUBLICATION BY ANY METHOD, IN WHOLE ORIN PART IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS WITH THE ENGINEER WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.

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CITY OF SAN LUIS
City Hall East Wing Remodel

Bid Addendum #1

This Addendum Changes/Updates the following:

Date Issued: **3/13/25**
To: **All prospective bidders**

Addition 1: Paint office/room #129

Addition 2: Electrical Lighting Plan E2.01 – Exit sign at new exterior door location, add exit light with 90 min back up battery.

Addition 3: The City reserves the right to pick and choose individual line-item rows in the bid schedule form.

Question 1: I have a question regarding the ceiling height, as I don't see it specified on the plans. I'm trying to determine the correct height so I can accurately price the studs at the appropriate size. Could you kindly provide this information or guide me to where I might find it?
Response 1: You may find this information on the Reflected Ceiling Plan (A3.01) and Wall Types and Wall Details (A7.00). As specified in the Nicklaus Engineering plans (2nd attachment), ceiling is 8'10".

Question 2: What doors are we going to have access to?
Response 2: During construction you will have access to the rear parking lot at City Hall and may enter through the nearest entrance door in the rear of the wing. We will require the contractor to open the new door to the exterior first during phase 1. This way we separate Phase 1 from Phase 2 and you may now enter Phase 1 location through the new door. Since Phase 1 is during normal operating hours, staff will open the facility. Whenever working on Phase 2, we will provide a badge that will give you access to the facility after hours and weekends.

Question 3: Does Phase 1 have to be completed before commencing Phase 2?
Response 3: Phase 1 must be completed before initiating Phase 2. However, there might be exceptions and may overlap if there are no interruptions to staff. (See Question 6)

Question 4: As soon as Phase 1 is completed, how much time will we have to wait to start on Phase 2?
Response 4: We will have staff relocated and personal files removed before construction, so you may start on Phase 2 the very next day. Overlapping options might be available. (See question 6)

Question 5: Staging area?
Response 5: Parking is limited for COSL staff. We will allow an area of 3 parking spaces for staging and/or storage for partitioners. You may also leave tools and equipment on Phase 1 location while construction. Only the contractor and its subcontractors will have access to phase 1 location during construction.

Question 6: Can there be overlapping during the two phases?

Response 6: Phase 2 is strictly after hours or weekends. However, overlapping can be facilitated by the project coordinator during construction. We will allow overlapping ONLY if no staff in the area is interrupted, there is no noise/debris, and/or any potential risk and/or obstructions.

Question 7: Do you require insulation on the roof/ceiling?
Response 7: We request insulation for all new walls. No ceiling insulation is needed.

Question 8: What location is the temporary wall going to be?
Response 8: Temporary wall that separates Phase 1 and Phase 2 is between cubicle area 148 and new office 131B. (See Exhibit A)

Question 9: What color would you like the new electrical plates and low voltage plates to be?
Response 9: To match existing color currently installed.

Question 10: What is the wall height all the way to the truss?
Response 10: 11ft. to the bottom of the truss.

Question 11: What is the model of the partitioners? Are we purchasing new ones?
Response 11: Partitioners made by AiS/MWall. No need to purchase partitioners as we will use existing and if needed, we have more in our storage. However, we are requesting to electrify all our partitioners with "whips" to all partitioner locations that are not against the wall as specified in Electrical Plan E1.01. Electrical and data whips to be located on the bottom raceway cavity. The contractor shall purchase partitioner powered raceway covers where needed. (See Exhibit B). FYI, we purchase our partitions from Arizona Furnishings in Phoenix.

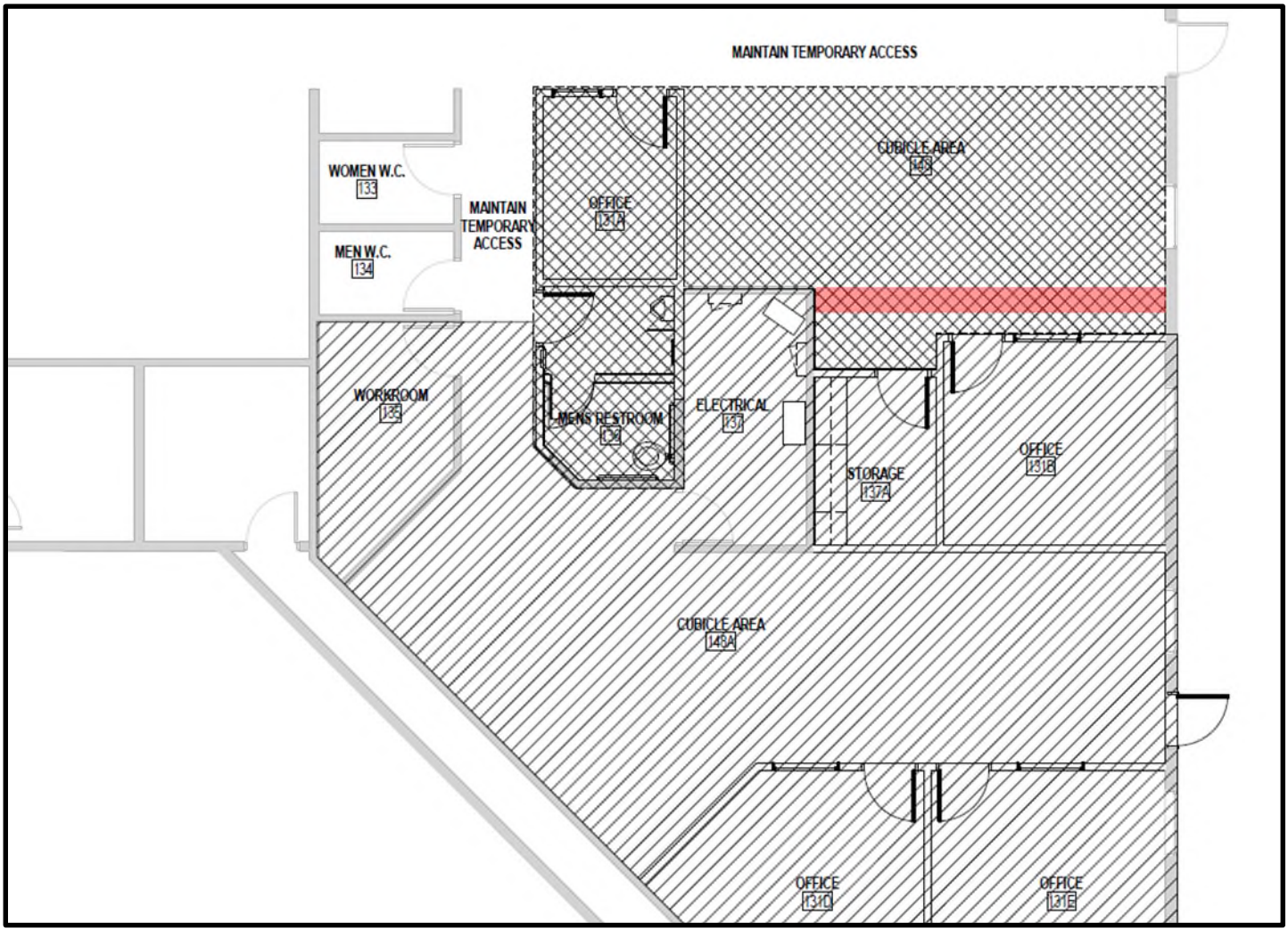
Question 12: Do you want the same color for the doors?
Response 12: Yes, same color for all new doors and frames. OSHKOSH Door Company, Natural Birch 600-102

Question 13: Are we including hardware on all doors?
Response 13: Yes, all new doors must match existing. This includes door handles, door closers, door stoppers, etc.

Question 14: Quick question regarding your renovation project in City Hall. Room 136, Men's restroom, tile for floors shows D037 which is Pepper White, Golden Granite is D138. I am assuming Golden Granite #D138 would be correct for the floor?
Response 14: Yes, the correct color and code for the restroom floor is Golder Granite D138.

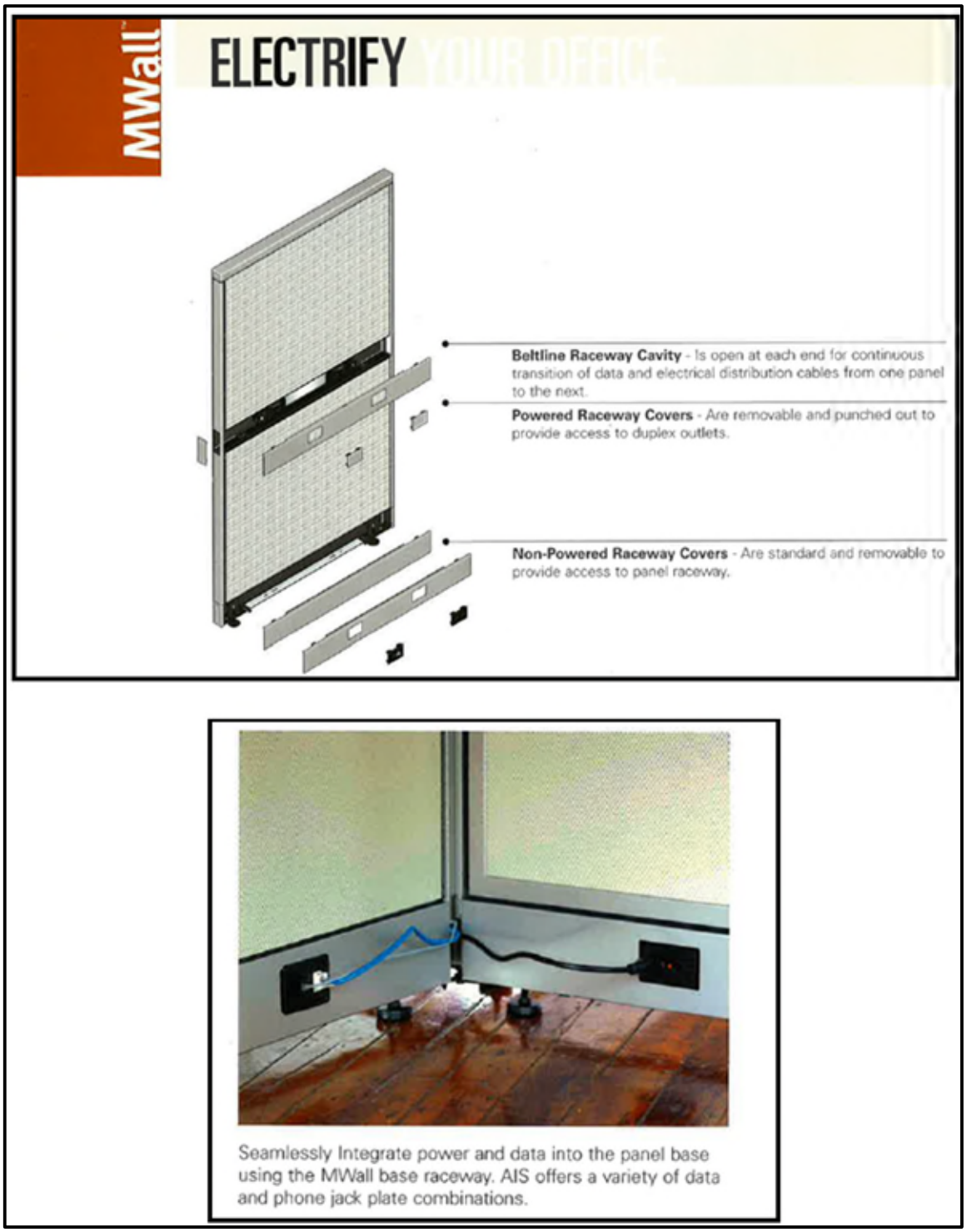
Question 14: For the restrooms, are you requesting a cove base and bullnose?
Response 14: Yes, we are requesting bullnose for the top row and cove base tiles for the bottom row. Color selection based on Plans by Nicklaus Engineering.

EXHIBIT A



The temporary wall location highlighted in red. 1-2 feet of playing room.

Exhibit B



Seamlessly Integrate power and data into the panel base using the MWall base raceway. AIS offers a variety of data and phone jack plate combinations.

This Addendum is incorporated into the contract documents. Please acknowledge receipt of this addendum and include in your bid. All other terms and conditions remain the same.

_____

Edgar Juarez
Facilities Project Coordinator

CITY OF SAN LUIS
City Hall East Wing Remodel

Bid Addendum #2

This Addendum Changes/Updates the following:

Date Issued: **3/18/25**
To: **All prospective bidders**

Clarification 1: Please include cabinets expense that pertains to storage room in bid schedule, Phase 1, line item #2 "Furniture Relocation" as it specifies installation of furniture in the description.

Question 1: Please send us an updated plan holders/bidders list so we can update our database with the most current information available. Please also let us know if there are any changes to the bid date and please provide a construction cost estimate or budget range if available.
Response 1: Plan holders list may be seen in Exhibit C below. The bid date is to remain the same and construction cost estimate/budget can be requested to City Clerks Office after lowest responsive bidder is accepted through public records request.

Question 2: What takes precedent the bid sheet or the plans. For instance, if something isn't listed on the plans but is on the bidsheet, are we still responsible for it?
Response 2: The RFB Documents include all paperwork that has been handed out. Plans, bid schedule, scope, contract and addendums are incorporated. The contractor is responsible for everything listed within.

Question 3: The color called out for the toilet partition isn't a plastic laminate. That Wilsonart color is a Phenolic material that is special order with a 16-week lead time plus fabrication and shipping. Would you like us to quote the one called out or a standard color?
Response 3: Per plans, product information provided for reference, match existing. We will allow for a standard color that matches existing partitions in other locations. Product to be reviewed by owner/client before ordering.

Question 4: I am writing to request soft copies of the Pre-Bid Sign-in-Sheet List related to [BAN-2025-01 - City Hall East Wing Remodel].
Response 4: Please See Exhibit D below

Exhibit C

City of San Luis
Department of Public Works
• Administration • Streets • Water • Wastewater • Solid Waste • Fleet Services • Facilities

PLAN HOLDER'S LIST

Project Name: City Hall East Wing Remodel Project
Project Number: BAN-2025-1
Date Advertised: February 26, 2025

Request Date	Company	Contact Name	Phone	Email Address	Package Distributed	Addendum No. 1	Addendum No. 2	Addendum No. 3
2/27/25	Top Builders Construction Inc.	Luz VR	760-693-5233	hello@topbuildersconstruction.com	2/27/25		3/18/25	
8/2825	DWD Construction	Shane Darnell	928-581-1011	Shane.dwdconstruction@outlook.com	2/28/25		3/18/25	
2/28/25	Dodge Construction Network	Christian Paul D. De Vera	844-326-3826	Christian.DeVera@construction.com	3/3/25		3/18/25	
3/3/25	Maya's Construction	Fernando	928-919-3427	office@mayasconstructionyuma.com	3/3/25		3/18/25	
3/5/25	Westerner General Contracting, LLC	Jesse Vasquez	928-783-2191	estimates@westernergc.net	3/5/25		3/18/25	

DRAFT

City of San Luis
Department of Public Works

• Administration • Streets • Water • Wastewater • Solid Waste • Fleet Services • Facilities

3/10/25	Taylor Engineering	Abel Conde	928-285-8924	aconde@tayengineering.com	3/10/25		3/18/25	
3/10/25	RJ Nichols Construction	Jacob Nichols Ricky Frady	619-792-5262 928-483-9398	jacob@rjnconstruction.com ricky@rjnconstruction.com	3/10/25		3/18/25	
3/10/25	Celis Development	Stan and Juan Pablo	928-920-8717	Celisstan@gmail.com estimating@southwestplumbingandair.com	3/10/25		3/18/25	
3/11/25	American Eagle of AZ	Carl J Taylor	928-726-1617	cj@remodelyuma.com	3/11/25		3/18/25	
3/11/25	GCI Construction	Rey Galindo	928-919-2206	rgalindo@gciinspections.com	3/11/25		3/18/25	
3/11/25	MC Custom Painting, LLC	Mario A Castro	928-450-9283	mcustompainting@outlook.com	3/11/25		3/18/25	
3/11/25	Pilkington Construction	Issac Lopez	928-315-5033	Issac.lopez@pcco.us	3/11/25		3/18/25	
3/11/25	V&V Electric	Jose Luis Viera	928-285-4366	Joseviera26@hotmail.com	3/11/25		3/18/25	
3/17/25	Dodge Construction Network	Brenda Cusack		Brenda.cusack@construction.com	3/17/25		3/18/25	
3/18/25	Blackridge Research and Consulting	Hema Emagulate	917-993-7467	helan@blackridgeresearch.com	3/18/25		3/18/25	

DRAFT

Exhibit D

City Hall East Wing Remodel
3/11/2025

Pre-Bid Meeting Sign-In Sheet

	Name	Email	Phone #	Department / Company	Signature
1	Ricky Frady	Ricky@RJNconstruction.com	928-783-9383	RJN Construction	
2	Mario A Castro	mcustompainting@outlook.com	(928) 450-9283	MC Custom Painting LLC	
3	Stan Celis	Celisstan@gmail.com	928 920-0411	Celis Development	
4	Juan Pablo Sotelo	Estimating@Southwest Plumbing and Air.com	928-920-5755	Southwest Plumbing Air	
5	Abel Conde	AConde@TAYEngineering.com	9289285-3924	TAYlor Engineering.	
6	Edgar Juarez		928-341-8590	COSL/Facilities	
7	Shane Darnell	Shane.DWD construction@outlook.com	9285811011	DWD construction	
8	Edwin Silva	esilva@sanluisaz.gov	7142764633	Engineering Dept	
9	Issac Lopez	Issac.Lopez@pcco.us	(928)315-5033	Pilkington Const	
10	Jose Luis Viera	JOSEVIERA26@Hotmail.com	(928)285-4366	V&V electric	
11	Rey Galindo	rgalindo@gciinspections.com	928-919 2206	Gci Construction	
12	Zulogio Vera	evera@sanluisaz.gov	928-341-8577	COSL PW	

City Hall East Wing Remodel
3/11/2025

Pre-Bid Meeting Sign-In Sheet

	Name	Email	Phone #	Department / Company	Signature
1	Jorge Perez	jperez@sanluisaz.gov	(928) 341-8577	COSL / PW	Jorge Perez
2					
3					
4					
5					
6					
7					
8					
9					
10					
11					
12					

This Addendum is incorporated into the contract documents. Please acknowledge receipt of this addendum and include in your bid. All other terms and conditions remain the same.

_____

Edgar Juarez
Facilities Project Coordinator

CITY OF SAN LUIS
City Hall East Wing Remodel

Bid Addendum #3

This Addendum Changes/Updates the following:

Date Issued: **3/20/25**
To: **All prospective bidders**

Question 1: So, my follow up question is where on the bid schedule would you like us to put the items that we need to price that are on the plans but not on the bid sheet. For example, T-bar ceilings and hard lids, among other items. If I lump them into another category on the bid sheet and you choose not to do this item, then I would be unable to do the other things I have included in there that you said I must pick up because it's on the docs. How would you like us to provide numbers for the items that aren't on the plans?
Response 1: For items called out on the plans that are not specifically listed as bid items, the cost of these shall be considered incidental to other bid items within the relevant phase.

Question 2: Could you please clarify whether this project requires contractors and subcontractors to pay prevailing wages?
Response 2: This project does not require prevailing wages.

Clarification 1: No more questions will be answered after this addendum #3.

This Addendum is incorporated into the contract documents. Please acknowledge receipt of this addendum and include in your bid. All other terms and conditions remain the same.

_____
Edgar Juarez
Facilities Project Coordinator

AGENDA ITEM REVIEW FORM

Regular City Council Meeting **5. B.**

Meeting Date: 04/09/2025

Department Head: Eulogio Vera, Director of Public Works, Public Works Department

Submitted By: Jorge Perez, Assistant Director of Public Works, Public Works Department

Action Requested: Motion

ITEM:

Discussion and possible action on any and all matters regarding the award of a contract to Consultant Engineering, Inc., for the West Wastewater Treatment Plant Expansion Project Managing Support Services. **(Jorge Perez, Assistant Director of Public Works)**

SUMMARY:

On February 26, 2025, the City of San Luis approved the acceptance and award of a pre-construction services contract to MGC Contractors, Inc. to act as a Construction Manager at Risk (CMAR) for the West Wastewater Treatment Plant Expansion Project. Through pre-construction services, CMAR collaborates with the engineer of record to produce 100% complete plans for the construction of the project. At the same time, the CMAR will produce a proposed guaranteed maximum price for the construction of said project.

At this time, the Department of Public Works is seeking council approval to contract with Consultant Engineering, Inc. (CEI) for $94,200.00 in participation and project management support during the pre-construction phase of the West Wastewater Treatment Plant Project.

RECOMMENDATION / SUGGESTED MOTION:

I MOVE TO AWARD THE CONTRACT TO CONSULTANT ENGINEERING, INC. IN THE AMOUNT OF $94,200.00, AS PRESENTED.

Fiscal Impact

IS THERE FISCAL IMPACT ASSOCIATED WITH THIS ITEM:	Yes
CITY/STATE/FEDERAL FUNDS:	City
TOTAL:	$94,200.00
BUDGETED AMOUNT:	$6,000,000.00
AVAILABLE AMOUNT TO TRANSFER:	N/A
ACCT NAME & GL#/REMAINING BALANCE BEFORE PURCHASE:	Capital Outlay CIP / 310-311-90015 / $2,269,738.34

FISCAL IMPACT STATEMENT (IF THIS IS A BUDGET TRANSFER, YOU MUST ATTACH THE BUDGET ADJUSTMENT FORM):

Capital Outlay CIP / 310-311-90015 / $2,269,738.34

Attachments

PROFESSIONAL ENGINEERING SERVICES AGREEMENT

Professional Services Agreement (this "Agreement") is effective the ____ day of April 2025, between the City of San Luis, Arizona, a municipal corporation of the State of Arizona ("CITY"), and Consultant Engineeging, Inc. (CEI), an Arizona professional limited liability company, authorized to do business in the State of Arizona ("ENGINEER"). ENGINEER and CITY may be referred to singularly as the "Party" and collectively as the "Parties."

RECITALS

The Parties entered into this Agreement based on the following facts, understanding and intentions of the Parties:

A. CITY has determined that it is in the public interest to proceed with the work described below in Section One (the "Project").

B. CITY has determined that the Project involves the performance of professional and technical services of a temporary nature.

C. CITY desires to engage ENGINEER, and ENGINEER agrees to render certain technical advice and professional services to CITY, as necessary.

In consideration of the mutual covenants contained herein, the Parties agree as follows:

SECTION I – DESCRIPTION OF PROJECT

The Project described in the attached Exhibit 1, ENGINEER's Proposal for Engineering Services of March 19, 2025, for the West WWTP Expansion PM Support Services. Said exhibit is incorporated by reference as though fully set forth again in full.

SECTION II – SCOPE OF WORK

The ENGINEER's scope of work is described and incorporated herein as Exhibit 1. CEI will participate in the GMP conference and negotiations rather than facilitate them, not withstanding any conflicting provisions within Exhibit 1.

SECTION III – ADDITIONAL SERVICES

CITY and ENGINEER understand that it may be necessary, in conjunction with the Project, for ENGINEER to perform or secure the performance of services other than those set forth in the proposal. If the CITY requests additional services, ENGINEER shall advise CITY in writing of the need for additional services and the cost and estimated time to perform the additional services. ENGINEER shall not proceed to perform any such additional service until CITY has determined that such additional service is beyond the scope of the basic services to be provided by ENGINEER and has given its written authorization to proceed. Written approval for performance and compensation for additional services may be granted by the CITY's Director of Public Works or the San Luis City Manager. Except as stated in this paragraph, any additional service shall require a written amendment to this Agreement and shall be subject to all the provisions of this Agreement.

SECTION IV – AUTHORITY OF THE PUBLIC WORKS DIRECTOR

ENGINEER shall perform all necessary services provided under the Agreement and outlined in the proposal and shall do, perform, and carry out such work in a satisfactory and proper manner as determined by and to the satisfaction of the Director of Public Works. The Director of Public Works reserves the right to make changes, additions or deletions, to the scope of work as deemed to be necessary or advisable to implement and carry out the purposes of the Agreement. Any changes, additions or deletions to the scope work shall be subject to an approved and executed amendment to the Agreement. The Director of Public Works is authorized to execute the change orders on behalf of CITY.

SECTION V – RESPONSIBILITY OF ENGINEER
By executing this Agreement, ENGINEER represents and states to CITY that it possesses or will arrange to secure from others all necessary professional capabilities, experience, resources and facilities necessary to provide to CITY the services contemplated under this Agreement. ENGINEER further warrants that it will follow the current generally accepted practices of the profession to make findings, render opinions, prepare factual presentations, and provide professional advice and recommendations regarding the Project for which services are rendered under this Agreement.

SECTION VI – INDEPENDENT CONTRACTOR
The Parties to this Agreement agree that ENGINEER, its employees, agents and subcontractors shall be independent contractors with regard to the providing of services under this Agreement and that ENGINEER's employees, agents and subcontractors shall not be considered to be employees or agents of CITY, for any purpose, whatsoever, and will not be entitled to any of the benefits CITY provides for its employees. Rights of the ENGINEER as independent contractor include, but are not limited to, control of the work, manner and methods of the work, and the right to contract with other employers.

Rights of the CITY include, but are not limited to, inspection and approval of the work and the right to contract with others to perform the work.

SECTION VII – MATERIALS AND EQUIPMENT
ENGINEER shall furnish at its own expense all materials and equipment necessary to carry out the terms of this Agreement.

SECTION VIII – DIGITAL FILES
ENGINEER shall furnish copies of all deliverables in digital format. Files shall be compatible with the current versions used by CITY. CITY shall be the owner of the files and owner of all copyrights or other intellectual property rights thereto.

SECTION IX – EMPLOYMENT OF PERSONNEL
ENGINEER shall provide experienced and qualified personnel to carry out the work to be performed by ENGINEER under this Agreement and shall be responsible for and in full control of the work of such personnel.

SECTION X – TIME OF PERFORMANCE
Subject to the provisions of this Agreement, ENGINEER agrees to perform the Project in accordance with the proposal. The services of ENGINEER are to be undertaken and completed in such a sequence as to assure their expeditious completion in light of the purpose of this Agreement. ENGINEER's anticipated period of performance following execution of this agreement will be 5 months as broken down in Exhibit 1. Time is of the essence of this Agreement.

SECTION XI – COMPENSATION
Subject to the provisions of this Agreement, ENGINEER agrees to perform the work and services specified and outlined in the proposal for an amount not to exceed $94,200.00, as delineated in the proposal at Exhibit 1, unless specifically authorized by a written amendment to this Agreement executed prior to the commencement of any additional work. ENGINEER shall prepare invoices in accordance with this Agreement and shall submit such invoices to CITY once a month covering the amount and value of the Project satisfactorily performed by ENGINEER up to the date of such invoice. No later than 45 days from the receipt of an invoice, CITY shall pay ENGINEER for work satisfactorily performed on a time and materials basis.

If the CITY wants the ENGINEER to travel outside of Yuma County, then it shall be handled as an additional service which shall require a written amendment to this Agreement and shall be subject to all the provisions of this Agreement.

SECTION XII – ASSIGNMENT
ENGINEER shall not assign any duties, responsibilities or obligations under this Agreement without the prior written consent of CITY.

SECTION XIII – INDEMNIFICATION

To the fullest extent permitted by law, ENGINEER agrees to indemnify, protect, defend and hold harmless CITY, its Mayor, Council Members, any and all of its officers, directors, officials, employees, agents, insurers, and indemnitors ("Indemnified Parties") for, from and against any and all suits, claims, losses, liabilities, damages, costs, expenses and debt, including reasonable attorneys' fees and costs incurred by the CITY which arise out of, attributable to or caused in whole or in part by acts or omissions of ENGINEER (or its officers, directors, shareholders, agents or employees) including but not limited to injuries to ENGINEER's employees who may or may not be covered by workers' compensation insurance; except, to the extent such suits, claims, losses, liabilities, damages, costs, expenses and debt result from acts or omission of the CITY or any Indemnified Parties. This indemnification provision shall apply to suits, claims, losses, liabilities, damages, costs, expenses and debt that are not otherwise covered by the CITY's Liability Insurance provided for by the Arizona Municipal Risk Pool.

Notwithstanding the foregoing, but without limiting insurance coverage provided by Section 14 of this Agreement, ENGINEER, and its partners, agents and employees, shall not be liable to CITY, whether jointly severally or individually, in excess of the compensation paid by the City to the ENGINEER under any Agreement as a result of any act or omission not amounting to willful or intentional wrong. CITY hereby agrees that to the fullest extent permitted by law, but without limiting insurance coverage provided by Section 14 of this Agreement, ENGINEER shall not be liable to CITY for any special, indirect or consequential damages whatsoever, whether caused by ENGINEER's negligence, errors, omissions, strict liability, breach of contract, breach of warranty or other cause or causes whatsoever.

SECTION XIV – INSURANCE

A. Insurance Requirements.

Prior to the beginning and throughout the duration of the work, ENGINEER will maintain insurance in conformance with the requirements set forth below. ENGINEER will use existing coverage to comply with these requirements. If that existing coverage does not meet the requirements set forth in this Section Fifteen, then such coverage shall be amended to do so. ENGINEER acknowledges that the insurance coverage and policy limits set forth in this Section Fifteen constitute the minimum amount of coverage required. Any insurance proceeds in excess of the limits and coverage required in this Agreement, the following types and amounts of insurance:

Without in any way limiting ENGINEER's liability pursuant to the indemnification described above, ENGINEER shall maintain, during the term of this Agreement, the following types and amounts of insurance:

Coverage Type	Coverage Amounts- Minimum Limits:
Commercial General Liability, including: Premises and Operations Contractual Liability Personal-Injury Liability Independent Contractors Liability	$1,000,000 Combined Single Limit, per occurrence and $2,000,000 general aggregate

Coverage for an additional insured shall not be limited to its vicarious liability. Defense costs must be paid in addition to limits.

Comprehensive Automobile Liability (including, owned, non-owned and hired autos)	$1,000,000 Combined Single Limit, per Occurrence

If ENGINEER owns no vehicles, then this requirement may be satisfied by a non-owned auto endorsement to the general liability policy described above. If ENGINEER or ENGINEER's employees use personal motor vehicles in any way on this Project, then ENGINEER shall obtain evidence of personal motor vehicle liability coverage for each such person.

Workers Compensation and Employer's Liability	Statutory $1,000,000
Professional Liability Errors and Omissions	$1,000,000 per claim and $2,000,000 annual aggregate

Except for Workers Compensation and Professional Liability Insurance coverage, such insurance shall include additional endorsements naming CITY and its directors, officers, employees and agents as additional insured with respect to liabilities arising out of the performance of services under this Agreement. ENGINEER shall provide CITY with certificates of insurance documenting that the ENGINEER has obtained the above coverages. Such certifications shall include the required provisions and endorsements required by this Agreement. Such Certificates shall include a statement that insurance may not be canceled without 30 days' prior written notice to CITY by first class mail, postage prepaid, 10 days of notice in the event that cancellation is due to nonpayment of premium.

B. Certificates of Insurance and Endorsements.

ENGINEER will provide the City with a certificate of insurance and endorsement naming CITY as an additional insured under General Liability and Auto Liability, if applicable. Such liability insurance maintained by ENGINEER shall be primary and non-contributory and any coverage maintained by CITY shall not be expected to contribute to any claims arising from the work under this Agreement. The ENGINEER shall provide these certificates to the CITY within 10 days of execution of this Agreement and prior to engaging any operation or activities set forth in this Agreement. The foregoing policies shall provide that no cancellation, major change in coverage, or expiration by the insurance company or the insured during the term of this Agreement shall occur without 30 days' written notice to CITY prior to the effective date of such cancellation or change in coverage.

SECTION XV – COMPLIANCE WITH LAWS AND REGULATIONS

Services performed by ENGINEER pursuant to this Agreement shall be performed in accordance with full compliance to all applicable federal, state, and CITY laws and any rules or regulations promulgated under such laws including but not limited to the following Arizona required provisions:

A. Conflict of Interest

ENGINEER declares that he presently has no interest and shall not acquire any interest, direct or indirect, financial or otherwise, which would conflict in any manner or degree with the performance of the services under this Agreement. ENGINEER further declares that in the performance of this Agreement no subcontractor or person having such interest shall be employed. ENGINEER certifies that, if he hires any employee, no one who has or will have any financial interest in this Agreement is an officer or employee of CITY. The Parties agree that in the performance of the services under this Agreement ENGINEER shall at all times be deemed an independent contractor and not an agent or employee of CITY. Under Arizona law, rules and regulations, no member, official or employee of the CITY shall have any personal interest, direct or indirect in this Agreement, nor shall any such member, official or employee participate in any decision relating this Agreement which affects his or her personal interest or the interest of any corporation, partnership or association in which he or she is, directly or indirectly, interested. This Agreement is subject to A.R.S. §38-511.

B. Employment Eligibility

ENGINEER hereby warrants that it complies with all federal immigration laws and regulations that relate to its employees and with A.R.S. §§ 23-214 and 44-4401 relating to verification of employment eligibility. A breach of this warranty shall be deemed a material breach of this Agreement. CITY retains the legal right to inspect the papers of ENGINEER to ensure that ENGINEER complies with this warranty.

C. San Luis Business License

ENGINEER shall obtain and maintain a San Luis Business License.

SECTION XVI – INSPECTION OF WORK

CITY's representative or its designee shall at all times have the right to inspect the work, services or performance of ENGINEER. ENGINEER shall furnish all reasonable aid and assistance required by CITY for proper examination of the work or services. Such inspection shall not relieve ENGINEER of any obligation to perform such services in accordance with the law or this Agreement.

SECTION XVII – NO WAIVER

ENGINEER agrees that any waiver by CITY of any breach or violation of any term or condition of this Agreement shall not be deemed to be a waiver of any subsequent breach or violation of the same or any other term or condition. The acceptance by CITY of the performance of any work or services by ENGINEER shall not be deemed to be a waiver of any term or condition of this Agreement.

SECTION XVIII – ATTORNEYS' FEES; COURT VENUE

Should either Party to this Agreement commence legal action against the other (including a formal judicial proceeding, mediation or arbitration), the case shall be handled in Yuma County, Arizona or United States District Court for the District of Arizona at the election of the plaintiff in such legal action. The Parties waive any right to object to such venue. Nothing in this paragraph will be deemed to have authorized the bringing of any legal action in a court which does not otherwise have jurisdiction to adjudicate the legal action. The Party prevailing in such action shall be entitled to reasonable attorneys' fees which shall be fixed by the judge, mediator or arbitrator hearing the case and such fees shall be included in the judgment, together with all costs.

SECTION XIX – NOTICES

A. All notices to be given under this Agreement, or which may be given by either Party to the other, shall be considered validly given and fully received when made in writing and delivered or refused delivery by means of prepaid service by:

- deposit in the United States Postal Service by certified mail, return receipt requested, and postage prepaid,
- personal delivery by process server or
- sent by a nationally recognized courier (e.g., Federal Express, UPS)

B. Notices for delivery to the OWNER shall be to the attention of the Public Works Director, copies to the City Manager, City Attorney, and City Clerk.

C. Notices for delivery to the ENGINEER shall be to the attention of Jeffrey A. Kramer, PE, PWLF, CPM, CCM, CJP, 10625 North 25th Avenue Suite 200, Phoenix, Arizona 85029 (or successor statutory agent).

or such other addresses as either Party may from time to time designate in writing and deliver in a like manner. Any such change of address notice shall be given at least ten (10) days before the date on which the change is to become effective.

SECTION XX – TERMINATION
Either Party may terminate this Agreement upon 30 days' written notice to the other Party. In the event of such termination, CITY shall pay ENGINEER for all services performed to the satisfaction of CITY to the date of receipt of notice of termination. An itemized statement of the work performed to the date of termination shall be submitted to CITY. In ascertaining the services actually rendered under this Agreement up to the date of termination, consideration shall be given to both completed work and work in the process of completion and to complete and incomplete documents whether delivered to CITY or in the possession of ENGINEER.

SECTION XXI – OWNERSHIP OF DOCUMENTS
Upon completion, termination or suspension of this Agreement, all original documents, designs, drawings, maps, models, computer files, surveys, notes and other documents prepared in the course of providing the services to be performed pursuant to this Agreement shall become the sole property of CITY and may be used, reused, or otherwise disposed of by CITY without the permission of ENGINEER.

When ENGINEER creates any copyrightable material or invents any patentable property under this Agreement, CITY shall retain a royalty-free, non-exclusive and irrevocable license to reproduce, publish, recover, or otherwise use the materials or property and to authorize others to do the same.

SECTION XXII – GOVERNING LAW AND SEVERABILITY
This Agreement shall be administered and interpreted under the laws of Arizona. Jurisdiction of litigation arising from this Agreement shall be in Arizona. If any part of this Agreement is found to conflict with applicable laws, then such part shall be inoperative and void insofar as it conflicts with such laws, but the remainder of the Agreement shall continue to be in full force and effect.

SECTION XXIII – HEADINGS
The descriptive headings of the paragraphs of this Agreement are inserted for convenience only, and shall not control or affect the meaning or construction of the provisions of this Agreement.

SECTION XXIV – AUTHORITY
The undersigned represent to each other that they have full power and authority to enter into this Agreement and that all necessary actions have been taken to give full force and effect to this Agreement.

SECTION XXV – NO THIRD-PARTY BENEFICIARIES
There are no third-party beneficiaries to this Agreement, and no person or entity not a Party shall have any right or cause of action under this Agreement.

SECTION XXVI – NO AGENCY CREATED
It is not intended by this Agreement to, and nothing contained in this Agreement shall create any agency, partnership, joint venture or other similar arrangement between the Parties.

SECTION XXVII – NO PERSONAL LIABILITY
No member, official or employee of the CITY shall be personally liable to ENGINEER, or any successor or assignee, (a) if any default occurs or breach by the CITY, (b) for any amount which may become due to the ENGINEER or its successor or assign, or (c) under any obligation of the CITY under this Agreement. Notwithstanding anything contained in this Agreement to the contrary, the liability of ENGINEER under this Agreement shall be limited solely to the assets of ENGINEER and shall not extend to or be enforceable against: (i) the individual assets of the individuals or entities who are shareholders, members, managers constituent partners, officers or directors of the general partners or members of ENGINEER; (ii) the shareholders, members or managers or constituent partners of ENGINEER; or (iii) officers of ENGINEER.

SECTION XXVIII – SURVIVAL
All representations and warranties of ENGINEER, ENGINEER's indemnity, hold harmless and defense obligations shall survive the expiration or earlier termination of the Agreement.

SECTION XXIX – TIME OF THE ESSENCE
Time is of the essence in this Agreement and ENGINEER agrees to use the utmost diligence and dispatch to speedily to have all the work specified in this Agreement entirely completed within 5 months of issuance of Notice to Proceed. Unless otherwise specifically provided in this Agreement, any consent to delay in the performance of the ENGINEER of any obligation shall be applicable only to the particular transaction to which it relates, and it shall not apply to any other obligation or transaction.

SECTION XXX – FURTHER ACTS
Each of the Parties shall execute and deliver all such documents and perform all such acts as reasonably necessary, from time to time, to carry out the matters contemplated by this Agreement.

SECTON XXXI – CERTIFICATION

A. SAFETY. The ENGINEER expressly agrees that it shall be solely responsible for supervising its employees and that it shall comply with all rules, regulations, orders, standards, and interpretations promulgated pursuant to the federal Occupational Safety and Health Act (known as OSHA) and any occupational safety and health act of Arizona including but not limited to training provisions of personal protective equipment; adherence to all appropriate lockout-tagout procedures and providing all notices, safety data sheets, etc., as required by the right-to-know standard.

B. NO BOYCOTT OF ISRAEL. The ENGINEER certifies, to the extent permitted by law, that it does not participate in and agrees not to participate in during the term of this Agreement in a boycott of Israel under A.R.S. § 35-393.01.

C. NO FORCED LABOR OF THE ETHNIC UYGHURS. Under A.R.S. § 35-394, CONTRACTOR certifies, to the extent permitted by law, that it does not currently, and agrees for the duration of this Agreement that it will not, use:

1. The forced labor of ethnic Uyghurs in the People's Republic of China.
2. Any goods or services produced by the forced labor of ethnic Uyghurs in the People's Republic of China.
3. Any contractors, subcontractors or suppliers that use the forced labor or any goods or services produced by the forced labor of ethnic Uyghurs in the People's Republic of China.

By signing this Agreement, the ENGINEER certifies in writing that if the ENGINEER becomes aware during the term of the Agreement that the ENGINEER is not in compliance with the written certification, the ENGINEER shall notify the CITY within five business days after becoming aware of the noncompliance. If the ENGINEER does not provide the CITY with a written certification that the ENGINEER has remedied the noncompliance within one hundred eighty days after notifying the CITY of the noncompliance, the Agreement terminates, except that if the Agreement termination date occurs before the end of the remedy period, the Agreement terminates on the Agreement termination date.

SECTON XXXII – FORCE MAJEURE
If ENGINEER or CITY are prevented or materially restricted from performing any of their obligations under this Agreement by an event of force majeure, then the obligations of each Party shall be suspended or reduced to the extent made necessary by the event. As used in this section, "force majeure" means any act or cause not reasonably within the control of the Party whose ability to perform is impaired and which that Party could not have prevented by the exercise of reasonable diligence. Examples of 'force majeure" include, but are not limited to, acts of God, fire, flood, explosions, strikes or labor disputes over which the affected Party has no control, sabotage, riots, civil commotion, acts of civil or military authority, wars, pandemic, either state or federally mandate health and safety matters or material changes in applicable business laws or regulations.

SECTON XXXIII – COUNTERPARTS

This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. The signature pages from one or more counterparts may be removed from such counterparts and such signature pages all attached to a single instrument so that the signature of all Parties may be physically attached to a single document.

SECTION XXXIV – ENTIRE AGREEMENT

This Agreement, including its Exhibit, represents the entire understanding of CITY and ENGINEER as to those matters contained in this Agreement. No prior oral or written understanding shall be of any force or effect with respect to those matters covered in it. This Agreement may not be modified or altered except by amendment in writing signed by both Parties.

The Parties have executed this Agreement in Yuma County, Arizona, on the day and year set forth above, which is the day the last Party signed this Agreement. The original Agreement will be filed with the City of San Luis Clerk. The ENGINEER agrees that this Agreement, as negotiated, is for the stated work and understands that payment for the total work will be made on the basis of the indicated amount. The CITY shall pay to the ENGINEER, as full consideration for the faithful performance of the Agreement, subject to any additions or deductions as provided in the PROJECT documents, the sum of $94,200.00.

City of San Luis, Arizona

_____
Jenny Torres, Acting City Manager

Date: _____

Attest:

_____
Sonia Cornelio, City Clerk

Approved As to Form:

_____
Kay Marion Macuil, City Attorney

Consultant Engineering, Inc.

_____
Jeffrey A. Kramer, PE, PWLF, CPM, CCM, CJP

Date: _____

Exhibit 1

HELPING BUILD THE SOUTHWEST SINCE 1996

Arizona
California
Nevada
New Mexico
Texas
Utah

March 19, 2025

Mr. Jorge Perez, Assistant Director
City of San Luis Public Works Department
1090 E. Union St.
San Luis, AZ 85349

Email: jperez@sanluisaz.gov

Re: Scope and Fee Proposal for West WWTP Expansion PM Support Services
City of San Luis Contract No. XXXXXXX
CEI Project No: 0125009.00

Dear Mr. Perez:

Consultant Engineering, Inc. (CEI) appreciates the opportunity to provide project management support services to the City of San Luis for your West WWTP Expansion project. We are pleased to submit the attached effort and fee proposal for the following initial tasks:

- ***Task 1 (Independent Cost Estimate) –*** Based on the 60% design submittal, CEI and our subconsultant, Rider Levett Bucknall, will produce an independent estimate of probable cost of construction for the project. This estimate will be produced in approximately 4 weeks following contract execution/notice to proceed, and receipt of the 60% design documents, including plans, specifications, engineer's estimate, and CMAR's cost model if available.
- ***Task 2 (GMP Negotiation Support) –*** When the City is ready to request a GMP proposal from MGC, CEI will coordinate with MGC to ensure their GMP proposal is complete, will review the GMP proposal in depth providing detailed review comments, and will coordinate supporting review by the engineer of record. CEI will facilitate a GMP conference to discuss the review with MGC and the City, and negotiate necessary revisions to the GMP proposal. CEI will prepare a synopsis of the negotiations and provide a recommendation to the City as to acceptance or rejection of the GMP proposal when negotiations are concluded.

CEI understands additional tasks may be requested in the future. We look forward to working with you and the City of San Luis on this project. If you have any questions or require additional information, please feel free to contact me at 602-796-7846 or jkramer@cei-az.com.

Sincerely,
CONSULTANT ENGINEERING, INC.

Jeffrey A. Kramer, P.E., PWLF, CPM, CCM, CJP
Vice President, Program and Project Management Division Director

Attachments: Scope of Work
CEI Fee and Effort Estimate

cc: Contract Administration (CEI #0125009.00)

Consultant Engineering, Inc.

Professional Services Fee for

CEI Project No. 0125009.00

West WWTP Expansion PM Support Services
City of San Luis

Proposal Date - March 19, 2025

Classification	Hours	Hourly Rate	Cost
Task 1 (60% Independent Cost Estimate)			
Principal / Project Manager	12	$250.00	$3,000.00
Sr. Program Manager	16	$190.00	$3,040.00
Sr. Resident Engineer	0	$185.00	$0.00
Senior Inspector	0	$160.00	$0.00
Quality Control Specialist	0	$175.00	$0.00
Document Control / Administrative Assistant	0	$120.00	$0.00
Project Controls / Estimating	24	$165.00	$3,960.00
Subtotal Task 1	**52**		**$10,000.00**
Task 2 (GMP Negotiation Support)			
Principal / Project Manager	88	$250.00	$22,000.00
Sr. Program Manager	0	$190.00	$0.00
Sr. Resident Engineer	56	$185.00	$10,360.00
Senior Inspector	0	$160.00	$0.00
Quality Control Specialist	0	$175.00	$0.00
Document Control / Administrative Assistant	0	$120.00	$0.00
Project Controls / Estimating	96	$165.00	$15,840.00
Subtotal Task 2	**240**		**$48,200.00**
Task 3 (Future - TBD)			
Principal / Project Manager	0	$250.00	$0.00
Sr. Program Manager	0	$190.00	$0.00
Sr. Resident Engineer	0	$185.00	$0.00
Senior Inspector	0	$160.00	$0.00
Quality Control Specialist	0	$175.00	$0.00
Document Control / Administrative Assistant	0	$120.00	$0.00
Project Controls / Estimating	0	$165.00	$0.00
Subtotal Task 3	**0**		**$0.00**
CEI Total	292		**$58,200.00**
Reimbursable Expenses			
Independent Cost Estimating (RLB)			$36,000.00
City of San Luis Owner Controlled Allowance for Future Support			$0.00
Expenses Total			**$36,000.00**

Total Project Cost (Not to Exceed): $94,200.00

Limitations, Conditions and Assumptions:

All rates are fully loaded rates, and include all equipment, vehicles, fuel, cell phones, computers, tablets, maintenance, and office supplies.
Field staff rates include all vehicles, fuel, cell phones, hotspots,computers, cameras, tools, and equipment required to perform their tasks.
All hourly rates are regular rates - no overtime rates are included.

Consultant Engineering, Inc.

West WWTP Expansion PM Support Services
City of San Luis

STAFFING SCHEDULE & LABOR HOURS

Services Phase / Schedule	2025												2026											
	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D
Task 1 (60% Independent Cost Estimate)																								
Task 2 (GMP Negotiation Support)																								
Task 3 (TBD)																								

PROJECT STAFFING	EFFORT HOURS																								Total Hours
Principal / Project Manager			4	8	32	32	24																		***100***
Sr. Program Manager			4	12																					***16***
Sr. Resident Engineer					24	16	16																		***56***
Senior Inspector																									***0***
Quality Control Specialist																									***0***
Document Control / Administrative Assistant																									***0***
Project Controls / Estimating			8	16	40	40	16																		***120***
Total Hours	***0***	***0***	***16***	***36***	***96***	***88***	***56***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***292***

AGENDA ITEM REVIEW FORM

Regular City Council Meeting **5. C.**

Meeting Date: 04/09/2025

Department Head: Eulogio Vera, Director of Public Works, Public Works Department

Submitted By: Jorge Perez, Assistant Director of Public Works, Public Works Department

Action Requested: Motion

ITEM:

Discussion and possible action on any and all matters regarding the line extension agreement with APS for the new well project at Well Site #5. **(Jorge Perez, Assistant Director of Public Works)**

SUMMARY:

Public Works is seeking approval to execute the line extension agreement with APS to extend the existing power at Well Site #5 to the new Well and Manganese Treatment Unit facility as part of the construction project. APS has provided an advanced invoice for $52,050.45 to complete this project. The work consists of extending a primary 3-phase line and adding a new 750kVA transformer.

Public Works is seeking approval from the Mayor and City Council to process a budget transfer as presented on the fiscal impact of this item and to approve the agreement and purchase for this project in the amount of $52,050.45. This purchase falls under City Code 3.05.020 - Exclusive Services because APS is the sole source provider.

RECOMMENDATION / SUGGESTED MOTION:

I MOVE TO APPROVE THE CONTRACT WITH APS IN THE AMOUNT OF $52,050.45 FOR THE LINE EXTENSION AT THE WELL SITE #5 PROJECT AND AUTHORIZE BUDGET TRANSFER AS REQUESTED IN THIS AGENDA ITEM.

Fiscal Impact

IS THERE FISCAL IMPACT ASSOCIATED WITH THIS ITEM:	Yes
CITY/STATE/FEDERAL FUNDS:	City
TOTAL:	$52,050.45
BUDGETED AMOUNT:	$0
AVAILABLE AMOUNT TO TRANSFER:	$2,215,190.34
ACCT NAME & GL#/REMAINING BALANCE BEFORE PURCHASE:	300-302-90015 - Capital Outlay - CIP - $1,593,115.05

FISCAL IMPACT STATEMENT (IF THIS IS A BUDGET TRANSFER, YOU MUST ATTACH THE BUDGET ADJUSTMENT FORM):

Public Works is seeking council approval to transfer budget capacity from the West WWTP Expansion project to execute this payment as follows:

From:
Project No. 2025050
Account: 310-311-90015
Amount: $52,050.45

To:
Project No. 2025044
Account: 300-302-90015
Amount: $52,050.45

Attachments

Line Extension Agreement and Invoice

Docusign Envelope ID: 865AED44-4900-41F9-AB41-31F093D004D8

☐ Part Refundable and Part Non-Refundable
☑ Refundable
☐ Ref - LOC / Surety Bond
☐ Ref - Rural Municipal Development
☐ Non - Refundable
☐ Applicant Payment Not Required

APS Work Order # WA815452

☑ Revenue
☐ Non - Revenue

CUSTOMER CONSTRUCTION AGREEMENT
PERTAINING TO LINE EXTENSIONS, REMOVALS, RELOCATION, CONVERSION OR CONDUIT
(For the Construction of Electric Distribution Facilities)

The parties to this Agreement are ARIZONA PUBLIC SERVICE COMPANY, an Arizona corporation, hereinafter called "APS," and CITY OF SAN LUIS, AN ARIZONA CORPORATION

hereinafter called "Applicant." In consideration of the promises and provisions set forth below, the parties to this Agreement agree as follows:

1 CONSTRUCTION

1.1 APS shall: *(Check the applicable for either A, B or C) A=Line Extensions, B=Removals, Relocates, Conversions, C=Conduit Only*

A ☑ construct electric distribution facilities as an extension of its present facilities in order to serve property

B ☐ remove a line ☐ relocate a line ☐ convert a line

C ☐ provide a conduit design, survey and inspection for a conduit distribution extension (conduit only project)

located at 1311 N. 4TH AVE, SAN LUIS, Arizona, in accordance with the attachments set forth in Section 6 to this Agreement and APS's line extension service, "Schedule 3, Revision No. 16: Conditions Governing Extensions of Electric Distribution Lines and Services," hereinafter called "Extension Policy." The terms and conditions of APS's Extension Policy and the attachments described in Section 6 are hereby incorporated in full into this Agreement.

1.2 The earthwork, conduits and materials necessary for construction shall be provided by the parties as follows: Applicant shall provide distribution line and service line earthwork; APS shall provide and Applicant shall install equipment pads, manholes, pull boxes, junction boxes, and associated appurtenances (unless otherwise noted on the sketch); Applicant shall provide and install all conduit(s) (unless otherwise noted on the sketch). Applicant-provided earthwork, conduits, materials, and installation(s) shall be provided in accordance with the attached sketch(es), specifications, and Trenching Agreement - Requirements, and shall be approved by an authorized representative of APS prior to APS commencing the installation of lines and equipment.

1.3 Distribution facilities shall be installed by APS in the location indicated on the attached sketch(es). All suitable easements or rights-of-way required by APS for any portion of the extension which is either on premises owned, leased or otherwise controlled by Applicant, or other property required for the extension, shall be conveyed to APS (in APS's standard Utility Easement form attached hereto) by Applicant without cost to or condemnation by APS and in reasonable time to meet proposed service requirements. Applicant shall provide APS access to these distribution facilities at all times, and shall not block or interfere with said access in any way, including fencing or the placement of obstructions adjacent to and on the door-side of cabinets, transformers, or any other equipment.

1.4 All meters are to be located as shown on the sketch, a copy of which is attached to this Agreement. No variation to the meter locations identified may be made unless approved in writing by an authorized representative of APS.

1.5 Applicant's "on and off" site construction required in support of APS's construction is estimated to begin on 03/17/25 and to be completed on 03/28/25. APS's construction is estimated to begin on 04/28/25 and to be completed on 05/02/25 contingent upon scheduled completion of Applicant's "on and off" site construction in accordance with APS' specifications. The dates of APS's construction are provided only as estimates, are not binding upon APS, and are subject to change to accommodate APS's workload, material requirements, or other factors.

2 PAYMENT

APS will not schedule or begin any construction pursuant to this Agreement until it receives from Applicant a payment of **$52,050.45** DOLLARS, which sum equals the amount required by APS (less any pre-paid amounts) to extend service to Applicant, as authorized by the Extension Policy. Such payment shall include all charges for the facilities (and municipal street lighting facilities, if applicable) required to serve Applicant's project. Such payment is due to APS upon Applicant's execution of this Agreement.

Total project payments include a refundable advance payment of **$52,050.45** and a non-refundable payment of **$0.00** (includes taxes where applicable). A Breakdown of these costs is attached hereto on the Applicant Charges form.

Refundable Line Extension (Standard) **** select if none of the payment types below apply***

If Applicant cancels electric service, has electric service disconnected by APS for cause, or terminates this Agreement prior to five (5) years from the date electric service is first provided to Applicant or to Applicant's successors under this Agreement, then in addition to the payments set forth above in this section, Applicant will be required to pay a pro-rated amount of the total line extension costs set forth on the Applicant Charges (Part Refundable and Part Non-Refundable or Single Family) form, minus any pre-paid amounts set forth on either Line 23 or Line 25.

The line removal, relocation or conversion costs may be applied to the associated revenue project if a Line Extension Agreement is executed by the same principles within 12 months of the Line Removal, Relocation or Conversion Agreement execution date.

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3 REIMBURSEMENTS

APS shall pay (reimburse) Applicant $ $ or NA DOLLARS which represents the total reimbursement for items summarized on the Applicant Reimbursement Details attachment which represent work, trenching, excavation, materials, etc. that the Applicant has agreed to furnish. Reimbursement shall be made after completion of the Applicant's work or activities and shall be contingent upon APS' Final Inspection and Approval.

4 REFUNDS *(No Refunds for No Payment Agreement)*

Basic General Service Extensions

Applicant may be eligible for a refund of the refundable advance amount if the actual annual delivery service revenue for the Applicant's project exceeds the estimated delivery service revenue used in the Economic Feasibility analysis. The refund eligibility period shall be five (5) years from the effective date of this Agreement. APS will complete an Economic Feasibility analysis at the end of the third and fifth year.

4.1 If prior to the start of APS's construction, Applicant notifies APS in writing of Applicant's request to cancel this Agreement, Applicant shall be entitled to receive a refund of the amount paid less all fees and costs incurred by APS associated with the Agreement prior to cancellation.

5 GENERAL PROVISIONS

5.1 This Agreement shall be binding upon and inure to the benefit of the heirs, administrators, executors, or assignees of the parties to this Agreement, provided, however, that no assignment or other transfer of this Agreement shall be binding upon APS or create any rights in Applicant's assignee until such assignment or other transfer is approved and accepted in writing by an authorized representative of APS.

5.2 All electric facilities installed pursuant to this Agreement shall be owned by APS.

5.3 APS may use the installed facilities to serve other customers, and may extend service to other customers from the facilities located within the rights-of-way and easement(s) conveyed to APS pursuant to this Agreement.

5.4 This Agreement does not require APS to construct any line extensions to future customers not included in the attached sketches.

5.5 If Applicant fails to complete its "on and off" site construction requirements in support of APS's construction within six months of the estimated date of completion for said Applicant construction, as set forth in Section 1.5 hereof, APS shall have the right to revise the payment amount required pursuant to Section 2 hereof which Applicant will be required to pay prior to APS proceeding with construction or energizing its facilities.

5.6 If Applicant fails to complete its "on and off" site construction requirements in support of APS's construction within one year of the estimated date of completion for said Applicant construction, as set forth in Section 1.5 hereof, APS shall have the right to cancel this Agreement, and Applicant shall be entitled to receive a refund of the amount paid, less all fees and costs incurred by APS associated with the Agreement prior to cancellation.

5.7 The prevailing party in any proceedings instituted by either party regarding a dispute concerning this Agreement shall be entitled to recover its reasonable attorney's fees, costs, and expenses. *N/A for "Conduit Only Projects"

5.8 If any term or condition of this Agreement is held to be invalid, void, or otherwise unenforceable by any court of competent jurisdiction, that holding shall not affect the validity or enforceability of any other term or condition of this Agreement, unless enforcing the balance of this Agreement would deprive either party of a fundamental benefit of its bargain.

5.9 This Agreement contains the final and complete agreement between the parties for the construction of the line extension described herein and supersedes all prior and contemporaneous conduct, agreements, statements, representations, negotiations, course of conduct, course of dealing, and communications pertaining to the subject matter hereof, whether written or oral. The parties shall not be bound by or be liable for any statement, representation, promise, inducement, or understanding of any kind not set forth in or formally incorporated into this Agreement.

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6 ATTACHMENTS

The provisions, terms, and conditions of each of the following documents, attached to this Agreement, are hereby incorporated in full into this Agreement.

NOTE: Documents marked below are attached

- ☐ Design Sketches
- ☐ Applicant Charges (part-refundable and part non-refundable)
- ☐ Applicant Charges (Non-Refundable)
- ☐ Applicant Charges (Single Family Homes Non-Refundable)
- ☐ Trenching Agreement – Requirements
- ☐ Agreement to Construct Distribution Facilities
- ☐ Applicant Reimbursement Details
- ☐ Utility Easement
- ☐ Invoice
- ☐ Schedule of Charges (Part Refundable and Part Non-Refundable)
- ☐ Schedule of Charges (Non-Refundable)
- ☐ Schedule of Charges (Single Family Homes Non-Refundable)
- ☐ Dusk-to-Dawn Work Order
- ☐ Street Light Details
- ☐ Equipment Details
- ☐ Attachment A Signature Page

7 EFFECTIVE DATE

This Agreement will become effective only upon the execution of this document by duly authorized representatives of the parties and payment by Applicant to APS of the total amount set forth in Section 2, and will be deemed effective as of the date signed by APS.

ARIZONA PUBLIC SERVICE COMPANY

Signature: _____

Name: ANTONIA MORALES

Title: SUPERVISOR

Date: _____

Study and Design Agreement Payment

APS Invoice #: _____
Amount: $ _____
Date Received: _____

Material Order Agreement Payment

APS Invoice #: _____
Amount: $ _____
Date Received: _____

Relocation, Conversion or Removal Agreement Payment

APS Invoice #: _____
Amount: $ _____
Date Received: _____

Line Extension Agreement Payment

APS Invoice #: _____
Amount: $ _____ (including taxes)
Date Received: _____

Total Amount Paid: $ _____ (including taxes)

Refundable Advance Payment by Alternate Financial Instrument

APS Invoice #: _____
Type: _____
Financial Inst: _____
Amount: $ _____
Date Received: _____

APPLICANT

Applicant's Name: CITY OF SAN LUIS, AN ARIZONA CORPORATION

Applicant's Signature: Signed by: Jorge R. Perez 2E0041680A73542C...

Name (Print): Jorge R. Perez

Title: Assistant Director of Public Works

Date : 3/26/2025 | 5:12:37 PM PDT

Mailing Address:
PO BOX 7740
SAN LUIS, AZ 85349

Initial JRP

Permanent Phone #: 928-341-8577

The individual executing this Agreement on behalf of Applicant represents and warrants: (i) that he or she is authorized to do so on behalf of Applicant; (ii) that he or she has full legal power and authority to bind Applicant in accordance with the terms herein and, if necessary, has obtained all required consents or delegations of such power and authority.

Below is for Municipality Agreements Only

ATTEST:

Signature: _____
Town Clerk

APPROVED AS TO FORM:

Signature: _____
Town Attorney

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Schedule 3, Revision 16
Applicant Charges (Part Refundable and Part Non-Refundable)

APS Representative:
SUSANA PEREDA
CPR
6700 E 30TH STREET
YUMA, AZ 85365
928-430-0509

Bill To:
CITY OF SAN LUIS, AN ARIZONA CORPORATION
PO BOX 7740
SAN LUIS, AZ 85349
928-341-8577

DATE: 01/15/24
INVOICE #

Work Order #: WA815452

Service Address and City: 1311 N. 4TH AVE, SAN LUIS
Service Zip Code: 85349
Description of Work:
EXTEND 132' 3-UA1/0T PRIMARY 3 PHASE NORTH FROM EXISTING SC654223, THEN 48' EAST TO A NEW UG 750KVA TRANSFORMER. TO SERVE A 1000A, 277/480V, 3 PHASE, 4W SERVICE 2-UA750DDV.

	DESCRIPTION			AMOUNT
1				
2	**Project Specific Charges**			**$ 52,050.45**
5	Project Specific Labor Costs	$	5,951.03	
6	Project Specific Material Costs	$	46,099.42	
7	Labor 4000.93+1950.10=$5951.03, Service 45,775.70+323.72=$46,099.42			
8				
9				
10				
11				
12				
13				
14				
15				
16				
17				
18				
19				
20				
21	**TOTAL LINE EXTENSION COSTS Subject to Allowances or Economic Analysis (Lines: 1+2+12+18)**			**$ 52,050.45**
22	**EFS Estimated Annual Delivery Revenue** **$24,689.70** **Customers Included:** **1**			
23	**EFS Refundable Advance (Amount Required to Make Extension Feasible)**			**$52,050.45**
24				
25				
26				
27				
31				
32				
33				
34				
36				
37				
38				
39				
40				
41				
42		$	-	
43				
44				
45				
46	**TOTAL REFUNDABLE ADVANCE (From Line 23, 25, 26, 27, 28, or 31)** **Account #** **252153024**			**$ 52,050.45**
47	**TOTAL CHARGES TO APPLICANT (Part Refundable and Part Non-Refundable) (Line 45+46)**			**$52,050.45**
48				
49				
50	**TOTAL DUE AFTER PRE-PAYMENT(S)***			**$52,050.45**

*Additional applicant charges may apply. See invoice for the total amount due.