1. Revised Agenda

   Documents:

   011526 AGENDA - REV.PDF

2. Revised Packet

   Documents:

   011526 PACKET - REV.PDF

3. Public Comment Packet

   Documents:

   011526 PUBLIC COMMENTS.PDF

4. Public Hearing

   C-03-22

YAMHILL COUNTY BOARD OF COMMISSIONERS

AGENDA - REVISED

January 15, 2026 **10:00 a.m.** **Formal Session** **Room 32, Courthouse**
535 NE Fifth St.
https://us06web.zoom.us/j/81867313185
Webinar ID: 818 6731 3185

Welcome! *Thank you for attending today's meeting. Public participation is encouraged. If you wish to address the Commissioners on any item not on the agenda, you may do so as part of the public comment period at the beginning of the meeting. If you desire to speak on any item, please raise your hand to be recognized after the Chair announces the agenda item. Please fill out a public comment card to indicate your intent to speak. NEW – Public participation also includes the ability to attend Formal Session via Zoom. For attendees that are attending the meeting via Zoom, the Chair will ask if any Zoom attendees wish to provide public comment in same manner as provided above. At that time, attendees will be asked to use the "raise hand" function in Zoom and staff will unmute the participant. Meetings will also continue to be available for view via a live stream on the Commissioners' You Tube channel. Written public comments may be submitted via email at bocinfo@yamhillcounty.gov by 5:00p.m. Wednesday.*

A. CALL TO ORDER

B. FLAG SALUTE

C. CALENDAR SESSION: This time is reserved for the review of the commissioner's joint schedule (if needed).

D. PUBLIC COMMENT: This time period is reserved for public comment on any topic other than: 1) agenda items, 2) A quasi-judicial land use matter, or 3) a topic scheduled for public hearing. The Chair may limit the length of individual comments.

E. DEPARTMENT UPDATES: District Attorney – Kate Lynch.

F. WORK SESSION: This time is reserved for topics of discussion scheduled for the Commissioners in advance. If a work session is not needed, the balance of the meeting will begin at 10:00 a.m.

1. None.

G. CONSENT AGENDA: None.

H. OLD BUSINESS:

1. Discuss Areas of Liaison for 2026. ***[Continued from January 8, 2026.]***

2. Consideration of approval of an Ordinance and findings in the matter of approving a zone map change from Heavy Industrial (HI) to Light Industrial (LI) with a Limited Use Overlay for

tax lots 4318-801 and 4318-900; applicant Charles Eggert, and declaring an emergency. ***[Continued from December 11, 2025.]***

I. OTHER BUSINESS (Add-ons and non-consent items):

1. Consideration of approval of Amendment #16 Agreement #026028 between Yamhill County Health and Human Services and the Oregon Health Authority (B.O. 24-029) in the amount of $6,300, retroactive to July 1, 2025, through December 31, 2025. Oracle #HHS24037IGA.

2. Consideration of approval of Amendment #5 to Agreement #185833 between Yamhill County and the Oregon Health Authority for Public Health Services (B.O. 25-269). Oracle # HHS25038IGA.

3. Consideration of approval of Amendment #7 to the Provider Agreement between Yamhill County Health and Human Services and Yamhill Community Care Organization (B.O. 20-457), retroactive to January 1, 2026 through December 31, 2026. Oracle #HHS24023GS.

4. Consideration of approval of Amendment #3 to the Local Mental Health Authority, Local Public Health Authority and Coordinated Care Organization agreement between Yamhill County and Yamhill County Care Organization (B.O. 23-004), retroactive to January 1, 2026 through December 31, 2026. Oracle #HHS24024GS.

5. Consideration of approval of Construction Services Contract with Haworth Inc. and Notice to Proceed for GSB Improvements Project in the not to exceed amount of $1,548,454 effective upon approval through August 1, 2026. Oracle #CA26001Con.

6. Consideration of approval to submit a letter of support for the Northwest Early Learning Academy (NELA) and their request for $1,500,000 in funding through Business Oregon.

7. Discuss C-PACE program (Commissioner Johnston).

J. PUBLIC HEARINGS:

1. To consider the LUBA remand (LUBA #2022-081) of the county's decision regarding Docket C-03-22, a conditional use request to operate a nine (9) guestroom Bed and Breakfast facility as a home occupation. Applicant: Grange Hill, LLC. Appellant: Friends of YC. The remand will be limited to accepting testimony, arguments, and evidence as to whether the subject dwelling, identified as Grange Hill Estate, 9580 NE Worden Hill Road, Dundee, is a dwelling within the meaning of ORS 215.448, and YCZO 1004.01(C), including whether the dwelling will be occupied by the farm operator. ***[Continued from January 8, 2026 at the point of Deliberation.]***

THE RECORDS FOR PUBLIC HEARINGS CAN BE FOUND AT:
https://www.yamhillcounty.gov/1190/Public-Hearing-Notices

K. ANNOUNCEMENTS:

1. For information on county advisory committee vacancies, please refer to the county's website, https://www.yamhillcounty.gov/765/Boards-and-Committees, or call the Board of Commissioners' office at 503-434-7501 or 503-554-7801 (toll-free from Newberg).

2. For questions regarding accessibility or to request an accommodation contact the Board of Commissioners' office at (503)-434-7501 or (503)-554-7801 (toll-free from Newberg) or email at bocinfo@yamhillcounty.gov

3. Electronic versions of all meeting agendas and meeting information packets can be found at the county's website: https://www.yamhillcounty.gov/AgendaCenter

Agenda Item H2

IN THE BOARD OF COMMISSIONERS OF THE STATE OF OREGON

FOR THE COUNTY OF YAMHILL

SITTING FOR THE TRANSACTION OF COUNTY BUSINESS

In the Matter of Approving a Zone Map Change from Heavy Industrial (HI) to Light Industrial (LI) with a Limited Use Overlay for Tax Lots 4318-801 and 4318-900; Applicant: Charles Eggert, and Declaring an Emergency	ORDINANCE _____

THE BOARD OF COMMISSIONERS OF YAMHILL COUNTY, OREGON (the Board) sat for the transaction of county business on_____, 2026, Commissioners Bubba King, Kit Johnston, and Mary Starrett being present.

IT APPEARING TO THE BOARD as follows:

WHEREAS, on February 20, 2025, Charles Eggert requested a zone map change from Heavy Industrial (HI) to Light Industrial (LI) for Tax Lots 4318-801 and 4318-900, located at 13245 SE Fletcher Road, Dayton, Oregon; and

WHEREAS, the subject property has been designated Industrial under the Yamhill County Comprehensive Plan for more than fifty-five (55) years and has historically been used for industrial meat processing and related industrial uses; and

WHEREAS, this matter came before the Yamhill County Planning Commission for public hearing on June 5, 2025; and

WHEREAS, the Board of Commissioners held a duly noticed public hearing on December 11, 2025, at which time testimony and evidence were received; and

WHEREAS, the Board reviewed the Staff Report, exhibits, agency comments, and public testimony and determined that the request complies with the Yamhill County Comprehensive Plan, the Yamhill County Zoning Ordinance, and the Oregon Administrative Rules; and

WHEREAS, the Board finds that applying a Limited Use Overlay is appropriate to ensure that only light-industrial-scale uses occur on the subject property in order to maintain compatibility with surrounding agricultural and rural residential uses; and now, therefore

THE BOARD ORDAINS AS FOLLOWS:

Section 1. Tax Lots 4318-801 and 4318-900, as identified in the attached Exhibit A, are hereby rezoned from Heavy Industrial (HI) to Light Industrial (LI) and are subject to a Limited Use Overlay (LU) that allows only those uses permitted in the Light Industrial District

under YCZO §702.02(A) through (L) and those uses previously approved as similar uses in the LI District, including RV storage and mini-storage.

Section 2. The findings attached as Exhibit B and incorporated herein by this reference, are hereby adopted in support of this Ordinance.

Section 3. This Ordinance being necessary for the health, safety, and welfare of the citizens of Yamhill County, and an emergency having been declared to exist, is effective immediately.

DATED this _____day of January, 2026, at McMinnville, Oregon.

YAMHILL COUNTY BOARD OF COMMISSIONERS

ATTEST		AYE	NAY
KERI HINTON County Clerk	_____ Chair KIT JOHNSTON	____	____
By:_____ Deputy CAROLINA ROOK	_____ Commissioner BUBBA KING	____	____
FORM APPROVED BY:			
_____ KALEB RAEVER Assistant Yamhill County Counsel	_____ Commissioner MARY STARRETT	____	____

EXHIBIT B
FINDINGS IN SUPPORT OF APPROVAL
ORDINANCE _____
(Board Order _____)

HEARING DATES: June 5, 2025 – Planning Commission Hearing
December 11, 2025 – Board of Commissioners Hearing

DOCKET NO.: Z-01-25

REQUEST: Approval of a zone change from Heavy Industrial (HI) to Light Industrial (LI).

APPLICANT: Charles Eggert

OWNER: CharlieCo LLC

TAX LOT: 4318-801 and 4318-900

LOCATION: 13245 SE Fletcher Rd., Dayton, Oregon

CRITERIA: Sections 702 and 1208.02 of the Yamhill County Zoning Ordinance. Section 904, Limited Use Overlay may also be applied. Comprehensive Plan policies may be applicable. Oregon Administrative Rule, OAR 660-12-0060 Transportation Planning Rule.

1. **Background Facts**

1. *Parcel size:* Tax Lot 4318-801 is approximately 4.5 acres and Tax Lot 4318-900 is approximately 9.2 acres.

2. *Access:* The property is accessed by a driveway on Tax Lot 4318-900 with direct access to SE Fletcher Road.

3. *On-site Land Use:* Historically the parcel has been used as a slaughter facility with an approved DEO wastewater facility. There are several buildings including a warehouse, main plant/facility, animal pens, shop, oat milk processing building, and around 7-acres of trees and vegetation that borders the Yamhill River.

4. *Surrounding Zoning and Land Use:* The parcels to the north (across the Yamhill River) are zoned EF-80, Exclusive farm use and appear from the aerial imagery and site visit to be primarily employed as grass seed or hay fields. The parcels to the south (across SE Fletcher Road) are also zoned EF-8U and appear to be primarily in agricultural use, in this case primarily hazelnut orchards and some small hay fields. The parcels to the east and west are zoned AF-10 and developed with one single family dwelling. The Urban Growth

Boundary of the City of Dayton is approximately less than 4 a mile southeast of the subject tract.

5. *Water:* The subject tract is served by one or more wells.

6. *Sewage Disposal:* Wastewater is served by an on-site DEQ-approved wastewater treatment and septic system.

7. *Previous Actions:* SDR-32-17, Site design review for a wastewater treatment facility. SDR-08-03, site design review for a storage facility TS-62-78, temporary structure. PAZ06-94/SDR-11-94, zone change from AF-10 (Agriculture/Forestry Small Holding) to HI (Heavy Industrial) and site design review for expansion of meat processing plant.

8. *Overlay District*: A portion of the northern property is within the Flood Plain Overlay District with an identified wetland area. The property appears to be within the airport overlay district.

9. *Soils*: The Yamhill County Soil Survey indicates the property is composed predominantly of Woodburn Silt Loam (WuB), which is a Class II agricultural soil. There is also some Terrace Escarpment (Te, Class VI) on the downhill slope at the north end of the property toward the Yamhill River and a small amount of Chehalis Silty Clay Loam (Ck, Class II).

10. *Fire Protection*: Dayton Rural Fire Protection District

2. **Zone Change and Plan Amendment Provisions and Analysis**

The applicant seeks to change the zoning designation of the subject property from Heavy Industrial (HI) to Light Industrial (LI) to better align zoning with current market demand and to allow adaptive reuse of the existing industrial buildings.

Up until recently, the subject property has been operated as an animal slaughter and meat processing facility serving regional agricultural producers. That operation relied on heavy industrial zoning to accommodate intensive processing, wastewater treatment, and industrial infrastructure. However, in recent years the facility has ceased regular operations, and the property has not been actively used for heavy industrial processing. As market conditions have changed, the existing heavy industrial use has become less viable, and the property has not attracted buyers or tenants under its current zoning. With this change in circumstances, the applicant seeks to allow the property to transition to a broader range of light industrial uses that are more consistent with current market demand and surrounding land uses. The existing buildings, wastewater system, and utility infrastructure on site are well suited to support light industrial, storage, distribution, and small-scale manufacturing uses with minimal modification, allowing the property to remain in productive industrial use while reducing impacts on the surrounding rural area.

This comprehensive plan amendment and zone change application must comply with the Yamhill County Comprehensive Plan, the Oregon Revised Statutes, and the Oregon Administrative Rules, which will be addressed throughout this report.

The application must also comply with the standards and criteria in YCZO Section 1208.02. These provisions are:

(A) The proposed change is consistent with the goals, policies, and any other applicable provisions of the Comprehensive Plan; and

(B) There is an existing demonstrable need for the particular uses allowed by the requested zone, considering the importance of such uses to the citizenry or the economy of the area, the existing market demand which such uses will satisfy, and the availability and location of other lands so zoned and their suitability for the uses allowed by the zone; and

(C) The proposed change is appropriate considering the surrounding land uses, the density and pattern of development in the area, any changes which may have occurred in the vicinity to support the proposed amendment and the availability of utilities and services likely to be needed by the anticipated uses in the proposed district; and

(D) Other lands in the county already designated for the proposed uses are either unavailable or not as well-suited for the anticipated uses due to location, size, or other factors; and

(E) The amendment is consistent with the current Oregon Administrative Rules for exceptions, if applicable.

An analysis of each respective provision follows.

1. Analysis: *Is the proposed change consistent with the goals, policies, and any other applicable provisions of the Comprehensive Plan*?

Though most of the Yamhill County Goals and Policies are aspirational and not to be mistaken for, or interpreted as, approval criteria it is required that they be considered. It is a fact that some of the goals and policies conflict with one another. They are simply to be used as a guide to aid decision-makers. For example, where goals or policies conflict the decision makers need to weigh the evidence and decide which goal or policy the request satisfies. Therefore, the Planning Commission and Board of Commissioners would need to decide whether it is more appropriate for the 13.7-acre tract to be preserved for heavy industrial uses or if it is better suited to allow for light industrial uses.

The comprehensive plan designation for the property has been Industrial for over 55 years. The industrial designation is consistent with Section 11.05.01.08 of the Yamhill County Comprehensive Land Use Plan and Goal 9 of the statewide planning goals in that it encourages land for employment activities, “commercial and industrial development takes a variety of shapes and leads to economic activities that are vital to the health, welfare and prosperity of Oregon’s citizens.” Industrial uses include, but are not limited to manufacturing, assembly, fabrication, processing, storage, etc. The provision of adequate urban services 1s a major concern in an industries location and operation. The subject area is near to the city limits of Dayton, Lafayette and McMinnville. Major transportation links are within a mile and include State Highways 18 and 99. The location has been supported by the existing

infrastructure and services available nearby for years. The owner/applicant is seeking a zone change that will reduce the impacts on the surrounding neighborhoods while maintaining critical and limited access to industrial zoned parcels. With this request for a zone change, the only changes occurring on the subject parcels will be the zoning designation from heavy industrial to light industrial, which will continue to support the economic vitality min a way that is more harmonious with the surrounding residential and farming uses. Therefore, the request is consistent with the goals, policies and other applicable provisions of the Comprehensive Plan.

2. Analysis: *Is there an existing demonstrable need for the particular uses allowed by the requested zone, considering the importance of such uses to the citizenry or the economy of the area, the existing market demand which such uses will satisfy, and the availability and location of other lands so zoned and their suitability for the uses allowed by the zone.*

The parcels in question, currently zoned Heavy Industrial, are crucial to the ongoing economic vitality of the region. Industrial zones are essential in supporting local job creation, skilled labor, and the production and distribution of goods and services that the community relies on. These areas serve as key assets, providing not only employment opportunities but also contributing to the broader economic ecosystem by supporting surrounding businesses and industries. The requested zoning change is consistent with the character of the existing uses on the subject tract, which have been in place for over 50 years.

The Dayton Natural Meat Processing facility, a longstanding establishment in the area, has been an essential resource for nearby farms and the surrounding community. Its operations have integrated well with the local environment, supporting the agricultural sector and providing a critical service to local producers. However, as markets evolve, so too must the types of businesses that occupy such spaces.

The owner of the property has requested a zoning change to better align with current market demands, while ensuring the change will be less intensive both environmentally and in terms of resource consumption. This adjustment is in response to a broader shift in the local and regional economy, aiming to ensure the site remains productive and sustainable for the long term. In conclusion, the proposed zoning change will preserve the industrial character of the area while positioning it for a future that is more adaptable and less environmentally burdensome. This ensures continued economic growth, job retention, and the long-term viability of the area, in line with both community and market needs.

3. Analysis: *Is the proposed change appropriate considering the surrounding land uses, the density and pattern of development in the area, and any changes which may have occurred in the vicinity to support the proposed amendment, and is there availability of utilities and services likely to be needed by the anticipated uses in the proposed district?*

The subject parcel is currently zoned Heavy Industrial, with the County's comprehensive plan designating the tract as Industrial. This zoning designation is consistent with the intended use of the site, aligning with the broader industrial framework that supports the local economy.

The surrounding area is predominantly rural residential and agricultural in nature, with several large-scale agricultural processing facilities located nearby. Notable examples include G & D Evers

Farm, Creekside Valley Farms, and Bernards Brothers Farm, all of which operate near the subject parcel. These facilities underscore the importance of industrial zoning in supporting agricultural activities in the region. Additionally, both Lafayette and Dayton are within a mile of the subject tract, providing immediate access to urban infrastructure, markets, and labor forces. The proximity to these cities reinforces the relevance of industrial uses in this area, as they serve as hubs for both economic activity and population density. The requested zoning change would maintain the industrial character of the area while ensuring compatibility with surrounding land uses. Given the agricultural and industrial facilities already established nearby, this change is consistent with the existing landscape and would not disrupt the character of the region. Rather, it offers an opportunity to adapt to evolving market demands while continuing to contribute to the local economy and infrastructure

4. Analysis: *Are other lands in the county already designated for the proposed uses either unavailable or not as well-suited for the anticipated uses due to location, size, or other factors?*

According to the applicant, there are very few other parcels in the area that are designated as Industrial under the County's comprehensive plan. This makes the subject parcel uniquely suited for industrial development, as it offers one of the few available opportunities to support industrial growth within the region.

Furthermore, the applicant notes that the size and existing infrastructure of the property make it an ideal candidate for industrial use. The property is well-equipped to accommodate the needs of potential industrial tenants, with ample space and the necessary infrastructure already in place to support such uses.

In contrast, the only other comparable property for sale in the region is significantly larger, more expensive, and located much further from the central economic hubs of Yamhill County. This makes the subject parcel not only more accessible but also more cost-effective for prospective businesses looking to invest in the area. The applicant believes this site offers a practical and economically viable option for industrial development, helping to meet market demand while minimizing the distance and logistical challenges associated with more remote locations.

5. Analysis: *Is the amendment consistent with the current Oregon Administrative Rules for exceptions, if applicable?*

This amendment is consistent with the existing Comprehensive Plan designation of Industrial and as such does not require the application of any exceptions.

3. **<u>Goal 12 (Transportation Rule) Provisions and Analysis</u>**

1. The provisions of the Transportation Planning Rule, implementing Goal 12, must be addressed. OAR 660-12-060 contains the provisions that must be met:

(1) If an amendment to a functional plan, an acknowledged comprehensive plan, or a land use regulation (including a zoning map) would significantly affect an existing or planned-transportation facility, then the local government must put in place measures as provided in section (2) of this rule, unless the amendment is allowed under section (3), (9) or (10) of this

rule. A plan or land use regulation amendment significantly affects a transportation facility if it would:

(a) Change the functional classification of an existing or planned transportation facility (exclusive of correction of map errors in an adopted plan),
(b) Change standards implementing a functional classification system, or
(c) Result in any of the effects listed in paragraphs (A) through (C) of this subsection based on projected conditions measured at the end of the planning see fuse £5 period identified in the adopted TSP. As part of evaluaiing projected conditions, the amount of traffic projected to be generated within the area of the amendment may be reduced if the amendment includes an enforceable, ongoing requirement that would demonstrably limit traffic generation, including, but not limited to, transportation demand management. This reduction may diminish or completely eliminate the significant effect of the amendment.

(A) Types or levels of travel or access that are inconsistent with the functional classification of an existing or planned transportation facility,
(B) Degrade the performance of an existing or planned transportation facility such that it would not meet the performance standards identified in the TSP or comprehensive plan, or
(C) Degrade the performance of an existing or planned transportation facility that is otherwise projected to not meet the performance standards identified in the TSP or comprehensive plan.

2. In regard to the traffic-related criteria, the Applicant did not submit a formal traffic impact analysis to the Planning Department, as there is no identified new business tied to the zone change request at this time. Additionally, no comments or concerns were received from the County Public Works Department or the Oregon Department of Transportation regarding the proposed zoning change.

Given that this request is solely for a zone change and not tied to a specific development proposal, a traffic impact analysis was not deemed necessary at this stage. However, any future land use application for a site design review—should a business or development proposal arise —will be subject to the full review process, which would include referral to the Yamhill County Public Works Department for assessment of traffic and infrastructure impacts.

Based on the current conditions, it appears that the road infrastructure in the area is capable of supporting the proposed industrial uses, given that the subject parcel is situated within an industrially zoned area and surrounded by similar uses. If a new driveway or access point is required in the future, it would be subject to Yamhill County's permitting process, ensuring that any potential impacts are appropriately managed.

Therefore, it seems that the proposed zoning change is consistent with the existing infrastructure and characteristics of the area, with no immediate concerns raised regarding traffic.

4. **Limited Use Overlay Provisions**

1. The Section 904.02 of the Yamhill County Zoning Ordinance states that the limited use overlay may be applied by the Board of Commissioners or the Planning Commission to Plan Amendments and/or zone changes.
2. Section 904.03 of the YCZO contains provisions for limited use overlays. It states:

(A) When the Limited Use Overlay District is applied, the uses permitted in the underlying zone shall be limited to those specifically referenced in the ordinance adopting the Limited Use Overlay District.

(B) The Limited Use Overlay District may be used to require conditional use approval for uses normally permitted outright.

(C) Reasonable conditions may be imposed in the Limited Use Overlay District as are necessary to assure compliance with the provisions of the Comprehensive Plan and this ordinance,

(D) Until the overlay has been removed or amended, the only permitted uses in an LU district shall be those specifically referenced in the adopting ordinance.

3. Since the Light Industrial zone allows for industrial uses which have not been evaluated to determine whether they are suitable to the area, it is appropriate to apply a Limited Use Overlay to limit uses that are permitted on this parcel to only uses allowed in the Light Industrial District.

The LU Overlay will include the following uses that are only permitted in the Light Industrial zone. Specifically, those addressed in Section 702.02 (A-L):

A. Manufacture of machine tools, medical and dental equipment, electronic instruments, mobile homes, and food products not generating noxious odors;
B. Farm, industrial or contractor's equipment or materials manufacture, storage, sales, repair or service, including automobile repair garage;
C. Warehousing, wholesale storage and distribution, and motor freight terminals contained only within a building;
D. Fruit, nut or vegetable packing, processing warehousing or cold storage operations;
E. Winery;
F. Veterinary hospital;
G. Accessory uses;
H-Temporary structures as may be-required during-construction of an authorized permanent structure. Such temporary structure shall be removed upon final inspection of the permanent structure by the Building Inspector;
I. Community or municipal water supply system;
J. Community or municipal sewer system; and
K. Signs, pursuant to the sign provisions set forth in section 1006;
L. Dwelling for a caretaker or watchman in conjunction with permitted use.

And the following uses that have been approved as a similar use in the LI District:

- RV Storage
- Mini-storage

CONCLUSIONS FOR APPROVAL:

1. The request is for a zone change from HI, Heavy Industrial, to LI, Light Industrial.
2. The proposal is consistent with Comprehensive Plan goals and policies.
3. The proposal is consistent with Section 1208.02 of the *Yamhill County Zoning Ordinance.* Specifically:
    a. There is an existing, demonstrable need for the particular uses allowed by the requested Light Industrial zoning, as the subject property contains existing industrial buildings and infrastructure capable of supporting light manufacturing, processing, warehousing, and similar employment uses, and there is a continuing demand in Yamhill County for such sites.
    b. The proposed change is appropriate considering the surrounding land uses, the density and pattern of development in the area, changes that have occurred in the vicinity, and the availability of utilities and services. The property has been used for industrial purposes for more than fifty years, is surrounded primarily by agricultural and agricultural processing uses, is located near the City of Dayton and major transportation corridors, and is served by existing water and wastewater systems, making it suitable for Light Industrial use.
    c. Other lands in the County already designated for Light Industrial use are either unavailable or not as well-suited for the anticipated uses due to location, size, cost, or lack of existing infrastructure, whereas the subject property is uniquely situated and equipped to accommodate light industrial businesses without requiring major new public facilities.
    d. The property was previously rezoned to Heavy Industrial by PAZ-06-94/SDR-11-94 and has been lawfully developed and used for industrial purposes for decades, establishing it as an industrial site that is appropriately designated for continued industrial use under the Comprehensive Plan and zoning ordinance.
4. The proposal complies with the Transportation Planning Rule.
5. The Limited Use Overlay is appropriate to ensure compatibility with surrounding land uses.

END

Yamhill County Map



1/14/2026, 1:12:06 PM

Building Footprints

Sections

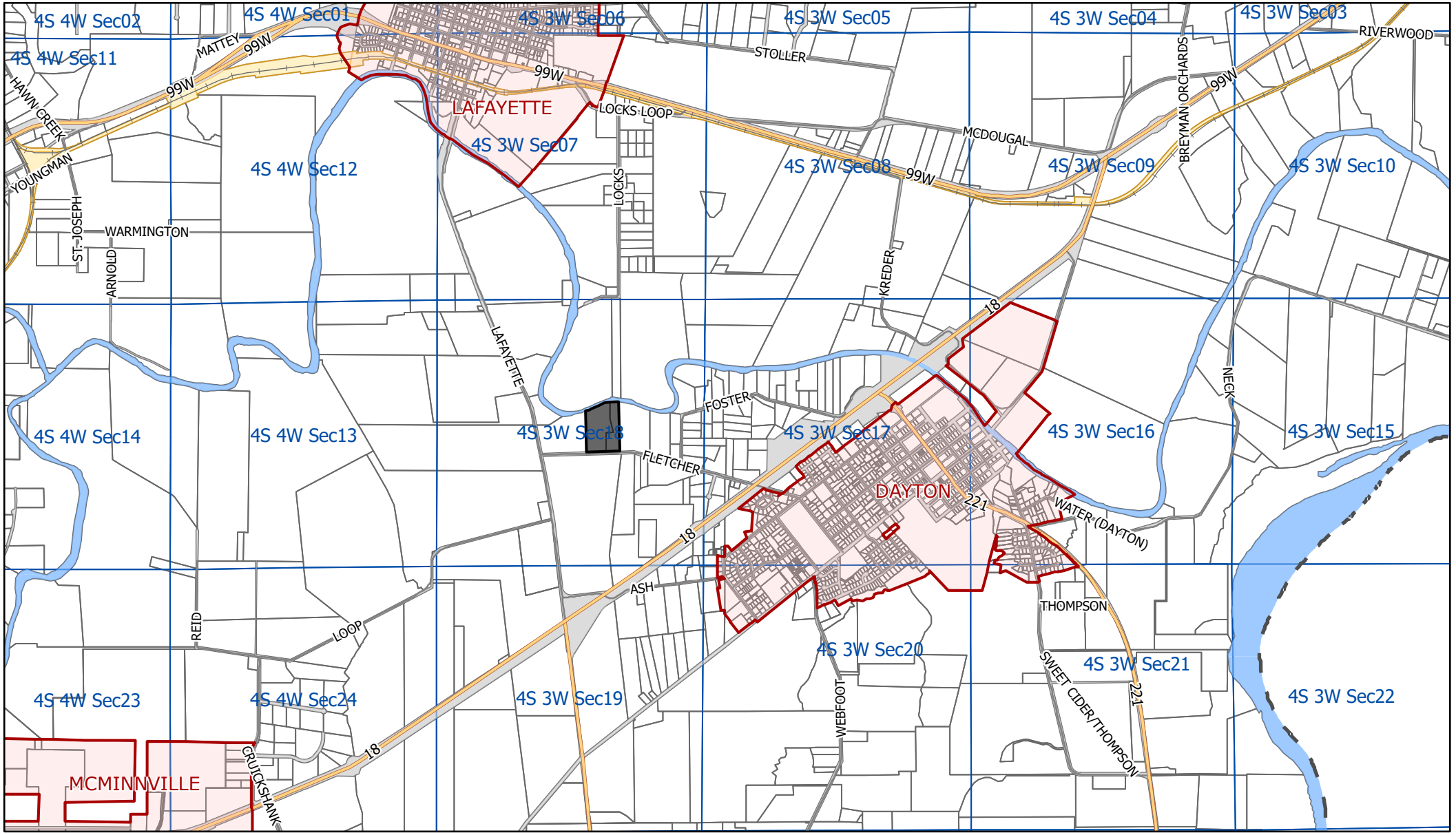
Taxlot Parcels

1:5,824

0 0.04 0.07 0.14 mi

0 0.05 0.1 0.2 km

Yamhill County Map



1/14/2026, 1:18:04 PM

1:44,935

0 0.28 0.55 1.1 mi

0 0.42 0.85 1.7 km

City Boundaries

Highways

County Roads

County Roads

Railroads

Non TLs

RAILS

ROADS

WATER

Sections

Taxlot Parcels

Agenda Item I1

Docusign Envelope ID: 3A6CAC02-5E20-4C03-8EF7-D9F2B97596E3

In compliance with the Americans with Disabilities Act, this document is available in alternate formats such as Braille, large print, audio recordings, Web-based communications, and other electronic formats. To request an alternate format, please send an e-mail to dhs-oha.publicationrequest@odhsoha.oregon.gov or call 503-378-3486 (voice) or 503-378-3523 (TTY) to arrange for the alternative format.

AGREEMENT # PO-44300-00026028

SIXTEENTH AMENDMENT TO OREGON HEALTH AUTHORITY 2024-2025 INTERGOVERNMENTAL AGREEMENT FOR THE FINANCING OF COMMUNITY MENTAL HEALTH, ADDICTION TREATMENT, RECOVERY, & PREVENTION, AND PROBLEM GAMBLING SERVICES

This **Sixteenth** Amendment to Oregon Health Authority 2024-2025 Intergovernmental Agreement for the Financing of Community Mental Health, Addiction Treatment, Recovery, & Prevention, and Problem Gambling Services effective as of January 1, 2024 (as amended, the "Agreement"), is entered into, as of the date of the last signature hereto, by and between the State of Oregon acting by and through its Oregon Health Authority ("OHA") and **Yamhill County,** ("County").

RECITALS

WHEREAS, OHA and County wish to modify the Financial Assistance Award set forth in Exhibit C of the Agreement.

NOW, THEREFORE, in consideration of the premises, covenants and agreements contained herein and other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged, the parties hereto agree as follows:

AGREEMENT

1. The financial and service information in the Financial Assistance Award is hereby amended as described in Attachment 1 attached hereto and incorporated herein by this reference. Attachment 1 must be read in conjunction with the portion of Exhibit C of the Agreement that describes the effect of an amendment of the financial and service information.

2. Capitalized words and phrases used but not defined herein shall have the meanings ascribed thereto in the Agreement.

3. County represents and warrants to OHA that the representations and warranties of County set forth in section 4 of Exhibit F of the Agreement are true and correct on the date hereof with the same effect as if made on the date hereof.

4. Except as amended hereby, all terms and conditions of the Agreement remain in full force and effect.

5. This Amendment may be executed in any number of counterparts, all of which when taken together shall constitute one agreement binding on all parties, notwithstanding that all parties are not signatories to the same counterpart. Each copy of this Amendment so executed shall constitute an original.

Docusign Envelope ID: 3A6CAC02-5E20-4C03-8EF7-D9F2B97596E3

IN WITNESS WHEREOF, the parties hereto have executed this amendment as of the dates set forth below their respective signatures.

6. Signatures.

Yamhill County
By:

	Kit Johnston	County Commissioner	
Authorized Signature	Printed Name	Title	Date

State of Oregon, acting by and through its Oregon Health Authority
By:

Authorized Signature	Printed Name	Title	Date

Approved by: Director, OHA Health Systems Division
By:

Authorized Signature	Printed Name	Title	Date

Approved for Legal Sufficiency:

Exempt per OAR 137-045-0050(2)
Oregon Department of Justice Date

Docusign Envelope ID: 3A6CAC02-5E20-4C03-8EF7-D9F2B97596E3

ATTACHMENT 1

EXHIBIT C
Financial Pages

MODIFICATION INPUT REVIEW REPORT

MOD#: M1322
CONTRACT#: 026028 CONTRACTOR: YAMHILL COUNTY
INPUT CHECKED BY: DATE CHECKED:

SE#	FUND	PROJ CODE	CPMS PROVIDER	EFFECTIVE DATES	SLOT CHANGE/TYPE	RATE	OPERATING DOLLARS	STARTUP DOLLARS	PART ABC	PART IV	PAAF CD	BASE	CLIENT CODE	SP#
FISCAL YEAR: 2025-2026														
	BASE		INVOICE SERVICES											
17	804		INVOIC	7/1/2025-12/31/2025	0 /NA	$0.00	$6,300.00	$0.00	C	1	Y			1
				TOTAL FOR SE# 17			$6,300.00	$0.00						
				TOTAL FOR 2025-2026			$6,300.00	$0.00						
				TOTAL FOR M1322 026028			**$6,300.00**	**$0.00**						

Level 3 - Restricted

Docusign Envelope ID: 3A6CAC02-5E20-4C03-8EF7-D9F2B97596E3

OREGON HEALTH AUTHORITY
Financial Assistance Award Amendment (FAAA)

CONTRACTOR: YAMHILL COUNTY Contract#: 026028
DATE: 12/19/2025 REF#: 019

REASON FOR FAAA (for information only):

Non-OHP Community and Residential Assistance (MHS 17) funds have been awarded.

The following special condition(s) apply to funds as indicated by the special condition number in column 9. Each special condition set forth below may be qualified by a full description in the Financial Assistance Award.

M1322 1A) These funds are for MHS 17, which encompasses Invoice Services found in service elements 26 ,27, 28, 30, 34 and 36 from 07/01/2025 to 12/31/2025 with Part C. B) For Services delivered to individuals, financial assistance awarded to County shall be disbursed to County and expended by County in accordance with and subject to the residential rate on the date of service delivery based upon the rate schedule found at www.oregon.gov/OHA/HSD/OHP/Pages/Fee-Schedule.aspx and incorporated into this Agreement by reference that is effective as of the effective date of this Agreement unless a new rate schedule is subsequently incorporated by amendment. Any expenditure by County in excess of the authorized rates as set forth www.oregon.gov/OHA/HSD/OHP/Pages/Fee-Schedule.aspx may be deemed unallowable and subject to recovery by OHA in accordance with the terms of this Agreement.

Agenda Item I2

You can get this document in other languages, large print, braille, or a format you prefer free of charge. Contact the Agreement Administrator at the contact information found below. We accept all relay calls.

Agreement #185833

AMENDMENT TO OREGON HEALTH AUTHORITY 2025-2027 INTERGOVERNMENTAL AGREEMENT FOR THE FINANCING OF PUBLIC HEALTH SERVICES

This Fifth Amendment to Oregon Health Authority 2025-2027 Intergovernmental Agreement for the Financing of Public Health Services, effective July 1, 2025, (as amended the "Agreement"), is between the State of Oregon acting by and through its Oregon Health Authority ("OHA") and Yamhill County, ("LPHA"), the entity designated, pursuant to ORS 431.003, as the Local Public Health Authority for Yamhill County. OHA and LPHA are each a "Party" and together the "Parties" to the Agreement.

RECITALS

WHEREAS, OHA and LPHA wish to modify the definition for Program Element, table only, as set forth in Exhibit A of the Agreement

NOW, THEREFORE, in consideration of the premises, covenants and agreements contained herein and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto agree as follows:

AGREEMENT

1. This Amendment is effective on **December 1, 2025**, regardless of the date this amendment has been fully executed with signatures by every Party and when required, approved by the Department of Justice. However, payments may not be disbursed until the Amendment is fully executed.

2. The Agreement is hereby amended as follows:

a. Exhibit A "Definitions", Section 18 "Program Element" is amended to add replace the Program Element titles and funding source identifiers for Program Element 12 as follows:

PE NUMBER AND TITLE • SUB-ELEMENT(S)	FUND TYPE	FEDERAL AGENCY/ GRANT TITLE	CFDA#	HIPAA RELATED (Y/N)	SUB-RECIPIENT (Y/N)
PE12 - Public Health Emergency Preparedness and Response (PHEP)					
PE 12-01 Public Health Emergency Preparedness Program (PHEP)	FF	CDC/Public Health Emergency Preparedness	93.069	N	Y
	OF	N/A	N/A	N	N
	FF	Oregon Hospital Preparedness Program	93.889	N	Y

3. LPHA represents and warrants to OHA that the representations and warranties of LPHA set forth in Section 4 of Exhibit F of the Agreement are true and correct on the date hereof with the same effect as if made on the date hereof.

4. Capitalized words and phrases used but not defined herein shall have the meanings ascribed thereto in the Agreement.

5. Except as amended hereby, all terms and conditions of the Agreement remain in full force and effect.

6. This Amendment may be executed in any number of counterparts, all of which when taken together shall constitute one agreement binding on all parties, notwithstanding that all parties are not signatories to the same counterpart. Each copy of this Amendment so executed shall constitute an original.

IN WITNESS WHEREOF, the parties hereto have executed this Amendment as of the dates set forth below their respective signatures.

7. Signatures.

STATE OF OREGON, ACTING BY AND THROUGH ITS OREGON HEALTH AUTHORITY

Approved by: _____

Name: /for/ Nadia A. Davidson

Title: Director of Finance

Date: _____

YAMHILL COUNTY LOCAL PUBLIC HEALTH AUTHORITY

Approved by: _____

Printed Name: _____

Title: _____

Date: _____

DEPARTMENT OF JUSTICE – APPROVED FOR LEGAL SUFFICIENCY

Agreement form group-approved by Devon Thorson, Senior Assistant Attorney General, Tax and Finance Section, General Counsel Division, Oregon Department of Justice by email on August 11, 2025, copy of email approval in Agreement file.

REVIEWED BY OHA PUBLIC HEALTH ADMINISTRATION

Reviewed by: _____

Name: Rolonda Widenmeyer (or designee)

Title: Program Support Manager

Date: _____

DOCUMENT RETURN STATEMENT

Please complete the following statement and return with the completed signature page and the Contractor Data and Certification page and/or Contractor Tax Identification Information (CTII) form, if applicable.

If you have any questions or find errors in the above referenced Document, please contact the contract specialist.

Document number: 185833-5 , hereinafter referred to as "Document."

I, _____ _____
Name Title

received a copy of the above referenced Document, between the State of Oregon, acting by and through the Department of Human Services, the Oregon Health Authority, and

Yamhill County by email.

Contractor's name

On December 23, 2025 ,
Date

I signed the electronically transmitted Document without change. I am returning the completed signature page, Contractor Data and Certification page and/or Contractor Tax Identification Information (CTII) form, if applicable, with this Document Return Statement.

_____ _____
Authorizing signature Date

Please attach this completed form with your signed document(s) and return to the contract specialist via email.

Agenda Item I3

From:	Lindsey Manfrin
To:	Ken Huffer; Mary Starrett
Cc:	Layne Pendleton-Baker; Brittany Zylstra-Stanhope; Amanda Kreder; Jason Henness; Christian Boenisch; Carolina Rook; Bailey Barnhart
Subject:	Board Consideration: Amendment #7 YCCO Provider Services Agreement
Date:	Tuesday, January 13, 2026 6:39:51 AM
Attachments:	YCHHS MH SUD Provider Agreement_Seventh Amendment_01012026_FINAL.pdf image001.png

Hi Mary and Ken,

I am requesting an add on for this week's meeting.

Attached is amendment 7 to the Provider Services agreement between Yamhill County and Yamhill Community Care Organization (YCCO) (BO 20-457). This amendment sets the rates effective January 1, 2026, through December 31, 2026, and updates language for quality incentive funding. Overall, this represents a net decrease of 18.7%. These changes fall within our fiscal 2025-2026 Adopted Budget and will inform the budget building process for fiscal year 2026-2027.

I recommend approval of this amendment as written. Please let me know if you have any questions.

BOC staff, please place this amendment on this week's Board Agenda for approval. Suggested Board Agenda language:

"Approval of amendment #7 to the Provider Agreement between Yamhill County Health and Human Services and Yamhill Community Care Organization retroactively effective January 1, 2026. Oracle #HHS24023GS."

Thank you,

Lindsey Manfrin, DNP, RN
Health and Human Services Director
Public Health Administrator
Pronouns: she/her/hers
Yamhill County Health and Human Services|638 NE Davis St McMinnville, OR 97128
Phone: 503-434-7525|Cell: 971-237-2412|Ext. 4719
Fax: 503-474-4907|manfrinl@YamhillCounty.gov *please note my email change
Yamhill County Crisis Line (1-844-842-8200)

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SEVENTH AMENDMENT TO MENTAL HEALTH AND SUBSTANCE ABUSE DISORDER SERVICES AGREEMENT

THIS SEVENTH AMENDMENT TO THE MENTAL HEALTH AND SUBSTANCE ABUSE DISORDER AGREEMENT dated this 1st day of January 2026, is entered into by and between Yamhill County Care Organization, Inc., an Oregon nonprofit public benefit corporation dba Yamhill Community Care Organization ("YCCO") and Yamhill County, a political subdivision of the State of Oregon, acting by and through Yamhill County Health and Human Services Department ("Provider").

RECITALS

A. YCCO and Provider entered into a Mental Health and Substance Abuse Disorder Agreement dated January 1st, 2021 (the "Underlying Agreement"). The Underlying Agreement is memorialized in Yamhill County records as Board Order No. 20-457.

B. The Underlying Agreement was first amended on September 2nd, 2021, memorialized as Board Order No. 21-313 (the "First Amendment"). The Underlying Agreement has been amended on March 15th, 2022, memorialized as Board Order No. 22-48 (the "Second Amendment"), on March 23rd, 2023, memorialized as Board Order No. 23-56 (the "Third Amendment"), amended on July 11th, 2023, memorialized as Board Order No. 23-257 (the "Fourth Amendment"), amended on February 1st, 2024, memorialized as Board Order No. 23-460 (the "Fifth Amendment") and amended on December 19th, 2024, memorialized as Board Order No. 24-367 (the "Sixth Amendment").

C. The primary purpose of this Seventh Amendment is to further amend the Underlying Agreement to reflect changes in compensation effective January 1st, 2026, listed herein as Exhibit A, Compensation.

D. Capitalized terms used in this Seventh Amendment but not otherwise defined in this Seventh Amendment shall have the same meaning as those in the original Administrative Services Agreement (and corresponding amendments) and the CCO Contract, in that order of priority.

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. Effective Date. The Effective Date of this Seventh Amendment shall be January 1st, 2026.

2. Term. The Term of the Underlying Agreement, as amended by this Seventh Amendment, shall begin on the Effective Date and shall, unless extended or terminated earlier in accordance with its terms, continue in effect until it expires on December 31st, 2026.

3. Subsection 4.13 "Financial Reporting", of Section 4, "Duties of Provider", as previously amended, is hereby deleted in its entirety and replaced with the following:

4.13 Financial Reporting. Provider shall submit Quarterly Financial Reporting to YCCO, as specified below:

End of Quarter Due Date of Report	Financial Reports Due	Financial Reports Due Date
March 31st	Exhibit L	May 5th
June 30th	Exhibit L	August 5th
September 30th	Exhibit L	November 5th
December 31st	Exhibit L and Rate Setting Reports	April 5th
December 31st	Year-End MLR Template	August 5th

The most current CCO Contract Forms can be accessed here: https://www.oregon.gov/oha/hsd/ohp/pages/cco-contract-forms.aspx

4. Exhibit A of the Underlying Agreement, as amended by the First, Second, Third, Fourth, Fifth and Sixth Amendments, is hereby deleted in its entirety and replaced with the new Exhibit A, attached hereto, and incorporated herein by this reference.

5. Exhibit B of the Underlying Agreement, as amended by Fifth and Sixth Amendments, is hereby deleted in its entirety and replaced with the new Exhibit B, attached hereto, and incorporated herein by this reference.

6. Ratification. Except as otherwise expressly modified by the terms of this Seventh Amendment, the Underlying Agreement, as amended, shall remain unchanged and continue in full force and effect. All terms, covenants, and conditions of the Underlying Agreement, as amended, not expressly modified herein are hereby confirmed and ratified and remain in full force and effect and constitute valid and binding obligations of YCCO and Provider enforceable according to the terms thereof.

7. Authority. YCCO and Provider and each of the persons executing this Seventh Amendment on behalf of YCCO and Provider hereby covenants and warrants that: (i) such party has full right and authority to enter into this Seventh Amendment and has taken all action required to authorize such party (and each person executing this Fifth Amendment on behalf of such party) to enter into this Seventh Amendment, and (ii) the person signing on behalf of such party is authorized to do so on behalf of such entity.

8. Binding Effect. All of the covenants contained in this Seventh Amendment shall be binding upon and shall ensure the benefit of the parties hereto and their respective heirs, legal representatives and permitted successors and assigns.

9. Counterparts. This Seventh Amendment may be executed in multiple counterparts, each of which shall be an original, but all of which shall constitute one and the same Seventh Amendment.

10. Recitals. The foregoing recitals are intended to be a material part of this Seventh Amendment and are incorporated herein by this reference.

NOW, THEREFORE, the Parties hereto have caused this Seventh Amendment to be executed on the dates indicated below:

Yamhill County, Oregon

By: _____

Name (printed) _____

Title: _____

Dated: _____

By: _____

Name (printed) _____

Title: _____

Dated: _____

Yamhill Community Care Organization, Inc.

By: _____

Name (printed) _____

Title: _____

Dated: _____

FORM APPROVED BY

By: _____

Name Printed: _____

Title: _____

Dated: _____

Exhibit A
Compensation

Part 1: PMPM Rates (Effective 01/01/2026)

Direct Member Services	OHP Per Member Per Month	HOP Per Member Per Month	BHP Per Member Per Month
Mental Health Non-Inpatient	$28.74	$4.63	$4.99
Substance Abuse Disorder Outpatient	$7.92	$3.10	$0.68
Physician Services	$1.58	$0.06	$0.15
System of Care Wraparound	$1.81	$0.01	$0.37
ACT/SE	$4.25	$0.34	$2.29
LMHA Care Coordination	$0.85	-	-
Total PMPM	**$45.15**	**$8.14**	**$8.49**

Mental Health Non-Inpatient services include those services provided by Provider and the local YCCO network which only includes Oregon Crisis Management, Oregon Family Support Network. Other Fee-For-Service payments are the responsibility of YCCO.
Substance Use Disorder Outpatient services include those services provided by Provider and the local YCCO network which only includes Provoking Hope. Other Fee-For-Service payments are the responsibility of YCCO.
Physician Services include any other mental health non-inpatient services encountered through claims that are not included above including labs, supplies, etc.
System of Care Wraparound is a planning process that follows a series of steps to support youth, and their families accomplish the goals needed in order to reach their vision. Wraparound is a trauma-informed practice that begins with getting to know the youth and family to learn about their strengths, needs, and culture.
ACT/SE is an evidence-based service model that provides community-based treatment to persons with severe and persistent mental illnesses (SPMI). The ACT program targets individuals who have a history of psychiatric hospitalizations (three visits in the last year or one visit in the last six months, or currently reside in the Oregon State Hospital), are at risk for re-hospitalization, and have an SPMI diagnosis and would appear to benefit from an outreach program. The ACT team is made up of a Therapist/Case Manager, Substance Abuse Specialist, Peer Support Specialist, Supportive Employment Specialist, Medical Provider (MD or PMHNP), Registered Nurse (RN), 1915i Tech, and ACT Supervisor.
LMHA Care Coordination services includes working with YCCO staff to ensure YCCO members can appropriately access or transition in/out of specific behavioral health services including safety net services, crisis services, mental health and addictions residential services, detoxification or state hospital services, care coordination of residential behavioral health services, specific community-based services (such as ACT and IPS), specialized services to promote re-integration and reduce recidivism in the criminal justice system, children's Wraparound, IIBHT, and foster care placement stability.

Membership counts to be calculated by the Provider based on membership for the 15th of the service month. YCCO to be responsible for verification of membership counts. YCCO will pay invoiced amounts within 30 days after Provider has invoiced YCCO. In the event YCCO identifies a discrepancy between Provider Membership count and YCCO's Membership count, YCCO shall notify Provider and the parties shall use all reasonable efforts to resolve the discrepancy and make applicable invoice adjustments within 30 days from the notice to Provider of the discrepancy.

Group Code	Category of Aid	Line of Business
I	TANF/PCR	OHP
E	PLMA/PWO	OHP
J	PLMA/PWO	OHP
Q	CHILD 00-01	OHP
R	CHILD 00-01	OHP
S	CHILD 01-05	OHP
T	CHILD 06-18	OHP
A	DUAL-MEDS	OHP
F	DUAL-MEDS	OHP
M	DUAL-MEDS	OHP
B	ABAD & OAA	OHP
O	ABAD & OAA	OHP
C	CAF/Foster	OHP
1	ACA 19-34	OHP
HI	ACA 35-44	OHP
2	ACA 45-54	OHP
3	ACA 55-64	OHP
HM	YSHCN	OHP
X	BCCP	OHP
H8	HOP(CAK) 0-1	HOP
HB	HOP(CAK) 1-5	HOP
H3	HOP(CAK) 6-18	HOP
H1	HOP 19-34	HOP
HJ	HOP 35-44	HOP
HG	HOP 45-54	HOP
H2	HOP 55-64	HOP
H4	HOP OAA	HOP
H5	HOP PCR	HOP
H7	HOP Postpartum 0-365 Days	HOP
H6	HOP Pregnant	HOP
HA	HOP Postpartum 0-365 Days	HOP
H9	HOP Pregnant	HOP
HF	HOP ACS/BH	HOP

Group Code	Category of Aid	Line of Business
HC	HOP ACS/BH	HOP
HD	HOP EPD	HOP
HE	HOP LTC	HOP
HL	HOP YSHCN	HOP
HO	HOP OSIPM	HOP
DV	CCO-F Vets	Non-Medicaid
DC	CCO-F COFA	Non-Medicaid
P1	Bridge Medicaid 19-34	OHP
P2	Bridge Medicaid 35-44	OHP
P3	Bridge Medicaid 45-54	OHP
P4	Bridge Medicaid 55-64	OHP
B1	Bridge BHP 19-34	BHP
B2	Bridge BHP 35-44	BHP
B3	Bridge BHP 45-54	BHP
B4	Bridge BHP 55-64	BHP

Part 2: Monthly Capacity Rates (Effective 01/01/2026)

Direct Member Services	January 2026 – June 2026	July 2026 – December 2026	CY2026
	Per Month	**Per Month**	**Annual**
Mental Health Outpatient – LCS - School-based mental health outpatient services	$45,535.17	-	$273,211.04
Transitional Treatment Recovery Services	$81,387.66	$81,387.66	$976,651.92
Peers/Crisis Services PAC House	$11,475.00	$11,475.00	$137,700.00
Mental Health Respite	$41,559.67	$41,559.67	$498,716.04
Health Related Services	**Per Month**	**Per Month**	**Annual**
Dual Diagnosis Anonymous	$2,326.70	-	$13,960.20
Warmline	$2,666.64	$2,666.64	$31,999.62
Lines for Life	$9,137,84	$9,137.84	$109,654.03
YHHS Flex Purchases	$6,095.11	-	$36,570.67
Total Capacity	**$200,183.79**	**$146,226.80**	**$2,079,463.52**

Scopes of Services

School-Based Mental Health Outpatient Services partners with local school districts to provide mental health services for all students in each district that they serve, regardless of insurance status. In addition, they also offer limited drug/alcohol prevention and treatment when requested by youth, parents, or schools. Some schools also offer medical care, behavioral health services, and preventive health services through School-Based Health Centers (SBHCs) in Willamina, Newberg, and McMinnville.
Transitional Treatment Recovery Services (TTRS) through LCSNW and Provoking Hope provides drug and alcohol-free housing along with intensive substance use treatment, and other supportive and family stabilization services in a structured, supervised environment for parents and their children. This program is designed to promote the return of children to their parent's care sooner or eliminate the need to place children in foster care by providing treatment, support, and guidance.
Peers/Crisis Services PAC House through Project Able provides 24-hour support in a voluntary setting for eligible individuals experiencing psychiatric crises in Yamhill County. PAC offers a comfortable, non-institutional, recovery-focused environment to support individuals in achieving psychiatric stabilization within the community as an alternative to the emergency department, acute care, or jail. The program is also intended for individuals stepping down from acute care or state hospitalization who require additional support for a successful transition back to the community.
Mental Health Respite provides short-term, voluntary supports to help a person stabilize, resolve problems, and connect with additional supports after experiencing a mental health-related crisis. Respite services are a community-based alternative to psychiatric hospitalization, or as a step-down from higher levels of care. Respite occurs in a supportive environment, away from everyday stressors that may impact an individuals' road to recovery and wellness.
Dual Diagnosis Anonymous are services provided by Dual Diagnosis Anonymous of Oregon to a fellowship of persons who share their experiences, strengths, weaknesses, feelings, fears, and hopes with one another to resolve our dual diagnosis and/or learn to live at peace with unresolved problems. The only requirement for membership in DDA is a desire to develop healthy, addiction-free lifestyles.
Warmline provides phone, chat, or text lines that provide empathetic listening and peer support to individuals who may be experiencing distress or loneliness, or those seeking validation from a peer with lived experience who identifies with their concerns and can offer a confidential and non-judgmental space for connection and self-directed exploration of possible solutions and alternatives.
Lines for Life provides mental health and suicide crisis intervention services, treatment referral and drug prevention education through crisis lines services, substance abuse prevention in schools, community coalition building and policy work.

In the event the costs to the Provider exceed the capitated compensation received for the services above, the YCCO will negotiate an additional payment to the Provider to offset the difference. Provider will be required to provide supplemental financial statements (Exhibit L) for the reconciliation of payments as well as to support required OHA filings by YCCO.

BH QDP Payments: Retroactive Settlements

- *CLSS Claims Submissions (upon attestation)*
  22% for Non-Rural/27% for Rural supplemental payment for applicable State Plan rate on service date for qualifying claims submitted with modifier
- *ICOD Claims Submissions (upon attestation)*
  10% for QMHAs and Peers/20% for QMHPs, LHCPs, MH Interns supplemental payment of applicable State Plan rate on service date for qualifying claims submitted with modifier.

Note that Healthier Oregon Program (HOP) members are excluded from the increased payments listed above.

All Other Physical Health Services

Reimbursement for encountered services not listed on behavioral health DMAP fee schedule will be reimbursed from the medical DMAP fee schedule at one hundred percent (100%) of the current Oregon Medicaid Fee-for-Service (FFS) Schedule.

Exhibit B
Quality Incentive Funding

Provider will participate in the YCCO Pay for Performance (P4P) quality pool measures as determined and approved by YCCO's Board of Directors and P4P committee. The P4P available under this Agreement is dependent on funds passed through CCO Contract #161768 to YCCO and then onto Provider. The next available payout will be in calendar year 2027 for services rendered in calendar year 2026.

The P4P payment will be based on the achievement of the annual YCCO Improvement Target for the following OHA quality measures related to mental health and substance abuse disorder services:

Basic Health Plan (BHP) and Healthier Oregon Program (BOP) members are excluded from these incentive measures.

Measure	**Measure Description**
Disparity Measure: Emergency Department Utilization among Members with Mental Illness	Number of ED visits per 1,000 member months for adult members enrolled within the organization who are identified as having experienced mental illness
Physical Health and Oral Health Assessment within 30 Days for Children in DHS Custody. Mental Health Assessment within 60 days for Children in DHS Custody	Percentage of children ages 0-17 who received a physical health assessment, children ages 1-17 who received a dental health assessment, and children ages 3-17 who received a mental health assessment within 60 days of the state notifying CCOs that the children were placed into custody with the Department of Human Services (foster care).
Initiation and Engagement of Substance Use Disorder Treatment	Percentage of new substance use disorder (SUD) diagnosis episodes that resulted in initiation of treatment within 14 days and continued engagement within 34 days of the initial treatment.
Meaningful language access to culturally responsive health care services	The proportion of visits with spoken and sign language interpreter needs that were provided with OHA qualified or certified interpreter services.

Agenda Item I4

From:	Lindsey Manfrin
To:	Ken Huffer; Mary Starrett
Cc:	maria layne; Brittany Zylstra-Stanhope; Amanda Kreder; Jason Henness; Bill Michielsen; Christian Boenisch; Carolina Rook; Bailey Barnhart
Subject:	Board Consideration: Amendment #3 YCCO Local Mental Health Authority, Local Public Health Authority and Coordinated Care Organization; $299,046.039 , reduction $72,417.56
Date:	Tuesday, January 13, 2026 6:41:39 AM
Attachments:	image001.png YCHHS LPHA LMHA Provider Agreement_Third Amendment_01012026_FINAL.pdf

Hi Mary and Ken,

I am requesting an add on for this week's meeting.

Attached is amendment 3 to the Local Mental Health Authority, Local Public Health Authority and Coordinated Care Organization (BO 23-04) agreement between Yamhill County and Yamhill Community Care Organization (YCCO). The amendment extends the term of the agreement through December 31, 2026, and reduces the amount from $371,463.59 per year to $299,046.03 per year (-$72,417.56). These changes fall within our fiscal year 2025-2026 Adopted Budget and will inform the budget building process for fiscal year 2026-2027.

I recommend approval of this amendment as written. Please let me know if you have any questions.

BOC staff, please place this amendment on this week's Board Agenda for approval. Suggested Board Agenda language:

"Approval of amendment #3 to the Local Mental Health Authority, Local Public Health Authority and Coordinated Care Organization agreement between Yamhill County and Yamhill County Care Organization (BO 23-04) Oracle #HHS24024GS, retroactively effective January 1, 2026."

Thank you,

Lindsey Manfrin, DNP, RN
Health and Human Services Director
Public Health Administrator
Pronouns: she/her/hers
Yamhill County Health and Human Services|638 NE Davis St McMinnville, OR 97128
Phone: 503-434-7525|Cell: 971-237-2412|Ext. 4719
Fax: 503-474-4907|manfrinl@YamhillCounty.gov *please note my email change
Yamhill County Crisis Line (1-844-842-8200)

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THIRD AMENDMENT TO THE LOCAL MENTAL HEALTH AUTHORITY, LOCAL PUBLIC HELATH AUTHORITY COORDINATED CARE ORGANIZTION AGREEMENT

This Third Amendment to the Local Mental Health Authority and Local Public Health Authority Coordinated Care Organization Agreement (this "Third Amendment") dated this January 1st, 2026, is entered by and between Yamhill County Care Organization, Inc., an Oregon nonprofit public benefit corporation, dba Yamhill Community Care ("YCCO") and Yamhill County, a political subdivision of the State of Oregon, acting by and through its Department of Health and Human Services ("County").

RECITALS:

A. YCCO and the County entered into a Local Mental Health Authority and Local Public Health Authority Coordinated Care Organization Agreement dated January 1st, 2023 (the "Underlying Agreement"). The Underlying Agreement is memorialized in Yamhill County records as Board Order No. 23-004.

B. The Underlying Agreement was first amended on January 1st, 2024, memorialized as Board Order No. 24-14 (the "First Amendment"). The Underlying Agreement was amended on December 12th, 2024, memorialized as Board Order No. 24-356 (the "Second Amendment").

C. The purpose of this Third Amendment is to further amend the Underlying Agreement, effective January 1st, 2026, to (i) extend the term of the Underlying Agreement through December 31st, 2026, (ii) reflect changes to subsection 5 of Section M, and (iii) replace Attachment F.

D. Capitalized terms used in this Third Amendment, but not otherwise defined, shall have the same meaning as those in the Underlying Agreement (and corresponding amendments) and the CCO Contract, in that order of priority.

NOW THEREFORE, for good and valuable consideration, the parties agree as follows:

1. Effective Date. The Effective Date of this Third Amendment shall be January 1st, 2026.

2. Term. The Term of the Underlying Agreement, as amended by this Third Amendment, shall begin on the Effective Date and shall, unless extended or terminated earlier in accordance with its terms, continue in effect until it expires on December 31st, 2026.

3. Subsection 5, "Community Prevention and Wellness Fund" of Section M of the Underlying Agreement (and corresponding amendments) is hereby deleted in its entirety.

4. Attachment F of the Underlying Agreement (and corresponding amendments) is hereby deleted in its entirety and replaced with Exhibit A of this Third Amendment, which is attached hereto and incorporated herein by this reference.

5. Ratification. Except as otherwise expressly modified by the terms of this Third Amendment, the Underlying Agreement (and corresponding amendments), as amended, shall remain unchanged and continue in full force and effect. All terms, covenants and conditions of the Underlying Agreement, as amended, not expressly modified herein are hereby ratified and confirmed and shall remain in full force and effect and constitute valid and binding obligations of YCCO and County enforceable according to the terms thereof.

6. Authority. YCCO and County and each of the persons executing this Third Amendment on behalf of YCCO and County hereby covenants and warrants that: (i) such party has full right and authority to enter into this Third Amendment and has taken all action required to authorize such party (and each person executing this Third Amendment on behalf of such party) to enter into this Third Amendment, and (ii) the person signing on behalf of such party is authorized to do so on behalf of such entity.

7. Binding Effect. All the covenants contained in this Third Amendment shall be binding upon and shall incur to the benefit of the parties hereto and their respective heirs, legal representatives and permitted successors and assigns.

8. Counterparts. This Third Amendment may be executed in multiple counterparts, each of which shall be original, but all of which shall constitute one and the same Third Amendment.

9. Recitals. The foregoing recitals are intended to be a material part of this Third Amendment and are incorporated herein by this reference.

Attachment F
Compensation

Rates below reflect the amounts YCCO is to pay to Yamhill County effective 1/1/2026. Payment structure shall be a flat monthly rate. These amounts include:

1. CHA/CHIP payment in the amount of $58,468.75 for 0.5 full time equivalent (FTE) Health Educator position that YCHHS will supply as defined in Section N, 10.
2. Community Prevention and Wellness funding through June 30th, 2026, in the amount of $72,417.57 for 1.0 FTE Community Prevention Wellness position that YCHHS will supply who will be available to perform the services defined in Attachment D.
3. Needle/Syringe Exchange payment in the amount of $105,691.90 as defined in Attachment E.
4. Family Well-Being Council payment via the CPW Fund in the amount of $62,467.81 for a 0.5 full time equivalent (FTE) to perform the services defined in Attachment G.

YCHHS will fund three (3) percent of total premium paid in 2025 as a 2026 CPW Fund contribution after the final L reports for calendar year 2025 have been submitted."

IN WITNESS, WHEREOF, the parties hereto have executed this Agreement as of the Execution Date set forth below.

YAMHILL COUNTY BOARD OF COMMISSIONERS	**YAMHILL COUNTY CARE ORGANIZATION, INC.**
Chair, Kit Johnston 535 NE Fifth Street McMinnville, OR 97128 Date: _____	Seamus McCarthy, CEO 807 NE Third Street McMinnville, OR 97128 Date: _____
Commissioner, Mary Starrett	
Commissioner, (Bubba) David King	
Date: _____	
Recommended by: Lindsey Manfrin, Director HHS	

Approved as to form: Yamhill County Legal Counsel Date: _____

Agenda Item I5

January 9, 2026

Re: Consideration of approval of Construction Contract and Notice to Proceed for GSB Improvements

To: Yamhill County Board of Commissioners

Cc: Ken Huffer

Yamhill County Board of Commissioners,

Following your approval, via BO 25-411, to pursue a construction services contract with Haworth Inc., for improvements at the GSB, a contract was negotiated with and subsequently signed by Haworth Inc. The contract terms have been reviewed and accepted by County Administration, Council, and Facilities, and Haworth Inc. has communicated that they are ready to proceed with work, upon contract execution and Notice to Proceed.

Given the above, the Yamhill County Facilities Department recommends approval and execution of the contract and ensuing approval to provide Notice to Proceed to Haworth Inc. A copy of the contract has been provided, via email, for your review.

Thank you,

Don Fairley
Facilities Capital Projects Manager

CONSTRUCTION SERVICES CONTRACT

THIS CONTRACT is made and entered into by and between YAMHILL COUNTY, a political subdivision of the State of Oregon, acting by and through its Facilities Management Department, hereinafter referred to as the "County", and Haworth Inc., an Oregon corporation whose Federal Employer Identification No. is #93-1078712, hereinafter referred to as the "Contractor".

RECITALS

WHEREAS, The County requires the services of a construction services contractor for the Government Services Building Improvements Project (the "Project"); and

WHEREAS, The Contractor possesses the knowledge, qualifications, and experience to perform the work required for, the Project; and

WHEREAS, A procurement of the construction services described herein was done in compliance with ORS 279C and YCR Division 49; and

NOW, THEREFORE, in consideration of the promises and the mutual covenants and conditions set forth herein, and for other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged, it is hereby agreed by the parties as follows:

AGREEMENT

1. COMMENCEMENT AND COMPLETION DATE. This Contract shall become effective, and the Work required hereunder shall commence, upon the County's issuance of a *Notice to Proceed.* The Work must be completed no later than August 1, 2026, unless the deadline is extended or otherwise modified pursuant to Section 8.
   a. Penalty For Failure to Meet Deadline. The parties agree that the County has a substantial interest in the timely completion of the Project and all Work to be performed under this Contract in accordance with the agreed upon schedule. However, the parties agree that the damages to be anticipated from the failure of the Contractor to complete Work under this Contract in the specified time are uncertain and difficult to establish. The parties therefore desire to liquidate the County's damages for the Contractor's failure to complete the Project and all Work on time. The parties therefore agree that the Contractor is liable for and shall pay as liquidated damages to the County the sum of $500.00 per day for each calendar day to commence on the first calendar day after the required completion date under this Contract and to continue after each and every calendar day until all work is satisfactorily completed as specified in the Contract Documents.
2. CONSIDERATION. As consideration for the performance of all terms and conditions set forth in this Contract, the County shall pay the Contractor a sum not to exceed $1,548,454.00. The County shall make payment upon receipt and acceptance of the services as invoiced by the Contractor. The County shall pay invoices within thirty (30) days after an invoice has been received and approved by the authorized County representative.
   a. The compensation provided herein shall be exclusive, and the County shall neither pay nor provide Contractor with any fringe benefits, including, but not limited to, retirement, health insurance, workers' compensation insurance, unemployment

insurance, or sick leave. No additional compensation or alternate form thereof shall be payable by the County to the Contractor for any purpose whatsoever unless otherwise agreed in writing. The Contractor shall be responsible for paying all income taxes, Social Security or self-employment taxes and any other taxes or assessments imposed by any governmental body incurred by reason of the County's payment of compensation hereunder to Contractor.

3. WORK TO BE PERFORMED BY THE CONTRACTOR. The Contractor agrees to perform, to the satisfaction of the County, the Work as detailed in the Project's design, plans, and specifications (the "Contract Documents"), attached hereto as Exhibit A and incorporated by this reference herein. "Work" means the construction and any related services required by or reasonably inferred from the Contract Documents, whether completed or partially completed, including (except as otherwise expressly stated in this Contract) all other labor, materials, equipment, tools, permits, fees, licenses, facilities, taxes, transportation, supervision, temporary constructions of every nature, and all other services, management, and facilities of every nature whatsoever necessary to fulfill the Contractor's duties herein within the term of the Contract.

   a. Additional Work Obligations. Additional Work obligations of the Contractor include the following:

      i. The Contractor shall obtain and pay for all necessary permits and licenses, except for those specifically excluded in the Contract Documents, including, but not limited to, permits and licenses required for the construction of the Work, for temporary obstructions, enclosures, opening of streets for pipes, walls, utilities, environmental work, and others as required for the Project. The Contractor shall be responsible for all violations of the law in connection with the construction or caused by obstructing streets, sidewalks or otherwise. The Contractor shall give all requisite notices to public authorities. The Contractor shall pay all royalties and license fees. The Contractor shall defend all suits or claims for infringement of any patent or other proprietary rights and save harmless and blameless from loss, on account thereof, Yamhill County, and its departments, divisions, members and employees.

      ii. The Contractor shall keep on the Project site, during the progress of the Work, a competent superintendent and any necessary assistants who shall be satisfactory to the County and who shall represent the Contractor on the site. Directions given to the superintendent by the County's authorized representative shall be confirmed in writing provided to the Contractor by the County.

      iii. The Contractor shall prepare, review for compliance with the Contract Documents, approve, and submit to the County drawings, product data, samples, and similar submittals required by the Contract Documents with reasonable promptness and in such sequence as to cause no delay in the Work or in the activities of the County or of separate contractors.

      iv. The Contractor shall confine equipment, storage of materials, and operation of Work to the limits indicated by Contract Documents, law, ordinances, permits, or directions of the County's authorized representative. The Contractor shall follow the County's authorized representative's instructions regarding use of premises, if any.

v. In addition to abiding by the terms and conditions stated herein, the Contractor shall abide by and conform to all obligations asserted by the Contractor in their solicitation response, attached hereto as Exhibit B and incorporated herein. If any discrepancy exists between a provision in this Contract and a provision in Exhibit B, the provisions of this Contract shall prevail.

4. WARRANTY OF WORK. Neither the final payment nor any provision of the Contract Documents shall relieve the Contractor from responsibility for defective Work and, unless a longer period is specified, the Contractor shall correct all defects that appear in the Work within a period of one year from the date of issuance of the written notice of Substantial Completion by the County, except for latent defects which will be remedied by the Contractor at any time they become apparent. The County shall give the Contractor notice of defects with reasonable promptness. The Contractor shall perform such warranty work within a reasonable time after the County's demand. If the Contractor fails to complete the warranty work within such period as the County determines reasonable, or at any time in the event of warranty work consisting of emergency repairs, the County may perform such work and the Contractor shall reimburse the County all costs of the same within ten (10) days after demand without affecting the Contractor's obligations.

5. INDEPENDENT CONTRACTOR. This agreement is not a contract of employment. The County does not seek to hire Contractor as an employee(s) of the County nor does the Contractor desire to be an employee(s) of the County for performance of the services described herein. The parties intend that the Contractor, in performing the services specified herein, shall be and act as an independent contractor and shall have professional control of the work and the manner in which it is performed. The Contractor shall have the sole authority to determine the manner and means of performing the services described herein, and the County shall not interfere with, control, or direct the manner or method in which such services are performed; provided, the County shall direct Contractor as to the work to be assigned and shall have the right to direct the required results to the extent such direction may be consistent with the nature of the Contractor's services. The Contractor shall not be considered an agent of the County, and the County shall not be responsible for any claims, demands, or causes of action of any kind or character arising in favor of any person, on account of personal injuries, or death, or damage to property occurring, growing out of, incident to, or resulting directly or indirectly from the operations or activities of the Contractor.

6. THE COUNTY'S RESPONSIBILITIES.
   a. Don Fairley is the "Project Supervisor" for the County. The County shall provide contract administrative services for the Project through the Project Supervisor. The Project Supervisor may engage and delegate authority to such additional staff and professional and technical consultants as the County deems necessary to assist in performing its administrative tasks. The Contractor shall direct all Project communications to the County in accordance with the Contract Documents, or as the County directs in writing.
   b. The Project Supervisor, and any designee, shall have free access to the Work and the job site at all times. The Contractor shall not carry-on Work except with the knowledge of the County and its Project Supervisor. The County may require special inspection or testing of any portion of the Work, whether it has been fabricated,

installed, or fully completed. Inspection or observation of Work shall not relieve the Contractor from any obligations herein. The Project Supervisor, and any designee, has authority to reject or accept any Work that does not conform to the Contract Documents.

c. Except for those permits and fees that are the Contractor's responsibility under the Contract Documents, the County shall secure and pay for all other necessary approvals, easements, assessments, and charges required to complete the Work.

7. SUBCONTRACTORS.

a. The County reserves the right to reject any subcontractor proposed that was not included in the Contractor's quote. Further, the Contractor shall not retain a subcontractor to which the County has a reasonable objection.

b. The Contractor shall pay all subcontractors as required by the Contractor's contracts with those subcontractors. The Contractor agrees that the County has no direct or indirect contractual obligation or other legal duty whatsoever to pay the subcontractors of the Contractor or otherwise ensure that the Contractor makes full and timely payment to those subcontractors for services performed on the Project.

c. The Contractor covenants and agrees to bind any and all subcontractor(s) for performance of Work under this Contract. Any reference to the Contractor herein shall include any and all subcontractor(s) ad infinitum.

8. CONTRACT MODIFICATIONS. Unless otherwise stipulated in the Contract Documents attached hereto, the County may modify this Contract as follows:

a. Minor Changes in the Work. The County may, at its discretion, issue a "Field Order" or "Supplemental Instructions" authorizing minor changes in the Work performed under the Project, so long as the changes do not involve adjustment to the Contract sum or the Contract time. These minor changes may include details to clarify the work to be performed. Via e-mail or letter, the Contractor must acknowledge receipt of instruction authorizing minor changes in the Work and incorporate these changes in the as-built drawings.

b. Change Order Procedures. Either the County or the Contractor may initiate a request for proposed changes in Work to be performed under the Project via a "Change Order." For all proposed changes, a Change Order form, attached hereto as Exhibit C, must be used to record the proposed changes to the Project. The Change Order must contain a description of all changes in work, a detailed accounting of the proposed change in total cost, and an outline of any changes in the Project's schedule. The Contractor must then sign form and submit it to the County for final approval and authorization.

c. Amendments. This Contract may be amended to the extent permitted by applicable statutes, administrative rules, ordinances, and the Yamhill County Public Contracting Rules. For anticipated amendments, this Contract may be amended only in accordance with and to the extent provided in the original solicitation document. No amendment shall bind either party unless in writing and signed by both parties.

d. Pricing of Change Orders. Adjustments to the Contract Sum for approved Changes in the Work shall be based on the actual, reasonable, and verifiable costs incurred by the Contractor, including labor, materials, equipment, subcontractor costs, and applicable taxes, plus the following markups for overhead and profit:

- Subcontractor Work: Cost plus ten percent (10%)

- Materials: Cost plus fifteen percent (15%)

The foregoing markups shall be deemed to include all Contractor overhead, profit, supervision, coordination, administrative costs, insurance, and bonding attributable to the Change in the Work. No additional or cumulative markups shall be permitted unless expressly approved in writing by the County.

e. Documentation and Audit Rights. All Change Order requests shall include itemized cost breakdowns and sufficient supporting documentation, including but not limited to subcontractor proposals, supplier or manufacturer invoices, payroll records, and material price confirmations, to permit evaluation by the County. The County reserves the right to audit Change Order costs in accordance with applicable public contracting laws and Section 24 (Records) of this Contract.

f. Material Price Escalation. The Contract Sum is based upon material prices in effect as of the date of this Contract. In the event that material costs increase after the date of this Contract due to circumstances beyond the Contractor's reasonable control, including but not limited to manufacturer or supplier price increases, tariffs, supply chain disruptions, shortages, or market volatility, the Contract Sum shall be equitably adjusted by Change Order, subject to County approval and compliance with applicable public contracting requirements. Requests for material price escalation shall be supported by written documentation from the applicable supplier or manufacturer demonstrating the increase and shall be subject to a markup of fifteen percent (15%) on materials only. The Contractor shall provide prompt written notice to the County upon becoming aware of potential material price escalation that may affect the Contract Sum. Failure to provide timely notice may constitute grounds for denial of the requested adjustment.

9. COMPLIANCE WITH ORS 279B.220. For all services provided under this Contract, the Contractor shall: (i) pay promptly, as due, all persons supplying labor or material; (ii) pay all contributions or amounts due the Industrial Accident Fund from the Contractor or any subcontractor; (iii) not permit any lien or claim to be filed or prosecuted against the County or any subdivision thereof; and (iv) pay to the State of Oregon Department of Revenue all sums withheld from employees pursuant to ORS 316.167. If the Contractor does not pay promptly any claim that is due for the services furnished to the Contractor by any subcontractor in connection with this Contract, the County may pay such claim and charge that payment against any payment due to the Contractor under this Contract. The County's payment of a claim does not relieve the Contractor or its surety, if any, from their obligations for any unpaid claims.

10. HOURS OF LABOR; COMPLIANCE WITH PAY EQUITY PROVISIONS.

a. Pursuant to ORS 279B.235(3), the Contractor shall pay the Contractor's employees who perform work under this Contract at least time and a half for all overtime in excess of 40 hours a week, and for work performed on any legal holiday as specified in ORS 279B.020, except for employees who are excluded under ORS 653.010 to 653.261 or under 29 U.S.C. 201 to 209 from receiving overtime.

b. Pursuant to ORS 279B.235(1)(b), the Contractor shall comply with the prohibition set forth in ORS 652.220. Such compliance is a material element of this Contract and failure to comply is a breach that entitles the County to terminate the Contract for cause.

c. Pursuant to ORS 279B.235(1)(c), the Contractor shall not prohibit any of the Contractor's employees from discussing the employee's rate of wage, salary, benefits or other compensation with another employee or another person and may not retaliate against an employee who discusses the employee's rate of wage, salary, benefits or other compensation with another employee or another person.
d. Pursuant to ORS 279B.235(5)(b), the Contractor shall notify, in writing, any person employed by the Contractor under this Contract, either at the time of hire or before work begins on the Contract, or by posting a notice in a location frequented by employees, of the number of hours per day and days per week that the Contractor may require the employees to work.

11. WORKERS' COMPENSATION. If the Contractor is a subject employer for workers' compensation or unemployment insurance purposes, Contractor shall provide such workers' compensation and unemployment coverage benefits at its sole cost and expense and shall provide proof of such insurance and benefits at the County's request. The parties hereto specifically agree that this Contract will render the Contractor and the Contractor's employees, if any, ineligible for benefits under ORS 656.029 and that the County shall not be liable for, responsible for, or in any way or manner be required to provide, workers' compensation benefits for the Contractor or the Contractor's employees.

12. COMPLIANCE WITH LAWS. The Contractor shall comply with all federal, state, and local laws, codes, regulations and ordinances applicable to the provision of services under this Contract, including, without limitation, the provisions of: (i) Title VI of the Civil Rights Act of 1964; (ii) Section V of the Rehabilitation Act of 1973; (iii) the Americans with Disabilities Act of 1990 (Pub L No 101- 336), ORS 659.425, and all amendments of and regulations and administrative rules established pursuant to those laws; and (iv) all other applicable requirements of federal and state civil rights and rehabilitation statutes, rules, and regulations. Any violation by Contractor of any applicable law required in the provision of services hereunder shall constitute breach of this Contract, and Contractor shall be solely liable for any and all claims arising out of, connected with, or as a result of the violation.

13. COMPLIANCE WITH PROCUREMENT STATUTES. The Contractor shall comply with the following statutory regulations pertaining to public construction contracts:
a. The Contractor shall make payment promptly, as due, to all persons supplying to the Contractor labor or material for the performance of the Work provided for in this Contract. ORS 279C.505(1)(a).
b. The Contractor shall pay all contributions or amounts due the Industrial Accident Fund from the Contractor or first-tier subcontractor incurred in the performance of this Contract. ORS 279C.505(1)(b).
c. The Contractor shall not permit any lien or claim to be filed or prosecuted against the state or a county, school district, municipality, municipal corporation or subdivision thereof, on account of any labor or material furnished. ORS 279C.505(1)(c).
d. The Contractor shall pay to the Department of Revenue all sums withheld from employees under ORS 316.617. ORS 279C.505(1)(d).
e. The Contractor shall demonstrate upon request that an employee drug testing program is in place. ORS 279C.505(2).
f. The Contractor shall salvage or recycle construction and demolition debris if feasible and cost effective. In contracts for lawn and landscape maintenance, the Contractor

shall compost or mulch yard waste material at an approved site if feasible and cost-effective. ORS 279C.510(1).

g. The Contractor and any subcontractor shall promptly pay, as due, all persons supplying labor and services furnished to the Contractor or first-tier subcontractor by any person in connection with this Contract as the claim becomes due. If the Contractor or subcontractor fails to pay any such claim, the County may pay the claim and charge the payment against the funds due or to become due the Contractor by reason of the Contract. ORS 279C.515(1).

h. The Contractor and/or any first-tier subcontractor shall make payment to any person furnish labor or materials in connection with this Contract within 30 days after receipt of payment from the County or the Contractor. The Contractor or first-tier subcontractor shall owe the person the amount due plus interest charges commencing at the end of the 10-day period that payment is due under ORS 279C.580(4) and ending upon final payment, unless payment is subject to a good faith dispute as defined in ORS 279C.580. The rate of interest charged to the Contractor or first-tier subcontractor on the amount due shall equal three times the discount rate on 90-day commercial paper in effect at the Federal Reserve Bank in the Federal Reserve district that includes Oregon on the date that is 30 days after the date when payment was received from the contracting agency or from the Contractor, but the rate of interest may not exceed 30 percent. The amount of interest may not be waived. ORS 279C.515(2).

i. The Contractor or any subcontractor shall make payment to any person furnishing labor or materials in connection with this Contract. The person may file a complaint with the Construction Contractors Board, unless payment is subject to a good faith dispute as defined in ORS 279C.580. ORS 279C.515(3).

j. The Contractor and any subcontractor shall comply with all applicable provisions of federal, state or local statutes, ordinances and regulations dealing with the prevention of environmental pollution and the preservation of natural resources that affect the Work under the Contract. ORS 279C.525.

k. The Contractor shall promptly, as due, make payment to any person, co-partnership, association or corporation furnishing medical, surgical and hospital care services, or the needed care and attention incident to sickness or injury, to the employees of the Contract, of all sums that the Contractor agrees to pay for the services and all moneys and sums that the Contractor collected or deducted from the wages of employees under any law, contract or agreement for the purpose of providing or paying for the services, pursuant to ORS 279C.530(1).

l. If the Contractor is a subject employer, the Contractor shall comply with ORS 656.017. ORS 279C.530(2).

m. No person shall be employed by the Contractor for more than ten hours in any one day, or 40 hours in any one week, except in cases of necessity, emergency, or where public policy absolutely requires it, and in such cases the laborer shall be paid at least time-and-a-half pay for all overtime in excess of 40 hours a week and for Work performed on any legal holiday specified in ORS 279C.540.

n. The Contractor shall comply with maximum hours of work, holidays and overtime per ORS 279C.540 and time limit on claims for overtime per ORS 279C.545.

o. The Contractor shall comply with ORS 279C.550 through 279C.570 regarding withholding of retainage. The withholding of retainage by the Contractor shall be in accordance with ORS 701.420 and 701.430.

p. The Contractor shall comply with ORS 279C.570 regarding prompt payment, progress payments, and rate of interest.

q. The Contractor shall include in each subcontract for property or services entered into by the Contractor and a first-tier subcontractor, including a material supplier, for the purpose of performing a construction contract: (i) a payment clause that obligates the Contractor to pay the first-tier subcontractor for satisfactory performance under its subcontract within 10 days out of such amounts as are paid to the Contractor by the County; and (ii) an interest penalty clause that obligates the Contractor, if payment is not made within 30 days after receipt of payment from the contracting agency, to pay to the first-tier subcontractor an interest penalty on amounts due in the case of each payment not made in accordance with the payment clause included in the subcontract. These clauses must also be included in each of the Contractor's subcontracts and in each of the first-tier subcontractor's subcontracts and each of the first-tier subcontractor's, subcontractors shall include these clauses in their subcontracts with each lower-tier subcontractor or supplier. ORS 279C.580.

r. The Contractor and any subcontractor shall comply with ORS 279C.605 regarding Notice of Claim.

s. The Contractor shall not discriminate against a disadvantaged business enterprise, a minority-owned business, a woman-owned business, a business that a service-disabled veteran owns or an emerging small business, in the awarding of subcontracts. ORS 279A.110

t. Unless contrary to federal law, the Contractor shall not accept a bid from Subcontractors to perform Work as described in ORS 701.005 under this Contract unless such subcontractors are registered with the Construction Contractors Board in accordance with ORS 701.035 to 701.055 at the time they submit their bids to the Contractor.

u. Unless contrary to federal law, the Contractor shall certify that each landscape contractor, as defined in ORS 671.520(2), performing Work under this Contract holds a valid landscape contractor's license issued pursuant to ORS 671.560.

v. The following notice is applicable to contractors who perform excavation work:

ATTENTION: Oregon law requires you to follow rules adopted by the Oregon Utility Notification Center. Those rules are set forth in OAR 952-001-0010 through OAR 952-001-0090. You may obtain copies of the rules by calling the center at (503)232-1987.

14. PREVAILING WAGE REGULATIONS.

a. This Contract is subject to the following Bureau of Labor and Industries (BOLI) wage requirements and the prevailing wages rates set forth in the following booklet, as amended, which is incorporated herein by reference with the same force and effect as though fully set forth herein, and is available at the following web link:

https://www.oregon.gov/boli/employers/Pages/prevailing-wage.aspx

Prevailing Wage Rates for Public Works Contracts in Oregon issued July 5, 2025.

- Prevailing Wage Rates Apprenticeship Rates issued October 5, 2025.

b. The Contractor shall provide the County with a copy of the certified payroll weekly for recording purposes. ORS 279C.860; OAR 839-025-0010

c. The Contractor and every subcontractor must have a public works bond filed with the Construction Contractors Board before starting work on the project, unless exempt. ORS 279C.830(2); OAR 839-025-0020(e)

d. Workers employed under this Contract shall be paid not less than the applicable state prevailing rate of wage. ORS 279C.830(1)(c); OAR 839-025-0020(3)(a)
e. If the project is subject to both the state prevailing wage rate law and the federal Davis-Bacon Act, the Contractor shall pay the higher of the applicable state or federal prevailing rate of wage. ORS 279C.830(1)(b); OAR 839-025-0020(4)(c)
f. If the Contractor fails to pay for labor and services, the County can pay for them and withhold these amounts from payments to the Contractor. ORS 279C.515; OAR 839-025-0020(2)(a)
g. The Contractor must pay daily, weekly, weekend and holiday overtime as required in ORS 279C.540. ORS 279C.520(1); OAR 839-025-0020(2)(b)
h. The employer must give written notice to the workers of the number of hours per day and days per week they may be required to work. ORS 279C.520(2); OAR 839-025-0020(2)(c)
i. The Contractor must make prompt payment for all medical services for which the Contractor has agreed to pay, and for all amounts for which the Contractor collects or deducts from the worker's wages. ORS 279C.530; OAR 839-025-0020(2)(d)
j. The Contractor must include in every subcontract a provision requiring the subcontractor to have a public works bond filed with the Construction Contractors Board before starting work on the project, unless exempt. ORS 279C.830(2)(b); OAR 839-025-0020(2)(e)(B)
k. The Contractor shall certify that all subcontractors performing work described in ORS 701.005(2) will be registered with the Construction Contractors Board or licensed by the State Landscape Contractors Board in accordance with ORS 701.035 to 701.055 before the subcontractors commence work under the Contract.

15. RETAINAGE BY THE COUNTY. The County may reserve as retainage from any progress payment an amount not to exceed five (5) percent of the payment. As Work progresses, the County may reduce the amount of the retainage and may eliminate retainage on any remaining monthly Contract payments after 50 percent of the Work under the Contract is completed if, in the County's opinion, such Work is progressing satisfactorily. Any retainage reserved by the County shall be withheld and released in accordance with ORS 279C.550 to 279C.580.
    a. If the Contract exceeds $500,000, the County may place amounts deducted as retainage into an interest-bearing escrow account, and if it does, any interest on the retainage amount will be paid to the Contractor. In accordance with ORS 279C.570(2), such interest shall accrue from the date the payment request is approved by the County until the date the retainage is paid to the Contractor to which it is due.

16. INDEMNIFICATION. The Contractor shall defend, indemnify, and hold harmless the County, its officers, agents, and employees from any claims, liabilities, demands, damages, actions, or proceedings arising from or relating to the acts or omissions of the Contractor in connection with the performance of any services required hereunder. The Contractor shall be responsible for any damage to property, injury to persons, and any loss, expense, inconvenience, and/or delay that may be caused by, or result from, the carrying out of services under this Contract.
    a. Environmental Contamination. The Contractor will be held responsible for and shall indemnify, defend (with counsel of the County's choice) and hold harmless the County from and against any costs, expenses, damages, claims, and causes of action,

including attorney fees, or any of them, resulting from all spills, releases, discharges, leaks and disposal of environmental pollution, including storage, transportation, and handling during the performance of the Contract which occur as a result of, or are contributed to, the negligence or actions of Contractor or its personnel, agents, or subcontractors or any failure to perform in accordance with the Contract Documents, except to the extent otherwise void under ORS 30.140.

17. RISK OF LOSS. The risk of loss or damage to the subject matter of this Contract arising from any cause whatsoever, including acts of God, shall be upon the Contractor until such time as the County has accepted the work and services as provided in this Contract.

18. INSURANCE. The Contractor shall, at its expense, obtain the following insurance coverage and keep them in effect during the entire term of this Contract:
    a. Comprehensive General Liability Insurance (including contractual liability and completed operations coverage) with a per occurrence limit of not less than $2,000,000 and an aggregate limit of not less than $4,000,000, covering all activities and operations of the Contractor;
    b. Commercial Automobile Liability Insurance, with a per occurrence limit of not less than $2,000,000 and an aggregate limit of not less than $4,000,000, for all owned, non-owned, and hired vehicles used in the performance of the services required hereunder; and
    c. Additional Insurance Requirements:
        i. All insurance policies shall be written on an occurrence basis and be in effect for the term of this Contract. Written authorization from the County is required for any insurance policy written on a claims-made basis. Any insurance policy authorized to be written on a claims-made basis shall be in effect for the term of this Contract plus for three (3) years after the termination of this Contract.
        ii. Insurance coverage shall apply on a primary and non-contributory basis.
        iii. Prior to commencing services, the Contractor shall furnish current Certificate(s) of Insurance for all required insurance to the County. The insurance must be provided by an insurance company or entity that is authorized to transact the business of insurance and issue coverage in the State of Oregon, with an AM best rating of at least A-. The Certificate shall provide, by policy endorsement, if necessary, that the County, it's officers, employees, agents, and volunteers are additional insureds with respect to the Contractor's services provided under this Contract and that there shall be no cancellation, termination, non-renewal, material change to, potential exhaustion of aggregate limits, or reduction of limits of the required insurance without at least 30 days written notice from the Contractor or its insurer to the County. If requested, the Contractor shall provide complete copies of insurance policies to the County.

19. BONDS REQUIRED.
    a. Performance and Payment Security. The Contractor shall furnish bonds issued by a surety approved by the County covering faithful performance of this Contract and payment of obligations arising thereunder. The cost of the bonds shall be equal to 100 percent of the Contract's total not-to-exceed amount. The Contractor shall deliver the required bonds to the County not later than the date of execution of the

Contract, or if the Work is to be commenced prior thereto in response to a letter of intent, the Contractor shall, prior to commencement of the Work, submit evidence satisfactory to the County that such bonds will be furnished. The Contractor shall require the attorney-in-fact who executes the required bonds on behalf of the surety to affix thereto a certified and current copy of the power of attorney. Upon request of any person or entity appearing to be a potential beneficiary of bonds covering payment of obligations arising under the Contract, the Contractor shall promptly furnish a copy of the bonds or shall permit a copy to be made.

b. Public Works Bond. Throughout the term of the Contract, the Contractor shall have on file with the Construction Contractors Board a public works bond in compliance with ORS 279C.836 and OAR 839-025-0015, unless otherwise exempt under those provisions. The Contractor shall also include in every subcontract a provision requiring a subcontractor to have a public works bond filed with the Construction Contractors Board before starting Work, unless otherwise exempt, and shall verify that the subcontractor has filed a public works bond before permitting the subcontractor to start Work.

20. TERMINATION.

a. County's Termination for Convenience. The County may terminate this Contract in whole or in part whenever the County determines that termination of the Contract is in the best interest of the County. The County will provide the Contractor with written notice of a termination for convenience at least thirty (30) calendar days before the intended termination date. By the termination date, the Contractor shall provide the County with immediate and peaceful possession of the Project site. Such termination shall be without liability or penalty, and in no circumstance shall Contractor be entitled to lost profits for work not performed due to termination. No termination for convenience shall prejudice any obligations or liabilities of either party already accrued prior to the effective date of termination.

b. County's Termination for Cause. The County may immediately terminate this Contract without liability or penalty for either of the following causes by the mailing of written notice to the Contractor at the Contractor's address provided herein, specifying the cause:

   i. The Contractor breaches any of the provisions of this Contract;
   ii. The Contractor no longer holds all licenses or certificates that are required to perform the services required under this Contract;
   iii. The County lacks lawful funding, appropriations, limitations, or other expenditure authority at levels sufficient to allow the County, in the exercise of its reasonable discretion, to pay for the Contractor's services; or
   iv. Federal, state, or local laws, regulations, or guidelines are modified or interpreted in such a way that either the services under this Contract are prohibited, or the County is prohibited from paying for such services from the planned funding source.

c. Contractor's Termination for Cause. The Contractor may terminate this Contract for cause if the County fails to pay the Contractor pursuant to this Contract. The Contractor may also terminate this Contract for cause if the County commits any material breach or default of any covenant, warranty, obligation, or agreement under this Contract and such breach or failure is not cured within thirty (30) calendar days after delivery of the Contractor's notice, or such longer period as the Contractor may specify in such notice.

21. FORCE MAJEURE. Neither the County nor the Contractor shall be held responsible for delay or default caused by fire, riot, civil disobedience, acts of God, or war where such cause was beyond the reasonable control of the County or the Contractor. The Contractor shall, however, make all reasonable efforts to remove or eliminate such a cause of delay or default and shall, upon the cessation of the cause, diligently pursue performance of its obligations under this Contract. The risk of loss or damage to the subject matter of this agreement shall be upon the Contractor until such time as the County has accepted the services required hereunder.

22. ASSIGNMENT; DELEGATION; SUCCESSOR. The Contractor shall not assign, delegate, nor transfer any of its rights or obligations under this Contract without the County's prior written consent. The County's written consent does not relieve the Contractor of any obligations under this Contract, and any assignee, transferee, or delegate is considered the Contractor's agent. The provisions of this Contract shall be binding upon and shall inure to the benefit of the parties to the Contract and their respective successors and assigns.

23. GOVERNING LAW, JURISDICTION, VENUE, & ATTORNEY FEES. This Contract shall be governed and construed in accordance with the laws of the State of Oregon, without resort to any jurisdiction's conflict of laws rules or doctrines. Any claim, action, suit, or proceeding (collectively, "the claim") between the County (and/or any other agency or department of Yamhill County) and the Contractor that arises from or relates to this Contract shall be brought and conducted solely and exclusively within the Circuit Court of Yamhill County for the State of Oregon. Provided, however, if the claim must be brought in a federal forum, then it shall be brought and conducted solely and exclusively within the United States District Court for the District of Oregon. The Contractor hereby consents to the *in personam* jurisdiction of said courts. Each party shall be responsible for the party's own attorney fees, costs, and disbursements at all times including appeals.

24. RECORDS. The Contractor shall maintain all fiscal records relating to this Contract in accordance with generally accepted accounting principles. In addition, the Contractor shall maintain any other records pertinent to this Contract in such a manner as to clearly document the Contractor's performance hereunder. The Contractor acknowledges and agrees that the County, the Oregon Secretary of State's Office, the Federal Government and their duly authorized representatives shall have access to such fiscal records and all other documents that are pertinent to this Contract for the purpose of performing audits and examinations and making transcripts and excerpts. All such fiscal records and pertinent documents shall be retained by the Contractor for a minimum of six (6) years (except as required longer by law) following final payment and termination of this Contract, or until the conclusion of any audit, controversy or litigation arising out of or related to this Contract, whichever date is later.

25. NOTICES. All notices, bills, and payments shall be made in writing and may be given by personal delivery or by mail. Notices, bills, and payments sent by mail should be addressed as follows:

County: YAMHILL COUNTY FACILITIES DEPARTMENT
ATTN: DON FAIRLEY
535 NE 5th Street
McMinnville, Oregon 97128
FAIRLEYD@YAMHILLCOUNTY.GOV

Contractor: HAWORTH INC.
ATTN: TROY HAWORTH
13500 SW Hwy 99W
McMinnville, Oregon 97128
TROY@HAWORTHINC.NET

26. FOREIGN CONTRACTOR. If the Contractor is not domiciled in or registered to do business in the State of Oregon, the Contractor shall promptly provide to the Oregon Department of Revenue and the Secretary of State Corporation Division all information required by those agencies relative to this Contract. The County shall withhold final payment under this Contract until the Contractor has met this requirement.

27. TAX CERTIFICATION. The Contractor hereby certifies that it is not in violation of any Oregon Tax Laws and that it shall continue to comply with Oregon Tax Laws during the term of this Contract. Pursuant to ORS 279B.045, the Contractor's failure to comply with the Oregon Tax Laws is considered a default for which the County may terminate the Contract and seek damages and other relief as available. For purposes of this certification, "Oregon Tax Laws" means those programs listed in ORS 305.380(4).

28. WAIVER. The failure of either party to enforce any provision of this Contract shall not constitute a waiver by that party of that or any other provision of this Contract, or the waiver by that party of the ability to enforce that or any other provision in the event of any subsequent breach.

29. ENTIRE AGREEMENT. This Contract constitutes the entire agreement between the parties on the subject matter hereof. No waiver, consent, modification or change of terms or provisions of this agreement shall bind either party unless in writing and signed by both parties. Such waiver, consent, modification, or change, if made, shall be effective only in the specific instance and for the specific purpose given. There are no understandings, agreements, or representations, oral or written, not specified herein regarding this agreement.

30. COUNTERPARTS. This Contract and any subsequent amendments may be executed in any number of counterparts (including by facsimile, PDF, or other electronic transmission), each of which so executed shall be deemed to be an original, and such counterparts shall together constitute one agreement binding on all parties.

31. SEVERABILITY. If any provision of this Contract shall be held invalid or unenforceable by any court or tribunal of competent jurisdiction, such holding shall not invalidate or render unenforceable any other provision, and the obligations of the parties shall be construed and enforced as if the Contract did not contain the particular term or provision held to be invalid.

32. SURVIVAL. All rights and obligations shall cease upon termination of this Contract, except for those rights and obligations that by their nature or express terms survive termination of this agreement. Termination shall not prejudice any rights or obligations accrued to the parties prior to termination.

THIS AGREEMENT CONSTITUTES THE ENTIRE AGREEMENT BETWEEN THE PARTIES. NO WAIVER, CONSENT, MODIFICATION OR CHANGE IN TERMS OF THIS AGREEMENT SHALL BIND EITHER PARTY UNLESS IN WRITING AND SIGNED BY BOTH PARTIES. SUCH WAIVER, CONSENT, MODIFICATION OR CHANGE, IF MADE, SHALL BE EFFECTIVE ONLY FOR THE SPECIFIC INSTANCE AND FOR THE SPECIFIC PURPOSE GIVEN. THERE ARE NO UNDERSTANDINGS, AGREEMENTS OR REPRESENTATIONS, ORAL OR WRITTEN NOT SPECIFIED HEREIN REGARDING THIS AGREEMENT. THE CONTRACTOR, BY SIGNATURE OF ITS AUTHORIZED REPRESENTATIVE, HEREBY ACKNOWLEDGES THAT HE/SHE HAS READ THIS AGREEMENT, UNDERSTANDS IT, AND AGREES TO BE BOUND BY ITS TERMS AND CONDITIONS.

[remainder of page intentionally blank; signature page follows]

IN WITNESS WHEREOF, the parties hereto have executed, or caused to be executed, this Contract on the date indicated by their duly authorized officials.

CONTRACTOR

Signature

Name (printed)

Title

Date

YAMHILL COUNTY

Chair, KIT JOHNSTON

Commissioner, MARY STARRETT

Commissioner, (BUBBA) DAVID KING

Date

APPROVED AS TO FORM:

By:_____
CHRISTIAN BOENISCH, CTY. COUNSEL

APPROVED AS TO CONTENT:

By:_____
KEN HUFFER, CTY. ADMINISTRATOR

By:_____
JOE MOORE, FACILITIES MANAGER

By:_____
DON FAIRLEY, FACILITIES CAPITAL PROJECTS MANAGER

Exhibit A

Contract Documents

YAMHILL COUNTY GOVERNMENT SERVICES BUILDING

McMinnville, OR
for
Yamhill County

Project Manual
Divisions 00 through 12

29 OCT 2025

PERMIT SET
SERA Project Number
2501004

ARCHITECTURE
URBAN DESIGN + PLANNING
INTERIOR DESIGN

600 SW 10th AVE Suite 500
PORTLAND, OREGON 97205
P. 503.445.7372
F. 503.445.7395
SERADESIGN.COM

Architect of Record

A. SERA Architects, Inc.
Architect: George Hager
Address: 600 SW 10th Ave, Suite 500
City: Portland, Oregon
Tel: 503-445-7372

B. Project Manager: George Hager
Email: georgeh@seradesign.com



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PART 1 GENERAL

1.01 SECTION INCLUDES

A. Summary of the Work.
B. Owner's occupancy.
C. Contractor's use of site and general limitations.
D. Definitions used throughout the Specification and Drawings.
E. Specification formats and conventions.

1.02 PROJECT

A. Project Name: Yamhill County Government Services Building.
B. Architect's Name and Address:
   1. SERA Architects, Inc.
      Architect of Record: George D. Hager, Jr..
      600 SW 10th Avenue, Suite 500
      Portland, Oregon 97205
C. The Project consists of the construction of interior tenant improvements across the three floor plates of the building. Level one improvements consist of the hearing room, a new dais, enclosed offices, storage and open office spaces. Level two improvements consist of the eastern lobby revisions. Level three improvements consist of new enclosed office spaces within the Northwest quadrant of the building.

1.03 DESCRIPTION OF ALTERATIONS WORK

A. Scope of demolition and removal work is indicated on drawings and specified in Section 02 41 00.
B. Scope of alterations work is indicated on drawings.

1.04 WORK BY OWNER

A. Items noted OFOI (Owner Furnished Owner Installed) will be furnished and installed by Owner before Substantial Completion.

1.05 OWNER FURNISHED ITEMS AND WORK

A. Items noted OFOI (Owner Furnished Owner Installed) will be furnished and installed by Owner before Substantial Completion.
B. Items noted OFCI (Owner Furnished Contractor Installed) will be furnished to the Contractor for installation. The Contractor shall provide necessary components and their connection required for items to function properly as intended, including but not limited to, power, exhaust, ventilation, dust emission and collection.
   1. Verify OFCI items prior to start of construction.

1.06 OWNER OCCUPANCY

A. Owner intends to occupy the Project upon Substantial Completion.

1.07 CONTRACTOR USE OF SITE AND PREMISES

A. Construction Operations: Limited to areas noted on Drawings.
B. Arrange use of site and premises to allow:
   1. Owner occupancy.
   2. Work by Others.
   3. Work by Owner.
   4. Use of site by the public.
C. No Smoking Policy: Smoking is prohibited on Project Site.

D. Provide access to and from site as required by law and by Owner:
   1. Emergency Building Exits During Construction: Keep all exits required by code open during construction period; provide temporary exit signs if exit routes are temporarily altered.
   2. Do not obstruct roadways, sidewalks, or other public ways without permit.

1.08 DELEGATED DESIGN REQUIREMENTS

A. General requirements for Delegated Design components are specified in Section 01 35 73.
B. Specific design requirements are specified in Sections of Division 02 through 50.

1.09 DEFINITIONS

A. Basic Contract definitions are included in the General Conditions.
   1. Basic Contract Definitions: Contact Documents, Work, Project, Drawings, Specifications, Project Manual, Owner, Contractor , Subcontractor, Architect, Contract Time, Day, Substantial Completion, Contract Sum (or GMP), Change Order.
   2. Basic contract definitions that are not defined in Division 01 - General Requirements shall have the same meaning as defined in Section 00 72 00 - General Conditions.
   3. Where these definitions conflict with the Design-Builders prime contract with Owner, the prime contract shall govern.
B. "AHJ": Authority Having Jurisdiction is defined as “An organization, office, or individual responsible for enforcing the requirements of a code or standard, or for approving equipment, materials, an installation, or a procedure.”
C. "Approved": When used to convey Architect's action on Contractor 's submittals, applications, and requests, "approved" is limited to Architect's duties and responsibilities as stated in the Conditions of the Contract.
D. "Day": If not defined in the General Conditions to the Contract, "Day" shall mean calendar day.
E. "Directed": A command or instruction by Architect. Other terms including "requested," "authorized," "selected," "approved," "required," and "permitted" have the same meaning as "directed."
F. "Indicated": Requirements expressed by graphic representations or in written form on Drawings, in Specifications, and in other Contract Documents. Other terms including "shown," "noted," "scheduled," and "specified" have the same meaning as "indicated."
G. "Regulations": Laws, ordinances, statutes, and lawful orders issued by authorities having jurisdiction, and rules, conventions, and agreements within the construction industry that control performance of the Work.
H. "Furnish": Supply and deliver to Project site, ready for unloading, unpacking, assembly, installation, connection to building systems, and similar operations.
I. "Install": Operations at Project site including unloading, temporarily storing, unpacking, assembling, erecting, placing, anchoring, applying, working to dimension, finishing, curing, protecting, cleaning, and similar operations, complete and ready for the intended use.
J. "Provide": Furnish and install, complete and ready for the intended use.
K. "Project Site": Space available for performing construction activities. The extent of Project site is shown in Drawings and may or may not be identical with the description of the land on which Project is to be built.
L. "Work": Project material "furnished" and "installed" complete and ready for the intended use.

1.10 SPECIFICATION FORMATS AND CONVENTIONS

A. Specification Format: The Specifications are organized into Divisions and Sections using the CSI/CSC's MasterFormat 50-Division numbering system.

B. Sections in Division 01 govern the execution of the Work of all Sections in the Specifications and Drawings.

C. Specification Content: The Specifications use certain conventions for the style of language and the intended meaning of certain terms, words, and phrases when used in particular situations. These conventions are as follows:

1. Abbreviated Language: Language used in the Specifications and other Contract Documents is abbreviated. Words and meanings shall be interpreted as appropriate. Words implied, but not stated, shall be inferred as the sense requires. Singular words shall be interpreted as plural, and plural words shall be interpreted as singular where applicable as the context of the Contract Documents indicates.
2. Imperative mood and streamlined language are generally used in the Specifications. Requirements expressed in the imperative mood are to be performed by Contractor . Occasionally, the indicative or subjunctive mood may be used in the Section Text for clarity to describe responsibilities that must be fulfilled indirectly by Contractor or by others when so noted.
3. The words "shall," "shall be," or "shall comply with," depending on the context, are implied where a colon (:) is used within a sentence or phrase.

PART 2 PRODUCTS - NOT USED

PART 3 EXECUTION - NOT USED

END OF SECTION

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PART 1 GENERAL

2.01 SECTION INCLUDES

A. Procedures for preparation and submittal of applications for progress payments.
B. Contract modification procedures.
C. Additional architectural service for extraordinary contract administration.
D. Procedures for preparation and submittal of application for final payment.

2.02 DEFINITIONS

A. Architectural Bulletin Form (AB Form): Architect's form issued by Architect indicating "Architect's Supplemental Instruction" or "Proposal Request" or "Construction Change Directive" or as a signature cover to Contractor initiated proposal.
   1. AB Form is included at the end of section.
B. Architect's Supplemental Instruction (ASI): Minor change in Work directed by Architect.
C. Proposal Request (PR): A formal request from Architect to Contractor for change in Contract Sum and Time required to perform a proposed change in Work. Proposal Request is not a directive to perform the proposed change.
D. "Construction Change Directive" and "Change Order" have meanings defined in AIA Document A201.
E. Additional Contract Administration Services: Architectural service to enforce Contract Documents resulting from Contractor 's failure to comply with requirements or Contractor 's request for accelerated procedures.

2.03 SCHEDULE OF VALUES

A. Electronic media printout including equivalent information will be considered in lieu of standard form specified; submit draft to Architect for approval.
B. Forms filled out by hand will not be accepted.
C. Submit a printed schedule on AIA Form G703 - Application and Certificate for Payment Continuation Sheet. Contractor's standard form or electronic media printout will be considered.
D. Submit Schedule of Values in duplicate within 15 days after date of Owner-Contractor Agreement.
E. Format: Utilize the Table of Contents of this Project Manual. Identify each line item with number and title of the specification section. Identify site mobilization.
F. Include separately from each line item, a direct proportional amount of Contractor's overhead and profit.
G. Revise schedule to list approved Change Orders, with each Application For Payment.
H. See Article entitled "Applications for Progress Payments" for additional requirements.

2.04 APPLICATIONS FOR PROGRESS PAYMENTS

A. Payment Period: Submit at intervals stipulated in the Agreement.
B. Electronic media printout including equivalent information will be considered in lieu of standard form specified; submit sample to Architect for approval.
C. Forms filled out by hand will not be accepted.
D. Present required information on electronic media printout.

E. Form: AIA G702 Application and Certificate for Payment and AIA G703 - Continuation Sheet including continuation sheets when required.
F. Procedures for preparation and submittal of applications for progress payments in addition to those stated in the General Conditions and General Requirements also include:
    1. The above items, where applicable, will be listed as separate line items on the Contractor 's schedule of values.
G. Changes in the work shall be initiated using the SERA Architectural Bulletin (AB) Form.
H. Additional contract administration services is an additional architectural service and will be billed to the Owner who will then back-charge the Contractor .
I. Execute certification by notarized signature of authorized officer.
J. Use data from approved Schedule of Values. Provide dollar value in each column for each line item for portion of work performed and for stored products.
K. List each authorized Change Order as a separate line item, listing Change Order number and dollar amount as for an original item of work.
L. Submit electronically editable PDF copy of each Application for Payment.
M. Include the following with the application:
    1. Transmittal letter as specified for submittals in Section 01 30 00.
    2. Construction progress schedule, revised and current as specified in Section 01 32 16.
    3. Project Record Documents as specified in Section 01 78 00, for review by Owner which will be returned to the Contractor.
        a. Alternative: Review Record Documents with Architect prior to submitting Application.
    4. Preliminary Closeout Documents when specified in Section 01 78 00.
N. Materials stored off site and included in the schedule of values for monthly payment application are to be stored in a bonded and secure facility. Copies of bill of sale for materials and certificate of insurance for material with Owner named as an insured are to be included with the payment application.
O. When Architect requires substantiating information, submit data justifying dollar amounts in question. Provide one copy of data with cover letter for each copy of submittal. Show application number and date, and line item by number and description.

2.05 MODIFICATION PROCEDURES

A. For minor changes not involving an adjustment to the Contract Price or Contract Time, Architect will issue instructions directly to Contractor.
B. Architect will advise of minor changes in the Work not involving an adjustment to Contract Sum or Contract Time as authorized by the Conditions of the Contract by issuing supplemental instructions on Architectural Bulletin Form (AB Form).
C. Construction Change Directive: Architect may issue an AB Form, signed by Owner, instructing Contractor to proceed with a change in the Work, for subsequent inclusion in a Change Order.
    1. The document will describe the required changes and will designate method of determining any change in Contract Sum or Contract Time.
    2. Promptly execute the change.
D. Proposal Request: Architect may issue an AB Form which includes a detailed description of a proposed change with supplementary or revised Drawings and Specifications, a change in Contract Time for executing the change with a stipulation of any overtime work required and the period of time during which the requested price will be considered valid. Contractor shall prepare and submit a fixed price quotation within 15 days.
E. Contractor -initiated Requests for Change:

1. Contractor may propose a change by submitting a Request for Change to Architect, describing the proposed change and its full effect on the Work, with a statement describing the reason for the change, and the effect on the Contract Sum and Contract Time with full documentation and a statement describing the effect on Work by separate or other contractors. Document any requested substitutions in accordance with Section 01 60 00. Contractor initiated Request for Change will be processed in one of the following methods:
   a. Architect may reject Contractor proposal or may return it for modification.
   b. Architect may attach Contractor proposal to SERA AB Form, complete the AB Form appropriately, and distribute it for signatures.
   c. Architect may accept Contractor 's form if document has a place for signatures, sign it and distribute to Owner for signature.
2. Accepted requests for change: Obtain written acceptance from the Architect or Structural Engineer of Record for Contractor -initiated Requests for Change from that indicated in the contract documents.
3. Bear costs for Contractor -initiated Requests for Change.
4. Pay engineering fees for Structural Engineer of Record's time to check the adequacy of such changes.

F. Computation of Change in Contract Amount: As specified in the Agreement and Conditions of the Contract.
   1. For pre-determined unit prices and quantities, the amount shall be based on the fixed unit prices.

G. Substantiation and Computation of Costs: Provide complete itemized cost information with substantiating backup for each item for evaluation as follows:
   1. Quantities of products, labor, and equipment.
   2. Taxes, insurance, and bonds.
   3. Overhead and profit on products and labor only. Overhead and profit is limited as follows:
      a. As indicated in the Agreement
   4. Justification for any change in Contract Time.
   5. Credit for deletions from Contract, similarly documented.
   6. For Time and Material work, submit itemized account and supporting data after completion of change, within time limits indicated in the Conditions of the Contract.

H. Execution of Change Orders: Architect will issue Change Orders for signatures of parties as provided in the Conditions of the Contract.

I. After execution of Change Order, promptly revise Schedule of Values and Application for Payment forms to record each authorized Change Order as a separate line item and adjust the Contract Sum.

J. Promptly enter changes in Project Record Documents.

2.06 EXTRAORDINARY CONTRACT ADMINISTRATION SERVICE

A. Owner-Architect Agreement identifies certain additional services for which Architect may receive additional compensation. Some of these services may result out of actions or non-actions by Contractor ; these include, but are not limited to:
   1. Design services for modification resulting from substitution proposed by Contractor.
   2. Review of submittals after the first re-submittal.
   3. Review or response to unnecessary or frivolous RFI.
   4. Second notification and review of non-compliant work.
   5. Design services to correct or incorporate non-compliant work.
   6. Design or engineering specified as Contractor 's responsibility; for example, for delegated design components or for performance-specified work.

7. Performing administrative work specified as Contractor 's responsibility when Contractor refuses to perform after notification.
8. Performing administrative work specified as Contractor 's responsibility when requested to expedite the Work.
9. Providing extra construction administration services after the specified date of Substantial Completion or the specified date of Final Completion when delay is not caused by Owner.
10. Re-inspection for Substantial Completion or Final Completion.

B. Architect will issue Notice for Extraordinary Contract Administration Services to99 Owner and a copy to Contractor . Thereafter, Architect will record time and expense for each occurrence, or in the case of recurring occurrences, each type of occurrence.
   1. Architect will, at their discretion, invoice Owner monthly for additional services.
   2. Architect’s fee schedule for additional services is included in Owner-Architect Agreement, and is available to Contractor upon request.

C. Owner reserves the right to charge the cost of Architect’s extraordinary contract administration service plus 10 percent administration cost to Contractor in an AB Form.

2.07 APPLICATION FOR FINAL PAYMENT

A. Prepare Application for Final Payment as specified for progress payments, identifying total adjusted Contract Sum, previous payments, and sum remaining due.

B. Application for Final Payment will not be considered until the following have been accomplished:
   1. All closeout procedures specified in Section 01 70 00.
   2. Affidavit that payrolls and bills have been satisfied.
   3. Consent of Surety to make Final Payment.
   4. Certificate evidencing that Builder's Risk Insurance required after Substantial Completion will remain in force and a written statement that Contractor knows of no reason that insurance will not be renewed for the required period until Final Payment.

PART 2 PRODUCTS - NOT USED

PART 3 EXECUTION - NOT USED

END OF SECTION

(project) Architectural Bulletin

SERA ARCHITECTURE URBAN DESIGN + PLANNING INTERIOR DESIGN

Project Name:	Project Name	**Bulletin No.**	**##**
Project Number:	#####	**Date Issued**	**## Month Year**
Initiated By:	What Company		
Client:	Client		
Contractor:	GC Name	**Client Contract #**	

Subject

The following instruction is hereby issued:

☐ **ARCHITECT'S SUPPLEMENTAL INSTRUCTION** (complete **PART A** only)

The Work shall be carried out in accordance with the following supplemental instructions issued in accordance with the Contract Documents without change in Contract Sum or Contract Time. Proceeding with the Work in accordance with these instructions indicates the Contractors acknowledgement that there will be no change in the Contract Sum or Contract Time.

☐ **PROPOSAL REQUEST** (complete **PART A** only)

Please submit an itemized quotation for changes to the Contract Sum and/or Contract Time incidental to the proposed modifications of the Contract Documents described below. DO NOT PROCEED WITH WORK UNTIL RECEIVING FURTHER WRITTEN INSTRUCTION This is not a change order, a construction change directive or a direction to proceed with the work described herein.

☐ **CONSTRUCTION CHANGE DIRECTIVE** (complete **PARTS A & B**)

You are hereby directed to make the following change(s) in this Contract. Track the costs of changes to the Contract as described in *proposed adjustments* (Part B) below.

PART A: DESCRIPTION OF WORK

x.1 **(DISPOSITION)** (Description – describe work scope in this space – text to be Title Case and not bold. Column to left, i.e. "disposition" to denote type of change using on the following works (or iterations), "**ADD**", "**DELETE**", "**CLARIFY**", or "**CHANGE**". Disposition text to be ALL CAPS and **bold**.)

x.2 **(DISPOSITION)** (Description – describe work scope in this space – text to be Title Case and not bold. Column to left, i.e. "disposition" to denote type of change using on the following works (or iterations), "**ADD**", "**DELETE**", "**CLARIFY**", or "**CHANGE**". Disposition text to be ALL CAPS and **bold**.)

ATTACHMENTS:

Issued by: SERA (entity) (SERA employee)

PART B: PROPOSED ADJUSTMENTS

1. The proposed basis of adjustment to the Contract Sum or Guaranteed Maximum Price is:

☐ Unit Price of $ per
☐ Lump Sum (increase) (decrease) of $
☐ As provided in Subparagraph 7.3.3 of AIA Document A201 2007 Edition
☐ As follows:

2. The Contract Time is proposed to:

☐ Remain unchanged

☐ Be adjusted with an (increase) (decrease) of days

When signed by the Client and Architect, and received by the Contractor, this document becomes effective IMMEDIATELY as a Construction Change Directive (CCD), and the Contractor shall proceed with the change(s) described above.

Signature by the Contractor indicates agreement with the proposed adjustments in Contract Sum and Contract Time set forth in this Directive.

ARCHITECT	**CLIENT/CLIENT'S REP**	**CONTRACTOR**
SERA Architects, Inc. 600 SW 10th Avenue, Suite 500 Portland, Oregon 97205	(Company name) (Company address)	(Company name) (Company address)
Signed:	Signed:	Signed:
Date:	Date:	Date:

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Cash allowances.
B. Contingency allowance.
C. Inspecting and testing allowances.
D. Payment and modification procedures relating to allowances.

1.02 RELATED REQUIREMENTS

A. Section 01 20 00 - Price and Payment Procedures: Additional payment and modification procedures.

1.03 CASH ALLOWANCES

A. Costs Included in Cash Allowances: Cost of product to Contractor or subcontractor, less applicable trade discounts, less cost of delivery to site, less applicable taxes .
B. Costs Not Included in Cash Allowances: Product delivery to site and handling at the site, including unloading, uncrating, and storage; protection of products from elements and from damage; and labor for installation and finishing.
C. Architect Responsibilities:
   1. Consult with Contractor for consideration and selection of products, suppliers , and installers.
   2. Select products in consultation with Owner and transmit decision to Contractor.
   3. Prepare Change Order.
D. Contractor Responsibilities:
   1. Assist Architect in selection of products, suppliers, and installers.
   2. Obtain proposals from suppliers and installers and offer recommendations.
   3. On notification of which products have been selected, execute purchase agreement with designated supplier and installer.
   4. Arrange for and process shop drawings, product data, and samples. Arrange for delivery.
   5. Promptly inspect products upon delivery for completeness, damage, and defects. Submit claims for transportation damage.
E. Differences in costs will be adjusted by Change Order.

1.04 CONTINGENCY ALLOWANCE

A. Contractor's costs for products, delivery, installation, labor, insurance, payroll, taxes, bonding, equipment rental, overhead and profit will be included in Change Orders authorizing expenditure of funds from this Contingency Allowance.
B. Funds will be drawn from the Contingency Allowance only by Change Order.
C. At closeout of Contract, funds remaining in Contingency Allowance will be credited to Owner by Change Order.

1.05 INSPECTING AND TESTING ALLOWANCES

A. Costs Included in Inspecting and Testing Allowances: Cost of engaging an inspecting or testing agency; execution of inspecting and tests; and reporting results.
B. Costs Not Included in the Inspecting and Testing Allowances:
   1. Costs of incidental labor and facilities required to assist inspecting or testing agency.
   2. Costs of testing services used by Contractor separate from Contract Document requirements.
   3. Costs of retesting upon failure of previous tests as determined by Architect.

C. Payment Procedures:
   1. Submit one copy of the inspecting or testing firm's invoice with next application for payment.
   2. Pay invoice on approval by Architect.
D. Differences in cost will be adjusted by Change Order.

PART 2 PRODUCTS - NOT USED

PART 3 EXECUTION - NOT USED

END OF SECTION

PART 1 - GENERAL

1.01 SUMMARY

A. Section includes procedure for coordinating and submitting Request for Interpretation (RFI).

1.02 DEFINITIONS

A. RFI: Request from Contractor to Architect seeking interpretation or clarification of the Contract Documents.

1.03 RFI PROCEDURE

A. Review Contract Documents and Project Site in a thorough and timely manner so Architect will have sufficient time to respond to RFI prior to execution of subject construction.
   1. Claim for additional Time or Cost when RFI is answered within time limit specified in this Section will be rejected.

B. Immediately on discovery of the need for interpretation of the Contract Documents, and if not possible to request interpretation at Project meeting, prepare and submit an RFI in the form specified.
   1. RFIs shall originate with Contractor. RFIs submitted by entities other than Contractor will be returned with no response.
   2. Coordinate and submit RFIs in a prompt manner so as to avoid delays in Contractor 's work or work of subcontractors.

C. When possible, request interpretation at next Progress Meeting. Record Architect’s response in meeting minutes.
   1. When response is not given during meeting, submit RFI in approved format.

1.04 SUBMITTALS

A. RFI Form: Electronic form furnished by Architect, numbered and signed by Contractor .
   1. Number each page of attachments with RFI number in lower right corner.
   2. Attachments shall be electronic files in Portable Document Format (PDF) format.

B. RFI Content: Include detailed, legible description of item needing interpretation and the following:
   1. Project name and number.
   2. Date.
   3. Name of Contractor.
   4. Name of Architect.
   5. RFI number, numbered sequentially. Add revision numbers as decimal and digit.
   6. RFI subject title, less than five words
   7. Initiator of question
   8. Specification Section number and title and related paragraphs, as appropriate.
   9. Drawing number and detail references, as appropriate.
   10. Field dimensions and conditions, as appropriate.
   11. Contractor 's suggested solution(s). If Contractor 's solution(s) impact the Contract Time or the Contract Sum, Contractor shall state anticipated impact in the RFI.
   12. Contractor 's signature.
   13. Attachments: Include drawings, descriptions, measurements, photos, Product Data, Shop Drawings, and other information necessary to fully describe items needing interpretation.
       a. Supplementary drawings prepared by Contractor shall include dimensions, thicknesses, structural grid references, and details of affected materials, assemblies, and attachments.
   14. Single discipline per RFI: Architectural, Civil, Structural, Mechanical or Electrical.

15. Space for reply on same page, if possible.

C. RFI Log: Prepare, maintain, and submit a tabular log of RFIs organized by the RFI number. Submit log weekly. Use form from Procore. Include the following:
   1. Project name.
   2. Name and address of Contractor .
   3. Name and address of Architect.
   4. RFI number including RFIs that were dropped and not submitted.
   5. RFI description.
   6. Date the RFI was submitted.
   7. Date Architect's response was received.
   8. Identification of related Minor Change in the Work, Instrument of Change, Construction Change Directive, or Proposal Request, as appropriate.

1.05 ARCHITECT'S ACTION

A. Architect will review each RFI, determine action required, and return it. Allow 14 days in total for Architect and Consultant response for each RFI..
   1. Architect's goal will be to return RFI as quickly as possible. However, quick response is not guaranteed.
   2. The following RFIs are defined as frivolous and will be returned without action:
      a. Requests for approval of submittals.
      b. Requests for approval of substitutions.
      c. Requests for information already indicated in the Contract Documents.
      d. Requests for information derived from activities assigned to Contractor in the Contract Documents.
      e. Requests for approval of adjustments in the Contract Time or the Contract Sum.
      f. Requests for interpretation of Architect's actions on submittals.
      g. Incomplete RFIs or RFIs with numerous errors.
      h. Questions relating to construction means, methods, techniques, sequences, procedures or safety precautions. (These are Contractor ’s responsibility exclusively.)
      i. Questions relating to construction schedule, coordination between trades, or division of work among subcontractors. (These are also Contractor ’s responsibility exclusively.)
   3. Architect's action may include a request for additional information, in which case Architect's time for response will start again.
   4. Architect's action on RFIs that may result in a change to the Contract Time or the Contract Sum may be eligible for Contractor to submit Change Proposal according to Contract Modification Procedures.
      a. If Contractor believes the RFI response warrants change in the Contract Time or the Contract Sum, notify Architect in writing within 10 days of receipt of the RFI response.
      b. Do not proceed with this work until Change Order is executed.

B. On receipt of Architect's action, update the RFI log and immediately distribute the RFI response to affected parties. Review response and notify Architect within 5 days if Contractor disagrees with response.

C. Frivolous RFI’s: An RFI can be considered frivolous if the requested information is clearly shown in the Contract Documents. In addition, an RFI submitted confirming information already in the contract documents, confirming information previously provided by Architect, or requesting confirmation to questions previously answered are also considered frivolous. Frivolous RFI’s may constitute a claim from the Architect or Engineer against the Contractor . Compensation will be assessed to Contractor in accordance with Section 01 20 00 - Price and Payment Procedures.

1.06 QUALITY ASSURANCE

A. Contractor shall strive to keep the number of RFIs to a minimum.
   1. Prior to submitting RFI, carefully study Contract Documents to assure that requested information is not already available. RFIs that request information available in the Contract Documents will be considered frivolous.

B. RFI is not a substitute for Shop Drawing. When multiple RFIs are submitted for related work, Architect may require a Shop Drawing.

C. RFI submitted by Fax is not acceptable.

PART 2 PRODUCTS - NOT USED

PART 3 EXECUTION - NOT USED

END OF SECTION

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REQUEST FOR INFORMATION

PROJECT: _____ **R.F.I. NUMBER:** _____

_____ **FROM:** _____

TO: _____ **DATE:** _____

_____ **A/E PROJECT NUMBER:** _____

RE: _____ **CONTRACT FOR:** _____

This Clarification Notice is issued for the purpose of clarifying the Contract Documents based on an interpretation reasonably inferable from the Contract Documents, and therefore has no effect on the Contract Sum or Contract Time. Proceeding with Work in accordance with this Clarification Notice indicates acceptance with no change in the Contract Sum or Contract Time.

SPECIFICATION SECTION: **PARAGRAPH:** **DRAWING REFERENCE:** **DETAIL:**

REQUEST:

SIGNED BY: **DATE:**

RESPONSE:

☐ **Attachments**

RESPONSE FROM: **TO:** **DATE REC'D:** **DATE RET'D:**

SIGNED BY: **DATE:**

COPIES: ☐ **Owner** ☐ **Consultants** ☐ _____ ☐ _____ ☐ _____ ☐ _____ ☐ **File**

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PART 1 GENERAL

1.01 SECTION INCLUDES

A. Communication with Architect.
B. Project coordination.
C. Preconstruction meeting.
D. Progress meetings.
E. Construction progress schedule.
F. Progress photographs.
G. Coordination drawings.
H. Submittals for review, information, and project closeout.
I. Number of copies of submittals.
J. Submittal control report and submittal procedures, including the following:
    1. Proposed products list.
    2. Product data.
    3. Shop drawings.
    4. Samples.
    5. Design data.
    6. Test reports.
    7. Certificates.
    8. Manufacturer's instructions.
    9. Manufacturer's field reports.

1.02 SUBMITTALS

A. Pre-Construction Meeting Submittals: Bonds, insurance, schedule of values, project personnel directory, subcontractor and supplier list, and other lists; specified in other Sections.
B. Key Personnel Names: Within 15 days of starting construction operations, submit a list of key personnel assignments, including superintendent and other personnel in attendance at Project site. Identify individuals and their duties and responsibilities; list addresses and telephone numbers, including home and office telephone numbers. Provide names, addresses, and telephone numbers of individuals assigned as standbys in the absence of individuals assigned to Project.
    1. Post copies of list in Project meeting room, in temporary field office, and by each temporary telephone. Keep list current at all times.
C. Minutes of meetings required in this Section.
D. Coordinated Ceiling Drawings: \
    1. Architect will review, stamp and return a digital copy with comments within 14 days after receipt. Procedure requirements for Shop Drawings apply.
    2. Architect's review is for compliance with design intent and does not relieve Contractor of coordination and performance requirements.
    3. Electronically distribute reviewed drawings to appropriate entities.
E. Submittal Control Report:
    1. Prepare and maintain a separate submittal log to monitor submittals required by the contract documents. Show:
        a. Work item number corresponding to the specification section and construction schedule.
        b. Contractor, subcontractor, sub-subcontractor or supplier responsible for each work item.

c. Narrative description of the work item.
d. Number of days required for preparation of the submittal.
e. Date submittal due.
f. Number of days allowed for approval.
g. Date approval due.
h. Number of days required to fabricate and deliver item to the Contractor .
i. Date of delivery.
j. Date item required to be installed, corresponding to the construction schedule.

2. Distribution:
   a. Distribution copies of reviewed schedule to: Architect and Consultants.
   b. Instruct recipients to report any inability to comply and provide detailed explanation with suggested remedies.

F. Submit digital copies of photographs to Owner on approved media (CD, DVD) with project record documents. Catalog and index files in chronological sequence; include table of contents in editable format such as Microsoft Word.

1.03 PROJECT COORDINATION

A. Coordinate construction operations specified in different Sections to ensure efficient and orderly installation of each part of the Work. Coordinate portions of work that depend on each other for proper installation, connection, and operation.

B. The written agreement, drawings, specifications and any addenda comprise the contract for this project. They shall be treated as one entity, equally, without priority. Items, elements, fixtures, systems and equipment shown shall be furnished and installed even though typically shown elsewhere. Therefore it is the responsibility of the Contractor to read and comprehend these documents in order to complete the work. If a Contractor chooses to not thoroughly review the entire set of contract documents, they do so at their own risk and agree to furnish and install items noted above at no additional cost or delay to the Owner.

C. In the event of an inconsistency in the Drawings or between the Drawings and the Specifications, unless otherwise ordered in writing by the Architect, the Contractor shall provide the greater quantity and/or better quality of work.

D. A reasonable amount of time is being provided for bidders to determine if there are, in fact, any such inconsistencies. If inconsistencies are found, request an appropriate clarification by Addendum. Inconsistencies not reported during the time of bid shall be deemed finally acceptable by the Contractor and will not result in extensions of time or additional compensation.

E. Coordinate scheduling, submittals, and Work of 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.

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

G. Coordinate, design, permit, and construct necessary means for interfacing components required to accomplish all phases of the Work including code required permitting of engineered worker and public life safety and property safety elements such as barricades, shoring, and other protective temporary measures (see Section 01 35 73 - Delegated Design Procedures).

H. Coordinate space requirements, supports, and installation of mechanical and electrical Work 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.

I. Coordination Drawings: Prepare Coordination Drawings if limited space availability necessitates maximum utilization of space for efficient installation of different components or if coordination is required for installation of products and materials fabricated by separate entities.
   1. Content: Project-specific information, drawn accurately to scale. Do not base Coordination Drawings on reproductions of the Contract Documents or standard printed data. Include the following information, as applicable:
      a. Indicate functional and spatial relationships of components of architectural, structural, civil, mechanical, and electrical systems.
      b. Indicate required installation sequences.
      c. Indicate dimensions shown on the Contract Drawings and make specific note of dimensions that appear to be in conflict with submitted equipment and minimum clearance requirements. Provide alternate sketches to Architect for resolution of such conflicts. Minor dimension changes and difficult installations will not be considered changes to the Contract.

1.04 DIGITAL COMMUNICATION

A. Communication to Architect: High speed internet based digital, except as required for submittals.
   1. Telephone communication is acceptable for initial or simple issues.
   2. Follow up telephone communication in writing.

B. Construction Office Equipment:
   1. High speed internet connection equipment and service.
      a. Email Attachment Capacity: Not less than 10 megabytes.
   2. Computer with internet connection and project management software:
      a. Microsoft Office 2010 or newer with Word, Excel, and Outlook.
      b. Bluebeam Revu 2019 or newer.
      c. Project scheduling software.
   3. Scanner, not less than 150 dpi.
   4. Copy machine not less than 400 dpi with capability for 11 x17 and color.
   5. Telephone with conference call capability
   6. Digital camera, 3.5 megapixel minimum.

C. Correspondence:
   1. Correspondence by FAX is not acceptable.
   2. Any information that is disseminated shall retain the original scale and aspect from the original as published by Architect.

PART 2 PRODUCTS - NOT USED

PART 3 EXECUTION

3.01 PRECONSTRUCTION MEETING

A. Owner/Architect will schedule a meeting after Notice to Proceed.

B. Attendance Required:
   1. Owner.
   2. Owner's Project Manager.
   3. Architect.
   4. Contractor.

C. Agenda:

1. Execution of Owner-Contractor Agreement.
2. Submission of executed bonds and insurance certificates.
3. Distribution of Contract Documents.
4. Submission of complete list of Subcontractors, with contact information, list of Products, schedule of values, submittal schedule, and progress schedule with any critical path work sequencing and long lead time materials.
5. Designation of personnel representing the parties to the Contract between Owner and Architect .
6. Procedures and processing of field decisions, submittals, substitutions, RFI's, requests for applications for payments, proposal request, Change Orders, and Contract closeout procedures.
7. Construction site access: pick-up, delivery, and parking; temporary facilities and controls, security, safety, and restrictions.
8. Scheduling activities of Testing Agent, Green Rater, and Commissioning Agent.
9. Progress cleaning.
10. Anticipated building service or system interruptions, and impact to building operations/occupants.

D. Contractor shall record minutes and distribute copies electronically within four days after meeting to participants, with one (1) copy 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 weekly intervals.
   1. Architect may elect to attend by telephone conference call.

B. Attendance Required:
   1. Contractor.
   2. Owner.
   3. Owner's Project Manager.
   4. Architect/Engineer, as appropriate to agenda topics for each meeting.
      a. Architect shall attend in person or via conference call at Architect’s discretion.
   5. Contractor's superintendent.
   6. 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, RFI's and status, and proposal request/change orders and status.
   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. Contractor shall record minutes and distribute copies electronically within four days after meeting to participants, with one (1) copy to Architect, Owner, participants, and those affected by decisions made.

3.03 PREINSTALLATION MEETING

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

B. Work undertaken or completed without convening a preinstallation meeting shall be subject to removal, inspection, testing, observation, etc at the Architect's discretion without additional compensation to Contractor in time or money. Work required as a result of removal, inspection, testing, observation, etc., even though determined to be satisfactory, shall be provided without additional compensation to the Contractor in time or money.

C. Require attendance of parties directly affecting, or affected by, Work of specific section including the Architect, Owner, Design Engineer, manufacturer (representative and technical support) and key personnel of the installation team.

D. Notify Architect seven (7) days in advance of meeting date.

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

F. Record minutes and distribute copies electronically within four (4) days after meeting to participants, with one (1) copy to Architect, Owner, and those affected by decisions made.

3.04 CONSTRUCTION PROGRESS SCHEDULE

3.05 PROGRESS PHOTOGRAPHS

A. Submit photographs with each application for payment, taken not more than 3 days prior to submission of application for payment.

B. Maintain one set of all photographs at project site for reference; same copies as submitted, identified as such.

C. Photography Type: Digital; electronic files.
   1. No less than 3.5 mega pixel.

D. Provide photographs of site and construction throughout progress of work produced by an experienced photographer, acceptable to Architect.

E. Views:
   1. Take one (1) site photograph from same direction indicating relative progress of the Work.
   2. Consult with Architect for instructions on views required.
   3. Provide factual presentation.
   4. Provide correct exposure and focus, high resolution and sharpness, maximum depth of field, and minimum distortion.

F. Digital Photographs: 24 bit color, minimum resolution of 1024 by 768, in JPG format; provide files unaltered by photo editing software.
   1. Delivery Medium: Via email.
   2. File Naming: Include project identification, date and time of view, and view identification.
   3. Point of View Sketch: Include digital copy of point of view sketch with each electronic submittal; include point of view identification in each photo file name.
   4. PDF File: Assemble all photos into printable pages in PDF format, with 2 to 3 photos per page, each photo labeled with file name; one PDF file per submittal.
   5. Hard Copy: Printed hardcopy (grayscale) of PDF file and point of view sketch.

3.06 COORDINATION DRAWINGS

A. General: Prepare Coordination Drawings if limited space availability necessitates maximum utilization of space for efficient installation of different components or if coordination is required for installation of products and materials fabricated by separate entities.

1. Content: Project-specific information, drawn accurately to scale. Do not base Coordination Drawings on reproductions of the Contract Documents or standard printed data. Include the following information, as applicable:
   a. Indicate functional and spatial relationships of components of architectural, structural, civil, mechanical, and electrical systems.
   b. Indicate required installation sequences.
   c. Indicate dimensions shown on the Contract Drawings and make specific note of dimensions that appear to be in conflict with submitted equipment and minimum clearance requirements. Provide alternate sketches to Architect for resolution of such conflicts. Minor dimension changes and difficult installations will not be considered changes to the Contract.
2. Sheet Size: At least 8-1/2 by 11 inches but no larger than Project Drawings.
3. Media: CADD electronic "dwg" files unless other media is approved by Architect.

B. Coordinated Ceiling Drawings:
1. Content and View: Two views, concealed conditions and visually exposed conditions, shown as reflected plans. Indicate actual size of components at scale sufficient to show no interference and adequate space for installation and maintenance of each component.
   a. Concealed Conditions View: Including, but not limited to: mechanical systems (plumbing, ductwork, HVAC Equipment, piping, controls, fire protection systems, etc.); electrical systems (wiring, raceway, conduit, cable trays, controls, fire and life safety systems, lighting, alarm devices, etc.); structural elements (beams, girders, etc); acoustical systems, ceiling equipment supports.
   b. Exposed Conditions View: Including, but not limited to: mechanical; electrical; structural elements as noted above; acoustical systems; lights – pendants, surface and recessed; exit signage; directional signage; conduit; grilles; diffusers; damper actuators; sprinkler heads/type, speaker locations, access panels with sizes indicated, smoke detectors and alarm devices, and any other item or element that will be seen when looking at the ceiling.
2. Coordinate space requirements, supports, and installation of mechanical and electrical Work 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.
3. Congested Areas: Provide more detailed plan and either vertical sections or 3-dimensional model.
4. Show the following in different colors for each system: structure, HVAC, plumbing, piping, electrical, fire protection, other work.
5. Distribute Coordinated Ceiling Drawings among affected entities for review. Resolve conflicts and incorporate corrections into drawings prior to submitting to Architect.
   a. Work that is not included in Coordinated Ceiling Drawings shall be coordinated and installed without conflicts or defects, and without change in Time or Cost.

3.07 SUBMITTAL SCHEDULE

A. Submit to Architect for review a schedule for submittals in tabular format.
1. Submit at the same time as the preliminary schedule specified in Section - 01 32 16 - Construction Progress Schedule.
2. Coordinate with Contractor's construction schedule and schedule of values.
3. Format schedule to allow tracking of status of submittals throughout duration of construction.
4. Arrange information to include scheduled date for initial submittal, specification number and title, submittal category (for review or for information), description of item of work covered, and role and name of subcontractor.
5. Account for time required for preparation, review, manufacturing, fabrication and delivery when establishing submittal delivery and review deadline dates.

a. For assemblies, equipment, systems comprised of multiple components and/or requiring detailed coordination with other work, allow for additional time to make corrections or revisions to initial submittals, and time for their review.

3.08 SUBMITTALS FOR REVIEW

A. When the following are specified in individual sections, submit them for review:
   1. Product data.
   2. Shop drawings.
   3. Samples for selection.
   4. Samples for verification.
B. Submit to Architect for review for the limited purpose of checking for compliance with information given and the design concept expressed in Contract Documents.
C. Contractor to verify actual material used meets all specification requirements.
D. Samples will be reviewed for aesthetic, color, or finish selection.
E. After review, provide copies and distribute in accordance with SUBMITTAL PROCEDURES article below and for record documents purposes described in Section 01 78 00 - Closeout Submittals.

3.09 SUBMITTALS FOR INFORMATION

A. When the following are specified in individual sections, submit them for information:
   1. Design data.
   2. Sustainability design submittals and reports.
   3. Certificates.
   4. Test reports.
   5. Inspection reports.
   6. Manufacturer's instructions.
   7. Manufacturer's field reports.
   8. Other types indicated.
B. Submit for Architect's knowledge as contract administrator or for Owner.

3.10 SUBMITTALS FOR PROJECT CLOSEOUT

A. Submit Correction Punch List for Substantial Completion.
B. Submit Final Correction Punch List for Substantial Completion.
C. When the following are specified in individual sections, submit them at project closeout in compliance with requirements of Section 01 78 00 - Closeout Submittals:
   1. Project record documents.
   2. Operation and maintenance data.
   3. Warranties.
   4. Bonds.
   5. Other types as indicated.
D. Submit for Owner's benefit during and after project completion.

3.11 NUMBER OF COPIES OF SUBMITTALS

A. Electronic Documents: Submit one electronic copy in editable PDF format; an electronically-marked up file will be returned. Create PDFs at native file size and right-side up; illegible files will be rejected.
B. Extra Copies at Project Closeout: See Section 01 78 00.
C. Samples: Submit the number specified in individual specification sections; one of which will be retained by Architect.
   1. After review, produce duplicates.
   2. Retained samples will not be returned to Contractor unless specifically so stated.

3.12 SUBMITTAL PROCEDURES

A. General Requirements:
   1. Use a separate transmittal for each item.
   2. Identify: Project; Contractor; subcontractor or supplier; pertinent drawing and detail number; and specification section number and article/paragraph, as appropriate on each copy.
   3. 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.
      a. Submittals from sources other than the Contractor, or without Contractor's stamp will not be acknowledged, reviewed, or returned.
   4. Deliver each submittal on date noted in submittal schedule, unless an earlier date has been agreed to by all affected parties, and is of the benefit to the project.
   5. Schedule submittals to expedite the Project, and coordinate submission of related items.
   6. Incomplete submittals will not be reviewed, unless they are partial submittals for distinct portion(s) of the work, and have received prior approval for their use.
   7. Submittals not requested will be recognized, and will be returned "Not Reviewed",

B. Product Data Procedures:
   1. Submit only information required by individual specification sections.
      a. Provide edited submittal with specified information required indicated in a manner facilitating reference ease.
   2. Collect required information into a single submittal.
   3. Submit concurrently with related shop drawing submittal when applicable.
   4. Do not submit (Material) Safety Data Sheets for materials or products.

C. Shop Drawing Procedures:
   1. Prepare accurate, drawn-to-scale, original shop drawing documentation by interpreting Contract Documents and coordinating related work.
   2. Generic, non-project-specific information submitted as shop drawings do not meet the requirements for shop drawings.

D. Organize and submit complete information into separate submittals for each Specification Section listed in Table of Contents, electronically in editable PDF format, except as follows:
   1. One (1) consolidated Division submittal for Sections in the following Divisions:
      a. Divisions 21, 22, and 23.
      b. Divisions 26, 27 and 28.
      c. Divisions 31, 32, and 33, except One (1) separate consolidated submittal for Landscaping is acceptable.
   2. Doors, door frames and door hardware: One (1) consolidated submittal.
   3. Exterior entrance, storefront, and curtain wall systems: One (1) consolidated submittal.
   4. Exceptions must be approved by Architect.

E. Transmittal or Cover Sheet: Package each submittal individually and appropriately for transmittal and handling. Transmit each submittal using a transmittal form. Architect will discard submittals received from sources other than Contractor .
   1. Transmittal Form: Use CSI Form 12.1A.
   2. Incomplete transmittal form will be returned.

F. Contractor 's Review: 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 requirements of the Work and Contract Documents.
   1. Review submittals prior to submission and provide stamp of approval signed or initialed by Contractor .

a. Contractor ’s review indicates that Contractor has thoroughly reviewed the submittal and certifies that it is complete, correct, in compliance with the Contract Documents, and suitable for the Project.
b. Review represents that field measurements and field conditions have been considered and that the work submitted will perform as intended.
c. Review of Shop Drawing represents that required coordination with other work has been performed and is indicated on Shop Drawings.

2. Architect will not review submittals that do not include Contractor 's signed review stamp, do not include required field conditions, or are not accurate.
3. Include written description and graphic demarcation of deviations from requirements of Contract Documents.
4. All work done prior to approval of submittals shall be at the Contractor's risk.

G. Number submittals sequentially, followed by specification Section number.
1. Revisions: Add "R-1" to submittal number; example "034-08 51 13 R-1".

H. Schedule submittals to expedite the Project, and coordinate submission of related items.
Send electronic submittals to Architect of Records business address, refer to Section 01 10 00. Coordinate submission of related items.
1. Send one copy to Owner

I. For each submittal for review, allow 14 days from time Architect receives electronic submittal.
1. Allow additional 7 days for any one of the following submittals:
a. Major building components or consolidated submittals.
b. Review by Architect's consultant.
c. Review by Commissioning Agent.
d. Review by Owner.

J. Clearly indicate all options, colors, accessories, data, etc, provided for this Project.

3.13 PRODUCT DATA

A. Product Data: Collect information into a single submittal for each element of construction and type of product or equipment.
1. Provide product data whether specified or not specified in Section.
2. If information that must be specially prepared for submittal because standard data are not suitable for use, submit as Shop Drawings, not as Product Data.
3. Each submittal must show which product(s) and options are applicable to this Project.

B. Include the following information, as applicable:
1. Manufacturer's written recommendations.
2. Manufacturer's product specifications.
3. Manufacturer's installation instructions.
4. Standard color charts.
5. Manufacturer's catalog cuts.
6. Wiring diagrams showing factory-installed wiring.
7. Printed performance curves.
8. Operational range diagrams.
9. Mill reports.
10. Standard product operation and maintenance manuals.
11. Compliance with specified referenced standards.
12. Testing by recognized testing agency.
13. Application of testing agency labels and seals.
14. Notation of coordination requirements.

C. Mark submittals to identify applicable products, models, options, and other data. Supplement manufacturers' standard data to provide information specific to this Project.

D. Indicate product utility and electrical characteristics, utility connection requirements, and location of utility outlets for service for functional equipment and appliances.
E. Submit one (1) electronic copy in editable pdf form.
F. Architect will return a reviewed electronic copy in PDF format.

3.14 SHOP DRAWING PROCEDURES

A. Prepare accurate Project-specific information, drawn-to-scale, original shop drawing documentation by interpreting the Contract Documents and coordinating related Work. Do not base Shop Drawings on standard printed data or reproductions of the Contract Documents, unless use of Architect's Drawings is permitted.
   1. Provide Shop Drawings for work indicated in Sections and when needed to execute the Work.
B. Electronic copy of Architect's Drawings (floor plans, site plan and ceiling plans, only) will not be provided, unless requested. It is incumbent upon the Contractor or Sub-contractor to execute the Electronic Media Agreement, located at the end of section, with the Architect prior to the release of any contract documents.
C. Generic, non-project specific information submitted as shop drawings do not meet the requirements for shop drawings.
D. Fully illustrate requirements in the Contract Documents. Include the following information, as applicable:
   1. Dimensions.
   2. Three dimensional axonometric views of flashings, pans and sheet metal details.
   3. Identification of products.
   4. Fabrication and installation drawings.
   5. Roughing-in and setting diagrams.
   6. Wiring diagrams showing field-installed wiring, including power, signal, and control wiring.
   7. manufacturing instructions.
   8. Templates and patterns.
   9. Schedules.
   10. Design calculations.
   11. Compliance with specified standards.
   12. Notation of coordination requirements.
   13. Notation of dimensions established by field measurement.
   14. Relationship to adjoining construction clearly indicated.
   15. Seal and signature of professional engineer if specified.
   16. Wiring Diagrams: Differentiate between manufacturer-installed and field-installed wiring.
E. Indicate special utility and electrical characteristics, utility connection requirements, and location of utility outlets for service for functional equipment and appliances.
F. Indicate special utility and electrical characteristics, utility connection requirements, and location of utility outlets for service for functional equipment and appliances.

3.15 SAMPLES

A. Submit Samples for review of kind, color, pattern, and texture for a check of these characteristics with other elements and for a comparison of these characteristics between submittal and actual component as delivered and installed.
B. Transmit Samples that contain multiple, related components such as accessories together in one submittal package.
C. Identification: Attach label on unexposed side of Samples that includes the following:
   1. Generic description of Sample.

2. Product name and name of manufacturer.
3. Sample source.
4. Number and title of appropriate Specification Section.

D. Disposition: Maintain sets of approved Samples at Project site, available for quality-control comparisons throughout the course of construction activity. Sample sets may be used to determine final acceptance of construction associated with each set.
   1. Samples that may be incorporated into the Work are indicated in individual Specification Sections. Such Samples must be in an undamaged condition at time of use.
   2. Samples not incorporated into the Work, or otherwise designated as Owner's property, are the property of Contractor.

E. Samples for Initial Selection: Submit 2 manufacturer's color charts consisting of units or sections of units showing the full range of colors, textures, and patterns available.

F. Samples for Verification: Submit full-size units or Samples of size indicated, prepared from same material to be used for the Work, cured and finished in manner specified, and physically identical with material or product proposed for use, and that show full range of color and texture variations expected. Samples include, but are not limited to, the following: partial sections of manufactured or fabricated components; small cuts or containers of materials; complete units of repetitively used materials; swatches showing color, texture, and pattern; color range sets; and components used for independent testing and inspection.
   1. Submit three sets of Samples. Architect will retain one Sample set; remainder will be returned.
   2. Submit a single Sample where assembly details, workmanship, fabrication techniques, connections, operation, and other similar characteristics are to be demonstrated.
   3. If variation in color, pattern, texture, or other characteristic is inherent in material or product represented by a Sample, submit at least three sets of paired units that show approximate limits of variations.

G. Finishes, products and/or materials noted as custom, hand worked, etc shall be submitted to Architect for review and approval prior to fabrication/installation. Allow for minor revisions to sample in terms of finish, fabrication, installation and/or sequencing.

H. Field Samples: Large size samples and assembled samples that shall be submitted at the Project Site are specified in individual Sections.

3.16 DELEGATED DESIGN SUBMITTALS

A. Prepare written and graphic information, including, but not limited to, performance and design criteria, list of applicable codes and regulations, and calculations. Include list of assumptions and other performance and design criteria and a summary of loads. Include load diagrams if applicable. Provide name and version of software, if any, used for calculations. Include page numbers.

B. Submit for Architect’s information.
   1. Architect's review is limited to assessing conformance with design concept expressed in Contract Documents.

C. Refer to Section 01 35 73 - Delegated Design Procedures.

3.17 TEST REPORTS

A. Submit for Architect's knowledge.

B. Submit test reports for information for limited purpose of assessing conformance with information given and design concept expressed in Contract Documents.

3.18 CERTIFICATES

A. When specified in individual specification sections, submit certification by manufacturer, installation/application subcontractor, or Contractor to Architect, in quantities specified for Product Data.
B. Indicate material or product conforms to or exceeds specified requirements. Submit supporting reference data, affidavits, and certifications as appropriate.
C. Certificates may be recent or previous test results on material or Product, but must be acceptable to Architect.

3.19 QUALIFICATION DATA

A. When specified in individual specification sections or requested by Architect, submit qualifications for manufacturer, installer, or subcontractor.
B. Data may include previous experience, list of previous similar projects, references, proof of training, and approval by manufacturer or warrantor.

3.20 SAMPLE WARRANTY

A. When warranty is specified in a Section, submit sample of specified warranty with initial product submittal.
B. Final warranty submittal is specified in Section 01 78 00 - Closeout Submittals.

3.21 MANUFACTURER'S INSTRUCTIONS

A. When specified in individual specification sections, submit printed instructions for delivery, storage, assembly, installation, start-up, adjusting, and finishing, to Architect for delivery to Owner in quantities specified for Product Data.
B. Indicate special procedures, perimeter conditions requiring special attention, and special environmental criteria required for application or installation.

3.22 MANUFACTURER'S FIELD REPORTS

A. Submit reports for Architect's benefit as contract administrator or for Owner.
B. Submit report in duplicate within 30 days of observation to Architect for information.
C. Submit for information for limited purpose of assessing conformance with information given and design concept expressed in Contract Documents.

END OF SECTION

Electronic Media Agreement

SERA
ARCHITECTURE
URBAN DESIGN + PLANNING
INTERIOR DESIGN

Date Sent:

Project:

SERA Project #: Hereinafter "Project"

Firm:

Hereinafter "Recipient"

From:

SERA Architects, Inc. ("SERA") agrees to issue to Recipient plans, specifications and other information and data for Recipient's convenience and use to provide design or construction related services to the Project, in modifiable electronic media, including but not limited to AutoCAD files and Revit files, as listed below (collectively "Electronic Documents"), subject to the following conditions. Non-modifiable electronic media such as scans or Adobe pdf documents are not covered by, or subject to, the terms of this Electronic Document Release, and do not require execution of this Electronic Document Release.

1. SERA makes no representation with regard to the compatibility of the Electronic Documents with Recipient's software and hardware. Furthermore, Recipient acknowledges and accepts the risks associated with the transfer of Electronic Documents, including but not limited to software incompatibility, file degradation, and accidental or intentional deletion, modification or manipulation of electronic data by parties other than SERA.

2. The Electronic Documents are generated by SERA from the Construction Documents. Recipient acknowledges that Electronic Documents are not the Construction Documents, and that the information and data in the Construction Documents is what is intended for use in construction. The Electronic Documents are provided for Recipient's information only, for reference or modification to facilitate the design or construction of the Project. In the event of a conflict, not caused by SERA, between the information included in the Electronic Documents and the signed or sealed hard-copy Construction Documents issued by SERA, the signed or sealed hard-copy Construction Documents shall control.

3. Recipient acknowledges that the Electronic Documents were not developed to assist Recipient with Recipient's work. Accordingly, Recipient accepts that the form or format of the Electronic Documents may not be suitable for Recipient's intended use of the Electronic Documents. Recipient accepts the risk that the Electronic Documents may not be sufficiently or suitably formatted or otherwise ready for Recipient's use. Recipient accepts all risk associated with the form or format of the Electronic Documents or Recipient's modification of the Electronic Documents.

4. Prior to issuing the Electronic Documents, SERA may remove or obliterate its name, title block, professional seals and certifications from the Electronic Documents.

5. To the extent allowed by applicable law, Recipient shall indemnify, defend and hold harmless SERA and its subconsultants from and against any claim, damage, liability, or cost, including attorneys' fees or expert costs that may arise from Recipient's unauthorized use of or modification of the Electronic Documents.

6. Recipient will not distribute or release the Electronic Documents to any third-party, including Recipient's subconsultants or subcontractors, without such third party executing and delivering to SERA a signed counterpart of this Electronic Document Release. Recipient acknowledges that SERA requires that each party that receives SERA's Electronic Documents shall execute a similar Electronic Document Release for the benefit of SERA. To the extent allowed by applicable law, Recipient shall indemnify, defend and hold harmless SERA and its subconsultants from and against any claim, damage, liability, or cost, including attorneys' fees or expert costs that may arise as a result of Recipient's sharing of the Electronic Documents with third-parties, without compliance with this paragraph.

Electronic Documents to be supplied:

Click here to enter text.

SERA will transfer the Electronic Documents listed above after recipient executes and returns this Electronic Document Release to SERA.

Recipient agrees that its receipt and use of the Electronic Documents described above is subject to the conditions described in this Electronic Document Release, and Recipient agrees to those conditions.

Recipient Firm:_____

By Authorized Rep: _____

Title: _____

Date: _____

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Preliminary schedule.
B. Construction progress schedule, with network analysis diagrams and reports.
C. Short interval schedule.

1.02 REFERENCE STANDARDS

A. AGC (CPSM) - Construction Planning and Scheduling Manual.
B. M-H (CPM) - CPM in Construction Management - Project Management with CPM.

1.03 SUBMITTALS

A. Within 10 days after date of Agreement, submit Preliminary Schedule defining planned operations for the first 60 days of Work, with a general outline for remainder of Work.
   1. Also within 10 days after date of Agreement, as a part of the Preliminary Schedule submittal, provide separate preliminary schedule of submittal dates for shop drawings.
B. If preliminary schedule requires revision after review, submit revised schedule within 10 days.
C. Within 20 days after review of preliminary schedule, submit draft of proposed Baseline Schedule for review.
   1. Include written certification that major contractors have reviewed and accepted proposed schedule.
   2. Include narrative report that identifies critical, near-critical and major activities in sufficient detail that explains their significance.
D. Within 10 days after joint review, submit Baseline Schedule.
E. Submit updated schedule with each Application for Payment.
F. Short Interval Schedule: Submit copies to attendees at each Progress Meeting.

1.04 QUALITY ASSURANCE

A. Scheduler: Contractor's personnel or specialist Consultant specializing in Critical Path Method (CPM) scheduling with 5 years minimum experience in scheduling construction work of a complexity comparable to this Project, and having use of computer facilities capable of delivering a detailed graphic printout within 48 hours of request.

1.05 SCHEDULE FORMAT

A. Listings: In chronological order according to the start date for each activity. Identify each activity with the applicable specification section number.
B. Diagram Sheet Size (overall schedule): Maximum 22 x 17 inches or width required.
C. Diagram Format: Color. Printed copy and Portable Document Format (PDF).
D. Scale and Spacing: To allow for notations and revisions.

PART 2 PRODUCTS - NOT USED

PART 3 EXECUTION

3.01 PRELIMINARY SCHEDULE

A. Prepare preliminary schedule in the form of a horizontal bar chart.

3.02 BASELINE SCHEDULE

A. Baseline (Construction Progress) Schedule is a continuation of the Preliminary Schedule that shows the entire, complete construction activity. Actual progress of the Work will be measured against the Baseline Schedule.

B. Revisions to the accepted Baseline Schedule are subject to review and approval.

3.03 CONTENT

A. Show complete sequence of construction by activity, with dates for beginning and completion of each element of construction.
   1. Include Preinstallation Meetings.
B. Identify each item by specification section number.
C. Provide sub-schedules to define critical portions of the entire schedule.
D. Include conferences and meetings in schedule.
E. Show accumulated percentage of completion of each item, and total percentage of Work completed, as of the first day of each month.
F. Provide separate schedule of submittal dates for shop drawings, product data, and samples, owner-furnished products, products identified under Allowances, and dates reviewed submittals will be required from Architect. Indicate decision dates for selection of finishes.
   1. Refer to Section 01 30 00 for more requirements.
G. Indicate delivery dates for owner-furnished products.
H. Provide legend for symbols and abbreviations used.

3.04 NETWORK ANALYSIS

A. Prepare network analysis diagrams and supporting mathematical analyses using the Critical Path Method.
B. Illustrate order and interdependence of activities and sequence of work; how start of a given activity depends on completion of preceding activities, and how completion of the activity may restrain start of subsequent activities.
C. Mathematical Analysis: Tabulate each activity of detailed network diagrams, using calendar dates, and identify for each activity:
   1. Preceding and following event numbers.
   2. Activity description.
   3. Estimated duration of activity, in maximum 15 day intervals.
   4. Earliest start date.
   5. Earliest finish date.
   6. Actual start date.
   7. Actual finish date.
   8. Latest start date.
   9. Latest finish date.
   10. Total and free float; float time shall accrue to Owner and to Owner's benefit.
   11. Monetary value of activity, keyed to Schedule of Values.
   12. Percentage of activity completed.
   13. Responsibility.
D. Analysis Program: Capable of compiling monetary value of completed and partially completed activities, accepting revised completion dates, and recomputation of all dates and float.
E. Required Reports: List activities in sorts or groups:
   1. By preceding work item or event number from lowest to highest.
   2. By amount of float, then in order of early start.
   3. Listing of activities on the critical path.

3.05 REVIEW AND EVALUATION OF SCHEDULE

A. Participate in joint review and evaluation of schedule with Architect at each submittal.
B. Evaluate project status to determine work behind schedule and work ahead of schedule.

C. After review, revise as necessary as result of review, and resubmit within 10 days.

3.06 UPDATING SCHEDULE

A. Maintain schedules to record actual start and finish dates of completed activities.
B. Indicate progress of each activity to date of revision, with projected completion date of each activity.
C. Annotate diagrams to graphically depict current status of Work.
D. Identify activities modified since previous submittal, major changes in Work, and other identifiable changes.
E. Indicate changes required to maintain Date of Substantial Completion.
F. Submit reports required to support recommended changes.
G. Provide narrative report to define problem areas, anticipated delays, and impact on the schedule. Report corrective action taken or proposed and its effect.

3.07 RECOVERY SCHEDULE

A. Prepare and submit Recovery Schedule and Narrative Report that demonstrates how lost time will be recovered when one of the following occurs:
   1. Project falls behind schedule more than 14 days.
   2. Project falls behind schedule more than 10% of remaining duration to Substantial Completion.
B. Submit Recovery Schedule within 7 days of falling behind schedule.
C. Recovery Schedule is subject to review and approval.

3.08 DISTRIBUTION OF SCHEDULE

A. Distribute copies of updated schedules to Contractor's project site file, to subcontractors, suppliers, Architect, Owner, and other concerned parties.
B. Instruct recipients to promptly report, in writing, problems anticipated by projections indicated in schedules.

3.09 SHORT INTERVAL SCHEDULE

A. Description: Three week schedule of current and near-future construction activity.
   1. Duration: 3 weeks
   2. Time Increment: Day
   3. Bar chart with separate bar for each trade that is active at Site, sequentially organized, beginning with continuing activities.
   4. Indicate crew size for each activity.
   5. If activity differs from Baseline Schedule, compare Baseline to proposed activity as adjacent bars.
B. Format: Single letter size or ledger size sheet. Bond paper copy and Portable Document Format (PDF).
   1. Hand drafted or computer generated schedule at Contractor 's option.
C. Update schedule weekly.

END OF SECTION

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PART 1 - GENERAL

1.01 SECTION INCLUDES

A. Summary of Delegated Design Work.
B. Submitting Deferred Submittals for Delegated Design items, to Authority Having Jurisdiction (AHJ) to satisfy project permitting requirements.
C. Delegated Design submittals.

1.02 DEFINITIONS

A. Delegated Design: Those portions of the design not provided by the Architect or Engineer of Record which are to be provided by the Contractor . Where indicated within specification sections, provide materials or products that require analysis by a professional engineer. Engage licensed engineering services either directly, through a subcontractor, or through the building component manufacturer's engineer. Such work is subject to provisions of Section 00 72 00 - General Conditions; AIA Document A201 – General Conditions of the Contract for Construction § 3.12.10. Qualified professional engineers must be licensed in the state in which the project is located.
   1. Not all delegated design indicated requires the use of the services of a professional engineer, such materials or products may require the use of manufacturer's design tables for pre-engineered building components, reference standards or industry accepted reference manuals to fulfill the Delegated Design responsibilities of the Contractor .
   2. The terms "Delegated Design," and "Bidder Design" are used interchangeably.
B. Deferred Submittal: Those portions of the design that are not submitted at the time of building permit application and are being submitted separately to the AHJ.
   1. Refer to IBC Section 107.3.4.1, or applicable building code, for additional requirements.
   2. Submit to the Authority Having Jurisdiction (AHJ) and respond to all comments until permits are issued. Refer to Drawings for list of Deferred Submittals.
C. AHJ: Authorities Having Jurisdiction, defined in Section 01 10 00.

1.03 PERFORMANCE REQUIREMENTS

A. Execute the design intent as indicated in Contract Documents.
B. Comply with codes and regulations for state and local jurisdictions.
   1. Provide permit supporting documentation including, but not limited to, energy compliance forms.
   2. In case of any conflict between referenced codes or standards and the Drawings and Specifications, the code or standard having the more stringent requirements shall govern.
C. Provide complete, operational systems that perform to intended use.
D. Obtain Deferred Submittal permits prior to executing work component.
E. Engineer Delegated Design portions of the Work.
   1. For structural components refer to Structural Drawings.
   2. For architectural components refer to specification sections under Part 2 article "Performance Criteria."
   3. If not indicated, request performance criteria.
F. Details of conditions for Delegated Design component are not all shown on the Drawings; final resolution of details shall be the responsibility of the Contractor such that the completed installation complies with the design and performance requirements.
G. Deviations from design details indicated shall not alter the appearance of the completed work as determined by the Architect.

1.04 OWNER'S RESPONSIBILITIES

A. Owner will not pay for delays, additional Work, additional products, restocking, or re-working required by Contractor 's failure to coordinate Delegated Design work with other Project work.

1.05 SUBMITTALS

A. Delegated Design Submittals: Comply with submittal procedures in Section 01 30 00 for each Delegated Design portion of the Work. Provide Product Data, Shop Drawings and Samples as required to clearly show how Delegated Design component complies with Design Intent.

B. Deferred Submittal Review: Submit Deferred Submittal documents to AHJ for review and approval.

1. Include design criteria, design assumptions, structural calculations, fabrication and construction details, required clearances, and interface requirements.
2. Affix Professional Engineer's seal and signature on Submittals.
3. Submit updated Deferred Submittal documents to AHJ, per AHJ requirements, for review and approval.
4. Execute corrections to Deferred Submittal work required by AHJ at no cost to Owner and prior to Substantial Completion.
5. Notify Architect of changes required by AHJ as soon as they are known.

1.06 QUALITY ASSURANCE

A. Documentation: Comply with requirements of AHJ.

B. Engineer’s Qualifications: A professional engineer who is experienced in design of the kind indicated and licensed in the State in which the Project is located.

C. Pre-Submittal Meeting: Contractor shall meet with Architect, Architect’s Consultant, and responsible Delegated Design Engineer to discuss requirements of the Work, submittals, scheduling and sequencing as necessary.

1.07 SCHEDULING

A. Schedule design process and submittals required for Delegated Design portions to fit within Construction Schedule.

B. Allow adequate time for AHJ review. Contact AHJ for time estimate and coordination of schedule.

C. Prior to application for permit, schedule and sequence Delegated Design Submittal review by Architect prior to submittal to AHJ. Allow for review, and subsequent reviews if necessary, by Architect and Architect’s consultants as specified in Section 01 30 00.

PART 2 PRODUCTS – NOT USED

PART 3 EXECUTION

3.01 SCHEDULE OF DELEGATED DESIGN AND DEFERRED SUBMITTALS

A. Refer to Drawings for a list of delegated design and deferred submittals and additional submittal requirements.

END OF SECTION

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Submittals.
B. Testing and inspection agencies and services.
C. Control of installation.
D. Tolerances.
E. Manufacturers' field services.
F. Defect Assessment.

1.02 REFERENCE STANDARDS

A. ASTM C1021 - Standard Practice for Laboratories Engaged in Testing of Building Sealants.
B. ASTM C1077 - Standard Practice for Agencies Testing Concrete and Concrete Aggregates for Use in Construction and Criteria for Testing Agency Evaluation.
C. ASTM C1093 - Standard Practice for Accreditation of Testing Agencies for Masonry.
D. ASTM D3740 - Standard Practice for Minimum Requirements for Agencies Engaged in Testing and/or Inspection of Soil and Rock as Used in Engineering Design and Construction.
E. ASTM E329 - Standard Specification for Agencies Engaged in Construction Inspection, Testing, or Special Inspection.
F. ASTM E543 - Standard Specification for Agencies Performing Nondestructive Testing.
G. ASTM E699 - Standard Specification for Agencies Involved in Testing, Quality Assurance, and Evaluating of Manufactured Building Components.

1.03 DEFINITIONS

A. Quality-Assurance Services: Activities, actions, and procedures performed before and during execution of the Work to guard against defects and deficiencies and substantiate that proposed construction will comply with requirements.
B. Quality-Control Services: Tests, inspections, procedures, and related actions during and after execution of the Work to evaluate that actual products incorporated into the Work and completed construction comply with requirements. Services do not include contract enforcement activities performed by Architect.
C. Mock-Up: Full-size, physical assemblies that are constructed on-site. Mock-ups are used to verify selections made under sample submittals, to demonstrate aesthetic effects and, where indicated, qualities of materials and execution, and to review construction, coordination, testing, or operation; they are not Samples.
    1. Accepted mock-ups establish the standard by which the Work will be judged.
D. Laboratory Mock-up: Full-size, physical assemblies that are constructed at testing facility to verify performance characteristics.
E. Preconstruction Testing: Tests and inspections that are performed specifically for the Project before products and materials are incorporated into the Work to verify performance or compliance with specified criteria.
F. Product Testing: Tests and inspections that are performed by an NRTL, an NVLAP, or a testing agency qualified to conduct product testing and acceptable to authorities having jurisdiction, to establish product performance and compliance with industry standards.
G. Source Quality-Control Testing: Tests and inspections that are performed at the source, i.e., plant, mill, factory, or shop.

H. Field Quality-Control Testing: Tests and inspections that are performed on-site for installation of the Work and for completed Work.

I. Testing Agency: An entity engaged to perform specific tests, inspections, or both. Testing laboratory shall mean the same as testing agency.

J. Installer/Applicator/Erector: Contractor or another entity engaged by Contractor as an employee, Subcontractor, or Sub-subcontractor, to perform a particular construction operation, including installation, erection, application, and similar operations.

1. Using a term such as "carpentry" does not imply that certain construction activities must be performed by accredited or unionized individuals of a corresponding generic name, such as "carpenter." It also does not imply that requirements specified apply exclusively to tradespeople of the corresponding generic name.

K. Experienced: When used with an entity, "experienced" means having successfully completed a minimum of 10 previous projects similar in size and scope to this Project; being familiar with special requirements indicated; and having complied with requirements of authorities having jurisdiction.

1.04 INDUSTRY STANDARDS

A. Applicability of Standards: Unless the Contract Documents include more stringent requirements, applicable construction industry standards have the same force and effect as if bound or copied directly into the Contract Documents to the extent referenced. Such standards are made a part of the Contract Documents by reference.

B. Publication Dates: Comply with standards in effect as of date of Contract Documents, unless otherwise indicated.

C. Copies of Standards: Each entity engaged in construction on the Project should be familiar with industry standards applicable to its construction activity. Copies of applicable standards are not bound with the Contract Documents.

1. When copies of standards are needed to perform a required construction activity, obtain copies directly from publication source.
2. When copies of standards are needed for any reason, obtain copies directly from publication source.

D. Abbreviations and Acronyms for Standards and Regulations: Where abbreviations and acronyms are used in Specifications or other Contract Documents, they shall mean the recognized name of the standards and regulations in the following list.

1. ADAAG or ADA: Americans with Disabilities Act.
2. CFR: Code of Federal Regulations.
3. DOD: Department of Defense Military Specifications and Standards.
4. FS: Federal Specification.
5. MILSPEC: Military Specification and Standards.
6. UFAS: Uniform Federal Accessibility Standards.

E. Industry Organizations: Where abbreviations and acronyms are used in Specifications or other Contract Documents, they shall mean the recognized name of the entities indicated in Gale Research's "Encyclopedia of Associations" or in Columbia Books' "National Trade & Professional Associations of the U.S."

1.05 CONFLICTING REQUIREMENTS

A. General: If compliance with two or more standards is specified and the standards establish different or conflicting requirements for minimum quantities or quality levels, comply with the most stringent requirement. Refer uncertainties and requirements that are different, but apparently equal, to Architect for a decision before proceeding.

B. Minimum Quantity or Quality Levels: The quantity or quality level shown or specified shall be the minimum provided or performed. The actual installation may comply exactly with the minimum quantity or quality specified, or it may exceed the minimum within reasonable limits. To comply with these requirements, indicated numeric values are minimum or maximum, as appropriate, for the context of requirements. Refer uncertainties to Architect for a decision before proceeding.

1.06 SUBMITTALS

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

B. Deficiencies Report: Attach a separate list of deficiencies identified in previous reports that have not been corrected and successfully retested.
   1. Submit a final report certifying the status of all deficiencies, signed and stamped. Submit report directly to Authority having jurisdiction (when required) and copy to others.

C. Permits, Licenses, and Certificates: For Owner's records, submit copies of permits, licenses, certifications, inspection reports, releases, jurisdictional settlements, notices, receipts for fee payments, judgments, correspondence, records, and similar documents, established for compliance with standards and regulations bearing on performance of the Work.

D. Test Reports: After each test/inspection, promptly submit two copies of certified report to Architect, Contractor, Engineer of Record, Authority having jusridiction, Owner (verify), and Construction Manager. Include the following:
   1. Date issued.
   2. Record of temperature and weather conditions at time of sample taking, testing and inspecting.
   3. Project title and number.
   4. Name of individuals making tests and inspections.
   5. Name, address, and telephone number of testing agency.
   6. Date and time of samples and tests or inspection.
   7. Identification of product and specifications section.
   8. Location in the Project.
   9. Description of the Work, including test and inspection method.
   10. Date of test/inspection.
   11. Results of tests and inspections, including complete test and inspection data.
   12. Test and inspection results and an interpretation of test results.
   13. Recommendations on retesting and reinspecting.
   14. Comments or professional opinion on whether tested or inspected Work is in conformance with Contract Documents.
   15. Name and signature of laboratory inspector.

1.07 REFERENCES AND STANDARDS

A. For products and workmanship specified by reference to a document or documents not included in the Project Manual, also referred to as reference standards, comply with requirements of the standard, except when more rigid requirements are specified or are required by applicable codes.

B. Comply with reference standard of date of issue current on date of Contract Documents, except where a specific date is established by applicable code.

C. Obtain copies of applicable reference code(s) enforced by authorities having jurisdiction.

D. Obtain copies of standards and where required by product specification sections.

E. Maintain copies of standards and codes at project site during submittals, planning, and progress of the specific work, until Substantial Completion.

F. Should specified reference standards conflict with Contract Documents, request clarification from Architect before proceeding.
G. Neither the contractual relationships, duties, or responsibilities of the parties in Contract nor those of Architect shall be altered from Contract Documents by mention or inference otherwise in any reference document.

1.08 TESTING AND INSPECTION AGENCIES AND SERVICES

A. Owner will employ and pay for services of an independent testing agency to perform other specified testing.
   1. Owner's testing agent will perform "special inspections" required by Regulations.
B. Contractor shall employ and pay for services of an independent testing agency to perform other testing and inspection specified as Contractor 's responsibility or required by Contractor for quality control.
C. Employment of agency in no way relieves Contractor of obligation to perform Work in accordance with requirements of Contract Documents.
D. Contractor Employed Agency:
   1. Testing agency: Comply with requirements of ASTM E329, ASTM E543, ASTM E699, ASTM C1021, ASTM C1077, ASTM C1093, and ASTM D3740.
   2. Inspection agency: Comply with requirements of ASTM D3740 and ASTM E329.
   3. Laboratory: Authorized to operate in the State in which the Project is located.

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. Comply with manufacturers' instructions, including each step in sequence.
C. Should manufacturers' instructions conflict with Contract Documents, request clarification from Architect before proceeding.
D. 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.
E. Have work performed by persons qualified to produce required and specified quality.
F. Verify that field measurements are as indicated on shop drawings or as instructed by the manufacturer.
G. Secure products in place with positive anchorage devices designed and sized to withstand stresses, vibration, physical distortion, and disfigurement.
   1. Design anchorage and attachments to resist seismic forces when required by Regulations.

3.02 TOLERANCES

A. Monitor fabrication and installation tolerance control of products to produce acceptable Work. Do not permit tolerances to accumulate.
B. Comply with manufacturers' tolerances. Should manufacturers' tolerances conflict with Contract Documents, request clarification from Architect before proceeding.
C. Adjust products to appropriate dimensions; position before securing products in place.

3.03 TESTING AND INSPECTION

A. See individual specification sections for testing and inspection required.

B. Testing Agency Duties:
   1. Provide qualified personnel at site. Cooperate with Architect and Contractor in performance of services.
   2. Perform specified sampling and testing of products in accordance with specified standards.
   3. Ascertain compliance of materials and mixes with requirements of Contract Documents.
   4. Promptly notify Architect and Contractor of observed irregularities or non-compliance of Work or products.
   5. Perform additional tests and inspections required by Architect.
   6. Submit reports of all tests/inspections specified.

C. Limits on Testing/Inspection Agency Authority:
   1. Agency may not release, revoke, alter, or enlarge on requirements of Contract Documents.
   2. Agency may not approve or accept any portion of the Work.
   3. Agency may not assume any duties of Contractor.
   4. Agency has no authority to stop the Work.

D. 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. Cooperate with laboratory personnel, and provide access to the Work and to manufacturers' facilities.
   3. Provide incidental labor and facilities:
      a. To provide access to Work to be tested/inspected.
      b. To obtain and handle samples at the site or at source of Products to be tested/inspected.
      c. To facilitate tests/inspections.
      d. To provide storage and curing of test samples.
   4. Notify Architect and laboratory 24 hours prior to expected time for operations requiring testing/inspection services.
   5. Employ services of an independent qualified testing laboratory and pay for additional samples, tests, and inspections required by Contractor beyond specified requirements.
   6. Arrange with Owner's agency and pay for additional samples, tests, and inspections required by Contractor beyond specified requirements.

E. Re-testing required because of non-compliance with specified requirements shall be performed by the same agency on instructions by Architect.

F. Re-testing required because of non-compliance with specified requirements shall be paid for by Contractor.

G. Re-testing required because of non-conformance to specified requirements shall be performed by the same agency on instructions by Architect. Payment for re testing will be charged to the Contractor by deducting testing charges from the Contract Price.

3.04 MANUFACTURERS' FIELD SERVICES

A. When specified in individual specification sections, 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 equipment as applicable, and to initiate instructions when necessary.

B. Submit qualifications of observer to Architect 30 days in advance of required observations.
   1. Observer subject to acceptance of Architect.

C. Report observations and site decisions or instructions given to applicators or installers that are supplemental or contrary to manufacturers' written instructions.

3.05 DEFECT ASSESSMENT

A. Replace Work or portions of the Work not complying with specified requirements.

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

END OF SECTION

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. Security requirements.
F. Vehicular access and parking.
G. Project identification sign.
H. Field offices.

1.02 TEMPORARY UTILITIES

A. Provide and pay for all electrical power, lighting, water, heating and cooling, and ventilation required for construction purposes.
B. Existing facilities may not be used.
C. New permanent facilities may be used.
D. Use trigger-operated nozzles for water hoses, to avoid waste of water.

1.03 TELECOMMUNICATIONS SERVICES

A. Provide, maintain, and pay for telecommunications services to field office at time of project mobilization.
B. Telecommunications services shall include:

1.04 TEMPORARY SANITARY FACILITIES

A. Provide and maintain required facilities and enclosures. Provide at time of project mobilization.
B. Maintain daily in clean and sanitary condition.

1.05 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 and demolition.
B. Provide barricades and covered walkways required by governing authorities for public rights-of-way and for public access to existing building.
C. Protect non-owned vehicular traffic, stored materials, site, and structures from damage.

1.06 INTERIOR ENCLOSURES

A. Provide temporary partitions and ceilings as indicated to separate work areas from Owner-occupied areas, as a visual separation, and to prevent penetration of dust, sound, odors, and moisture into Owner-occupied areas, and to prevent damage to existing materials and equipment.
B. Construction: Framing and gypsum board sheet materials with closed joints and sealed edges at intersections with existing surfaces:

1.07 SECURITY

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

1.08 VEHICULAR ACCESS AND PARKING

A. Coordinate access and haul routes with governing authorities and Owner.
B. Provide and maintain access to fire hydrants, free of obstructions.
C. Provide means of removing mud from vehicle wheels before entering streets.
D. Provide temporary parking areas to accommodate construction personnel. When site space is not adequate, provide additional off-site parking.

1.09 PROJECT IDENTIFICATION

A. Provide project identification sign of design and construction indicated on drawings.
B. Erect on site at location indicated.
C. No other signs are allowed without Owner permission except those required by law.

1.10 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, with table and chairs to accommodate 6 persons.
C. Locate offices in close proximity to construction site. Location to be approved by Owner.

PART 2 PRODUCTS - NOT USED

PART 3 EXECUTION - NOT USED

END OF SECTION

PART 1 GENERAL

1.01 SECTION INCLUDES

A. General product requirements.
B. Re-use of existing products.
C. Transportation, handling, storage and protection.
D. Product option requirements.
E. Substitution limitations and procedures.
F. Procedures for Owner-supplied products.
G. Maintenance materials, including extra materials, spare parts, tools, and software.

1.02 DEFINITIONS

A. Products: Items purchased for incorporating into the Work, whether purchased for Project or taken from previously purchased stock. The term "product" includes the terms "material," "equipment," "system," and terms of similar intent.
B. Named Products: Items identified by manufacturer's product name, including make or model number or other designation shown or listed in manufacturer's published product literature, that is current as of date of the Contract Documents.
C. New Products: Items that have not previously been incorporated into another project or facility, except that products consisting of recycled-content materials are allowed, unless explicitly stated otherwise. Products salvaged or reused from other projects are not considered new products.
D. Comparable Product: Product that is demonstrated and approved through submittal process, or where indicated as a product substitution, to have the indicated qualities related to type, function, dimension, in-service performance, physical properties, appearance, and other characteristics that equal or exceed those of specified product.
E. Substitutions: Contractor proposed changes in products, materials, equipment, or methods of construction different from those required by the Contract Documents.
F. VOC: Volatile organic compound, carbon compounds that participate in atmospheric photochemical reactions and vaporize at normal room temperature. Measure as grams per liter, less water.
G. Bidding/ Negotiating Period: The period within the project schedule where the Contractor receives bids or pricing from subcontracts or prepares their own bid to establish a contract value with the Owner.
H. Award of Contract: The formal acceptance of the terms of the negotiation by the Contractor .
I. Notice to Proceed: A document that establishes the date work is authorized to commence. It may also include the number of calendar days or date of substantial completion.

1.03 SUBMITTALS

A. Submittal procedure for Product Data, Shop Drawings, Samples, and Certificates is specified in Section 01 30 00 - Administrative Requirements.
B. Proposed Products List: Submit list of major products proposed for use, with name of manufacturer, trade name, and model number of each product.
    1. Submit within 15 days after date of Notice to Proceed.
    2. For products specified only by reference standards, list applicable reference standards.
C. Indicate utility and electrical characteristics, utility connection requirements, and location of utility outlets for service for functional equipment and appliances.

D. Request for Substitution: Submit approved form with supporting information to General Contractor. Comply with "Substitution Procedures" Article in this Section.
   1. Requests During Bidding/ Negotiating period: CSI Form 1.5C.
   2. Requests after Bidding/Negotiating period: CSI Form 13.1A.
   3. Submit original request forms in quantity required distribution. Original must be signed by person authorized to certify the substitution request form. Architect may request proof of authorization.

1.04 QUALITY ASSURANCE

A. Compatibility of Options: If Contractor is given option of selecting between two or more products for use on Project, product selected shall be compatible with products previously selected, even if previously selected products were also options.

1.05 PRODUCT WARRANTIES

A. Warranties specified in other Sections shall be in addition to, and run concurrent with, other warranties required by the Contract Documents. Manufacturer's disclaimers and limitations on product warranties do not relieve Contractor of obligations under requirements of the Contract Documents.
   1. Manufacturer's Warranty: Preprinted written warranty published by individual manufacturer for a particular product and specifically endorsed by manufacturer to Owner.
   2. Special Warranty: Written warranty required by or incorporated into the Contract Documents, either to extend time limit provided by manufacturer's warranty or to provide more rights for Owner.

B. Special Warranties: Prepare a written document that contains appropriate terms and identification, ready for execution. Submit a draft for approval before final execution.
   1. Manufacturer's Standard Form: Modified to include Project-specific information and properly executed.
   2. Specified Form: When specified forms are included with the Specifications, prepare a written document using appropriate form properly executed.
   3. Refer to Divisions 2 through 48 Sections for specific content requirements and particular requirements for submitting special warranties.

PART 2 PRODUCTS

2.01 EXISTING PRODUCTS

A. Existing materials and equipment indicated to be removed, but not to be re-used, relocated, reinstalled, delivered to the Owner, or otherwise indicated as to remain the property of the Owner, become the property of the Contractor; remove from site.

B. Reused Products: Reused products include materials and equipment salvaged and refurbished as specified.
   1. Protect, repair and prepare for installation items indicated as "reinstall" or "salvage for reinstallation'.
   2. Replace items that are damaged beyond repair during demolition or construction.

2.02 NEW PRODUCTS

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

B. Use of products having any of the following characteristics is not permitted:
   1. Made using or containing CFC's or HCFC's.
   2. Made of wood from newly cut old growth timber.

C. Where other criteria are met, Contractor shall give preference to products that:
   1. If used on interior, have lower emissions, as defined in this Section.

2. If wet-applied, have lower VOC content, as defined in this Section.
3. Are made with rapidly renewable material.
4. Contain more recycled material.
5. Use sustainably harvested wood over non-sustainably harvested wood.
6. Do not contain urea formaldehyde.
7. Contain fewer VOCs.
8. Are Green Label Plus carpet, cushion or adhesive.
9. Have longer documented life span under normal use.
10. Result in less construction waste. See Section 01 74 19.
11. Have a published GreenScreen Chemical Hazard Analysis.

D. Products with Rapidly Renewable Material Content:
1. Definition: Materials made from plants that are typically harvested within 10 years or less after planting.
2. Overall Project Requirement: Provide materials amounting to a minimum of 2.5 percent of the total value of all materials and products used on the project.
3. Specific Product Categories: Provide renewable material content as specified elsewhere.
4. Calculations: Where information about renewable material content is required to be submitted and an item is not made completely of rapidly renewable material, calculate content by dividing the renewable material content by weight by the total weight of the item.
5. Submittals: State unit cost, renewable material content percentage, quantity installed, total material cost, and total renewable material value; attach evidence of contents from either manufacturer or an independent agency.

E. Products with Recycled Content:
1. Overall Project Preference: Provide products with recycled content such that the sum of post-consumer recycled content plus one-half of the post-industrial recycled content constitutes at least 10 percent of the total value of all products installed, except mechanical and electrical components.
2. Specific Product Categories: Provide recycled content as specified elsewhere.
3. Calculations: Where information about recycled content is required to be submitted:
a. Determine percentage of post-consumer and post-industrial content separately, using the guidelines contained in 16 CFR 260.7(e).
b. Previously used, reused, refurbished, and salvaged products are not considered recycled.
c. Wood fabricated from timber abandoned in transit to original mill is considered reused, not recycled.
d. Determine percentage of recycled content of any item by dividing the weight of recycled content in the item by the total weight of all material in the item.
e. Determine value of recycled content of each item separately, by multiplying the content percentage by the value of the item.
4. Submittals: State unit cost, post-consumer and post-industrial content percentages, quantity installed, total material cost, and total recycled content value; attach evidence of contents from either manufacturer or an independent agency.

F. Urea-Formaldehyde Prohibition:
1. Overall Project Requirement: Provide composite wood and agrifiber products having no added urea-formaldehyde resins. Laminating adhesives used to fabricate both on-site and shop-applied composite wood and agrifiber assemblies shall not contain urea formaldehyde resin.
2. Specific Product Categories: Comply with limitations specified elsewhere.
3. Products must comply with US Dept of Commerce (DOC) Voluntary Product STandard PS-1 or PS-2 or have third party certification as CARB ULEF label or SCS cal COMPliant as NAUF or ULEF per CARB ATCM 93120.

G. Adhesives and Sealants: Preference is given to products having lower volatile organic compound (VOC) content than required by South Coast Air Quality Management District (SCAQMD) Rule No.1168, and Green Seal Standard for Commercial Adhesives GS-36. The following guidelines are provided as the preferred VOC limits for materials:
   1. Specific Product Categories: VOC in grams/Liter (g/L) shall not exceed:
      a. Indoor Carpet Adhesive: 50 g/L.
      b. Carpet Pad Adhesive: 50 g/L.
      c. Wood Flooring Adhesive:100 g/L.
      d. Rubber Flooring Adhesive: 60 g/L.
      e. Subfloor Adhesive: 50 g/L.
      f. VCT and Asphalt Adhesive: 50 g/L.
      g. Gypsum Board Adhesive: 50 g/L.
      h. Cove base adhesives: 50 g/L
      i. Resilient Base Adhesive: 50 g/L.
      j. Multipurpose Construction Adhesive: 70 g/L.
      k. Structural Glazing Adhesive: 100 g/L.
   2. Specialty Applications: VOC in grams/Liter (g/L) shall not exceed:
      a. PVC Welding: 510 g/L.
      b. CPVC Welding: 490 g/L.
      c. ABS Welding: 325 g/L.
      d. Plastic Cement Welding: 250 g/L.
      e. Adhesive Primer for Plastic: 550 g/L.
      f. Contact Adhesive: 80 g/L.
      g. Special Purpose Contact Adhesive: 250 g/L.
      h. Structural Wood Member Adhesive: 140 g/L.
      i. Sheet Applied Rubber Lining Operations: 850 g/L.
      j. Top and Trim Adhesive: 250 g/L.
   3. Substrate Specific Applications: VOC in grams/Liter (g/L) shall not exceed:
      a. Metal to Metal: 30 g/L.
      b. Plastic Foams: 50 g/L.
      c. Porous Material (except wood): 50 g/L.
      d. Wood: 30 g/L.
      e. Fiberglass: 80 g/L.
   4. Sealants: VOC in grams/Liter (g/L) shall not exceed:
      a. Architectural: 250 g/L.
      b. Roof: 300 g/L.
      c. Roadway: 250 g/L.
      d. Single Ply Roof Membrane: 450 g/L.
      e. Other: 250 g/L.
   5. Primers for Sealants: VOC in grams/Liter (g/L) shall not exceed:
      a. Architectural Non Porous: 250 g/L.
      b. Architectural Porous: 775 g/L.
      c. Other: 750 g/L.
   6. Aerosol Adhesives: Percent VOC by weight shall not exceed:
      a. General Purpose Mist Spray: 65 percent.
      b. General Purpose Web Spray: 55 percent.
      c. Special Purpose (all types): 70 percent.

H. Interior Paints and Coatings: Preference is given to products having lower volatile organic compound (VOC) content than required by Green Seal Standards GS-11 and GC-03, SCAQMB Rule 1113, in grams/Liter, have been tested per California Department of Public

Health Standard Method V1.1-2010, CA Section 01350 requirements. Provide Third Party Testing, documentation, and the following:

1. VOC in grams/Liter (g/L) shall not exceed the following for each product:
   a. Non-flat opaque products: 150 g/L.
   b. Flat opaque products: 50 g/L.
   c. Anti-corrosive paint: 250 g/L.
   d. Floor coating: 100 g/L.
   e. Clear varnish: 350 g/L.
   f. Sealers:
      1) Waterproofing: 250 g/L.
      2) Sanding: 250 g/L.
      3) All others: 200 g/L.
   g. Shellacs:
      1) Clear: 730 g/L.
      2) Pigmented: 550 g/L.
   h. Stains: 250 g/L.
2. Comply with other requirements of GS-11 (component limitations, scrubbability, hiding power, washability).

I. Exterior Paints and Coatings: Provide only products having lower volatile organic compound (VOC) content of 150 g/L or less.

J. Carpet, Carpet Tile, Carpet Cushion and Adhesives: Provide only products having lower volatile organic compound (VOC) content than required by Carpet and Rug Institute Green Label Testing Program Limits, Emission Factor Limit in mg/sq. m. x hour as follows:
   1. Adhesive maximum VOC: 50 g/L.

K. Provide interchangeable components by the same manufacture for components being replaced.

L. Cord and Plug: Provide minimum 6 foot cord and plug including grounding connector for connection to electric wiring system. Cord of longer length is specified in individual specification sections.

2.03 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: Use a product of one of the manufacturers named and meeting specifications, no options or substitutions allowed.

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

D. Basis-of-Design Product: Where Specifications name a product and include a list of manufacturers, provide the specified product or a comparable product by one of the other named manufacturers. Drawings and Specifications indicate sizes, profiles, dimensions, and other characteristics that are based on the product named.

E. Visual Matching Specification: Where Specifications require matching an established Sample, select a product that complies with requirements and matches Architect's sample. Architect's decision will be final on whether a proposed product matches.
   1. If no product available within specified category matches and complies with other specified requirements, comply with provisions in "Product Substitutions" Article for proposal of product.

F. Visual Selection Specification: Selection of products for color, pattern, density, or texture will be by Architect from Manufacturer's full range, unless indicated otherwise.

1. Standard Range: Where Specifications include the phrase "standard range of colors, patterns, textures" or similar phrase, Architect will select color, pattern, density, or texture from manufacturer's product line that does not include premium items.
2. Full Range: Where Specifications include the phrase "full range of colors, patterns, textures" or similar phrase, Architect will select color, pattern, density, or texture from manufacturer's product line that includes both standard and premium items.

2.04 MAINTENANCE MATERIALS

A. Furnish extra materials, spare parts, tools, and software of types and in quantities specified in individual specification sections.

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

PART 3 EXECUTION

3.01 SUBSTITUTION PROCEDURES

A. Substitutions during the bidding period will be allowed in accordance with the Instructions to Bidders or General Conditions. If not indicated, substitutions will be allowed up to and including 7 business days prior the date indicated to receive bids.

B. Substitutions may be considered during construction when a product becomes unavailable through no fault of the Contractor.

C. Document each request with complete data substantiating compliance of proposed substitution with Contract Documents.
   1. Note any departures from the Contract Documents or changes in previously reviewed submittals which were not commented upon in the initial review of information.

D. 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. Where "visual matching" is not possible, refer to paragraph in "Product Options" article in Part 2 above.
   6. Agrees to reimburse Owner and Architect for review or redesign services associated with re-approval by authorities.
   7. Will reimburse the Architect for changes to the building design, including engineering design, detailing and additional Construction Administration services as a result of the proposed substitution.

E. Conditions for Substitution after Bidding/ Negotiating Period: Architect will consider Contractor 's request for substitution when the following conditions are satisfied. If the following conditions are not satisfied, Architect will return requests without action, except to record noncompliance with these requirements:
   1. Requested substitution offers Owner a substantial advantage in cost, time, energy conservation, or other considerations, after deducting additional responsibilities Owner must assume. Owner's additional responsibilities may include compensation to Architect for redesign and evaluation services, increased cost of other construction by Owner, and similar considerations.
   2. Requested substitution does not require revisions to the Contract Documents.
   3. Requested substitution is consistent with the Contract Documents and will produce indicated results including warranty, maintenance service or source replacement of parts.

4. Requested substitution will not adversely affect Contractor 's Construction Schedule or the work of other trades.
5. Requested substitution will not require changing specifications or affect the Owner's activities.
6. Requested substitution has received necessary approvals of authorities having jurisdiction.
7. Requested substitution is compatible with other portions of the Work.
8. Requested substitution has been coordinated with other portions of the Work.
9. The Contractor agrees to reschedule activities around the required redesign time needed without changing Substantial Completion date and reimburse Architect for changes to the building design, including design, detailing and additional Construction Administration services as a result of the proposed substitution.

F. 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.
   1. Submit proposed substitution 14 days prior to submittal.
G. Substitution Submittal Procedure (after contract award):
   1. Requests during Procurement (Bidding): Specified in Procurement Documents.
   2. Requests after Bidding/ Negotiating Period : Architect will notify Contractor in writing of decision to accept or reject request.

3.02 OWNER-FURNISHED PRODUCTS (CONTRACTOR INSTALLED)

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 OWNER-FURNISHED PRODUCTS (OWNER INSTALLED)

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.
   6. Install and finish products.
   7. Repair or replace items damaged after receipt.
B. Contractor 's Responsibilities:
   1. Review Owner reviewed shop drawings, product data, and samples to prepare areas to receive Owner's installation.

2. Receive and unload products at site; inspect for completeness or damage jointly with Owner.
3. Handle and store products.

3.04 TRANSPORTATION AND HANDLING

A. Package products for shipment in manner to prevent damage; for equipment, package to avoid loss of factory calibration.
B. If special precautions are required, attach instructions prominently and legibly on outside of packaging.
C. Coordinate schedule of product delivery to designated prepared areas in order to minimize site storage time and potential damage to stored materials.
D. Transport and handle products in accordance with manufacturer's instructions.
E. Transport materials in a manner to prevent contamination of product and littering of surrounding areas.
F. Promptly inspect shipments to ensure that products comply with requirements, quantities are correct, and products are undamaged.
G. Provide equipment and personnel to handle products by methods to prevent soiling, disfigurement, or damage, and to minimize handling.
H. Arrange for the return of packing materials, such as wood pallets, where economically feasible.

3.05 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. See Section 01 74 19.
B. Store and protect products in accordance with manufacturers' instructions.
C. Store with seals and labels intact and legible.
D. Store sensitive products in weathertight, climate-controlled enclosures in an environment favorable to product.
E. For exterior storage of fabricated products, place on sloped supports above ground.
F. Provide bonded off-site storage and protection when site does not permit on-site storage or protection.
G. Protect products from damage or deterioration due to construction operations, weather, precipitation, humidity, temperature, sunlight and ultraviolet light, dirt, dust, and other contaminants.
H. Comply with manufacturer's warranty conditions, if any.
I. Cover products subject to deterioration with impervious sheet covering. Provide ventilation to prevent condensation and degradation of products.
J. Store loose granular materials on solid flat surfaces in a well-drained area. Prevent mixing with foreign matter.
K. Prevent contact with material that may cause corrosion, discoloration, or staining.
L. Provide equipment and personnel to store products by methods to prevent soiling, disfigurement, or damage.
M. 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

SUBSTITUTION REQUEST
(During the Bidding/Negotiating Phase)

PROJECT: _____

SUBSTITUTION REQUEST NUMBER: _____

FROM: _____

TO: _____

DATE: _____

A/E PROJECT NUMBER: _____

RE: _____

CONTRACT FOR: _____

SPECIFICATION TITLE: _____

DESCRIPTION: _____

SECTION: _____ **PAGE:** _____

ARTICLE/PARAGRAPH: _____

PROPOSED SUBSTITUTION: _____

MANUFACTURER: _____ **ADDRESS:** _____ **PHONE:** _____

TRADE NAME: _____ **MODEL NO.:** _____

Attached data includes product description, specifications, drawings, photographs, and performance and test data adequate for evaluation of the request; applicable portions of the data are clearly identified.
Attached data also includes a description of changes to the Contract Documents that the proposed substitution will require for its proper installation.

The Undersigned certifies:
- Proposed substitution has been fully investigated and determined to be equal or superior in all respects to specified product.
- Same warranty will be furnished for proposed substitution as for specified product.
- Same maintenance service and source of replacement parts, as applicable, is available.
- Proposed substitution will have no adverse effect on other trades and will not affect or delay progress schedule.
- Proposed substitution does not affect dimensions and functional clearances.
- Payment will be made for changes to building design, including A/E design, detailing, and construction costs caused by the substitution.

SUBMITTED BY: _____

SIGNED BY: _____

FIRM: _____

ADDRESS: _____

TELEPHONE: _____

A/E's REVIEW AND RECOMMENDATION:

☐ Approve Substitution—Make submittals in accordance with Specification Section 01 33 00 Submittal Procedures.

☐ Approve Substitution as noted—Make submittals in accordance with Specification Section 01 33 00 Submittal Procedures.

☐ Reject Substitution—Use specified materials.

☐ Substitution Request received too late—Use specified materials.

SIGNED BY: **DATE:**

SUPPORTING DATA ATTACHED: ☐ **Drawings** ☐ **Product Data** ☐ **Samples** ☐ **Tests** ☐ **Reports** ☐ _____

CSI Form 1.5C (August 2020 version)

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SUBSTITUTION REQUEST
(After the Bidding/Negotiating Phase)

PROJECT: _____

SUBSTITUTION REQUEST NUMBER: _____

FROM: _____

TO: _____

DATE: _____

A/E PROJECT NUMBER: _____

RE: _____

CONTRACT FOR: _____

SPECIFICATION TITLE: _____

DESCRIPTION: _____

SECTION: _____ PAGE: _____

ARTICLE/PARAGRAPH: _____

PROPOSED SUBSTITUTION: _____

MANUFACTURER: _____ ADDRESS: _____ PHONE: _____

TRADE NAME: _____ MODEL NO.: _____

INTALLER: _____ ADDRESS: _____ PHONE: _____

HISTORY: ☐ New Product ☐ 1-4 years old ☐ 5-10 years old ☐ More than 10 years old

DIFFERENCES BETWEEN PROPOSED SUBSTITUTION AND SPECIFIED PRODUCT: _____

☐ Point-by-point comparative data attached — REQUIRED BY A/E

REASON FOR NOT PROVIDING SPECIFIED ITEM: _____

SIMILAR INSTALLATION:

PROJECT: _____ ARCHITECT: _____

ADDRESS: _____ OWNER: _____

DATE INSTALLED: _____

PROPOSED SUBSTITUTION AFFECTS OTHER PARTS OF WORK: ☐ No ☐ Yes; explain _____

SAVINGS TO OWNER FOR ACCEPTING SUBSTITUTION:

PROPOSED SUBSTITUTION CHANGES CONTRACT TIME: ☐ No ☐ Yes [Add] [Deduct] _____ days.

SUPPORTING DATA ATTACHED: ☐ Drawings ☐ Product Data ☐ Samples ☐ Tests ☐ Reports ☐ _____

CONTINUE ON NEXT PAGE

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SUBSTITUTION REQUEST
(After the Bidding/Negotiating Phase—Continued)

The Undersigned certifies:
- Proposed substitution has been fully investigated and determined to be equal or superior in all respects to specified product.
- Same warranty will be furnished for proposed substitution as for specified product.
- Same maintenance service and source of replacement parts, as applicable, is available.
- Proposed substitution will have no adverse effect on other trades and will not affect or delay progress schedule.
- Cost data as stated above is complete. Claims for additional costs related to accepted substitution which may subsequently become apparent are to be waived.
- Proposed substitution does not affect dimensions and functional clearances.
- Payment will be made for changes to building design, including A/E design, detailing, and construction costs caused by the substitution.
- Coordination, installation, and changes in the Work as necessary for accepted substitution will be complete in all respects.

SUBMITTED BY: _____

SIGNED BY: _____

FIRM: _____

ADDRESS: _____

TELEPHONE: _____

☐ **Attachments**

A/E's REVIEW AND RECOMMENDATION:

☐ Approve Substitution—Make submittals in accordance with Specification Section 01 33 00 Submittal Procedures.

☐ Approve Substitution as noted—Make submittals in accordance with Specification Section 01 33 00 Submittal Procedures.

☐ Reject Substitution—Use specified materials.

☐ Substitution Request received too late—Use specified materials.

SIGNED BY: **DATE:**

OWNER'S REVIEW AND ACTION:

☐ Substitution approved—Make submittals in accordance with Specification Section 01 33 00 Submittal Procedures. Prepare Change Order

☐ Substitution approved as noted—Make submittals in accordance with Specification Section 01 33 00 Submittal Procedures. Prepare Change Order.

☐ Substitution rejected—Use specified materials.

SIGNED BY: **DATE:**

ADDITIONAL COMMENTS: ☐ **Contractor** ☐ **Subcontractor** ☐ **Supplier** ☐ **Manufacturer** ☐ **A/E**

CSI Form 13.1A (April 2022 version)

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PART 1 GENERAL

1.01 SECTION INCLUDES

A. Examination, preparation, and general installation procedures.
B. Requirements for alterations work, including selective demolition, except removal, disposal, and/or remediation of hazardous materials and toxic substances.
C. Cutting and patching.
D. Laying out the work.
E. Cleaning and protection.
F. Starting of systems and equipment.
G. Closeout procedures, including Contractor's Correction Punch List, except payment procedures.
H. General requirements for maintenance service.

1.02 SUBMITTALS

A. See Section 01 30 00 - Administrative Requirements, for submittal procedures.
B. Delegated Design Submittal:
   1. Refer to Section 01 35 73 for additional delegated design requirements.
   2. Provide Shop Drawings as required by AHJ, stamped and signed by engineer responsible for design.
C. Cutting and Patching: If not shown in Documents, submit an RFI 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.
D. Substantial Completion Documents: Statement that Project is substantially complete and list of incomplete items (Punch List).
   1. Submit 1 copy.
   2. Other items listed under Substantial Completion in Part 3.
E. Project Record Documents: Accurately record actual locations of capped and active utilities.

1.03 QUALIFICATIONS

A. Engineer Qualifications: Temporary shoring and supports for excavations to be engineered under direct supervision of a Professional Engineer experienced in design of this Work and licensed in the State in which the Project is located.
B. 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 to be kept on file in Contractor 's office.

1.04 PROJECT CONDITIONS

A. Ventilate enclosed areas to assist cure of materials, to dissipate humidity, and to prevent accumulation of dust, fumes, vapors, or gases.
B. 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, as required by Authority Having Jurisdiction (AHJ).

C. Noise Control: Provide methods, means, and facilities to minimize noise produced by construction operations, as required by Authority Having Jurisdiction (AHJ).
D. Pest and Rodent Control: Provide methods, means, and facilities to prevent pests and insects from damaging the work.
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.

1.05 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 indicated 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 misfabrication.

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 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.

3.04 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.

3.05 ALTERATIONS

A. Drawings showing existing construction and utilities are based on casual field observation and existing record documents only.
    1. Verify that construction and utility arrangements are as indicated.
    2. Report discrepancies to Architect before disturbing existing installation.
    3. Beginning of alterations work constitutes acceptance of existing conditions.

B. Keep areas in which alterations are being conducted separated from other areas that are still occupied.
   1. Provide, erect, and maintain temporary dustproof partitions of construction specified in Section 09 21 16, utilizing sealant to eliminate sound and light leaks between demolition/construction and Owner occupied spaces in locations indicated on drawings.

C. Maintain weatherproof exterior building enclosure except for interruptions required for replacement or modifications; take care to prevent water and humidity damage.
   1. Where openings in exterior enclosure exist, provide construction to make exterior enclosure weatherproof.
   2. Insulate existing ducts or pipes that are exposed to outdoor ambient temperatures by alterations work.

D. Remove existing work as indicated and as required to accomplish new work.
   1. Remove items indicated on drawings.
   2. Relocate items indicated on drawings.
   3. Where new surface finishes are to be applied to existing work, perform removals, patch, and prepare existing surfaces as required to receive new finish; remove existing finish if necessary for successful application of new finish.
   4. Where new surface finishes are not specified or indicated, patch holes and damaged surfaces to match adjacent finished surfaces as closely as possible.

E. Services (Including but not limited to HVAC, Plumbing, Fire Protection, Electrical, and Telecommunications): Remove, relocate, and extend existing systems to accommodate new construction.
   1. Maintain existing active systems that are to remain in operation with temporary connections to maintain services during duration of Work.
   2. Maintain existing active systems that are to remain in operation; maintain access to equipment and operational components; if necessary, modify installation to allow access or provide access panel.
   3. Verify that abandoned services serve only abandoned facilities.
   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; patch holes left by removal using materials specified for new construction.

F. Protect existing work to remain.
   1. Prevent movement of structure; provide shoring and bracing if necessary.
   2. Perform cutting to accomplish removals neatly and as specified for cutting new work.
   3. Repair adjacent construction and finishes damaged during removal work.

G. Adapt existing work to fit new work: Make as neat and smooth transition as possible.
   1. When existing finished surfaces are cut so that a smooth transition with new work is not possible, terminate existing surface along a straight line at a natural line of division and make recommendation to Architect.
   2. Where removal of partitions or walls results in adjacent spaces becoming one, rework floors, walls, and ceilings to a smooth plane without breaks, steps, or bulkheads.
   3. Where a change of plane of 1/4 inch or more occurs in existing work, submit recommendation for providing a smooth transition for Architect review and request instructions.

H. Patching: Where the existing surface is not indicated to be refinished, patch to match the surface finish that existed prior to cutting. Where the surface is indicated to be refinished, patch so that the substrate is ready for the new finish.

I. Refinish existing surfaces as indicated:

1. Where rooms or spaces are indicated to be refinished, refinish all visible existing surfaces to remain to the specified condition for each material, with a neat transition to adjacent finishes.
2. If mechanical or electrical work is exposed accidentally during the work, proceed as follows:
   a. Notify Architect before proceeding if proposed repair will have aesthetic effect.
   b. Repair or replace damaged mechanical or electrical work compliant with Divisions 21, 22, 23, 25, 26, 27 and 28.
   c. Patch finish to match adjacent surfaces.

J. Clean existing systems and equipment.

K. Remove demolition debris and abandoned items from alterations areas and dispose of off-site; do not burn or bury.

L. Do not begin new construction in alterations areas before demolition is complete.

3.06 CUTTING AND PATCHING

A. Whenever possible, execute the work by methods that avoid cutting or patching.

B. See Alterations article above for additional requirements.

C. Perform whatever cutting and patching is necessary to:
   1. Complete the work.
   2. Fit products together to integrate with other work.
   3. Provide openings for penetration of mechanical, electrical, and other services.
   4. Match work that has been cut to adjacent work.
   5. Repair areas adjacent to cuts to required condition.
   6. Repair new work damaged by subsequent work.
   7. Remove samples of installed work for testing when requested.
   8. Remove and replace defective and non-complying work.

D. Execute cutting and patching including excavation and fill to complete the work, to uncover work in order to install improperly sequenced work, to remove and replace defective or non-conforming work, to remove samples of installed work for testing when requested, to provide openings in the work for penetration of mechanical and electrical work, to execute patching to complement adjacent work, and to fit products together to integrate with other work.

E. Execute work by methods that avoid damage to other work and that will provide appropriate surfaces to receive patching and finishing. In existing work, minimize damage and restore to original condition.

F. Cut rigid materials using masonry saw or core drill. Pneumatic tools not allowed without prior approval.
   1. Do not overcut at corners of masonry, concrete, metals and similar rigid materials.

G. Restore work with new products in accordance with requirements of Contract Documents.

H. Fit work air tight to pipes, sleeves, ducts, conduit, and other penetrations through surfaces.

I. At penetrations of fire rated walls, partitions, ceiling, or floor construction, completely seal voids with fire rated material in accordance with Section 07 84 00, to full thickness of the penetrated element.

J. Patching:
   1. Finish patched surfaces to match finish that existed prior to patching. On continuous surfaces, refinish to nearest intersection or natural break. For an assembly, refinish entire unit.
   2. Match color, texture, and appearance.
   3. Repair patched surfaces that are damaged, lifted, discolored, or showing other imperfections due to patching work. If defects are due to condition of substrate, repair substrate prior to repairing finish.

K. Refinish surfaces to match adjacent finish. For continuous surfaces, refinish to nearest intersection or natural break. For an assembly, refinish entire unit.

L. Make neat transitions. Patch work to match adjacent work in texture and appearance. Where new work abuts or aligns with existing, provide a smooth and even transition.

3.07 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.

3.08 PROTECTION OF INSTALLED WORK

A. Protect installed work from damage by construction operations.

B. Provide special protection where specified in individual specification sections.

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

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

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

F. 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.

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

3.09 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.

3.10 ADJUSTING

A. Adjust operating products and equipment to ensure smooth and unhindered operation.

3.11 FINAL CLEANING

A. Execute final cleaning prior to final project assessment.

B. Use cleaning materials that are nonhazardous and will not damage the Work.

C. 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.

D. Remove all labels that are not permanent. Do not paint or otherwise cover fire test labels or nameplates on mechanical and electrical equipment.
E. Clean equipment and fixtures to a sanitary condition with cleaning materials appropriate to the surface and material being cleaned.
F. Clean filters of operating equipment.
G. Clean site; sweep paved areas, rake clean landscaped surfaces.
H. Remove waste, surplus materials, trash/rubbish, and construction facilities from the site; dispose of in legal manner; do not burn or bury.

3.12 CLOSEOUT PROCEDURES

A. Make submittals that are required by governing or other authorities.
   1. Provide copies to Architect.
B. Accompany Contractor 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. Substantial Completion: Submit written statement that Contract Documents have been reviewed, work has been inspected, and that work is complete in accordance with Contract Documents and ready for Architect's review.
   1. Prepare a list of items to be completed and corrected (punch list), the value of items on the list, and reasons why the Work is not complete.
      a. Organize list of spaces in sequential order, starting with exterior areas first and proceeding from lowest floor to highest floor.
      b. Organize items applying to each space by major element, including categories for ceiling, individual walls, floors, equipment, and building systems.
      c. Include the following information at the top of each page: Project name; Date; Name of Architect; Name of Contractor ; Page number.
   2. Advise Owner of pending insurance changeover requirements.
   3. Submit specific warranties, workmanship bonds, maintenance service agreements, final certifications, and similar documents.
   4. Obtain and submit releases permitting Owner unrestricted use of the Work and access to services and utilities. Include occupancy permits, operating certificates, and similar releases.
   5. Prepare and submit Project Record Documents, operation and maintenance manuals, Final Completion construction digital photographs, damage or settlement surveys, property surveys, and similar final record information.
   6. Deliver tools, spare parts, extra materials, and similar items to location designated by Owner. Label with manufacturer's name and model number where applicable.
   7. Make final changeover of permanent locks and deliver keys to Owner. Advise Owner's personnel of changeover in security provisions.
   8. Complete startup testing of systems.
   9. Submit test/adjust/balance records.
   10. Terminate and remove temporary facilities from Project site, along with mockups, construction tools, and similar elements.
   11. Advise Owner of changeover in heat and other utilities.
   12. Submit changeover information related to Owner's occupancy, use, operation, and maintenance.
   13. Complete final cleaning requirements, including touchup painting.
   14. Touch up and otherwise repair and restore marred exposed finishes to eliminate visual defects.

E. Certificate of Substantial Completion: On receipt of request, Architect will either proceed with inspection or notify Contractor of unfulfilled requirements. Architect will prepare the Certificate of Substantial Completion after inspection or will notify Contractor of items, either on Contractor 's list or additional items identified by Architect, that must be completed or corrected before certificate will be issued.
   1. Request re-inspection when the Work identified in previous inspections as incomplete is completed or corrected.
   2. Re-inspection is Extraordinary Contract Administration Service, Section 01 20 00.
   3. Results of completed inspection will form the basis of requirement for Final Completion.

F. Conduct Substantial Completion inspection and create Final Correction Punch List containing Architect's and Contractor's comprehensive list of items identified to be completed or corrected and submit to Architect.

G. Correct items of work listed in Final Correction Punch List and comply with requirements for access to Owner-occupied areas.

H. Notify Architect when work is ready for Final Completion.
   1. Submit certified copy of Architect's Substantial Completion inspection list of items to be completed or corrected (punch list), endorsed and dated by Architect. The certified copy of the list shall state that each item has been completed or otherwise resolved for acceptance.
   2. Submit evidence of final, continuing insurance coverage complying with insurance requirements.
   3. Submit pest-control final inspection report and warranty.
   4. Instruct Owner's personnel in operation, adjustment, and maintenance of products, equipment, and systems.

I. Final Completion: On receipt of request, Architect will either proceed with inspection or notify Contractor of unfulfilled requirements. Architect will certify a final Certificate for Payment after inspection or will notify Contractor of work that must be completed or corrected before certificate will be issued.

J. Complete items of work determined by Architect listed in executed Certificate of Substantial Completion.
   1. Request re-inspection when the Work identified in previous inspections as incomplete is completed or corrected.
   2. Re-inspection is Extraordinary Contract Administration Service, Section 01 20 00.

3.13 MAINTENANCE

A. Provide service and maintenance of components indicated in specification sections.

B. Maintenance Period: As indicated in specification sections or, if not indicated, not less than one year from the Date of Substantial Completion or the length of the specified warranty, whichever is longer.

C. Examine system components at a frequency consistent with reliable operation. Clean, adjust, and lubricate as required.

D. Include systematic examination, adjustment, and lubrication of components. Repair or replace parts whenever required. Use parts produced by the manufacturer of the original component.

E. Maintenance service shall not be assigned or transferred to any agent or subcontractor without prior written consent of the Owner.

END OF SECTION

CONSTRUCTION WASTE MANAGEMENT AND DISPOSAL

PART 1 GENERAL

1.01 WASTE MANAGEMENT REQUIREMENTS

A. Owner requires that this project generate the least amount of trash and waste possible.

B. Employ processes that ensure the generation of as little waste as possible due to error, poor planning, breakage, mishandling, contamination, or other factors.

C. Minimize trash/waste disposal in landfills; reuse, salvage, or recycle as much waste as economically feasible.

D. Required Recycling, Salvage, and Reuse: The following may not be disposed of in landfills or by incineration:

1. The following strategies do not qualify as recycling:
    a. Packing unused material into wall cavities.
    b. Grinding treated or finished wood for a soil amendment.
    c. Waste that is used as Alternative Daily Cover (ADC) at a landfill or industrial waste stabilizer.
    d. On-site incineration and waste-to-electricity incineration.
2. The following methods for diverting material from landfill is acceptable:
    a. On-site grinding of untreated cellulosic material and gypsum for use as a soil amendment.
    b. Third-party scrap reuse of scrap.
3. Do not include demolition or land clearing debris in calculations of recycled materials Include materials destined for Alternative Daily Cover (ADC) such as gypsum board in the calculations as waste (not recycled).
4. Do not include hazardous waste or hazardous materials in calculations. These can be excluded from quantity of total waste.

E. Submit periodic Waste Disposal Reports; all landfill disposal, recycling, salvage, and reuse must be reported regardless of to whom the cost or savings accrues; use the same units of measure on all reports.

F. Methods of trash/waste disposal that are not acceptable are:

1. Burning on the project site.
2. Burying on the project site.
3. Dumping or burying on other property, public or private.
4. Other illegal dumping or burying.
5. Incineration, either on- or off-site.

G. Regulatory Requirements: Contractor is responsible for knowing and complying with regulatory requirements, including but not limited to Federal, state and local requirements, pertaining to legal disposal of all construction and demolition waste materials.

1.02 DEFINITIONS

A. Alternative Daily Cover (ADC): Material other than earthen material placed on the surface of the active face of a municipal solid waste landfill at the end of each operating day to control vectors, fires, odors, blowing litter, and scavenging. Generally these materials must be processed so they do not allow gaps in the exposed landfill face. (CalRecycle).

B. Clean: Untreated and unpainted; not contaminated with oils, solvents, caulk, or the like.

C. Construction and Demolition Waste: Solid wastes typically including building materials, packaging, trash, debris, and rubble resulting from construction, remodeling, repair and demolition operations.

D. Hazardous: Exhibiting the characteristics of hazardous substances, i.e., ignitibility, corrosivity, toxicity or reactivity.

E. Material Recovery Facility: Waste sorting facility where commingled materials are accepted and recovered for recycling or salvage.
F. Hazardous: Exhibiting the characteristics of hazardous substances, i.e., ignitibility, corrosivity, toxicity or reactivity.
G. Nonhazardous: Exhibiting none of the characteristics of hazardous substances, i.e., ignitibility, corrosivity, toxicity, or reactivity.
H. Nontoxic: Neither immediately poisonous to humans nor poisonous after a long period of exposure.
I. Recyclable: The ability of a product or material to be recovered at the end of its life cycle and remanufactured into a new product for reuse by others.
J. Recycle: To remove a waste material from the project site to another site for remanufacture into a new product for reuse by others.
K. Recycling: The process of sorting, cleansing, treating and reconstituting solid waste and other discarded materials for the purpose of using the altered form. Recycling does not include burning, incinerating, or thermally destroying waste.
L. Return: To give back reusable items or unused products to vendors for credit.
M. Reuse: To reuse a construction waste material in some manner on the project site.
N. Salvage: To remove a waste material from the project site to another site for resale or reuse by others.
O. Sediment: Soil and other debris that has been eroded and transported by storm or well production run-off water.
P. Source Separation: The act of keeping different types of waste materials separate beginning from the first time they become waste.
Q. Toxic: Poisonous to humans either immediately or after a long period of exposure.
R. Trash: Any product or material unable to be reused, returned, recycled, or salvaged.
S. Waste: Extra material or material that has reached the end of its useful life in its intended use. Waste includes salvageable, returnable, recyclable, and reusable material.

1.03 SUBMITTALS

A. Submit Waste Management Plan within 10 calendar days after receipt of Notice of Award of Bid, or prior to any trash or waste removal, whichever occurs sooner; submit projection of all trash and waste that will require disposal and alternatives to landfilling.
B. Waste Management Plan: Include the following information:
    1. Analysis of the trash and waste projected to be generated during the entire project construction cycle, including types and quantities.
    2. Landfill Options: The name, address, and telephone number of the landfill(s) where trash/waste will be disposed of, the applicable landfill tipping fee(s), and the projected cost of disposing of all project trash/waste in the landfill(s).
    3. Landfill Alternatives: List all waste materials that will be diverted from landfills by reuse, salvage, or recycling.
    4. Meetings: Describe regular meetings to be held to address waste prevention, reduction, recycling, salvage, reuse, and disposal.
    5. Materials Handling Procedures: Describe the means by which materials to be diverted from landfills will be protected from contamination and prepared for acceptance by designated facilities; include separation procedures for recyclables, storage, and packaging.
    6. Transportation: Identify the destination and means of transportation of materials to be recycled; i.e. whether materials will be site-separated and self-hauled to designated centers, or whether mixed materials will be collected by a waste hauler.

7. Include materials destined for alternative daily cover (ADC) in the calculations as waste (not diversion).
8. Plan must exclude excavated soil, land-clearing debris from calculations.

C. Waste Disposal Reports: Submit at specified intervals, with details of quantities of trash and waste, means of disposal or reuse, and costs; show both totals to date and since last report.
1. Submit Report on a form acceptable to Owner.
2. Landfill Disposal: Include the following information:
   a. Identification of material.
   b. Amount, in tons or cubic yards, of trash/waste material from the project disposed of in landfills.
   c. State the identity of landfills, total amount of tipping fees paid to landfill, and total disposal cost.
   d. Include manifests, weight tickets, receipts, and invoices as evidence of quantity and cost.
3. Recycled and Salvaged Materials: Include the following information for each:
   a. Identification of material, including those retrieved by installer for use on other projects.
   b. Amount, in tons or cubic yards, date removed from the project site, and receiving party.
   c. Transportation cost, amount paid or received for the material, and the net total cost or savings of salvage or recycling each material.
   d. Include manifests, weight tickets, receipts, and invoices as evidence of quantity and cost.
   e. Certification by receiving party that materials will not be disposed of in landfills or by incineration.
4. Material Reused on Project: Include the following information for each:
   a. Identification of material and how it was used in the project.
   b. Amount, in tons or cubic yards.
   c. Include weight tickets as evidence of quantity.
5. Other Disposal Methods: Include information similar to that described above, as appropriate to disposal method.

PART 2 PRODUCTS - NOT USED

PART 3 EXECUTION

3.01 WASTE MANAGEMENT PROCEDURES

A. See Section 01 30 00 for additional requirements for project meetings, reports, submittal procedures, and project documentation.
B. See Section 01 60 00 for waste prevention requirements related to delivery, storage, and handling.

3.02 WASTE MANAGEMENT PLAN IMPLEMENTATION

A. Manager: Designate an on-site person or persons responsible for instructing workers and overseeing and documenting results of the Waste Management Plan.
B. Communication: Distribute copies of the Waste Management Plan to job site foreman, each subcontractor, Owner, and Architect.
C. Instruction: Provide on-site instruction of appropriate separation, handling, and recycling, salvage, reuse, and return methods to be used by all parties at the appropriate stages of the project.
D. Meetings: Discuss trash/waste management goals and issues at project meetings.

1. Prebid meeting.
2. Preconstruction meeting.
3. Regular job-site meetings.

E. Facilities: Provide specific facilities for separation and storage of materials for recycling, salvage, reuse, return, and trash disposal, for use by all contractors and installers.
   1. As a minimum, provide:
      a. Separate area for storage of materials to be reused on-site, such as wood cut-offs for blocking.
      b. Separate dumpsters for each category of recyclable.
      c. Recycling bins at worker lunch area.
   2. Label containers and areas with durable, weather-resistant signs. Use clear simple language. Use multiple languages spoken at Project Site.
   3. Provide containers as required.
   4. Provide adequate space for pick-up and delivery and convenience to subcontractors.
   5. Keep recycling and trash/waste bin areas neat and clean and clearly marked in order to avoid contamination of materials.

F. Alternative to Site Separation: Material Recovery Facility that provides specified documentation is acceptable in lieu of source-separated recycling facilities.

G. Hazardous Wastes: Separate, store, and dispose of hazardous wastes according to applicable regulations.

H. Recycling: Separate, store, protect, and handle at the site identified recyclable waste products in order to prevent contamination of materials and to maximize recyclability of identified materials. Arrange for timely pickups from the site or deliveries to recycling facility in order to prevent contamination of recyclable materials.

I. Reuse of Materials On-Site: Set aside, sort, and protect separated products in preparation for reuse.

J. Salvage: Set aside, sort, and protect products to be salvaged for reuse off-site.

END OF SECTION

CLOSEOUT SUBMITTALS

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Project record documents.
B. Operation and Maintenance Manuals.
   1. Preliminary Operation and Maintenance Manual at partial completion.
C. Warranties (and Bonds) Manual.

1.02 SUBMITTALS

A. Project Record Documents: Submit documents to Architect with claim for final Application for Payment.
B. Operation and Maintenance Data:
   1. Submit one copy of preliminary manual before 75 percent of Work is complete. Include table of contents, outline contents of each section, and at least one typical finish section complete, and one equipment section complete. Architect will review preliminary and return one copy with comments.
      a. Applications for payment equal to and greater than 75 percent will not be certified until preliminary manual is submitted.
   2. For equipment, or component parts of equipment put into service during construction and operated by Owner, submit completed documents within ten days after acceptance.
   3. Submit electronic copy of completed documents 15 days prior to Substantial Completion. This copy will be reviewed and returned , with Architect comments. Revise content of all document sets as required prior to final submission.
   4. Submit electronic copy of revised final documents in final form within 10 days after request for final payment or request for final inspection, whichever is first.
C. Warranties and Bonds:
   1. For equipment or component parts of equipment put into service during construction with Owner's permission, submit documents within 10 days after acceptance.
   2. Make other submittals within 10 days after Date of Substantial Completion, prior to final Application for Payment.
   3. Items of Work for which acceptance is delayed beyond Date of Substantial Completion, submit within 10 days after acceptance, listing the date of acceptance as the beginning of the warranty period.

PART 2 PRODUCTS - NOT USED

PART 3 EXECUTION

3.01 PROJECT RECORD DOCUMENTS

A. Maintain on site one set of the following record documents; record actual revisions to the Work:
   1. Drawings.
   2. Specifications.
   3. Addenda.
   4. Change Orders and other modifications to the Contract.
   5. Reviewed shop drawings, product data, and samples.
   6. Manufacturer's instruction for assembly, installation, and adjusting.
B. Ensure entries are complete and accurate, enabling future reference by Owner.
C. Store record documents separate from documents used for construction.
D. Record information concurrent with construction progress.

1. Review current information with Architect prior to each Application for Payment. This is a condition for payment. See Section 01 20 00.

E. Specifications: Legibly mark and record at each product section description of actual products installed, including the following:
   1. Changes made by Addenda and modifications.

F. As-Built Drawings and Shop Drawings: Legibly mark each item to record actual construction including:
   1. Measured depths of foundations in relation to finish first floor datum.
   2. Measured horizontal and vertical locations of underground utilities and appurtenances, referenced to permanent surface improvements.
   3. Field changes of dimension and detail.
   4. Details not on original Contract drawings.

3.02 OPERATION AND MAINTENANCE DATA - GENERAL

A. 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.

B. Product Data: Mark each sheet to clearly identify specific products and component parts, and data applicable to installation. Delete inapplicable information.

C. 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.

D. Typed Text: As required to supplement product data. Provide logical sequence of instructions for each procedure, incorporating manufacturer's instructions.

3.03 OPERATION AND MAINTENANCE DATA FOR MATERIALS AND FINISHES

A. For Each Product, Applied Material, and Finish:
   1. Product data, with catalog number, size, composition, and color and texture designations.
   2. Information for re-ordering custom manufactured products.

B. Instructions for Care and Maintenance: Manufacturer's recommendations for cleaning agents and methods, precautions against detrimental cleaning agents and methods, and recommended schedule for cleaning and maintenance.

C. Where additional instructions are required, beyond the manufacturer's standard printed instructions, have instructions prepared by personnel experienced in the operation and maintenance of the specific products.

3.04 OPERATION AND MAINTENANCE DATA FOR EQUIPMENT AND SYSTEMS

A. For Each Item of Equipment and Each System:
   1. Description of unit or system, and component parts.
   2. Identify function, normal operating characteristics, and limiting conditions.
   3. Include performance curves, with engineering data and tests.
   4. Complete nomenclature and model number of replaceable parts.

B. Where additional instructions are required, beyond the manufacturer's standard printed instructions, have instructions prepared by personnel experienced in the operation and maintenance of the specific products.

C. Operating Procedures: Include start-up, break-in, and routine normal operating instructions and sequences. Include regulation, control, stopping, shut-down, and emergency instructions. Include summer, winter, and any special operating instructions.

D. Maintenance Requirements: Include routine procedures and guide for preventative maintenance and trouble shooting; disassembly, repair, and reassembly instructions; and alignment, adjusting, balancing, and checking instructions.

E. Provide servicing and lubrication schedule, and list of lubricants required.
F. Include manufacturer's printed operation and maintenance instructions.
G. Include sequence of operation by controls manufacturer.
H. Provide original manufacturer's parts list, illustrations, assembly drawings, and diagrams required for maintenance.
I. Additional Requirements: As specified in individual product specification sections.

3.05 ASSEMBLING OPERATION AND MAINTENANCE MANUALS

A. Prepare instructions and data by personnel experienced in maintenance and operation of described products.
B. Prepare data in the form of an instructional manual.
C. Binders: Commercial quality, 8-1/2 by 11 inch three D side ring binders with durable plastic covers; 2 inch maximum ring size. When multiple binders are used, correlate data into related consistent groupings.
    1. Subtitle binders by Volume Number and CSI sub group title or CSI division title as appropriate.
D. Cover: Identify each binder with printed title OPERATION AND MAINTENANCE INSTRUCTIONS; identify title of Project; identify Subtitle appropriate for subject matter of contents, Month and Year of Substantial Completion.
E. Table of Contents: Project name on each page; list products and systems included in Volume, indexed by CSI Section number.
F. Information Page: Project name; names, addresses, and telephone numbers of Architect , Consultants, and Contractor with name of responsible parties; date of substantial completion.
G. Index of Products: Table that can be sorted by word processor or spreadsheet; printed and digital formats; include product information under the following column headings:
    1. Product Name.
    2. Manufacturer.
    3. Model number.
    4. O&M Volume Number.
    5. Section Number.
H. Arrange content by systems under Section numbers and sequence of Table of Contents of this Project Manual.
I. Provide tabbed dividers for each separate product or system, with Specification Section number and product name.
    1. Product Summary: On divider page or a separate first page indicate Specification Section number and title, product or system name, manufacturer, model, major components, supplier and installer information.
J. Text: Manufacturer's printed or typewritten information on 20 pound paper.
K. Drawings: Provide with reinforced punched binder tab. Bind in with text; fold larger drawings to size of text pages.

3.06 WARRANTIES AND BONDS MANUAL

A. 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.
    1. Always provide, at a minimum, the responsible Subcontractor's, supplier's and manufacturer's standard product warranty unless noted otherwise in the individual specification sections.

2. All listed manufacturers and all listed installers through the act of submitting a bid are confirming obligatory responsibility for providing an equal quantity and equal quality warranty to the design basis warranties listed, unless individual specification sections note otherwise.

B. Verify that documents are in proper form, contain full information, and are notarized.

C. Co-execute submittals when required.

D. Retain warranties and bonds until time specified for submittal.

E. Manual: Bind in commercial quality 8-1/2 by 11 inch three D side ring binders with durable plastic covers.

F. Cover: Identify each binder with typed or printed title WARRANTIES AND BONDS, with title of Project; name, address and telephone number of Contractor and equipment supplier; and name of responsible company principal.

1. Do not include "And Bonds" when Project does not include bonds.

G. Table of Contents: Neatly typed, in the sequence of the Table of Contents of the Project Manual, with each item identified with the number and title of the specification section in which specified, and the name of product or work item.

H. Separate each warranty or bond with index tab sheets keyed to the Table of Contents listing. Provide full information, using separate typed sheets as necessary. List Subcontractor, supplier, and manufacturer, with name, address, and telephone number of responsible principal.

END OF SECTION

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Demonstration of products and systems where indicated in specific specification sections.
B. Training of Owner personnel in operation and maintenance is required for:
   1. All software-operated systems.
   2. HVAC systems and equipment.
   3. Plumbing equipment.
   4. Electrical systems and equipment.
   5. Landscape irrigation.
C. Training of Owner personnel in care, cleaning, maintenance, and repair is required for:
   1. Roofing, waterproofing, and other weather-exposed or moisture protection products.
   2. Finishes, including flooring, wall finishes, ceiling finishes.
   3. Fixtures and fittings.

1.02 ADMINISTRATIVE REQUIREMENTS

A. Coordinate training schedule with Owner's operations. Adjust schedule as required to minimize disrupting Owner's operations and to ensure availability of Owner's personnel.
B. Coordinate content of training modules with content of approved emergency, operation, and maintenance manuals. Do not submit instructional program until operation and maintenance data has been reviewed and approved by Architect.

1.03 SUBMITTALS

A. See Section 01 30 00 - Administrative Requirements, for submittal procedures.
B. Training Plan: Owner will designate personnel to be trained; tailor training to needs and skill-level of attendees.
   1. Submit to Architect for transmittal to Owner.
   2. Submit not less than four weeks prior to start of training.
   3. Revise and resubmit until acceptable.
   4. Provide an overall schedule showing all training sessions.
   5. Include at least the following for each training session:
      a. Identification, date, time, and duration.
      b. Description of products and/or systems to be covered.
      c. Name of firm and person conducting training; include qualifications.
      d. Intended audience, such as job description.
      e. Objectives of training and suggested methods of ensuring adequate training.
      f. Methods to be used, such as classroom lecture, live demonstrations, hands-on, etc.
      g. Media to be used, such a slides, hand-outs, etc.
      h. Training equipment required, such as projector, projection screen, etc., to be provided by Contractor.
C. Training Manuals: Provide training manual for each attendee; allow for minimum of two attendees per training session.
   1. Include applicable portion of Operation and Maintenance manuals.
   2. Include copies of all hand-outs, slides, overheads, video presentations, etc., that are not included in Operation and Maintenance manuals.
   3. Provide one extra copy of each training manual to be included with operation and maintenance data.
D. Training Reports:
   1. Identification of each training session, date, time, and duration.
   2. Sign-in sheet showing names and job titles of attendees.

3. List of attendee questions and written answers given, including copies of and references to supporting documentation required for clarification; include answers to questions that could not be answered in original training session.

1.04 QUALITY ASSURANCE

A. Instructor Qualifications: Familiar with design, operation, maintenance and troubleshooting of the relevant products and systems.
   1. Provide as instructors the most qualified trainer of those contractors and/or installers who actually supplied and installed the systems and equipment.
   2. Where a single person is not familiar with all aspects, provide specialists with necessary qualifications.

PART 2 PRODUCTS - NOT USED

PART 3 EXECUTION

3.01 DEMONSTRATION - GENERAL

A. Demonstrations conducted during system start-up do not qualify as demonstrations for the purposes of this section, unless approved in advance by Owner.
B. Demonstration may be combined with Owner personnel training if applicable.
C. Operating Equipment and Systems: Demonstrate operation in all modes, including start-up, shut-down, seasonal changeover, emergency conditions, and troubleshooting, and maintenance procedures, including scheduled and preventive maintenance.
   1. Perform demonstrations not less than two weeks prior to Substantial Completion.
   2. For equipment or systems requiring seasonal operation, perform demonstration for other season within six months.
D. Non-Operating Products: Demonstrate cleaning, scheduled and preventive maintenance, and repair procedures.
   1. Perform demonstrations not less than two weeks prior to Substantial Completion.

3.02 TRAINING - GENERAL

A. Conduct training on-site unless otherwise indicated.
B. Owner will provide classroom and seating at no cost to Contractor.
C. Provide training in minimum two hour segments.
D. Training schedule will be subject to availability of Owner's personnel to be trained; re-schedule training sessions as required by Owner; once schedule has been approved by Owner failure to conduct sessions according to schedule will be cause for Owner to charge Contractor for personnel "show-up" time.
E. Review of Facility Policy on Operation and Maintenance Data: During training discuss:
   1. The location of the O&M manuals and procedures for use and preservation; backup copies.
   2. Typical contents and organization of all manuals, including explanatory information, system narratives, and product specific information.
   3. Typical uses of the O&M manuals.
F. Product- and System-Specific Training:
   1. Review the applicable O&M manuals.
   2. For systems, provide an overview of system operation, design parameters and constraints, and operational strategies.
   3. Review instructions for proper operation in all modes, including start-up, shut-down, seasonal changeover and emergency procedures, and for maintenance, including preventative maintenance.

4. Provide hands-on training on all operational modes possible and preventive maintenance.
5. Emphasize safe and proper operating requirements; discuss relevant health and safety issues and emergency procedures.
6. Discuss common troubleshooting problems and solutions.
7. Discuss any peculiarities of equipment installation or operation.
8. Discuss warranties and guarantees, including procedures necessary to avoid voiding coverage.
9. Review recommended tools and spare parts inventory suggestions of manufacturers.
10. Review spare parts and tools required to be furnished by Contractor.
11. Review spare parts suppliers and sources and procurement procedures.

G. Be prepared to answer questions raised by training attendees; if unable to answer during training session, provide written response within three days.

END OF SECTION

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PART 1 GENERAL

1.01 SECTION INCLUDES

A. Acoustic isolation requirements.

1.02 INTENT

A. Appropriate levels of background noise, vibration and reverberation shall be maintained.

1.03 REFERENCE STANDARDS / DEFINITIONS

A. Impact Isolation Class (IIC): ASTM E989, E492.
B. Sound Transmission Class (STC): E90.

1.04 GENERAL BUILDING COMPONENT REQUIREMENTS

A. Assemblies having a rating of STC 50 or greater are considered 'Acoustic' and shall have the following components:
   1. Continuously bed of joint sealant along the perimeter, at all receptacles, and all penetrations.
   2. Separate back-to-back electrical back boxes by a minimum of 12-inches.
   3. Install outlet box "putty pads" at each back-to-back electrical back boxes spaced between 12 and 24-inches.
B. Doors at mechanical or electrical equipment rooms shall incorporate full perimeter neoprene seals.
C. Ductwork, piping or other connections associated with rotating mechanical equipment shall be isolated from the equipment by using appropriate resilient elements.
D. Plumbing Requirements:
   1. Plumbing equipment shall be acoustically isolated from the building structure.
   2. Un-insulated supply piping 1-1/2” in diameter or less shall be isolated from the structure using felt or other approved resilient sleeves.
   3. Un-insulated supply piping 2” in diameter and larger should be mounted using neoprene mounts or hangers. Piping riser clamps shall be isolated from structure using neoprene pads.
   4. Piping in demising walls shall be supported only by studs on the side of the wall served by the piping.
   5. Above grade cast iron wastewater piping is acoustically superior and shall be bid as an alternate to above grade plastic wastewater piping for sound control purposes.
   6. Vertical waste risers should be supported on neoprene pads. Horizontal runs of waste piping should be isolated using felt or neoprene pads.
   7. Boilers shall be isolated from the structure using neoprene pads.
E. Mechanical Requirements:
   1. Mechanical equipment shall be acoustically isolated from the building structure. As a guide, vibration isolation recommendations made in Chapter 49 of the 2019 ASHRAE Handbook (HVAC Applications) should be followed.
   2. Fans, pumps, air cooled condensers, heat pumps, fan coil units, air handlers and other rotating equipment shall be isolated from the structure by appropriate spring or neoprene mounts.
   3. Large, high horsepower, rotating machinery shall be isolated using concrete inertia bases and appropriate spring or neoprene mounts.
F. Electrical Requirements:
   1. Electrical transformers shall be isolated from the building structure using neoprene pads.
   2. Elevator machinery, such as hydraulic pumps, shall be vibration isolated from the building structure.

PART 2 PRODUCTS (NOT USED)

PART 3 EXECUTION (NOT USED)

END OF SECTION

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Selective demolition of building elements for alteration purposes.

1.02 REFERENCE STANDARDS

A. NFPA 241 - Standard for Safeguarding Construction, Alteration, and Demolition Operations.

1.03 DEFINITIONS

A. Remove: Detach items from existing construction and legally dispose of them off-site, unless indicated to be removed and salvaged or removed and reinstalled.
B. Salvage: Detach items from existing construction and deliver them to Owner ready for reuse.
C. Remove and Reinstall: Detach items from existing construction, prepare them for reuse, and reinstall them where indicated.
D. Existing to Remain: Existing items of construction that are not to be removed and that are not otherwise indicated to be removed, removed and salvaged, or removed and reinstalled.
   1. Protect and Existing to Remain have the same meaning regarding work in this Section.

1.04 MATERIALS OWNERSHIP

A. Historic items, relics, and similar objects including, but not limited to, cornerstones and their contents, commemorative plaques and tablets, antiques, and other items of interest or value to Owner that may be encountered during selective demolition remain Owner's property. Carefully remove and salvage each item or object in a manner to prevent damage and deliver promptly to Owner.
   1. Coordinate with Owner's historical adviser, who will establish special procedures for removal and salvage.

1.05 SUBMITTALS

A. See Section 01 30 00 - Administrative Requirements for submittal procedures.
B. 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. Demolition firm qualifications.
C. 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.

1.07 PROJECT CONDITIONS

A. 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.
B. Comply with other requirements specified in Section 01 70 00.

PART 2 PRODUCTS -- NOT USED

PART 3 EXECUTION

3.01 GENERAL PROCEDURES AND PROJECT CONDITIONS

A. 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.

B. Do not begin removal until receipt of notification to proceed from Owner.

C. Do not begin removal until built elements to be salvaged or relocated have been removed.

D. Do not begin removal until vegetation to be relocated has been removed and vegetation to remain has been protected from damage.

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. If hazardous materials are discovered during removal operations, stop work and notify Architect and Owner; hazardous materials include regulated asbestos containing materials, lead, PCB's, mercury, and mold.

H. Perform demolition in a manner that maximizes salvage and recycling of materials.
   1. Dismantle existing construction and separate materials.
   2. Set aside reusable, recyclable, and salvageable materials; store and deliver to collection point or point of reuse.

3.02 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.

I. 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.

3.03 SELECTIVE DEMOLITION FOR ALTERATIONS

A. Existing construction and utilities indicated on drawings are based on casual field observation and 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. Maintain weatherproof exterior building enclosure, except for interruptions required for replacement or modifications; prevent water and humidity damage.

C. Remove existing work as indicated and required to accomplish new work.
   1. Remove items indicated on drawings.

D. 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.

3.04 DEBRIS AND WASTE REMOVAL

A. Remove debris, junk, and trash from site.

B. Remove materials not to be reused on site; comply with requirements of Section 01 74 19 - Waste Management.

C. Leave site in clean condition, ready for subsequent work.

D. Clean up spillage and wind-blown debris from public and private lands.

END OF SECTION

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PART 1 GENERAL

1.01 SECTION INCLUDES

A. Delegated Design formed steel stud interior wall framing.

1.02 DEFINITIONS

A. Minimum Uncoated Steel Thickness: Minimum uncoated thickness of cold-formed framing delivered to the Project site shall be not less than 95 percent of the thickness used in the cold-formed framing design. Lesser thicknesses shall be permitted at bends due to cold forming.

B. Producer: Entity that produces steel sheet coil fabricated into cold-formed members.

1.03 ADMINISTRATIVE REQUIREMENTS

A. Coordinate with work of other sections that is to be installed in or adjacent to metal framing systems, including but not limited to structural anchors, cladding anchors, utilities, insulation, and firestopping.

1.04 SUBMITTALS

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

B. Delegated Design Submittal: Provide engineering calculations based on Performance Criteria, signed and sealed by the professional engineer responsible for preparation.
   1. Refer to Section 01 35 73 for additional delegated design requirements.

C. Product Data: For lateral-force resisting systems, provide product data sheets on hold-down, showing compliance with requirements.

D. Product Data: Provide data on standard framing members; describe materials and finish, product criteria, limitations and all data for each type of cold-formed metal framing product and accessory indicated.

E. Shop Drawings: Indicate component details, anchorage, loading, welds, and type and location of fasteners, and accessories or items required of related work.
   1. Indicate stud and ceiling joist layout and spacing of members.
   2. Describe method for securing framing to tracks, steel support components and for bolted framing connections.

F. Mill certificates signed by steel sheet producer indicating steel sheet complies with requirements.

G. Welding Certificates: Copies of certificates for welding procedures and personnel.

1.05 QUALITY ASSURANCE

A. Professional Engineer Qualifications: Design framing system under direct supervision of a Professional Structural Engineer experienced in design of this Work and licensed in the State in which the Project is located.

B. Manufacturer Qualifications: Company specializing in manufacturing the types of products specified in this section, and with minimum 3 years of experience.

C. Installer Qualifications: Company specializing in performing the work of this section with minimum three years documented experience and approved by manufacturer.

1.06 MOCK-UPS

A. See Section 01 40 00 - Quality Requirements for additional requirements.

B. Coordinate and provide mock-up in accordance with Section 01 43 39 - Coordinated Mock-ups.

PART 2 PRODUCTS

2.01 MANUFACTURERS

A. Metal Framing, Connectors, and Accessories:
1. Allied American Studco, Inc.
2. Angeles Metal Systems.
3. CEMCO: www.cemcosteel.com.
4. ClarkDietrich: www.clarkdietrich.com.
5. Dale Industries, Inc.
6. Knorr Steel Framing Systems.
7. Scafco Corp.
8. Steeler, Inc.
9. The Steel Network, Inc: www.SteelNetwork.com.
10. Unimast, Inc.
11. United Metal Products, Inc.
12. Substitutions: See Section 01 60 00 - Product Requirements.

2.02 PERFORMANCE REQUIREMENTS

A. Regulatory Requirements: Comply with applicable building code criteria for loads, including seismic loads.
1. Design: Framing systems to provide for movement of framing members without damage or overstressing, connection failure, undue strain on fasteners and anchors, or other detrimental effects when subject to a maximum ambient temperature change (range) of 120 degrees F.
2. Design framing system to accommodate deflection of primary building structure and construction tolerances, and to maintain clearances at openings.
3. Calculate structural characteristics of cold-formed steel framing members according to AISI S100-12.
4. Design Loads: In accordance with applicable codes.
a. Live load deflection meeting the following, unless otherwise indicated:
5. Horizontal Deflection: Designed to permit maximum deflection of 1/360 of span.
6. Able to tolerate movement of components without damage, failure of joint seals, undue stress on fasteners, or other detrimental effects when subject to seasonal or cyclic day/night temperature ranges.
7. Able to accommodate construction tolerances, deflection of building structural members, and clearances of intended openings.
8. Provide closed face framing within the wall at opening heads, jambs, and sills and other wall penetrations.

2.03 MATERIALS

A. Steel Sheet: ASTM A1003/A1003M, subject to the ductility limitations indicated in AISI S240.

2.04 STRUCTURAL FRAMING COMPONENTS

A. Wall Studs and Track Sections: AISI S240; c-shaped studs and u-shaped track sections in stud-matching nominal width and compatible height.

B. Studs and Track: ASTM C955; track in matching nominal width and compatible height.
1. Gage and Depth: As required to meet specified performance criteria.
2. Galvanized in accordance with ASTM A653/A653M, G60/Z180 coating.

2.05 MISCELLANEOUS CONNECTIONS

A. Self-Drilling, Self-Tapping Screws, Bolts, Nuts and Washers: Hot-dip galvanized per ASTM A153/A153M.

B. Anchorage Devices: Powder actuated.

2.06 FABRICATION

A. Fabricate cold-formed metal framing and accessories plumb, square, and true to line, and with connections securely fastened, according to manufacturer's written recommendations and requirements in this Section.
   1. Fabricate framing assemblies using jigs or templates.
   2. Cut framing members by sawing or shearing; do not torch cut.
   3. Fasten cold-formed metal framing members by welding. Wire tying of framing members is not permitted. Comply with AWS D1.3 requirements and procedures for welding, appearance and quality of welds, and methods used in correcting welding work.
   4. Fasten cold-formed metal framing members by welding or screw fastening, as standard with fabricator. Wire tying of framing members is not permitted.
      a. Comply with AWS D1.3 requirements and procedures for welding, appearance and quality of welds, and methods used in correcting welding work.
      b. Locate mechanical fasteners and install according to Shop Drawings, with screw penetrating joined members by not less than three exposed screw threads.
   5. Fasten other materials to cold-formed metal framing by welding, bolting, or screw fastening, according to Shop Drawings.

B. Reinforce, stiffen, and brace framing assemblies to withstand handling, delivery, and erection stresses. Lift fabricated assemblies to prevent damage or permanent distortion.

C. Fabrication Tolerances: Fabricate assemblies level, plumb, and true to line to a maximum allowable tolerance variation of 1/8 inch in 10 feet (1:960) and as follows:
   1. Spacing: Space individual framing members no more than plus or minus 1/8 inch (3 mm) from plan location. Cumulative error shall not exceed minimum fastening requirements of sheathing or other finishing materials.
   2. Squareness: Fabricate each cold-formed metal framing assembly to a maximum out-of-square tolerance of 1/8 inch (3 mm).

2.07 ACCESSORIES

A. Bracing, Furring, Bridging: Formed sheet steel, thickness determined for conditions encountered; finish to match framing components.

B. Galvanizing Repair: Touch up bare steel with zinc-rich paint in compliance with ASTM A780/A780M.

C. Shop and Touch-Up Primer: SSPC-Paint 15, complying with VOC limitations of authorities having jurisdiction.

D. Touch-Up Primer for Galvanized Surfaces: SSPC-Paint 20 Type I - Inorganic, complying with VOC limitations of authorities having jurisdiction.

E. Sill Gasket: 1/4 inch thick, by bottom track width, closed cell plastic foam from continuous rolls.
   1. Provide one of the following:
      a. Product: Weathermate Sill Seal Foam Gasket; DOW Corporation; dow.com,
      b. Product: FoamSealR Sill Plate Gasket; Owens Corning; www.owenscorning.com.

F. Sill Flashing: As specified in Section 07 25 00.

PART 3 EXECUTION

3.01 EXAMINATION

A. Verify that substrate surfaces are ready to receive work.

3.02 INSTALLATION - GENERAL

A. Install structural members and connections in compliance with ASTM C1007.

3.03 INSTALLATION, GENERAL

A. Cold-formed metal framing may be shop or field fabricated for installation, or it may be field assembled.

B. Install cold-formed metal framing according to ASTM C 1007, unless more stringent requirements are indicated.

C. Install shop- or field-fabricated, cold-formed framing and securely anchor to supporting structure.

D. Install cold-formed metal framing and accessories plumb, square, and true to line, and with connections securely fastened, according to manufacturer's written recommendations and requirements in this Section.

1. Cut framing members by sawing or shearing; do not torch cut.
2. Fasten cold-formed metal framing members by welding or screw fastening, as standard with fabricator. Wire tying of framing members is not permitted.
   a. Comply with AWS D1.3 requirements and procedures for welding, appearance and quality of welds, and methods used in correcting welding work.
   b. Locate mechanical fasteners and install according to Shop Drawings, with screw penetrating joined members by not less than three exposed screw threads.

E. Install framing members in one-piece lengths, unless splice connections are indicated for track or tension members.

F. Install temporary bracing and supports to secure framing and support loads comparable in intensity to those for which structure was designed. Maintain braces and supports in place, undisturbed, until entire integrated supporting structure has been completed and permanent connections to framing are secured.

G. Do not bridge building expansion and control joints with cold-formed metal framing. Independently frame both sides of joints.

H. Install insulation in built-up exterior framing members, such as headers, sills, boxed joists, and multiple studs at openings, that are inaccessible on completion of framing work.

I. Fasten hole reinforcing plate over web penetrations that exceed size of manufacturer's standard punched openings.

J. Erection Tolerances: Install cold-formed metal framing level, plumb, and true to line to a maximum allowable tolerance variation of 1/8 inch in 10 feet (1:960) and as follows:

1. Space individual framing members no more than plus or minus 1/8 inch (3 mm) from plan location. Cumulative error shall not exceed minimum fastening requirements of sheathing or other finishing materials.

K. Install sill gasket under continuous bottom (sill) track of framed walls bearing on foundations or slabs on grade; where anchor bolts occur puncture gasket cleanly to fit tightly around anchor bolts.

3.04 INSTALLATION OF STUDS

A. Install wall studs plumb and level.

B. Construct corners using minimum of three studs. Install double studs at wall openings, door and window jambs.

C. Provide deflection allowance in stud track, directly below horizontal building framing at non-loadbearing framing.

D. Isolate nonload-bearing steel framing from building structure to prevent transfer of vertical loads while providing lateral support.

1. Install single deep-leg deflection tracks and anchor to building structure.

2. Install deflection tracks at non-load bearing framing adjoining load bearing framing to prevent creation of vertical loads transfer joints.

E. Install framing between studs for attachment of mechanical and electrical items, and to prevent stud rotation.

3.05 REPAIRS AND PROTECTION

A. Galvanizing Repairs: Prepare and repair damaged galvanized coatings on fabricated and installed cold-formed metal framing with galvanized repair paint according to ASTM A 780 and manufacturer's written instructions.

B. Touchup Painting: Wire brush, clean, and paint scarred areas, welds, and rust spots on fabricated and installed prime-painted, cold-formed metal framing. Paint framing surfaces with same type of shop paint used on adjacent surfaces.

C. Provide final protection and maintain conditions, in a manner acceptable to manufacturer and Installer that ensure cold-formed metal framing is without damage or deterioration at time of Substantial Completion.

3.06 TOLERANCES

A. Studs - Vertical Alignment (Plumbness): 1/960 of span or 1/8 inch in 10 ft, in accordance with ASTM C1007.

B. Maximum Variation from True Position: 1/8 inch.

C. Maximum Variation of any Member from Plane: 1/8 inch.

END OF SECTION

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PART 1 GENERAL

1.01 SECTION INCLUDES

A. Nonstructural dimension lumber framing.
B. Subflooring.
C. Preservative treated wood materials.
D. Miscellaneous framing and sheathing.
E. Communications and electrical room mounting boards.
F. Miscellaneous wood nailers, furring, and grounds.

1.02 DEFINITIONS

A. Rough Carpentry: Carpentry work not specified in other Sections and not exposed, unless otherwise indicated.
B. Exposed Framing: Dimension lumber not concealed by other construction.
C. Lumber grading agencies, and the abbreviations used to reference them, include the following:
   1. RIS - Redwood Inspection Service.
   2. WCLIB - West Coast Lumber Inspection Bureau.
   3. WWPA - Western Wood Products Association.

1.03 SUBMITTALS

A. See Section 01 30 00 - Administrative Requirements for submittal procedures.
B. Product Data: Provide technical data on each type of process and factory-fabricated product; indicate component materials and dimensions, including construction and application details, and the following:
   1. Include data for wood-preservative treatment from chemical treatment manufacturer and certification by treating plant that treated materials comply with requirements. Indicate type of preservative used, net amount of preservative retained, and chemical treatment manufacturer's written instructions for handling, storing, installing, and finishing treated material.
   2. For products receiving a waterborne treatment, include statement that moisture content of treated materials was reduced to levels specified before shipment to Project site.
   3. Include copies of warranties from chemical treatment manufacturers for each type of treatment.
   4. For power-driven nails and staples, include container labels that show manufacturer name and NBS/ICBO report number, nail shank diameter, and length.
C. Structural Composite Lumber: Submit manufacturer's published structural data including span tables, marked to indicate which sizes and grades are being used; if structural composite lumber is being substituted for dimension lumber or timbers, submit grading agency structural tables marked for comparison.
D. Manufacturer's Certificate: Certify that wood products supplied for rough carpentry meet or exceed specified requirements.
E. Research/Evaluation Reports: For the following, showing compliance with building code in effect for Project:
   1. Preservative-treated wood.
   2. Fire-retardant-treated wood.
   3. Engineered wood products.
   4. Metal framing hardware and accessories.

F. Warranty Documentation: Submit manufacturer warranty and ensure that forms have been completed in Owner's name and registered with manufacturer.

1.04 QUALITY ASSURANCE

A. Lumber: Comply with PS 20 and approved grading rules and inspection agencies.

B. 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.

C. Testing Agency Qualifications:

1. An independent testing agency, acceptable to authorities having jurisdiction, with the experience and capability to conduct the testing indicated, as documented according to ASTM E329.
2. Testing Agency Qualifications: For testing agency providing classification marking for fire-retardant-treated material, an inspection agency acceptable to authorities having jurisdiction that periodically performs inspections to verify that the material bearing the classification marking is representative of the material tested.

1.05 MOCK-UP

A. Coordinate and provide mock-up in accordance with Section 01 43 39.

1.06 DELIVERY, STORAGE, AND HANDLING

A. Stack lumber, plywood, and other panels; place spacers between each bundle to provide air circulation. Provide for air circulation around stacks and under coverings.

B. General: Cover wood products to protect against moisture. Support stacked products to prevent deformation and to allow air circulation.

C. Stack panels flat with spacers beneath and between each bundle to provide air circulation. Protect sheathing from weather by covering with waterproof sheeting, securely anchored. Provide for air circulation around stacks and under coverings.

1.07 WARRANTY

A. See Section 01 78 00 - Closeout Submittals for additional warranty requirements.

B. Correct defective work within a 5-year period commencing on Date of Substantial Completion.

PART 2 PRODUCTS

2.01 PERFORMANCE REQUIREMENTS

A. Fire-Test-Response Characteristics: For assemblies with fire-resistance ratings, provide materials and construction identical to those of assemblies tested for fire resistance per ASTM E 119 by a testing and inspecting agency acceptable to authorities having jurisdiction.

1. Fire-Resistance Ratings: Indicated by design designations from UL's "Fire Resistance Directory."

B. Shaft Walls at Elevator Shafts: Provide completed assemblies with the following characteristics:

1. Air Pressure Within Shaft: Intermittent loads of 5 lbf/sq ft with maximum mid-span deflection of L/240.
2. Acoustic Attenuation: STC as indicated on Drawings calculated in accordance with ASTM E413, based on tests conducted in accordance with ASTM E90.

C. Continuous Tiedown System: Delegated design of Continuous Rod Tiedowns; complying with loading requirements indicated on Structural Drawings. Coordinate with Structural Drawings, anchor rod cast in concrete, refer to Section 03 30 00.

2.02 GENERAL REQUIREMENTS

A. Dimension Lumber: Comply with PS 20 and requirements of specified grading agencies certified by the American Lumber Standards Committee Board of Review.
   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.
   4. Factory mark each piece of lumber with grade stamp of grading agency.
   5. For exposed lumber indicated to receive a stained or natural finish, mark grade stamp on end or back of each piece, or omit grade stamp and provide certificates of grade compliance issued by grading agency.
   6. Where nominal sizes are indicated, provide actual sizes required by DOC PS 18 for moisture content specified. Where actual sizes are indicated, they are minimum dressed sizes for dry lumber.
   7. Provide dressed lumber, S4S, unless otherwise indicated.

2.03 DIMENSION LUMBER FOR CONCEALED APPLICATIONS

A. General: Provide dimension lumber of grades indicated according to the American Lumber Standards Committee National Grading Rule provisions of the grading agency indicated.

B. Grading Agency: West Coast Lumber Inspection Bureau; WCLIB (GR).

C. Sizes: Nominal sizes as indicated on drawings, S4S.

D. Moisture Content: S-dry or MC19.

E. Stud Framing (2 by 2 through 2 by 6):
   1. Non-Load-Bearing Interior Partitions: No. 2 and any of the following species:
      a. Northern species; NLGA.
      b. Western woods; WCLIB or WWPA.

F. Miscellaneous Framing, Blocking, Nailers, Grounds, and Furring:
   1. General: Provide lumber for support or attachment of other construction, including the following:
      a. Blocking.
      b. Cants.
      c. Nailers.
      d. Furring.
   2. For items of dimension lumber size, provide Standard, Stud, or No. 3 grade lumber with maximum moisture content indicated, in species indicated in the following standards:
      a. Western Woods; WCLIB or WWPA.
   3. For concealed boards, provide lumber with maximum moisture content indicated in species and grades allowed by the following standards:
      a. Western woods, Construction or No. 2 Common grade; WCLIB or WWPA.
   4. Furring strips for installing plywood or hardboard paneling; select boards with no knots capable of producing bent-over nails and damage to paneling.
   5. Furring Strips for exterior siding: preservative treated APA rated sheathing plywood.

2.04 CONSTRUCTION PANELS

A. Subflooring: PS 2 type, rated Sheathing.
   1. Bond Classification: Exposure 1.
   2. Span Rating: 48/24.

3. Performance Category: 3/4 PERF CAT.

B. Communications and Electrical Room Mounting Boards: PS 1 A-D plywood, or medium density fiberboard; 3/4 inch thick; flame spread index of 25 or less, smoke developed index of 450 or less, when tested in accordance with ASTM E84.

2.05 ACCESSORIES

A. Fasteners and Anchors:
   1. Metal and Finish: Hot-dipped galvanized steel complying with ASTM A153/A153M for high humidity and treated lumber and plywood locations, unfinished steel elsewhere.
   2. Anchors: Provide standard anchor bolts or post installed epoxy or screw anchors.

B. Die-Stamped Connectors: Hot dipped galvanized steel, unless noted otherwise, sized to suit framing conditions.
   1. General: Provide framing anchors made from metal indicated, of structural capacity, type, and size indicated, and as follows:
      a. Research/Evaluation Reports: Provide products acceptable to authorities having jurisdiction and for which model code research/evaluation reports exist that show compliance of metal framing anchors, for application indicated, with building code in effect for Project.
      b. Allowable Design Loads: Provide products with allowable design loads, as published by manufacturer, that meet or exceed those indicated. Manufacturer's published values shall be determined from empirical data or by rational engineering analysis and demonstrated by comprehensive testing performed by a qualified independent testing agency.
   2. Manufacturers: Subject to compliance with requirements, provide products by one of the following:
      a. Metal Framing Anchors:
         1) MiTek Structural Connectors.
         2) Simpson Strong-Tie Company, Inc.
         3) Substitutions: See Section 01 60 00 - Product Requirements.
   3. For contact with preservative treated wood at interior locations, provide minimum G185 galvanizing per ASTM A653/A653M or stainless steel sheet; conforming to ASTM A 666, Type 304 or 316 for exterior exposed conditions.

C. Flat strap and backing plates for backing in walls: Refer to Section 09 21 16.

D. Adhesives for Field Gluing Panels to Framing: Formulation complying with APA AFG-01 or ASTM D 3498 that is approved for use with type of construction panel indicated by manufacturers of both adhesives and panels.

2.06 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. Fire-Retardant Treated Wood (FRT): Mark each piece of wood with producer's stamp indicating compliance with specified requirements.
   2. 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. Fire Retardant Treatment (FRT):
   1. Products:
      a. Lonza Wood Protection: www.wolmanizedwood.com.
      b. Hoover Treated Wood Products, Inc: www.frtw.com.
   2. Interior Type A: AWPA U1, Use Category UCFA, Commodity Specification H, low temperature (low hygroscopic) type, chemically treated and pressure impregnated;

capable of providing a maximum flame spread index of 25 when tested in accordance with ASTM E84, with no evidence of significant combustion when test is extended for an additional 20 minutes.

a. Kiln dry wood after treatment to a maximum moisture content of 19 percent for lumber and 15 percent for plywood.
b. Treat rough carpentry items as indicated .
c. Do not use treated wood in applications exposed to weather or where the wood may become wet.

C. Preservative Treatment:
1. Products:
a. Lonza Wood Protection: www.wolmanizedwood.com.
b. Koppers Performance Chemicals, Inc: www.koppersperformancechemicals.com.
2. 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.
1) Treat lumber exposed to weather.
b. Treat lumber in contact with roofing, flashing, or waterproofing.
c. Treat lumber in contact with masonry or concrete.
3. Preservative Pressure Treatment of Plywood Above Grade: AWPA U1, Use Category UC2 and UC3B, Commodity Specification F using waterborne preservative.
a. Kiln dry plywood after treatment to maximum moisture content of 18 percent.

PART 3 EXECUTION

3.01 PREPARATION

A. Install sill gasket under sill plate of framed walls bearing on foundations or slabs on grade; where anchor bolts occur, puncture gasket cleanly to fit tightly around 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.
D. Do not use materials with defects that impair quality of sheathing or pieces that are too small to use with minimum number of joints or optimum joint arrangement. Arrange joints so that pieces do not span between fewer than three support members.
E. Cut panels at penetrations, edges, and other obstructions of work; fit tightly against abutting construction unless otherwise indicated.
F. Securely attach to substrate by fastening as indicated, complying with the following:
1. NES NER-272 for power-driven fasteners.
2. Table 2304.9.1, "Fastening Schedule," in ICC's "International Building Code."
G. Use common wire nails unless otherwise indicated. Select fasteners of size that will not fully penetrate members where opposite side will be exposed to view or will receive finish materials. Make tight connections. Install fasteners without splitting wood.
H. Coordinate wall and roof sheathing installation with flashing and joint-sealant installation so these materials are installed in sequence and manner that prevent exterior moisture from passing through completed assemblies.
I. Do not bridge building expansion joints; cut and space edges of panels to match spacing of structural support elements.

J. Coordinate sheathing installation with installation of materials installed over sheathing so sheathing is not exposed to precipitation or left exposed at end of the workday when rain is forecast.

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 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. Provide bridging at joists in excess of 8 feet span as detailed. Fit solid blocking at ends of members.
H. 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 framed assemblies that have concealed spaces, provide solid wood fireblocking as required by applicable local code.
C. Other material acceptable to authorities having jurisdiction may be used in lieu of solid wood blocking.
    1. Batt fireblocking:
        a. Unfaced fiberglass batts, mineral wool or mineral fiber insultation.
D. 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.
E. Where ceiling-mounting is indicated, provide blocking and supplementary supports above ceiling, unless other method of support is explicitly indicated.
F. Subject to compliance with requirements, the following non-structural framing and blocking may be incorporated into the Work:
    1. Cabinets and shelf supports.
    2. Wall brackets.
    3. Handrails.
    4. Grab bars.
    5. Towel and bath accessories.
    6. Wall-mounted door stops.
    7. Wall paneling and trim.
    8. Joints of rigid wall coverings that occur between studs.

3.05 INSTALLATION OF CONSTRUCTION PANELS

A. General:

1. Comply with applicable recommendations in APA Form No. E30, "Engineered Wood Construction Guide," for types of structural-use panels and applications indicated.
2. FRT Construction Panels: When installing construction panels to interior spaces of Type I construction, use only fire retardant treated panels.

B. Subflooring: Glue and nail to framing; staples are not permitted.
1. Space subflooring 1/8 inch apart at edges and ends.

C. Communications and Electrical Room Mounting Boards: Secure with screws to studs with edges over firm bearing; space fasteners at maximum 24 inches on center on all edges and into studs in field of board.
1. At fire-rated walls, install board over wall board indicated as part of the fire-rated assembly.
2. Where boards are indicated as full floor-to-ceiling height, install with long edge of board parallel to studs.
3. Install adjacent boards without gaps.

3.06 TOLERANCES

A. Framing Members: 1/4 inch from true position, maximum.

B. Surface Flatness of Floor: 1/8 inch in 10 feet maximum, and 1/4 inch in 30 feet maximum.

C. Variation from Plane, Other than Floors: 1/4 inch in 10 feet maximum, and 1/4 inch in 30 feet maximum.

D. Framing members to be covered by finish materials such as gypsum board, plaster, or ceramic tile set in a mortar setting bed, within the following limits:
1. Layout of walls and partitions: 1/4 inch from intended position;
2. Plates and runners: 1/4 inch in 8 feet from a straight line;
3. Studs: 1/4 inch in 8 feet out of plumb, not cumulative; and
4. Face of framing members: 1/4 inch in 8 feet from a true plane.

E. Provide framing members which will be covered by ceramic tile set in dry-set mortar, latex-portland cement mortar, or organic adhesive within the following limits:
1. Layout of walls and partitions: 1/4 inch from intended position;
2. Plates and runners: 1/8 inch in 8 feet from a straight line;
3. Studs: 1/8 inch in 8 feet out of plumb, not cumulative; and
4. Face of framing members: 1/8 inch in 8 feet from a true plane.

3.07 CLEANING

A. Waste Disposal: See Section 01 74 19 - Construction Waste Management and 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

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PART 1 GENERAL

1.01 SECTION INCLUDES

A. interior finish carpentry items.
B. Wood casings and moldings.
C. Hardware and attachment accessories.

1.02 SUBMITTALS

A. See Section 01 30 00 - Administrative Requirements for submittal procedures.
B. Product Data:
   1. Provide manufacturer's product data, storage and handling instructions for factory-fabricated units.
   2. Provide data on fire retardant treatment materials and application instructions.
   3. Provide product data for operating hardware from storefront windows.
   4. Provide instructions for attachment hardware and finish hardware.
C. Shop Drawings: Indicate materials, component profiles, fastening methods, jointing details, and accessories.
   1. Scale of Drawings: 1-1/2 inch to 1 foot, minimum.
   2. Provide information as required by AWI/AWMAC/WI (AWS) or AWMAC/WI (NAAWS).
D. Samples: Submit two samples of wood trim 18 inches long.

1.03 QUALITY ASSURANCE

A. Fabricator Qualifications: Company specializing in fabricating the products specified in this section with minimum 5 years of experience.

1.04 MOCK-UPS

A. Construct custom trim mock-up, full size, illustrating finish and construction.
B. See Section 01 40 00 - Quality Requirements for additional requirements.
C. Locate where directed.
D. Mock-up may remain as part of the work.

1.05 REGULATORY REQUIREMENTS

A. Conform to applicable code for fire retardant requirements.

1.06 DELIVERY, STORAGE, AND HANDLING

A. Deliver factory-fabricated units to project site in original packages, containers or bundles bearing brand name and identification.
B. Store finish carpentry items under cover, elevated above grade, and in a dry, well-ventilated area not exposed to heat or sunlight.
C. Protect from moisture damage.
D. Handle materials and products to prevent damage to edges, ends, or surfaces.

1.07 PROJECT CONDITIONS

A. Sequence installation to ensure utility connections are achieved in an orderly and expeditious manner.
B. Environmental Limitations:
   1. Conform to Architectural Woodwork Standards (AWS)/Quality Standards Illustrated (QSI) - Section 1700 - Installation of Woodwork.
   2. Install woodwork only when temperature and humidity conditions approximate interior conditions that will exist when building is occupied.

3. Maintain temperatures and humidity in storage and installation areas as required to maintain moisture content of installed woodwork within a one-percent tolerance of the optimum moisture content determined by the fabricator; maintain required conditions through the remainder of the construction period.

PART 2 PRODUCTS

2.01 FINISH CARPENTRY ITEMS

A. Quality Standard: Custom Grade, in accordance with AWI/AWMAC/WI (AWS) or AWMAC/WI (NAAWS), unless noted otherwise.

B. Interior Woodwork Items:
   1. Moldings, Bases, Casings, and Miscellaneous Trim:
      a. Maple (match existing); prepare for transparent finish.
      b. Medium Density Fiberboard (MDF), primed; prepare for paint finish.
   2. Wood Panels:
      a. Maple veneer wall panels. Refer to Schedule of Finishes on Drawings.
      b. Medium Density Fiberboard (MDF), primed; prepare for paint finish.
         1) Custom Textured MDF Panel:
            (a) Manufacturer: Heartwood Carving: www.heartwoodcarving.com.
            (b) Style: Textured Panel #21L.
            (c) Finish: Primed for paint.
   3. Decorative Solid Wood Slabs:
      a. Solid Douglas Fir panels with (1) exposed live edge.
      b. Surface: Sanded smooth.
      c. Finish: Transparent.

2.02 STANDING AND RUNNING TRIM MATERIALS

A. Wood interior trim as scheduled
   1. Hardwood and/or Softwood solid lumber. Maximum moisture content of 6 percent.
   2. Standard Mouldings and Base Mouldings: Species as indicated. Plain sawn, with flat grain of quality suitable for painted finish.

B. MDF Interior Trim:
   1. Standard Trim and Base Trim: MDF, as manufactured by Mouldings and Millwork, or approved.
   2. Sizes: As shown on Drawings.

C. Hardwood Lumber:
   1. Species and Grade: Maple; select white. Verify in field to match existing.
   2. Moisture Content: 13 percent.
   3. Finger Jointing: Not allowed.
   4. Face Surface: Surfaced smooth.
   5. Matching: Selected for compatible grain and color.

2.03 LUMBER MATERIALS

A. Preservative treated lumber: Shall meet requirements indicated in Section 06 10 00.

B. Preservative Treated Finish Lumber: Lumber exposed to view, consisting of 2x decking, rim boards/fascias, wood top rails, hand rails, balluster rails and ballusters.
   1. Species: Southern Pine, Ponderosa Pine, Red Pine or Radiata Pine.
   2. Preservative Treatment: Micronized copper azole preservatives, preservative retention as required for wood not in contact with ground in accordance with ICC Evaluation Services, Inc. ESR-2240.
      a. Product: Koppers Performance Chemicals; MicroPro; www.kopperspc.com
      b. No incising allowed in preservative treated finish lumber materials.

2.04 SHEET MATERIALS

A. MDF: Medium Density Fiberboard complying with ANSI/AHA A208.2, Class MD, no added formaldehyde.
   1. Acceptable Manufacturers:
      a. Roseburg Forest Products; Medite II.
   2. Substitutions: See Section 01 60 00 - Product Requirements.
B. MDF-X: Medium Density Fiberboard, Industrial Grade 155 MR50, complying with ANSI/AHA A208.2, passing ASTM D 1037, maximum moisture content 6 percent, formaldehyde-free; use as standing and running trim at wet and humid areas and at exterior openings for sills, aprons, jambs, and trim.
   1. Acceptable Manufacturers:
      a. Roseburg Forest Products; Medex.
   2. Substitutions: See Section 01 60 00 - Product Requirements.
C. Softwood Plywood, Not Exposed to View: Any face species, veneer core; PS 1 Grade B-D, glue type as recommended for application.
D. Hardwood Plywood: Face species as indicated, plain sawn, book matched, medium density fiberboard core; HPVA HP-1 Front Face Grade AA Back Face Grade 1, glue type as recommended for application.

2.05 PLASTIC LAMINATE MATERIALS

A. Plastic Laminate: NEMA LD 3; color as selected by Architect; textured, low gloss finish.
B. Color: Refer to schedule of Finishes on Drawings.
   1. Products:
      a. Wilsonart; www.wilsonart.com.
      b. Substitutions: See Section 01 60 00 - Product Requirements.

2.06 FASTENINGS

A. Adhesive for Purposes Other Than Laminate Installation: Suitable for the purpose; not containing formaldehyde or other volatile organic compounds.
B. Fasteners: Of size and type to suit application.
C. Sealant: Of type to suit application, refer to Section 07 92 00.

2.07 ACCESSORIES

A. Adhesive: Type recommended by fabricator to suit application.
B. Lumber for Shimming, Blocking, and Grounding: Softwood lumber of any species.
C. Primer:
   1. For factory-primed units, manufacturer's recommended primer.
   2. For shop-primed units, refer to Section 09 90 00.
D. Wood Filler: Solvent base, tinted to match surface finish color.

2.08 SITE FINISHING MATERIALS

A. Stain, Shellac, Varnish, and Finishing Materials: Comply with AWI/AWMAC/WI (AWS) or AWMAC/WI (NAAWS), unless noted otherwise.

2.09 FABRICATION

A. Shop assemble work for delivery to site, permitting passage through building openings.
B. Cap exposed plastic laminate finish edges with material of same finish and pattern.
C. When necessary to cut and fit on site, provide materials with ample allowance for cutting. Provide trim for scribing and site cutting.

D. 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.

2.10 FINISHING

A. Sand work smooth and set exposed nails and screws.
B. Apply wood filler in exposed nail and screw indentations.
C. On items to receive transparent finishes, use wood filler that matches surrounding surfaces and is of type recommended for the applicable finish.
D. Shop prime MDF and MDFX materials as indicated in Section 09 90 00.
E. 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 - 5, Varnish, Conversion.
        b. Stain: Refer to Schedule of Finishes on Drawings.
        c. Sheen: Refer to Schedule of Finishes on Drawings.

PART 3 EXECUTION

3.01 EXAMINATION

A. Verify that adequate backing and support framing has been solidly set and is ready for the work of this section.
B. Verify mechanical, electrical, and building items affecting work of this section are placed and ready to receive this work.

3.02 INSTALLATION

A. Set and secure materials and components in place, plumb and level.
B. Carefully scribe work abutting other components, with maximum gaps of 1/32 inch. Do not use additional overlay trim to conceal larger gaps.
C. Intall in lengths as long as possible.
D. Top of base to be level and align. Scribe to floor as required.
E. Attachment of finish trim to walls indicated as acoustic:
    1. Verify and note walls that are framed using resilient channels to support gypsum board panels.
    2. **Do not** rigidly attach finish trim through resilient channels to framing members, only attach finish trim to resilient channels, contractor option to glue finish trim to gypsum board with approval by Architect.

3.03 PREPARATION FOR SITE FINISHING

A. Set exposed fasteners. Apply wood filler in exposed fastener indentations. Sand work smooth.
B. Site Finishing: See Section 09 90 00.
C. Before installation, prime paint surfaces of items or assemblies to be in contact with cementitious materials.

3.04 TOLERANCES

A. Maximum Variation from True Position: 1/16 inch.
B. Maximum Offset from True Alignment with Abutting Materials: 1/32 inch.

END OF SECTION

ARCHITECTURAL WOOD CASEWORK

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Custom fabricated cabinets.
   1. Type: High Pressure Decorative Laminate.
B. Preparation for installing utilities.
C. Seismic restraint.

1.02 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.
B. Coordinate selection of lumber and wood veneer for transparent finish with the following:
   1. Section 06 20 00 - Finish Carpentry.

1.03 SUBMITTALS

A. See Section 01 30 00 - 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, minimum.
   2. Show location of each casework item using dimensioned plans and elevations, minimum scale 1/4 inch to 1 foot.
   3. Provide large-scale detail drawings showing attachment devices, and other components.
   4. Indicate materials, finish colors, sinks, fittings, hardware, and other accessories.
   5. Indicate sink centerlines, locations of steel counter supports, access panels and Owner furnished under counter accessories indicated.
   6. Show furring, blocking, strapping, grounds, code required seismic and other anchoring devices, and hanging strips, including concealed blocking/strapping/reinforcement.
   7. Indicate locations of cutouts and holes for plumbing, mechanical, or electrical fixtures, special systems, and accessories.
C. Product Data: Provide data for each type of product and process specified in this section and incorporated into items of architectural woodwork during fabrication, finishing, and installation.
D. Sustainability Submittals: Refer to requirements outlined under Section 01 35 15 for submittal requirements to achieve Project Sustainability Criteria. Requirements and definitions are located in Section 01 35 15 and Section 01 60 00.
E. Samples: Submit actual samples of architectural cabinet construction, minimum 12 inches square, illustrating proposed cabinet, countertop, and shelf unit substrate and finish.
F. Samples: Submit actual sample items of proposed pulls, hinges, shelf standards, and locksets, demonstrating hardware design, quality, and finish.
G. Qualification data for firms and persons specified in "Quality Assurance" article to demonstrate their capabilities and experience.
   1. Provide a list of completed projects, including project name, address, name of Architect and Owner, and other information specified.

1.04 QUALITY ASSURANCE

A. AWI/AWMAC/WI (AWS) - Architectural Woodwork Standards; Architectural Woodwork Institute, Architectural Woodwork Manufacturers Association of Canada, and Woodwork Institute; Current Edition.

1. Casework and Countertops: Section 10 and 11. Grade specified in Part 2.
2. Shop Finish: Section 5. Grade specified in Part 2.

B. Fabricator Qualifications:
1. Company specializing in fabricating the products specified in this section with minimum 10 years of experience.
2. Shall be considered a custom cabinet shop and a Member of AWI or WI
3. Company with at least one project in the past 5 years with value of woodwork within 20 percent of cost of woodwork for this Project.
4. Complete knowledge of AWS standards.

C. Installer Qualifications: Employee of manufacturer or subcontracted to manufacturer.

1.05 MOCK-UPS

A. Provide mock-up of typical base cabinet, wall cabinet, and countertop, including hardware, finishes, and plumbing accessories.

B. Locate where directed.

C. Mock-up may remain as part of the work.

1.06 DELIVERY, STORAGE, AND HANDLING

A. Protect units from moisture damage.

B. Protect woodwork during transit, delivery, storage, and handling to prevent damage, soiling, and deterioration.

C. Do not deliver woodwork until painting, wet work, grinding, and similar operations that could damage, soil, or deteriorate woodwork have been completed in installation areas. If woodwork must be stored in other than installation areas, store only in areas whose environmental conditions meet requirements specified in "Project Conditions."

1.07 FIELD CONDITIONS

A. Environmental Conditions: Obtain and comply with Woodwork Manufacturer's and Installer's coordinated advice for optimum temperature and humidity conditions for woodwork during its storage and installation. Do not install woodwork until these conditions have been attained and stabilized so that woodwork is within plus or minus 1.0 percent of optimum moisture content from date of installation through remainder of construction period.

B. Field Measurements: Where woodwork is indicated to be fitted to other construction, check actual dimensions of other construction by accurate field measurements before manufacturing woodwork; show recorded measurements on final shop drawings. Coordinate manufacturing schedule with construction progress to avoid delay of Work.
1. Verify locations of concealed framing, blocking, reinforcements, and furring that support woodwork by accurate field measurements before being enclosed. Record measurements on final shop drawings.
2. Where field measurements cannot be made without delaying the work, guarantee dimensions and proceed with manufacture of woodwork without field measurements. Provide allowance for trimming at site and coordinate construction to ensure that actual dimensions correspond to guaranteed dimensions.

1.08 WARRANTY

A. Manufacturer's warranty against warpage, delamination, hardware failures, fasteners failures.
1. Warranty Period: 5 years
a. Repair or replace product, Owner's option.

PART 2 PRODUCTS

2.01 MANUFACTURERS

A. Manufacturer: Custom Cabinet Shop must meet the requirements indicated under Quality Assurance Article in Part 1.

2.02 CABINETS

A. Performance Criteria:
   1. Quality Standard: Custom Grade, in accordance with AWI/AWMAC/WI (AWS) or AWMAC/WI (NAAWS), unless noted otherwise.
   2. Structural Loading Integrity:
      a. Design wall-mounted casework to carry a uniform live load of 150 pounds per linear foot, based on structural integrity test procedure per AWS Appendix A.
      b. Provide maximum load performance of 40 psf of total distributed load (AWS Section 10 - Casework) on any single shelf.
         1) Deflection: Maximum of L/144.

B. Cabinets:
   1. Finish - Exposed Exterior Surfaces: Decorative laminate.
   2. Finish - Exposed Interior Surfaces: Decorative laminate.
   3. Finish: Semi-exposed Surfaces: Thermoset Overlay.
   4. Finish - Concealed Surfaces: Manufacturer's option.
   5. Door and Drawer Fronts and edges: Decorative Laminate, square edge with 0.12 inch edge banding.
   6. Casework Construction Type: Frameless.
   7. Door and Drawer Style: Flush overlay.

2.03 MATERIALS

A. General:
   1. Provide materials that comply with reference standard and specified requirements.
   2. Wood fabricated from old growth timber is not permitted.
   3. Formaldehyde Free: Provide composite wood products with no added formaldehyde, made without urea-formadehyde adhesives or binders.

B. Minimum Thickness (unless otherwise noted or as required by AWS): Nominal 3/4 inch.

C. Plywood: Produced in accordance with ANSI/HPVA-HP-1; shop-sanded, exterior-grade, seven-ply veneer-core solid and jointed interplies (PS 1-07; Section 5.8.1)
   1. Semi-Exposed, Concealed, One- or Two-Sides: Rotary-cut maple or birch veneer, seven-ply minimum, B face on both sides.
   2. Where the term "Marine" is indicated provide APA rated Marine Grade.

D. Medium Density Fiberboard (MDF):
   1. Regular MDF: ANSI A208.2, Grade MD, made with binder containing no urea formaldehyde.
   2. Moisture Resistant, Exterior Grade MDF (MDF-X): ANSI/AHA A208.2, Class MD-Exterior, made with binder containing no urea formaldehyde and moisture resistant.
      a. Composition: 92 percent pre-consumer recycled content.
      b. Acceptable Manufacturers:
         1) Roseburg Forest Products; Medex.
         2) Substitutions: See Section 01 60 00 - Product Requirements.
   3. Fire-resistant MDF (MDF-FR): ANSI A208.2, Grade 130; Class A Fire-rated, made with binder containing no urea formaldehyde.
      a. Composition: Minimum 82 percent recycled fiber.

E. Rigid Thermal Foil (RTF): Polyvinyl Chloride (PVC) membrane, pressed to a medium density fiberboard core.
   1. RTF thickness: Minimum 8 mil.
   2. Core material thickness: Manufacturer's standard, minimum 5/8 inch.
F. Hardboard: ANSI/AHA A135.4.
G. Wood Veneer:
   1. Exposed Surfaces: American National Standard for Hardwood and Decorative Plywood (HPVA) Grade AA, Species and cut as indicated in Schedule of Finishes on Drawings.
   2. FSC certified.
H. Hardwood Lumber: Refer to Schedule of Finishes on Drawings, Plain Sawn.

2.04 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.
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.

2.05 HARDWOOD PLYWOOD PANELS

A. Hardwood Plywood: Plywood manufactured for nonstructural decorative applications; consisting of faces and backs applied to a variety of core types; comply with HPVA HP-1

2.06 LAMINATE MATERIALS

A. Manufacturers (PL): Refer to Schedule of Finishes on Drawings.
B. Thermally Fused Laminate (TFL): Melamine resin on particleboard or MDF, NEMA LD 3, Type VGL laminate panels.
   1. Color: White, unless indicated otherwise.
C. High Pressure Decorative Laminate (HPDL): NEMA LD 3, types as recommended for specific applications.
D. Provide specific types as indicated.
   1. Vertical Surfaces: VGS, 0.028 inch nominal thickness, colors as scheduled, finish as scheduled.
   2. Laminate Backer: BKL, 0.020 inch nominal thickness, undecorated; for application to concealed backside of panels faced with high pressure decorative laminate.

2.07 COUNTERTOPS

A. Countertops as specified under Section 12 36 00.

2.08 ACCESSORIES

A. Adhesive: Type recommended by fabricator to suit application.
B. Edge Banding: Solid wood matching depth of veneer panel, eased edges; glued and tacked. Miter corners.
   1. Thickness: 1/4 inch minimum.
   2. Species: Match veneer.
C. Edge Banding: Use the following where indicated.
   1. Polyvinyl-chloride (PVC) edge banding.
   2. Product: Doellken - Woodtape; www.doellken-woodtape.com.
   3. Thickness: 0.08 inch (2mm)

D. Fasteners: Size and type to suit application.
   1. Seismic Restraint Fasteners: Minimum #14 pan head screws at length appropriate to assembly.
E. Field-applied preservative treatment: As recommended by preservative treatment manufacturer for the treatment of cut ends and drilled holes in lumber materials.
F. Metal reveal reglet: Aluminum extrusions for built-in casework.
   1. Maunfacturer: Fry Reglet: www.fryreglet.com.
      a. Millwork 1/8 inch Termination.
      b. Millwork Reveal F.

2.09 HARDWARE

A. Hardware Quality: BHMA A156.9, types as recommended by fabricator for quality grade specified.
B. Adjustable Shelf Supports: Standard side-mounted system using 5mm pin shelf supports in multiple holes and coordinated shelf rests, nickel plated finish, for nominal 1 inch spacing adjustments.
C. Drawer and Door Pulls: Refer to Schedule of Finishes on Drawings
D. Cabinet Locks: Keyed cylinder, 3 keys per lock, master keyed, steel with chrome finish.
   1. Product: 700 SC and 800 SC manufactured by Olympus Lock, Inc.; www.olympus-lock.com
   2. Location: Where shown on Drawings.
E. Drawer Slides:
   1. Type: Full extension.
   2. Mounting: Side mounted.
   3. Stops: Integral type.
   4. Features: Provide self closing/stay closed type.
   5. Manufacturers: Knape & Vogt Manufacturing Company: www.knapeandvogt.com.
      a. Drawer height 6 inches or less: No. 8405.
         1) Static Load Capacity: Residential/Light Commercial grade.
      b. Drawer Height greater than 6 inches and file cabinet drawers: No. 8505.
         1) Static Load Capacity: Heavy Duty grade.
F. File Drawer Hardware: Pendaflex file railing side rails; mechanically fastened to file drawer.
G. Hinges: European style concealed self-closing type, steel with nickel-plated finish.
   1. Manufacturers:
      a. Grass America Inc: www.grassusa.com/#sle.
      b. Hardware Resources: www.hardwareresources.com.
      c. Hettich America, LP: www.hettichamerica.com.
      d. Substitutions: See Section 01 60 00 - Product Requirements.
   2. Degree of opening: 110 degree typical
H. Bumper: Clear rubber.

2.10 SHOP TREATMENT OF WOOD MATERIALS

A. Provide UL (DIR) listed and approved identification on fire retardant treated material.
B. Deliver fire retardant treated materials cut to required sizes. Minimize field cutting.

2.11 FABRICATION

A. Wood Moisture Content: Comply with requirements of referenced quality standard for moisture content of lumber in relation to relative humidity conditions existing during time of fabrication and in installation areas.

B. Assembly: Shop assemble cabinets for delivery to site in units easily handled and to permit passage through building openings.
   1. Complete fabrication, including assembly, finishing, and hardware application, before shipment to project site to maximum extent possible. Disassemble components only as necessary for shipment and installation. Where necessary for fitting at site, provide ample allowance for scribing, trimming, and fitting.
   2. Use MDF-X cores for cabinets in wet locations.
C. Fitting: When necessary to cut and fit cabinetry on site, provide fillers with ample allowance for site cutting and scribing to adjacent surfaces. Provide fillers, matching cabinet finish. Fillers shall flush-out with face of drawer and door fronts.
D. Matching Wood Grain: Comply with requirements of quality standard for specified Grade and as follows:
   1. Provide balance matched panels at each elevation.
   2. Provide sequence matching across each elevation.
E. Provide cutouts for plumbing fixtures. Verify locations of cutouts from on-site dimensions. Seal cut edges.
   1. Factory-cut openings, to maximum extent possible, to receive hardware, appliances, plumbing fixtures, electrical work, and similar items. Field cutting of sink and grommet cutouts allowed. Locate openings accurately and use templates or roughing-in diagrams to produce accurately sized and shaped openings. Smooth edges of cutouts and, where located in countertops and similar exposures, seal edges of cutouts with a water-resistant coating.
F. Edges of upper cabinets backs shall be concealed. Backs of upper cabinets shall be rabbited into cabinet bottom to allow for scribing of bottom of cabinet to wall.
   1. Fabricate to AWS standard Type “B” flush, each cabinet finished individually.
G. Drawer Box Construction:
   1. Material: Thermal Overlay with matching edge banding on semi-exposed surfaces.
   2. Joints: Lock shoulder.
   3. Length: Full depth of cabinet.
H. File Drawer Hardware:
   1. Drawer Glides: Load rating of minimum 150 pounds.
   2. Pendaflex file railings: Side rails which allow 1” clearance between top of hanging files and top edge of file drawer.
   3. File drawers to extend to allow 1" clearance between files and face of cabinet.
I. Multiple hole adjustable shelf support:
   1. Drill shelf clip holes at 1-1/4 inch on center, full height of cabinet, two columns per cabinet side.
   2. Provide 4 shelf supports at each shelf indicated, 6 at shelves over 42 inches in length.
   3. Let-in shelf supports into shelf bottoms to prevent sliding.
J. Shelves:
   1. Core Material: 3/4 inch thick core less than 32 inches, 1 inch thick core greater than 32 inches any dimension.
   2. Provide 1 shelf for each 12 vertical inches of cabinet height.

2.12 SHOP FINISHING

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 - 5, Varnish, Conversion.
      b. Stain (STN): Refer to Schedule of Finishes on Drawings

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 PREPARATION

A. Before installing casework, examine shop-fabricated work for completion and complete work as required.
B. Measure all areas for scribe fit.

3.03 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 secure, rigid, plumb, and level, aligned straight with no distortions.
    1. Shim as required with concealed shims. Install to a tolerance of 1/8 inch in 8'-0" for plumb and level (including tops) and with no variations in flushness of adjoining surfaces.
    2. Install so that doors and drawers fit openings properly and are accurately aligned. Adjust hardware to center doors and drawers in openings and to provide unencumbered operation. Complete the installation of hardware and accessory items as indicated.
C. Use fixture attachments in concealed locations for wall mounted components.
D. Use concealed joint fasteners to align and secure adjoining cabinet units.
E. Carefully scribe casework abutting other components, with maximum gaps of 1/32 inch. 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.

3.04 ADJUSTING

A. Repair damaged and defective casework where possible to eliminate defects functionally and visually; where not possible to repair, replace woodwork. Adjust joinery for uniform appearance.
B. Adjust installed work.
C. Adjust moving or operating parts to function smoothly and correctly.

3.05 CLEANING

A. Clean exposed and semi-exposed surfaces. Touch up factory-applied finishes to restore damaged or soiled areas.
B. Clean casework, counters, shelves, hardware, fittings, and fixtures.

END OF SECTION

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PART 1 GENERAL

1.01 SECTION INCLUDES

A. Fiberglass reinforced polyester panel system for adhesive mounting.
B. Moldings, adhesive, and joint sealants.

1.02 SUBMITTALS

A. See Section 01 30 00 - Administrative Requirements, for submittal procedures.
B. Product Data: Manufacturer's data sheets on each product to be used, including:
   1. Preparation instructions and recommendations.
   2. Storage and handling requirements and recommendations.
   3. Installation methods.
C. Selection Samples: For each finish specified, two complete sets of color chips representing manufacturer's full range of available colors and patterns.
D. Maintenance Instructions.

1.03 DELIVERY, STORAGE, AND HANDLING

A. Store products in manufacturer's unopened packaging until ready for installation.
B. Store and dispose of solvent-based materials, and materials used with solvent-based materials, in accordance with requirements of local authorities having jurisdiction.

1.04 PROJECT CONDITIONS

A. Maintain environmental conditions (temperature, humidity, and ventilation) within limits recommended by manufacturer for optimum results. Do not install products under environmental conditions outside manufacturer's absolute limits.

PART 2 PRODUCTS

2.01 MANUFACTURERS

A. Acceptable Manufacturer:
   1. Basis of Design: Refer to Schedule of Finishes on Drawings.
   2. Crane Composites (formerly Kemlite Company, Inc.); www.cranecomposites.com.
   3. Marlite; "Standard FRP"; www.marlite.com.
   4. Nudo Building Products; www.nudo.com.
B. Substitutions: See Section 01 60 00 - Product Requirements.

2.02 PANEL SYSTEM

A. Plastic Panel System: Factory finished panels, trim, sealant, and accessories.
B. FRP Panels - FRP: Fiberglass reinforced polyester, USDA approved for incidental food contact.
   1. Surface Texture: Refer to Schedule of Finishes on Drawings.
   2. Color: Refer to Schedule of Finishes on Drawings..
   3. Thickness: 3/32 inch, nominal.
   4. Width: 48 inches.
   5. Height: 96 inches.
   6. Performance Criteria:
      a. Surface Burning Characteristics: Flame spread index of 25 or less, smoke developed index of 450 or less, when tested in accordance with ASTM E 84 (Class A/I).
      b. Flexural Strength: 10,000 psi, when tested in accordance with ASTM D 790.
      c. Flexural Modulus: 3,100 psi, when tested in accordance with ASTM D 790.
      d. Tensile Strength: 7,000 psi, when tested in accordance with ASTM D 638.

e. Tensile Modulus: 1,600,000 psi, when tested in accordance with ASTM D 638.
f. Barcol Hardness: 35, when tested in accordance with ASTM D 2583.
g. Impact Resistance: 7.2 ft-lb/in, when tested in accordance with ASTM D 256, Izod method.
h. Coefficient of Thermal Expansion: 0.0000157 in/in/degree F, measured in accordance with ASTM D 696.
i. Water Absorption: 0.72 percent, when tested in accordance with ASTM D 570.
j. Specific Gravity: 1.8, when tested in accordance with ASTM D 792.

C. Panel Trim: Extruded PVC, in manufacturer's standard colors.
1. Outside corners, inside corners, edge trim, and division molding.
D. Sealant: Manufacturer's Silicone Sealant; gunnable silicone rubber; Match panel color.

PART 3 EXECUTION

3.01 EXAMINATION

A. Do not begin installation until substrates have been properly prepared.
B. If substrate preparation is the responsibility of another installer, notify Architect of unsatisfactory preparation before proceeding.

3.02 PREPARATION

A. Take panels out of cartons and allow to acclimatize to room conditions for at least 48 hours prior to installation.
B. Prepare surfaces using the methods recommended by the manufacturer for achieving the best result for the substrate under the project conditions.
C. Clean surfaces thoroughly prior to installation.
D. Protect existing surfaces from damage due to installation.

3.03 INSTALLATION

A. Install in accordance with manufacturer's instructions.
B. Use the adhesives recommended by the panel manufacturer unless prohibited by local regulations; obtain manufacturer's approval of alternative adhesives.
C. Install continuous bead of silicone sealant in each joint and trim groove and between trim and adjacent construction, maintaining 1/8 inch expansion space.
D. Avoid contamination of panel faces with adhesives, solvents, or cleaners; clean as necessary and replace if not possible to repair to original condition.
E. Protect installed products until completion of project.
F. Touch-up, repair or replace damaged products after Substantial Completion.

END OF SECTION

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Batt Insulation.
B. Accessories.

1.02 SUBMITTALS

A. See Section 01 30 00 - Administrative Requirements for submittal procedures.
B. Product Data: Provide data on product characteristics, performance criteria, and product limitations.
C. ABAA Field Quality Control Submittals: Submit third-party reports of testing and inspection required by ABAA QAP.
D. Manufacturer's Installation Instructions: Include information on special environmental conditions required for installation and installation techniques.
E. ABAA Manufacturer Qualification: Submit documentation of current evaluation of proposed manufacturer and materials.
F. ABAA Installer Qualification: Submit documentation of current contractor accreditation and current installer certification. Keep copies of contractor accreditation and installer certification on project site during and after installation. Present on-site documentation upon request.
G. Manufacturer's Certificate: Certify that products meet or exceed specified requirements.

1.03 QUALITY ASSURANCE

A. Surface Burning Characteristics: For insulation and related materials UL/ULC Classified per UL 723 or meeting ASTM E 84 by a testing agency acceptable to authorities having jurisdiction. Factory label insulation and jacket materials and adhesive, mastic, tapes, and cement material containers, with appropriate markings of applicable testing agency.
   1. Insulation Installed Outdoors: Flame spread index of 75 or less, and smoke developed index of 150 or less.
B. Air Barrier Association of America (ABAA) Quality Assurance Program (QAP); www.airbarrier.org/#sle:
   1. Installer Qualification: Use accredited contractors, certified installers, evaluated materials, and third-party field quality control audit.
   2. Manufacturer Qualification: Use evaluated materials from a single manufacturer regularly engaged in air barrier material manufacture. Use secondary materials approved in writing by primary material manufacturer.

1.04 DELIVERY, STORAGE, AND HANDLING

A. Deliver materials to the job site in original packages, containers, or bundles bearing the brand name and manufacturer's identification.
B. Protect insulation materials from physical damage and from deterioration due to moisture, soiling, and other sources. Store inside and in a dry location. Comply with manufacturer's written instructions for handling, storing, and protecting during installation.

1.05 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 Metal Framed Walls: Batt insulation with separate vapor retarder.

B. Insulation Above Lay-In Acoustical Ceilings: Batt insulation with no vapor retarder.

2.02 BATT INSULATION MATERIALS

A. Where batt insulation is indicated, either glass fiber, mineral fiber, or wool fiber batt insulation may be used, at Contractor's option, except where mineral fiber batt insulation is required to comply with fire rated assembly requirements. Insulations to be used shall be formaldehyde free.

B. Acoustical Insulation - Glass Fiber Batts: Flexible preformed batt or blanket, complying with ASTM C665; friction fit.
   1. Flame Spread Index: Class A; 25 or less, when tested in accordance with ASTM E84.
   2. Smoke Developed Index: Class A, 450 or less, when tested in accordance with ASTM E84.
   3. Combustibility: Non-combustible, when tested in accordance with ASTM E136.
   4. Acoustic assemblies: Provide specific products indicated in ESR report for acoustic assemblies indicated on Drawings.
   5. Formaldehyde Content: Zero.
   6. Thickness: Fill Cavity.
   7. Facing: Unfaced.
   8. Manufacturers:
      a. Basis of Design: Owens Corning Corporation; EcoTouch Sound Attenuation Batts: www.ocbuildingspec.com.
      b. Other acceptable manufacturer's:
         1) CertainTeed Corporation: www.certainteed.com.
         2) Knauf Insulation, www.knaufinsulation.us
         3) Johns Manville: www.jm.com.
   9. Substitutions: See Section 01 60 00 - Product Requirements.

C. Acoustic Insulation - Mineral Fiber Batts: Flexible or semi-rigid preformed batt or blanket, complying with ASTM C665; friction fit; unfaced, formaldehyde free.
   1. Flame Spread Index: 25 or less, when tested in accordance with ASTM E84.
   2. Smoke Developed Index: Class A; 0 (zero), when tested in accordance with ASTM E84.
   3. Thickness: Fill Cavity.
   4. Density: Minimum 2.5 pcf
   5. Facing: Unfaced.
   6. Acoustic assemblies: Provide specific products indicated in ESR report for acoustic assemblies indicated on Drawings.
   7. Products:
      a. Johns Manville; MinWool Sound Attenuation Fire Batts: www.jm.com/#sle.
      b. Other acceptable manufacturer's:
         1) ROCKWOOL (ROXUL, Inc); Safe 'n' Sound: www.rockwool.com/#sle.
   8. Substitutions: See Section 01 60 00 - Product Requirements.

2.03 ACCESSORIES

A. Sill Plate Sealer: Closed-cell foam tape with rubberized adhesive membrane; bridges gap between foundation structure and sill plate or skirt board.
   1. Width: 3-1/2 inches.
   2. Ultraviolet (UV) and Weathering Resistance: Approved in writing by manufacturer for up to 30 days of weather exposure.

B. Tape: Bright aluminum self-adhering type, mesh reinforced, 2 inch wide.
   1. Products:

C. Insulating Foam Sealant:
   1. HCFC-based, closed cell, spray applied polyurethane foam, ASTM C 1029.

2. Basis of Design: Great Stuff; Dow Building Solutions; www.dowbuildingsolutions.com.
3. Locations: For interstitial gaps of no more than approximately 1/2 inch.
   a. Where exterior board or batt insulation does not meet or does not entirely fill cavity to form continuous exterior insulation envelope (low expansion sealant type).
   b. Exterior door frame cavities.
   c. Inside stud cavities surrounding openings.
   d. Miscellaneous cavities and other locations indicated.

D. Joint Sealing/Flashing Tape: Pressure sensitive, self-adhering, acrylic adhesive joint sealing and flashing tape, complying with AAMA 711 and meeting the following criteria.
1. Basis-of-Design:
   a. Owens Corning JointSealR Foam Joint Tape; 3-1/2 inches wide.
   b. Owens Corning FlashSealR Foam Flashing Tape; 4, 6 or 9 inches wide as required.
2. Peel Adhesion Strength: Compliant with ICC-ES AC 148 and AAMA 711.
3. Water Resistance and Sealing: Compliant with ICC-ES AC 71.
4. Air Permeance: Air permeance less than or equal to 0.02 L/s/m2, tested in accordance with ASTM E 2178.
5. Service Temperature: Service temperature range shall be at least 0 degrees F to 120 degrees F maximum.

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.
C. Verify compatibility of continuous insulation materials with Weather Barrier materials, refer to Section 07 25 00.

3.02 BATT INSTALLATION

A. Install insulation in accordance with manufacturer's instructions and not before the exterior sheathing has been installed on exterior side of the stud cavity. Joints in sheathing should be sealed to be water resistant prior to installing insulation.
B. Fit batt insulation tightly into wall steel stud cavity spaces and framing voids to create a continuous insulation layer without gaps. Trim to fill spaces and voids neatly. Fluff insulation to full thickness before installation. 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 plumbing, mechanical and electrical services within the plane of the insulation.
E. Unfaced batts:
1. Tightly friction fit full width and depth of stud spacing with batt insulation, completely fill voids inside the stud cavity.
2. Both sides of cavity shall be enclosed, if only one side is enclosed provide wire supports either continuous or heavy gage wire between studs to support batts.

F. Tape seal butt ends, lapped flanges, and tears or cuts in membrane.
G. Batt insulation installed in floor cavities must be installed, such that batts are in full contact with subfloor sheathing.
H. Batt insulation under suspended slabs:
1. For each batt up to 96 inches in length provide 8 impaling clips adhered to concrete substrate. Provide clips at each corner of batt, 2 clips centered lengthwise at edges, and

2 clips equally spaced and centered widthwise. Clips at edges of batt must be located between 3 to 8 inches from edge of batt.

2. Install Perforated Cover Sheet in accordance with manufacturer's instructions.
3. Secure washer and retainer at each impaling clip to secure assembly to substrate.

3.03 INSTALLATION - ACCESSORIES

A. Insulating Foam Sealant:
   1. Install insulating foam sealant in accordance with manufacturer's instructions.
   2. Fill gaps surrounding openings and penetrations approximately 50 percent full.

3.04 FIELD QUALITY CONTROL

A. See Section 01 40 00 - Quality Requirements for additional requirements.
B. Coordination of Air Barrier Association of America (ABAA) Tests and Inspections:
   1. Provide testing and inspection required by ABAA Quality Assurance Program (QAP).
   2. Notify ABAA in writing of schedule for air barrier work, and allow adequate time for testing and inspection.
   3. Cooperate with ABAA testing agency.
   4. Allow access to air barrier work areas and staging.
   5. Do not cover air barrier work until tested, inspected, and accepted.
C. Inspection: Insulating materials are to be installed such that the manufacturer's R-value mark is readily observable upon inspection.

3.05 PROTECTION

A. Do not permit installed insulation to be damaged prior to its concealment.
B. Protect continuous insulation from contact with surfaces or temperatures in excess of 165 degrees F.

END OF SECTION

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Delegated design firestopping (and smoke stopping) systems at fire-rated assemblies, as required by applicable codes and authorities having jurisdiction.
B. Firestopping of all penetrations, perimeters, and interruptions to fire rated assemblies, whether indicated on drawings or not, and other openings indicated.
C. Refer to Drawings and listed appeals, if applicable, for additional firestopping requirements.
D. Sleeves with integral firestopping.

1.02 ADMINISTRATIVE REQUIREMENTS

A. Preinstallation Conference: Arrange a meeting to discuss firestopping installation, include the AHJ and independent firestopping inspector.

1.03 DEFINITIONS

A. "F" RATING: A rating usually expressed in hours indicating a specific length of time that a firestop system has been tested to withstand the passage of fire. A successful hose stream test is also required.
B. "T" RATING: A rating usually expressed in hours indicating the length of time that the temperature on the non-fire side of a fire-rated assembly does not exceed 325 degrees F above ambient temperature.
C. "L" RATING: A measurement of air leakage through a penetration firestop system or fire resistive joint system, expressed as cubic feet per minute per square foot for penetrations and cubic feet per minute per linear foot for joints. The test is administered at ambient temperature and 400 degrees F for validity due to variances in performance of firestop systems at different temperatures.
D. "W" RATING: A measure of water tightness of a firestop system under a 3 foot column of water for 72 hours.

1.04 SUBMITTALS

A. See Section 01 30 00 - Administrative Requirements for submittal procedures.
B. Delegated Design Submittal:
    1. Refer to Section 01 35 73 for additional Delegated Design requirements.
    2. Provide complete list of pre-engineered systems and project specific engineering judgements based on Project Requirements, for any field condition where required by AHJ.
    3. Engineering Judgements shall be wet stamped and signed by the licensed Professional Fire Protection Engineer.
C. Schedule of Firestopping: List each type of penetration.
    1. Distribute schedule to all trades prior to the start of work to guide the preparation of the joint, or penetration of all rated barriers.
D. Product Data: Provide data on product characteristics.
E. Manufacturer's Installation Instructions: Indicate preparation and installation instructions.
F. Manufacturer's Certificate: Certify that products meet or exceed specified requirements.
G. Installer's qualification statement.

1.05 QUALITY ASSURANCE

A. Engineering Judgements: Where there is no specific third party tested and classified firestop system available for a particular firestop configuration, the firestopping contractor shall obtain from the firestop manufacturer an Engineering Judgement (EJ) in accordance with

Recommended IFC Guidelines for Evaluating Firestop Systems in Engineering Judgments or Equivalent Fire Resistance Rated Assembly (EFRRA) for submittal.

B. Fire Testing: Provide firestopping assemblies of designs that provide the scheduled fire ratings when tested in accordance with methods indicated.
   1. Listing in UL (FRD), FM (AG), or ITS (DIR) will be considered as constituting an acceptable test report.

C. Manufacturer Qualifications: Company specializing in manufacturing the products specified in this section with minimum 10 years experience.

D. Installer Qualifications: Company specializing in performing the work of this section and:
   1. Trained and certified by manufacturer.
   2. A firm that has been approved by FM Global according to FM Global 4991, "Approval of Firestop Contractors," or been evaluated by UL and found to comply with its "Qualified Firestop Contractor Program Requirements."
      a. FM or UL Qualified installers shall submit certification (at bid time)showing certification from UL or FM that they have maintained their listing through their last two consecutive field audits.
   3. Verification of at least five satisfactorily completed projects of comparable size and type.
   4. Licensed or approved by authority having jurisdiction, where applicable.

E. Firestopping Inspector Qualifications:
   1. An independent inspector meeting the certification criteria set forth by IAS AC291.
   2. Qualified to perform firestopping observation and inspections.
   3. Approved by manufacturer.

F. Electrical and low-voltage penetrations through fire rated construction not to exceed 2/3 manufacturer recommended maximum allowed fill rate of penetration - to allow for future expansion.

1.06 MOCK-UPS

A. Coordinate and provide mock-up in accordance with Section 01 43 39.

B. Install one firestopping assembly representative of each fire rating design required on project.
   1. Where one design may be used for different penetrating items or in different wall constructions, install one assembly for each different combination.

C. If accepted, mock-up will represent minimum standard for this work.

D. If accepted, mock-up may remain as part of this work. Remove and replace mock-ups not accepted.

1.07 FIELD CONDITIONS

A. Comply with firestopping manufacturer's recommendations for temperature and conditions during and after installation; maintain minimum temperature before, during, and for three days after installation of materials.

B. Do not install work until work area is dry and moisture will not be present for at least 3 days.

PART 2 PRODUCTS

2.01 MANUFACTURERS

A. Source Quality Control:
   1. Provide materials from a single-source for fireproofing material and accessories to ensure compatibility.
   2. Material Compatibility: Coordinate compatibility requirements of fireproofing materials and accessories.

B. Basis of Design: Specified Technologies Inc., STI.

C. Other acceptable manufacturers:

1. 3M Fire Protection Products: www.3m.com/firestop.
2. Hilti, Inc: www.us.hilti.com.
3. Pecora Corporation: www.pecora.com
4. Tremco Commercial Sealants and Waterproofing: www.tremcosealants.com.
5. USG Corporation: www.usg.com.

2.02 FIRESTOPPING SYSTEMS

A. Firestopping: Any material meeting requirements.
   1. Fire Ratings: Use any system that is listed by FM, ITS (DIR), OR UL (FRD) and tested in accordance with the following standards:
      a. Penetrations: ASTM E814 or UL 1479 with F Rating equal to fire rating of penetrated assembly, when required by applicable codes, minimum T Rating equal to F Rating, and in compliance with other specified requirements.
      b. Joints: ASTM E1966 or UL 2079 with F Rating equal to fire rating of both assemblies.
      c. Perimeter Fire Barrier (Curtain Wall): ASTM E2307 with F Rating equal to fire rating of the floor assembly.

2.03 MATERIALS

A. Performance Criteria
   1. Provide products that upon curing do not re-emulsify, dissolve, leach, breakdown, or otherwise deteriorate over time from exposure to atmospheric moisture, sweating pipes, ponding water or other forms of moisture characteristic during and after construction.
   2. When intumescent products are used, provide products that do not contain sodium silicate or any other water soluble intumescent ingredient in the formulation.
   3. Provide firestop products that do not contain ethylene glycol.
   4. Provide firestop sealants sufficiently flexible to accommodate motion such as pipe vibration, water hammer, thermal expansion and other normal building movement without damage to the seal.
   5. Pipe insulation shall not be removed, cut away or otherwise interrupted through wall or floor openings. Provide products appropriately tested for the thickness and type of insulation utilized.
   6. Fire rated pathway devices shall be the preferred product for cable penetrations and shall be installed in all locations where frequent cable moves, add-ons and changes will occur. Such devices shall be:
      a. Capable of retrofit around existing cables
      b. Designed such that two or more devices can be ganged together
      c. Maintenance free such that no action is required to activate the smoke and fire sealing mechanism
   7. When mechanical cable pathways are not practical, openings within walls and floors designed to accommodate voice, data and video cabling shall be provided with re-enterable products specifically designed for retrofit.
   8. Provide fire-resistive joint sealants sufficiently flexible to accommodate movement such as thermal expansion and other normal building movement without damage to the seal.
   9. Provide fire-resistive joint sealants designed to accommodate a specific range of movement and tested for this purpose in accordance with a cyclic movement test criteria as outlined in Standards, ASTM E1966, or ANSI/ UL 2079.
   10. Provide penetration firestop systems, fire-resistive joint systems, or perimeter fire barrier systems subjected to an air leakage test conducted in accordance with Standard, ANSI/ UL1479 for penetrations and ANSI/UL2079 for joint systems with published L-Ratings for ambient and elevated temperatures as evidence of the ability of firestop system to restrict the movement of smoke.
   11. Provide T-Rating Collar Devices tested in accordance with ASTM E814 or ANSI/UL1479 for metallic pipe penetrations requiring T-Ratings per the applicable building code.

12. Provide a fire-rated grommet for all individual or small grouped cable applications up to 0.53 in. (14 mm).
13. Provide moisture-curing products where inclement weather or greater than transient water exposure is expected.
14. All penetrations for pipes, conduits, tubing or other building service elements shall be installed below the head-of-wall joint such that the distance between the top of the wall and the top of the penetrant is a minimum of 3” (76mm). No exceptions.
15. Provide fire rated pathway sleeves with integral firestopping to provided rated wall penetrations complying with tested assembly designs.

B. Firestopping Materials Acceptable for Use:
1. General: Use only firestopping products that have been tested for specific fire-resistance-rated construction conditions conforming to construction assembly type, penetrating item type or joint opening width and movement capabilities, annular space requirements, and fire-rating involved for each separate instance.
   a. Intumescent Sealants: Single component intumescent latex formulations containing no water soluble intumescent ingredients capable of expanding a minimum 8 times.
   b. Specified Technologies, Inc. (STI) SpecSeal Series LCI Intumescent Sealant
2. Endothermic Sealants: Single component latex formulations that upon cure do not re-emulsify during exposure to moisture.
   a. Specified Technologies, Inc. (STI) SpecSeal Series LC Endothermic Sealant
3. Elastomeric Sealants: Single component latex formulations that upon cure do not re-emulsify during exposure to moisture and accommodate minimum ±25 percent movement.
   a. Specified Technologies, Inc. (STI) SpecSeal Series AS Elastomeric Spray
   b. Specified Technologies, Inc. (STI) SpecSeal Series ES Elastomeric Sealant
4. Firestop Devices: Factory-assembled steel collars lined with intumescent material capable of expanding a minimum 30 times sized to fit specific outside diameter of penetrating item.
   a. Specified Technologies, Inc. (STI) SpecSeal Series SSC Firestop Collars
   b. Specified Technologies, Inc. (STI) SpecSeal Series LCC Firestop Collars
5. Fire Rated Cable Pathways: Gangable device modules capable of being retrofitted around existing cables and comprised of steel raceway with intumescent foam pads allowing 0 to 100 percent cable fill and requiring no additional action in the form of plugs, twisting closure, putty, pillow, or sealant to achieve fire and leakage ratings,
   a. Specified Technologies Inc. (STI) EZ-Path Fire Rated Pathway
6. Wall Opening Protective Materials: Intumescent, non-curing pads or inserts for protection of electrical switch and receptacle boxes to reduce horizontal separation to less than 24” (610 mm),
   a. Specified Technologies, Inc. (STI) SpecSeal Series SSP Firestop Putty Pads
   b. Specified Technologies, Inc. (STI) SpecSeal Series EP PowerShield Insert Pads
7. Firestop Putty: Intumescent, non-hardening, water resistant, butyl rubber based putties containing no solvents, inorganic fibers or silicone compounds,
   a. Specified Technologies, Inc. (STI) SpecSeal Series SSP Firestop Putty
8. Wrap Strips: Single component intumescent elastomeric strips faced on both sides with a plastic film and capable of expanding a minimum 30 times,
   a. Specified Technologies, Inc. (STI) SpecSeal Series RED2 Wrap Strip
   b. Specified Technologies, Inc. (STI) SpecSeal Series BLU2 Wrap Strip
9. Mortar: Portland cement based dry-mix product formulated for mixing with water at Project site to form a non-shrinking, water-resistant, homogenous mortar,
   a. Specified Technologies, Inc. (STI) SpecSeal Series SSM Firestop Mortar
10. Silicone Sealants: Moisture curing, single component, silicone elastomeric sealant for horizontal surfaces (pourable or nonsag) or vertical surface (nonsag),

a. Specified Technologies, Inc. (STI) SpecSeal SIL300 Silicone Firestop Sealant
b. Specified Technologies, Inc. (STI) SpecSeal SIL300 SL Self-Leveling Silicone Firestop Sealant'

11. All-Weather Coatings: Moisture curing, single component silicone copolymer elastomeric spray coatings for horizontal surfaces where greater water resistance is required or inclement weather is anticipated,
    a. Specified Technologies, Inc. (STI) SpecSeal FT305 Firestop Spray
12. Silicone Foam: Multicomponent, silicone-based liquid elastomers, that when mixed, expand and cure in place to produce a flexible, non-shrinking foam,
    a. Specified Technologies, Inc. (STI) Pensil 200 Silicone Foam
13. Composite Sheet: Intumescent material sandwiched between a galvanized steel sheet and steel wire mesh protected with aluminum foil capable of sustaining a minimum 2,500 lbs (1,134 kg) when subjected to load testing,
    a. Specified Technologies, Inc. (STI) SpecSeal CS Composite Sheet
14. Cast-In-Place Firestop Device: Single component molded firestop device installed on forms prior to concrete placement with totally encapsulated, tamper-proof integral firestop system and smoke sealing gasket,
    a. Specified Technologies, Inc. (STI) SpecSeal CD Cast-In Firestop Device
        1) Add aerator Adapter when used in conjunction with aerator (Sovent) system.
        2) Use Metal Deck Adapters on corrugated metal decks.
        3) Add Extension Tubes where required for thick concrete floors.
        4) Use Tub Box device for bathtub drains.
15. Fire-Rated HVAC Retaining Angles: Steel angle system with integral intumescent firestop gasket for use on steel HVAC ducts,
    a. Specified Technologies, Inc. (STI) SpecSeal FyreFlange Firestop Angles
16. Firestop Plugs: Re-enterable, foam rubber plug impregnated with intumescent material capable of expanding minimum 10 times with expansion beginning at 350°F (177°C) for use in blank openings and cable sleeves,
    a. Specified Technologies, Inc. (STI) SpecSeal Series FP Firestop Plug
17. Fire-Rated T Rating Collar Device: Louvered steel collar system with synthetic aluminized polymer coolant wrap installed on metallic pipes where T Ratings are required by applicable building code requirements,
    a. Specified Technologies, Inc. (STI) SpecSeal T-Collar Device
18. Fire-Rated Cable Grommet: Molded two-piece grommet made from plenum grade polymer with a foam inner core for sealing cable penetrations up to 0.53 in. (14 mm) diameter,
    a. Specified Technologies, Inc. (STI) Ready Firestop Grommet (RFG1 or RFG2)
19. Fire-rated joint strips made of high temperature fibrous material for use in head-of-wall joints, allowing movement up to 100-percent compression and extension. The following products are acceptable.
    a. Specified Technologies, Inc. (STI) SpecSeal SpeedFlex Joint Profile.
20. Fire-rated thin profile intumescent cover for wall framing tracks, runners and studs that are designed for fire, smoke and acoustical ratings for head-of-wall joints, wall-to-wall joints and bottom-of-wall joints between gypsum board and adjacent surfaces. The following products are acceptable:
    a. Specified Technologies, Inc. (STI) SpecSeal SpeedFlex TTG, Track Top Gasket.
21. Fire-rated paintable, acrylic, non-hardening, acoustic sealant for gypsum wall framing assemblies at head-of-wall joints, wall-to-wall joints and bottom-of-wall joints between gypsum walls and concrete. The following products are acceptable:
    a. 3M Building and Commercial Services Division; Fire Barrier Silicone Sealant 1000 NS or 2000+: www.3M.com/firestop
    b. Hilti North America; CP 606 Firestop Acrylic Sealant: www.hilti.com
    c. USG; Acoustical Sealant: www.usg.com

22. Provide paintable surface material where firestopping is exposed to view, excluding maintenance areas.

C. Firestopping Sealants: Provide only products having lower volatile organic compound (VOC) content than required by South Coast Air Quality Management District Rule No.1168.

PART 3 EXECUTION

3.01 EXAMINATION

A. Verify openings are ready to receive the work of this section.

3.02 PREPARATION

A. Clean substrate surfaces of dirt, dust, grease, oil, loose material, or other materials that could adversely affect bond of firestopping material.
B. Remove incompatible materials that could adversely affect bond.
C. Install backing materials to prevent liquid material from leakage.

3.03 INSTALLATION

A. Install materials in manner described in fire test report and in accordance with manufacturer's instructions, completely closing openings.
B. For installation requirements at gypsum board sound-rated assemblies refer to Section 09 21 16.
C. Do not cover installed firestopping until inspected by authorities having jurisdiction.
D. Install labeling required by code.

3.04 IDENTIFICATION

A. Walls indicated as requiring firestopping shall be permanently identified with painted signs using stencils provided under Section 09 90 00.

3.05 FIELD QUALITY CONTROL

A. Independent Testing Agency: Inspection agency employed and paid by Owner, will examine penetration firestopping in accordance with ASTM E2174 and ASTM E2393.
B. Repair or replace penetration firestopping and joints at locations where inspection results indicate firestopping or joints do not meet specified requirements.

3.06 CLEANING

A. Clean adjacent surfaces of firestopping materials.

3.07 PROTECTION

A. Clean adjacent surfaces of firestopping materials.
B. Protect adjacent surfaces from damage by material installation.

END OF SECTION

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Nonsag gunnable joint sealants.
B. Self-leveling pourable joint sealants.
C. Joint backings and accessories.
D. Owner-provided field quality control.

1.02 SUBMITTALS

A. See Section 01 30 00 - 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. Substrates for which laboratory adhesion and/or compatibility testing is required.
   7. Installation instructions, including precautions, limitations, and recommended backing materials and tools.
   8. Sample product warranty.
   9. Certification by manufacturer indicating that product complies with specification requirements.
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. Preconstruction Laboratory Test Reports: Submit at least four weeks prior to start of installation.
F. Joint Sealant Schedule: Prepare a detailed schedule of sealant and sealing work, including the following:
   1. Joint width indicated in contract documents.
   2. Joint depth indicated in contract documents; to face of backing material at centerline of joint.
   3. Method to be used to protect adjacent surfaces from sealant droppings and smears, with acknowledgement that some surfaces cannot be cleaned to like-new condition and therefore prevention is imperative.
   4. Approximate date of installation, for evaluation of thermal movement influence.
   5. Schedule Format: Include the following data fields, with known information filled out.
      a. Unique identification of each length or instance of sealant installed.
      b. Location on project.
      c. Substrates.
      d. Sealant used.
      e. Stated movement capability of sealant.
      f. Primer to be used, or indicate as "No primer" used.
      g. Size and actual backing material used.
      h. Date of installation.

i. Name of installer.
j. Actual joint width; provide space to indicate maximum and minimum width.
k. Actual joint depth to face of backing material at centerline of joint.
l. Air temperature.

G. Field Adhesion Test Logs: Submit filled out Preinstallation and Field Joint Sealant Adhesion Test Log within 10 days after completion of tests; include bagged test samples and photographic records, if any.

1.03 QUALITY ASSURANCE

A. Manufacturer Qualifications: Company specializing in manufacturing the products specified in this section with minimum three years experience.

B. Installer Qualifications: Company specializing in performing the work of this section with minimum three years experience and approved by manufacturer.

C. Preconstruction Laboratory Testing: Arrange for sealant manufacturer(s) to test each combination of sealant, substrate, backing, and accessories.
1. Adhesion Testing: In accordance with ASTM C794.
2. Compatibility Testing: In accordance with ASTM C1087.
3. Allow sufficient time for testing to avoid delaying the work.
4. Deliver sufficient samples to manufacturer for testing.
5. Report manufacturer's recommended corrective measures, if any, including primers or techniques not indicated in product data submittals.

D. Preinstallation Field Adhesion Testing: Include destructive field adhesion testing of one sample of each combination of exterior sealant type and substrate and include results on the Joint Sealant Adhesion Test Log.

E. Joint Sealant Adhesion Test Log: Include the following information and data fields, with known information filled out.
1. Identification of testing agency.
2. Name(s) of sealant manufacturer's field representatives who will be observing.
3. Notify Architect a minimum of 7 days prior to dates and times when joints will be fully cured and ready for testing.
4. Test date.
5. Location on project.
6. Sealant used.
7. Stated movement capability of sealant.
8. Test method used.
9. Date of installation of field sample to be tested.
10. Date of test.
11. Copy of test method documents.
12. Age of sealant upon date of testing.
13. Test results, modeled after the sample form in the test method document.
14. Indicate use of photographic record of test.

F. Obtain sealant materials only from manufacturers who will, if required, send a qualified technical representative to work site, for the purpose of advising the installer of proper procedures and precautions for the use of the materials.

G. Weather Conditions:
1. Do not proceed with installation of sealants under adverse weather conditions, or when temperatures are below or above manufacturer’s recommended limitations for installation.
2. Proceed with the work only when forecasted weather conditions are favorable for proper cure and development of high early bond strength.

3. Wherever joint width is affected by ambient temperature variations, install sealants only when temperatures are in the lower third of manufacturer's recommended installation temperature range, so that sealant will not be subjected to excessive elongation and bond stress at subsequent low temperatures.
4. Coordinate time schedule to avoid delays.

1.04 MOCK-UP

A. Coordinate and provide mock-up in accordance with Section 01 43 39.
   1. Construct mock-up of assemblies indicated in other sections where sealant types are indicated.
   2. Locate where directed.
   3. Mock-up may remain as part of the Work.

1.05 DELIVERY, STORAGE, AND HANDLING

A. Deliver materials to work site in original unopened containers or bundles with labels containing information about manufacturer, product name and designation, color, expiration period for use, pot life, curing time and mixing instructions for multi-component materials.
B. Store and handle materials in compliance with manufacturer's recommendations to prevent their deterioration or damage due to moisture, high or low temperatures, contaminants, or other causes.

1.06 WARRANTY

A. See Section 01 78 00 - Closeout Submittals for additional warranty requirements.
B. Manufacturer's Warranty: Manufacturer's standard form in which manufacturer agrees to furnish joint sealants to repair or replace those that do not comply with requirements of this section, within specified warranty period.
   1. Silicone Sealants: 20 years
   2. Urethane and Epoxy Sealants: 5 years.
C. Installation Warranty:
   1. Correct defective workmanship for a period of five years after Date of Substantial Completion.
   2. Warranty covers defective workmanship of exterior sealants and accessories. Coverage includes failure to achieve watertight seal, exhibit loss of adhesion or cohesion, or do not cure.
   3. Repairs shall be made promptly, or materials replaced, after written notice at no additional cost to Owner.

PART 2 PRODUCTS

2.01 MANUFACTURERS

A. Acceptable Manufacturers: Basis of design products indicated in Articles below.
   1. DOWSIL: www.consumer.dow.com.
   2. Master Builders Solutions by BASF: www.master-builders-solutions.basf.us/en-us/#sle.
   3. Momentive Performance Materials, Inc (formerly GE Silicones): www.momentive.com.
   4. Pecora Corporation: www.pecora.com.
   5. Sika Corporation: www.usa-sika.com.
   6. Tremco Commercial Sealants & Waterproofing: www.tremcosealants.com/#sle.

2.02 JOINT SEALANTS - GENERAL

A. Compatibility: Provide joint sealants, backings, and other related materials that are compatible with one another and with joint substrates under conditions of service and application, as demonstrated by sealant manufacturer, based on testing and field experience.

B. Elastomeric Sealants: Comply with ASTM C 920 and other requirements indicated for each liquid-applied chemically curing sealant specified, including those referencing ASTM C 920 classifications for type, grade, class, and uses related to exposure and joint substrates.

C. Stain-Test-Response Characteristics: Provide products that have undergone testing according to ASTM C 1248 and have not stained porous joint substrates indicated for Project.

D. Suitability for Contact with Food: Where sealants are indicated for joints that will come in repeated contact with food, provide products that comply with 21 CFR 177.2600.

E. Sealants and Primers: Provide products having lower volatile organic compound (VOC) content than indicated in SCAQMD 1168, refer to Section 01 60 00.

F. Do not seal the following types of joints.
   1. Intentional weepholes in masonry.
   2. Joints indicated to be treated with manufactured expansion joint cover or some other type of sealing device.
   3. Joints where sealant is specified to be provided by manufacturer of product to be sealed.
   4. Joints where installation of sealant is specified in another section.
   5. Joints between suspended panel ceilings/grid and walls.

2.03 SILICONE JOINT SEALANTS

A. Type JS-2 - Silicone Sealant: ASTM C920, Grade NS, Uses M, G, A and O; not expected to withstand continuous water immersion or traffic.
   1. Hardness Range: 35 to 40 , Shore A, when tested in accordance with ASTM C661.
   2. Cure Type: Single-component, neutral curing
   3. Basis of Design Product:
      a. Tremco Global Sealants; Spectrem 2, High-Performance Silicone Sealant; www.tremcosealants.com.

B. Type JS-4 - Mildew-Resistant Silicone Sealant: ASTM C920, Grade NS, Uses G, A and O; single component, mildew resistant; not expected to withstand continuous water immersion or traffic.
   1. Products:
      a. Tremco Global Sealants; Tremsil 200, General Construction Grade Silicone Sealant; www.tremcosealants.com.

C. Type JS-5 - Silicone Sealant: ASTM C920, Grade NS, Class 25, Uses T or NT; single component, anti fungal.
   1. Products:
      a. Tremco Global Sealants; Tremsil 600, Silicone Glazing Sealant

2.04 URETHANE JOINT SEALANTS

A. Type JS-7 - Polyurethane Sealant: ASTM C920, Grade NS, Uses M and A; single component.
   1. Movement Capability: +100 / -50 percent, minimum.
   2. Hardness Range: 40, Shore A, when tested in accordance with ASTM C661.
   3. Color: When sealant will be painted, select a manufacturer's standard sealant color that closely matches paint color to be applied, refer to Section 09 90 00 and Schedule of Finishes on Drawings.
   4. Basis of Design Product:
      a. Tremco Global Sealants; Dymonic 100, High Performance, High Movement, Single Component, Polyurethane Sealant; www.tremcosealants.com.

2.05 EPOXY JOINT SEALANTS

A. Type JS-9 - Epoxy Sealant: ASTM C920, self-leveling. multicomponent 100 percent solids epoxy sealant.

1. Hardness Range: 80 to 90 , Shore A, when tested in accordance with ASTM C661.
2. Basis of Design Product:
   a. BASF Construction Chamicals - Building Systems; MasterSeal CR 190 (formerly Epolith-P); www.buildingsystems.basf.com.

2.06 LATEX JOINT SEALANTS

A. Type JS-10 - Acrylic Emulsion Latex: Water-based; ASTM C834, single component, non-staining, non-bleeding, non-sagging; not intended for exterior use.
   1. Color: Standard colors matching finished surfaces, Type OP (opaque).
   2. Grade: ASTM C834; Grade - NF.
   3. Basis of Design Product:
      a. Tremco Global Sealants; Tremflex 834, Siliconized Interior Acrylic Latex Sealant; www.tremcosealants.com.

B. Type JS-11 - Acoustic Sealant, Acrylic Emulsion Latex: Water-based; ASTM C834; single component, non-staining, non-bleeding, nonsag; not intended for exterior use.
   1. Color: Standard colors matching finished surfaces, Type OP (opaque).
   2. Grade: ASTM C834; Grade - Minus 18 Degrees C.
   3. Basis of Design Product:
      a. USG Corporation; SHEETROCK Acoustical Sealant, www.usg.com
      b. Substitutions: See Section 01 60 00 - Product Requirements.

C. Type JS-12 - Fire-rated Acoustic Sealant, Acrylic Emulsion Latex: Water-based; ASTM C834; single component, non-staining, non-bleeding, nonsag; not intended for exterior use.
   1. Basis of Design Product: Refer to Section 07 84 00.

2.07 MISCELLANEOUS JOINT SEALANTS

A. Fire-Rated Preformed Foam Joint Sealant (JS-14): Manufacturer's standard preformed, precompressed foam sealant manufactured from fire-retardant rated foam. Exposed face consists of a factory-applied intumescent silicone bellows. Factory-fabricated in precompressed sizes, roll or stick form to fit joint widths indicated.
   1. Acceptable Products: Subject to compliance with requirements, provide the following:
      a. Emseal Joint Systems, Ltd.; Emshield; DFR2: www.emseal.com.
   2. Movement capabilities: Plus-or-minus 50 percent

2.08 ACCESSORIES

A. Backer Rod: Cylindrical cellular foam, closed cell, rod with surface that sealant will not adhere to, compatible with specific sealant used, and recommended by backing and sealant manufacturers for specific application.
   1. Closed Cell and Bi-Cellular: 25 to 33 percent larger in diameter than joint width.

B. Backing Tape: Self-adhesive polyethylene tape with surface that sealant will not adhere to and recommended by tape and sealant manufacturers for specific application.

C. Masking Tape: Self-adhesive, nonabsorbent, nonstaining, removable without adhesive residue, and compatible with surfaces adjacent to joints and sealants.

D. Joint Cleaner: Noncorrosive and nonstaining type, type recommended by sealant manufacturer; compatible with joint forming materials.

E. Primers: Type recommended by sealant manufacturer to suit application; nonstaining.

2.09 FINISHES

A. Colors: As indicated on Drawings.

B. Maximum number of colors to be selected by Architect:
   1. Interior: 15

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.
D. Preinstallation Adhesion Testing: Install a sample for each test location indicated in the test plan.
   1. Notify Architect of date and time that tests will be performed, at least seven days in advance.
   2. Arrange for sealant manufacturer's technical representative to be present during tests.
   3. Record each test on Preinstallation Adhesion Test Log as indicated.
   4. If any sample fails, review products and installation procedures, consult manufacturer, or take other measures that are necessary to ensure adhesion; retest in a different location; if unable to obtain satisfactory adhesion, report to Architect.
   5. After completion of tests, remove remaining sample material and prepare joints for new sealant installation.

3.02 PREPARATION

A. Remove loose materials and foreign matter that could impair adhesion of sealant.
B. Perform preparation in accordance with manufacturer's instructions and ASTM C1193.
C. 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.
D. Do not proceed with installation of sealant over joint surfaces which have been painted, lacquered, waterproofed or treated with water repellent or other treatment or coating without sealant manufacturer’s approval.

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. Walls indicated as Acoustic:
   1. Acoustic sealants are effective in reducing airborne sound transmission through perimeter joints and openings in building construction as demonstrated by testing representative assemblies per ASTM E90.
   2. Verify that gypsum board installers have provided a 1/4 inch gap at perimeter of acoustic wall assemblies in accordance with Section 09 21 16.
   3. Install acoustic sealant (JS-11 or JS-12) in coordination with work covered under Section 09 21 16.
   4. Install full bead of acoustic sealant at perimeter of acoustic wall assemblies, including top and bottom of wall surface and sides of wall surface where intersecting adjacent wall surface..
   5. If joint between gypsum board panels exceeds 1/4 inch install backer rod prior to installation of acoustic sealant.
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. Do not allow sealants or compounds to overflow or spill onto adjoining surfaces, or to migrate into voids of adjoining surfaces including exposed aggregate panels and similar rough textures. Use masking tape or other precautionary devices to prevent staining of adjoining surfaces, by either primer/sealer or the sealant compound.

3.04 FIELD QUALITY CONTROL

A. See Section 01 40 00 - Quality Requirements for additional requirements.

B. Owner will employ an independent testing agency to perform the field quality control inspection and testing Agency to prepare and submit the field quality control plan and log, and to provide recommendations of remedies in the case of failure.

C. Field Quality Control Testing:
   1. Visual inspection of entire length of sealant joints.
   2. Conduct Field-test for Adhesion for each type of exterior joint sealant to each joint substrate.
      a. For each different sealant and substrate combination, allow for one test every 100 feet in the first 1000 linear feet, and one test per 1000 linear feet thereafter, or once per floor on each elevation.
      b. If any failures occur in the first 1000 linear feet, continue testing at frequency of one test per 500 linear feet at no extra cost to Owner.

D. Field Adhesion Test Procedures:
   1. Allow sealants to fully cure as recommended by manufacturer before testing.
   2. Arrange for initial testing to take place with joint sealant manufacturer's technical representative present.
      a. Test Method: Test joint sealants according to Method A, Tail Procedure, in ASTM C1521.
      b. For joints with dissimilar substrates, verify adhesion to each substrate separately..
   3. Have a copy of the test method document available during tests.
   4. Take photographs or make video records of each test, with joint identification provided in the photos/videos; for example, provide small erasable whiteboard positioned next to joint.
   5. Record the type of failure that occurred, other information required by test method, and the information required on the Field Quality Control Log.
   6. When performing destructive tests, also inspect the opened joint for proper installation characteristics recommended by manufacturer, and report any deficiencies.
   7. Deliver the samples removed during destructive tests in separate sealed plastic bags, identified with project, location, test date, and test results, to Owner.
   8. If any combination of sealant type and substrate does not show evidence of minimum adhesion or shows cohesion failure before minimum adhesion, report results to Architect.
   9. Destructive Field Adhesion Test: Test for adhesion in accordance with ASTM C1521, using Destructive Tail Procedure.
      a. Sample: At least 18 inch long.
      b. Minimum Elongation Without Adhesive Failure: Consider the tail at rest, not under any elongation stress; multiply the stated movement capability of the sealant in percent by two; then multiply 1 inch by that percentage; if adhesion failure occurs before the "1 inch mark" is that distance from the substrate, the test has failed.

c. If either adhesive or cohesive failure occurs prior to minimum elongation, take necessary measures to correct conditions and re-test; record each modification to products or installation procedures.

E. Field Adhesion Testing Log: Record testing data on Joint Sealant Adhesion Testing Log indicated in PART 1 under Preinstallation Field Adhesion Testing. Provide additional lines as required for multiple tests per sealant/substrate combinations; include visual inspection and specified field testing; allow for possibility that more tests than minimum specified may be necessary.

F. Repair sealant joints, in accordance with manufacturer's instructions, upon completion of testing.

G. Evaluation of Field-Test Results:
1. Sealants not evidencing adhesive failure from testing or noncompliance with other indicated requirements will be considered satisfactory.
2. Remove sealants that fail to adhere to joint substrates during testing or to comply with other requirements.
3. Retest failed applications until test results prove sealants comply with indicated requirements.

H. Destructive Adhesion Testing: If there are any failures in first 1,000 linear feet, notify Architect immediately.

3.05 CURE AND PROTECTION

A. Cure sealants and calking compounds in compliance with manufacturer’s instructions and recommendations, to obtain high early bond strength, internal cohesive strength and surface durability. Do not cure in a manner which would significantly alter material’s modulus of elasticity or other characteristics.

B. Follow manufacturer’s procedures required for curing and protection of sealants and calking compounds during construction period, so that they will be without deterioration or damage (other than normal wear and weathering) at time of completion.

3.06 INTERIOR JOINT SEALANT SCHEDULE

A. Interior Joints - Horizontal surfaces.
1. Joint - Sealant Application (JS-8); pourable urethane sealant.
a. Joints in horizontal concrete surfaces.
2. Joint Sealant Application (JS-9); horizontal traffic or non-traffic joints.
a. Joints in cast-in-place concrete slabs on grade.
b. Other joints indicated.

B. Interior Joints - Horizontal and vertical surfaces.
1. Joint - Sealant Application (JS-2): Silicone Sealant.
a. Interior perimeter joints of exterior openings where painting of sealant is not required.
2. Joint - Sealant Application (JS-7): Urethane Sealant.
a. Interior perimeter joints of exterior openings where painting of sealant is required.
3. Joint - Sealant Application (JS-10); mildew-resistant latex sealant in the following locations in painted vertical and horizontal non-traffic surfaces:
a. Interior joints between plumbing fixtures and adjoining painted walls where sanitary joints are not required.
b. Joints where countertops, backsplashes, tile, intersect painted walls.
c. Control joints in gypsum board.
d. Pipe penetrations through painted surfaces.
4. Joint - Sealant Application (JS-4) at sanitary joints; acid-cure, mildew-resistant silicone sealant in the following locations:
a. Interior joints between plumbing fixtures and adjoining non-painted walls.

b. Joints where vanities/countertops, backsplashes, tile, tubs, and showers intersect non-painted walls.
c. For interior joints in non-painted vertical and horizontal surfaces where incidental food contact may occur.
d. Joints in other non-painted surfaces in kitchens, swimming pool areas, and locker rooms. Joints should not be subject to prolonged water immersion.
e. Pipe penetrations through non-painted surfaces.

5. Joint - Sealant Application (JS-5): Silicone Sealant.
   a. Interior movement joints for tiling.
6. Joint Sealant Application (JS-11); vertical and horizontal non-traffic joints in acoustical assemblies.
   a. Acoustical joints where indicated, air seal residential unit perimeter walls at floors and ceilings including demising walls, corridor walls, exterior walls, and walls in common with shafts, chases, and contiguous storage and miscellaneous rooms.
      1) Refer to Drawings.
   b. Other joints indicated.
7. Joint Sealant Application (JS-12); Vertical and Horizontal non-traffic joints in fire-rated acoustical assemblies.
   a. Acoustical joints where indicated, fire-rated residential unit perimeter walls at floors and ceilings including demising walls, corridor walls, and walls in common with shafts, chases, and contiguous storage and miscellaneous rooms.
      1) Refer to Drawings.

END OF SECTION

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PART 1 GENERAL

1.01 SECTION INCLUDES

A. Non-rated, shop pre-finished metal frames, for interior site assembled applications.

1.02 SUBMITTALS

A. Product Data: Submit product data including manufacturer's SPEC-DATA product sheet, for specified products, in PDF format.
B. Submit manufacturer's product data showing details of design, and construction and printed instructions covering installation, in PDF format.
C. Certificates: Certify that products of this section meet or exceed specified requirements, in PDF format.
D. Shop Drawings: Submit shop drawings showing layout, frame configuration profiles, product components, including anchorage, accessories, and finish colors and textures, in PDF and hard copy formats.
   1. Indicate frame elevations, reinforcement, spacing and location of embosses and cut-outs for hardware.
E. Samples: Submit one verification sample for selected finish and texture.
F. Warranty: Submit manufacturer's warranty and ensure forms have been completed in Owner's name and registered with manufacturer, in PDF format.
G. Manufacturer's Instructions: Manufacturer's installation instructions; indicate special installation instructions, in PDF format.

1.03 QUALITY ASSURANCE

A. Installer's Qualifications: Company specializing in performing the work of this section with minimum 5 years experience.
B. Products Requiring Electrical Connection: Listed and classified by UL as suitable for the purpose specified and indicated
   1. Individuals that are certified for the installation of site assembled door frames.
   2. Refer to manufacturer's Internet web site for listing of Certified installers.

1.04 DELIVERY, STORAGE, AND PROTECTION

A. Factory package door frames individually with surfaces protected against shipping and handling damage until time of installation.
B. Deliver materials in manufacturer's original, unopened, undamaged containers with identification labels in tact.
C. Storage and Protection: Store materials protected from exposure to harmful weather conditions and at temperature conditions recommended by manufacturer.
D. Store frames in a dry weather protected area off the ground. Do not cover with a tarp. Do not create a moisture chamber over product in storage.

1.05 PROJECT CONDITIONS

A. Field Measurements: Verify actual measurements/openings by field measurement before fabrication; show recorded measurements on shop drawings. Coordinate field measurements, and fabrication schedule with construction progress schedule to avoid construction delays.
B. Coordinate the work with frame opening construction, door and hardware installation.
C. Sequence installation to ensure concealed electric wire connections are achieved in an orderly and expeditious manner.

PART 2 PRODUCTS

2.01 MANUFACTURERS

A. Steel Frames:
   1. Basis of Design - Timely Industries: Product: Timely Frames; www.timelyframes.com.
   2. Durbarton Corporation: Product: Rediframe; www.durbarton.com.
   3. Substitutions: See Section 01 60 00 - Product Requirements.

B. Aluminum Frames:
   1. Basis of Design: RACO Interior Products, Inc.: Product: SolutionsII ; www.racointeriors.com
   2. Custom Components Company: Product: ALTECH; www.custom componentsco.com
   3. Versatrac Interior Frames: Product: Versatrac; www.versatracframes.com
   4. Western Integrated Materials, Inc.: www.aluminumdoorframes.com
   5. Substitutions: See Section 01 60 00 - Product Requirements.

2.02 PRODUCTS

A. Frame Material: Cold rolled steel, or extruded aluminum section for interior frames.

B. Frame Profile: Non-rated :
   1. C-Series, 0.0516 inch (18 gage) prefinished or equivalent in aluminum.

C. Frame Casings:
   1. Material: Steel casings: 0.0336 inch (22 gage) prefinished or equivalent in aluminum.
   2. Type: Option TA-8 with 1/4 inch reveal. Fit factory assembled units with MiterGard corner alignment clips.

2.03 ACCESSORIES

A. Reinforcement Bracket for Closers.

B. Reinforcement Brackets for Rim Exit Device.

C. Reinforcement Brackets for Door Guards.

D. Glass Stops: Model TA-14 removable rolled steel or equivalent in aluminum, shape, butted ends, countersink style and screws.

E. Fasteners:
   1. Interior Frames: Drywall type or equivalent for aluminum.

2.04 FABRICATION

A. Frames: Fabricate frames as indicated on shop drawings.

2.05 FINISH

A. Door Frames and sidelites:
   1. Prefinished with factory applied impact resistant, polyester baked enamel finish.
   2. Custom color as selected by Architect.

B. Casing:
   1. Steel or aluminum to suit frame type: Prefinished with factory applied impact resistant, polyester baked enamel finish.
   2. Custom color as selected by Architect.

PART 3 EXECUTION

3.01 EXAMINATION

A. Site Verification of Conditions: Verify substrate conditions, and other Work, which have been previously installed under other sections are acceptable for product installation in accordance with manufacturer's instructions before starting work.

B. Verify that rough opening sizes, wall thickness, and tolerances are acceptable.

3.02 INSTALLATION

A. Install prefinished frames near end of the project after completing wall painting and wall coverings.

B. Install frames in accordance with manufacturer's requirements.

C. Metal Door Frames:

1. Install frames plumb and square, per shop drawings, and manufacturer's printed instructions. Verify opening and dimensions with shop drawings. Use door as a template to insure proper alignment and clearances.
2. Install frames over finished walls and anchor through faces in structure as indicated on drawings.

D. Secure frame to wall with appropriate type fasteners. Comply with manufacturer's recommendations for fasteners. Install casing on frame.

E. Anchor frame with one drywall-type screw adjacent to each casing clip.

F. Install silencers on interior door frames and adjust strike plate to hold door tight to stops when closed.

G. Coordinate installation of glass and glazing in glazed units.

H. Coordinate frame installation with hardware installation specified in Section 08 71 00 - Door Hardware and doors in Sections 08 11 13 - Hollow Metal Doors and Fames and 08 14 16 - Flush Wood Doors.

3.03 FINAL INSPECTION

A. Inspect each opening for operation, hardware, appearance, and installation. Make required adjustments.

B. Repair or replace damaged or defective frames.

C. Replace frames defective under terms of manufacturer's warranty.

D. Touch-up paint damaged areas of factory applied finishes with aerosol spray cans of same paint as used in factory.

3.04 CLEANING

A. Cleaning: Remove temporary coverings and protection of adjacent work areas. Repair or replace damaged installed products. Clean installed products in accordance with manufacturer's instructions prior to Owner's acceptance. Remove construction debris from project site and legally dispose of debris per project requirements identified in Section 01 74 19 - Construction Waste Management and Controls.

3.05 PROTECTION

A. Protection: Protect installed product's finish surfaces from damage during construction.

END OF SECTION

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PART 1 GENERAL

1.01 SECTION INCLUDES

A. Flush wood doors; flush and flush glazed configuration; non-rated.

1.02 ADMINISTRATIVE REQUIREMENTS

A. Coordination: Obtain hardware templates from hardware supplier prior to starting fabrication.

1.03 SUBMITTALS

A. See Section 01 30 00 - Administrative Requirements for submittal procedures.
B. Product Data: Indicate door core materials and construction; veneer species, type and characteristics.
C. Shop Drawings: Illustrate door opening criteria, elevations, sizes, types, swings, undercuts required, special beveling, special blocking for hardware, factory machining criteria, factory finishing criteria, identify cutouts for glazing and louvers.
D. Samples: Submit two samples of door veneer, 5 by ___ inches in size illustrating wood grain, stain color, and sheen.
E. Manufacturer's Installation Instructions: Indicate special installation instructions.
F. Warranty: Submit manufacturer warranty and ensure that forms have been completed in Owner's name and registered with manufacturer; include detailed terms of warranty.

1.04 QUALITY ASSURANCE

A. Manufacturer Qualifications: Company specializing in manufacturing the products specified in this section, with not less than 3 years of experience.
B. Quality Standard: AWI/AWMAC/WI (AWS) Edition 2- Architectural Woodwork Standards; Architectural Woodwork Institute, Architectural Woodwork Manufacturers Association of Canada and the Woodwork Institute.
C. Smoke and Draft Control Doors (Indicated as "S" on Drawings): In addition to required fire rating, comply with air leakage requirements of UBC Std 7-2, Part II; with "S" label; if necessary, provide additional gasketing or edge sealing.

1.05 MOCK-UP

A. Prior to installation of doors and frames install in-place mock-up of each type of Sound Reducing Door in full height partition. Mock-up to include installation of door and frame. Include acoustic seals provided under Section 08 71 00.
B. Construct mock-ups to set quality standards for materials and execution of the Work, and for installation review.
C. Mock-up may remain as part of the Work, protect mock-up during construction.

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 PROJECT CONDITIONS

A. Coordinate the work with door opening construction, door frame and door hardware installation.

1.08 WARRANTY

A. See Section 01 78 00 - Closeout Submittals for additional warranty requirements.
B. Provide warranty for the following term:
   1. Interior Doors: Life of installation.

PART 2 PRODUCTS

2.01 MANUFACTURERS

A. Wood Veneer Faced Doors:
   1. Provide products that comply with requirements from a company specializing in manufacturing the products specified in this section and that is a member of WI, AWI, or WDMA.
B. High Pressure Decorative Laminate (HPDL) Faced Doors:
   1. Eliason Corporation, a Division of Senneca Holdings: www.eliasoncorp.com.
   2. Forte Opening Solutions; Aspiro Choice Laminate Doors: www.forteopenings.com.
   3. Oregon Door: www.oregondoor.com.
   4. Poncraft Door Co: www.poncraft.com.
   5. VT Industries, Inc: www.vtindustries.com.
   6. Substitutions: See Section 01 60 00 - Product Requirements.

2.02 WOOD-BASED COMPONENTS

A. Wood components fabricated from old growth timber is not permitted.
B. Wood fabricated from timber recovered from riverbeds or otherwise abandoned is permitted, unless indicated otherwise, and provided it is clean and free of contamination, identify source; provide lumber re-graded by an inspection service accredited by the American Lumber Standard Committee, Inc. (ALSC).

2.03 DOORS

A. Doors: Refer to Drawings for locations and additional requirements.
   1. Quality Level: Custom Grade, Heavy Duty performance, in accordance with AWI/AWMAC/WI (AWS).
   2. Wood Veneer Faced Doors: 5-ply unless otherwise indicated.
   3. High Pressure Decorative Laminate (HPDL) Faced Doors: 5-ply unless otherwise indicated.
B. Interior Doors: 1-3/4 inches thick unless otherwise indicated; flush construction.
   1. Provide solid core doors at each location, unless indicated otherwise on Drawings.
   2. Smoke and Draft Control Doors (Indicated as "S" on Drawings): In addition to required fire rating, provide door assemblies tested in accordance with UL 1784 with maximum air leakage of 3.0 cfm per sq ft of door opening at 0.10 inch wg pressure at both ambient and elevated temperatures for "S" label; if necessary, provide additional gasketing or edge sealing.
   3. Wood veneer facing with factory stained with transparent finish as indicated on drawings.
   4. High pressure decorative laminate (HPDL) finish as indicated on drawings.

2.04 DOOR AND PANEL CORES

A. Non-Rated Solid Core Doors:
   1. Type: Particleboard core (PC) , plies and faces as indicated.
   2. Meet requirements of ANSI 208.1 Grade LD-2
   3. Hardware blocking not required in LD-2 core.
   4. Doors indicated as Sound Reducing Door shall have cores with no voids and a minimum surface weight of 6 pounds per square foot.

B. Doors indicated as Sound Reducing Door and Based on SDI Standards: ANSI/SDI A250.8 (SDI-100).

2.05 DOOR FACINGS

A. Veneer Facing for Transparent Finish: Species and veneer cut as indicated in Schedule of Finishes on Drawings, veneer grade in accordance with quality standard indicated, with book match between leaves of veneer, balance match of spliced veneer leaves assembled on door or panel face.
   1. Vertical Edges: Same species as face veneer.
B. Veneer Facing for Opaque Finish: Medium density overlay (MDO), in compliance with indicated quality standard.
C. Facing Adhesive: Type I - waterproof.

2.06 DOOR CONSTRUCTION

A. Fabricate doors in accordance with door quality standard specified.
B. Components used in the fabrication of doors shall not contain any additional urea formaldehyde.
C. Cores Constructed with stiles and rails:
   1. Provide solid blocks at lock edge for hardware reinforcement.
   2. Provide solid blocking for other throughbolted hardware.
D. Fabrication Method: Hot pressed
E. Fit door edge trim to edge of stiles after applying veneer facing.
F. Vertical Edge of Stiles: Not less than 3/8 inch thick lumber, Of same species as veneer facing.
G. Fit door edge trim to edge of stiles after applying veneer facing.
H. Typical door undercut shall be 3/4 inch from finished floor, unless required by code or required by manufacturer to meet performance requirements.
I. Factory machine doors for hardware other than surface-mounted hardware, in accordance with hardware requirements and dimensions.
J. Factory fit doors for frame opening dimensions identified on shop drawings, with edge clearances in accordance with specified quality standard.
   1. Exception: Doors to be field finished.
K. Intumescent Seals: Semi-concealed in door edge, comply with UL 10C
L. Provide edge clearances in accordance with the quality standard specified.
M. Provide edge clearances in accordance with AWI Quality Standards Illustrated Section 1700.
N. Acoustic Doors shall be provided with manufacturer's sound seals for door perimeter and automatic door bottom.

2.07 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 - 5, Varnish, Conversion.
      b. Stain: Refer to Schedule of Finishes on Drawings

2.08 ACCESSORIES

A. Pre-finished Hollow Metal Door Frames: See Section 08 12 14.
B. Glazing; refer to Section 08 80 00:
   1. Tint: Clear.

C. Door Window Frames: Door window frames with glazing securely fastened within door opening.
   1. Size: As indicated in Door Schedule on Drawings.
   2. Frame Material: 18 gauge, 0.0478 inch, galvanized steel.
   3. Metal Finish: Primed for field painting.
   4. Manufacturer: Anemostat Door Products; "Custom Metal Vision Frames"; www.anemostat.com

D. Glazed Lites:
   1. Non-rated: Wood, of same species as door facing, butted corners; prepared for countersink style tamper proof screws.
   2. Fire-rated: 18 gage, cold-rolled steel, through bolted with tamper resistant heads on secure side of door. Factory primed finish for field painting.

E. Door Hardware: See Section 08 71 00.

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.

E. Coordinate installation of glazing.

3.03 ADJUSTING

A. Adjust doors for smooth and balanced door movement.

B. Adjust closers for full closure.

3.04 SCHEDULE - SEE DRAWINGS

END OF SECTION

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Wall access door and frame units, non-fire-rated, in wall and ceiling locations.
B. Floor-mounted access door and frame units, interior.

1.02 SUBMITTALS

A. See Section 01 30 00 - Administrative Requirements for submittal procedures.
B. Product Data: Provide sizes, types, finishes, hardware, scheduled locations, and details of adjoining work.
C. Shop Drawings: Schedule of sizes and locations. Indicate exact position of each access door unit.
D. Manufacturer's Installation Instructions: Indicate installation requirements.
E. Project Record Documents: Record actual locations of each access unit.

1.03 QUALITY ASSURANCE

A. Manufacturer Qualifications: Company specializing in manufacturing the products specified in this section with minimum three years documented experience.

1.04 PROJECT CONDITIONS

A. Coordinate the work with other work requiring access doors.

PART 2 PRODUCTS

2.01 REGULATORY REQUIREMENTS

A. Conform to applicable code for fire rated access doors.
    1. Provide access doors of fire rating equivalent to the fire rated assembly in which they are to be installed.
B. Provide products listed and labeled by UL or ITS (Warnock Hersey) as suitable for the purpose specified and indicated.

2.02 WALL- AND CEILING-MOUNTED ACCESS UNITS

A. Basis of Design Manufacturer:
    1. ACUDOR Products Inc: www.acudor.com.
        a. Units in Walls and Ceilings, Unless Otherwise Indicated: UF-5000.
B. Other acceptable manufacturers subject to compliance with requirements under this section.
    1. Babcock-Davis: www.babcockdavis.com.
    2. Karp Associates, Inc: www.karpinc.com.
    3. Milcor, Inc: www.milcorinc.com.
    4. Nystrom, Inc: www.nystrom.com.
    5. Williams Brothers Corporation of America: www.wbdoors.com.
    6. Substitutions: See Section 01 60 00 - Product Requirements.
C. Wall- and Ceiling-Mounted Units: Factory-fabricated door and frame, fully assembled units with corner joints welded, filled and ground flush; square and without rack or warp; coordinate requirements with type of installation assembly being used for each unit.
    1. Material: Steel.
    2. Style: Exposed frame with door surface flush with frame surface.
    3. Door Style - Non-fire rated and sound rated: Single thickness with rolled or turned in edges.
        a. Material Thickness: 16 gage, 0.0635 inch 14 gage, 0.0747 inch, minimum.
        b. Acoustic rated doors:

1) Shall be provided with acoustic rated material having a surface density of 2 pcf.
2) Shall be gasketed with gaskeing similar to Pemko S88D around permiter of door frame.
3) Acoustic rated access doors shall match or exceed acoustic rating of wall or ceiling where installed.

4. Door Style - Fire Rated and sound rated: Double-skinned hollow panel, insulated.
   a. Material Thickness: 20 gage, 0.0396 inch, minimum, on both sides and each edge.
   b. Acoustic rated doors:
      1) Shall be provided with acoustic rated material having a surface density of 2 pcf.
      2) Shall be gasketed with gaskeing similar to Pemko S88D around permiter of door frame.
      3) Acoustic rated access doors shall match or exceed acoustic rating of wall or ceiling where installed.
5. Frames: 16 gage, 0.0598 inch , minimum. Typical except as noted below.
6. Steel Finish: Primed.
7. Hardware:
   a. Hinges for Non-Fire-Rated Units: Concealed, hinged-arm guide at top and bottom of panel.
   b. Latch/Lock: Tamperproof tool-operated cam latch.
   c. Number of Locks/Latches Required: As recommended by manufacturer for size of unit.
   d. Gasketing: Extruded neoprene, around perimeter of door panel.

2.03 FLOOR-MOUNTED ACCESS UNITS

A. Basis of Design Manufacturer:
   1. ACUDOR Products Inc; ACUDOR FT-8080-1: www.acudor.com.
B. Other acceptable manufacturers subject to compliance with requirements under this section:
   1. Babcock-Davis: www.babcockdavis.com.
   2. Karp Associates, Inc: www.karpinc.com.
   3. Milcor, Inc: www.milcorinc.com.
   4. Nystrom, Inc: www.nystrom.com.
   5. Substitutions: See Section 01 60 00 - Product Requirements.
C. Floor-Mounted Access Units: Factory fabricated, fully assembled units with corner joints welded, filled, and ground flush; square and without rack or warp; coordinate requirements with type of installation assembly being used for each unit.
   1. Size: As indicated on drawings.
   2. Hardware: Steel, hot-dipped galvanized.
D. Interior Floor-Mounted Access Units: Aluminum, minimum 1/4 inch thick.
   1. Design Load: Design to support live load of 150 psf with deflection not to exceed 1/180 of span.
   2. Operation: Manual opening, and manual closing.
   3. Cover: 1-inch deep recess with edge molding.
   4. Finish: Rust inhibiting primer.

PART 3 EXECUTION

3.01 EXAMINATION

A. Verify that rough openings are correctly sized and located.

3.02 INSTALLATION

A. Install units in accordance with manufacturer's instructions.
B. Install frames plumb and level in openings, and secure units rigidly in place.

C. Position units to provide convenient access to concealed equipment when necessary.

END OF SECTION

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PART 1 GENERAL

1.01 SECTION INCLUDES

A. interior aluminum-framed storefront, with vision glass.
B. Perimeter sealant.

1.02 ADMINISTRATIVE REQUIREMENTS

A. Coordinate with installation of other components that comprise the exterior enclosure.
B. Preinstallation Meeting: Conduct a preinstallation meeting one week before starting work of this section; require attendance by all affected installers.

1.03 SUBMITTALS

A. See Section 01 30 00 - Administrative Requirements for submittal procedures.
B. Product Data: Provide component dimensions, describe components within assembly, anchorage and fasteners, glass and infill, internal drainage details.
C. Shop Drawings:
   1. Include plans, sections and elevations showing system dimensions, project specific details, affected related Work, framed opening requirements and tolerances, contraction joint locations, and expansion joints.
   2. Project specific details include, but is not limited to:
      a. Expansion and contraction joint locations.
      b. Details of perimeter of rough openings, including sills.
D. Certificates:
   1. Manufacturer's certification that the products supplied meet or exceed the specified requirements.

1.04 QUALITY ASSURANCE

A. Engineer Qualifications: Storefront components to be engineered under direct supervision of a Professional Engineer experienced in design of this Work and licensed at the State in which the Project is located.
B. Manufacturer Qualifications: Company specializing in performing work of type specified and with at least 3 years of experience.
C. Installer Qualifications: Company specializing in performing work of type specified and with at least 3 years of experience.

1.05 MOCK-UP

A. See Section 01 43 39 - Coordinated Mock-ups , for general requirements for mock-ups.
B. Provide mock-up; including each component being used on the project. Assemble to illustrate component assembly including glazing materials, weep drainage system, attachments, anchors, and perimeter sealant.

1.06 DELIVERY, STORAGE, AND HANDLING

A. Handle products of this section in accordance with AAMA CW-10.
B. Protect finished aluminum surfaces with wrapping. Do not use adhesive papers or sprayed coatings that bond to aluminum when exposed to sunlight or weather.

1.07 FIELD CONDITIONS

A. Do not install sealants when ambient temperature is less than 40 degrees F. Maintain this minimum temperature during and 48 hours after installation.

1.08 WARRANTY

A. See Section 01 78 00 - Closeout Submittals for additional warranty requirements.

B. Special Warranty: Manufacturer agrees to repair or replace components of aluminum-framed storefront that do not comply with requirements or that fail in materials or workmanship within specified warranty period.

1. Failures include, but are not limited to, the following:
   a. Structural failures including, but not limited to, excessive deflection.
   b. Noise or vibration created by wind and thermal and structural movements.
   c. Deterioration of metals and other materials beyond normal weathering.
   d. Water penetration through fixed glazing and framing areas.
   e. Longitudinal and transverse thermal barrier shrinkage or cracking of the thermal barrier.
   f. Structural failure of the thermal barrier material.
   g. Failure of operating components.
2. Warranty Period: 10 years from date of Substantial Completion.

C. Special Finish Warranty: Standard form in which manufacturer agrees to repair finishes or replace aluminum that shows evidence of deterioration of factory-applied finishes within specified warranty period.

1. Deterioration includes, but is not limited to, the following:
   a. Color fading more than 5 Hunter units when tested according to ASTM D 2244.
   b. Chalking in excess of a No. 8 rating when tested according to ASTM D 4214.
   c. Cracking, checking, peeling, or failure of paint to adhere to bare metal.
2. Warranty Period: 20 years from date of Substantial Completion.

D. Provide written installer's warranty, warranting work to be watertight, free from defective materials, defective workmanship, glass breakage due to defective design, and agreeing to replace components that fail within 2 years from date of substantial completion.

1. Warranty shall cover following:
   a. Complete watertight and airtight system installation within specified tolerances.
   b. Completed installation will remain free from rattles, wind whistles and noise due to thermal movement and wind pressure.
   c. System is structurally sound and free from distortion.
   d. Glass and glazing gaskets will not break or "pop" from frames due to design, wind load pressure, expansion or contraction movement or structural loading.
   e. Glazing sealants and gaskets will remain free from abnormal deterioration or dislocation due to sunlight, weather or oxidation.

PART 2 PRODUCTS

2.01 MANUFACTURERS

A. General:

1. Single-Source Responsibility: Obtain aluminum-framed storefront systems from one source and from one single manufacturer.

B. Basis of Design: Subject to compliance with requirements, provide exterior aluminum-framed storefront products by Kawneer North America: www.kawneer.com.

1. Storefront: Product Trifab 450.

C. Aluminum-Framed Storefronts:

1. Arcadia, Inc: www.arcadiainc.com.
2. EFCO Corporation: www.efcocorp.com.
3. Kawneer North America: www.kawneer.com.
4. Oldcastle BuildingEnvelope: www.oldcastlebe.com.

5. YKK AP America Inc: www.ykkap.com.

2.02 ALUMINUM-FRAMED STOREFRONT

A. Interior Storefront: Factory fabricated, factory finished aluminum framing members with infill, and related flashings, anchorage and attachment devices.
   1. Glazing Rabbet: For 1/4 inch monolithic glazing.
   2. Glazing Position: Centered (front to back).
   3. Fabrication Method: Field fabricated stick system.
   4. Glazing Method: Field glazed system.
   5. Mullion Dimensions: 1-3/4 inches wide by 4-1/2 inches deep.

2.03 COMPONENTS

A. Aluminum Framing Members: Tubular aluminum sections, drainage holes and internal weep drainage system.
   1. Minimum tubular aluminum section thickness: 0.070 inch.
   2. Framing members for interior applications need not be thermally broken.
   3. Glazing Stops: Flush.
   4. Structurally Reinforced Members: Extruded aluminum with internal reinforcement of structural steel member.
   5. Provide heavy wall entrance frames at heavy wall entrances.

2.04 MATERIALS

A. Extruded Aluminum: ASTM B221 (ASTM B221M).
B. Sheet Aluminum: ASTM B209/B209M.
C. Structural Steel Sections: ASTM A36/A36M; galvanized in accordance with requirements of ASTM A123/A123M.
D. Fasteners: Stainless steel.
E. Sealant for Setting Thresholds: Non-curing butyl type.
F. Concealed Flashings: 0.013 inch thick stainless steel.
G. Perimeter Sealant: Type specified in Section 07 92 00.
H. Glazing Gaskets:
   1. Type to suit application to achieve weather, moisture, and air infiltration requirements.
   2. ASTM C 1184, chemically curing silicone formulation that is compatible with system components with which it comes in contact, specifically formulated and tested for use as structural sealant and approved by structural-sealant manufacturer for use in storefront system indicated.
   3. Color: Black.
I. "Anti-Walk" Edge Blocking: "W" shaped EPDM blocks for use in keeping glazing material stationary under vibration or seismic loading.
J. Glazing and Glazing Accessories: See Section 08 80 00 - Glazing.

2.05 FABRICATION

A. Framing Members, General: Fabricate components that, when assembled, have the following characteristics:
   1. Profiles that are sharp, straight, and free of defects or deformations.
   2. Physical and thermal isolation of glazing from framing members.
   3. Accommodations for thermal and mechanical movements of glazing and framing to maintain required glazing edge clearances.
   4. Provisions for field replacement of glazing from exterior.
   5. Fasteners, anchors, and connection devices that are concealed from view to greatest extent possible.

B. Joints and corners flush, hairline, and weatherproof, accurately fitted and secured;
   1. Prepare components to receive anchors and hardware; fasteners and attachments concealed from view.
   2. Reinforced as required for imposed loads.
C. Movement: Allow for movement between storefront and adjacent construction, without damage to components or deterioration of seals.
D. Perimeter Clearance: Minimize space between framing members and adjacent construction while allowing expected movement.
E. Form aluminum shapes before finishing.
F. Weld in concealed locations to greatest extent possible to minimize distortion or discoloration of finish. Remove weld spatter and welding oxides from exposed surfaces by descaling or grinding.
G. Preparation for Window Treatments: Provide reinforced interior horizontal head rail.
H. After fabrication, clearly mark components to identify their locations in Project according to Shop Drawings.

2.06 FINISHES

A. Superior Performing Organic Coatings System: Manufacturer's standard multi-coat superior performing organic coatings system complying with AAMA 2605, including at least 70 percent polyvinylidene fluoride (PVDF) resin, and at least 80 percent of aluminum extrusion and panels surfaces having minimum total dry film thickness (DFT) of 1.2 mils, 0.0012 inch.
B. Color: As selected by Architect from manufacturer's standard range.

PART 3 EXECUTION

3.01 EXAMINATION

A. Verify dimensions, tolerances, and method of attachment with other work.
B. Verify that storefront wall openings and adjoining water-resistive and/or air barrier seal materials are ready to receive work of this section.

3.02 INSTALLATION

A. Install wall system in accordance with manufacturer's instructions.
B. Attach to structure to permit sufficient adjustment to accommodate construction tolerances and other irregularities.
C. Provide alignment attachments and shims to permanently fasten system to building structure.
D. Align assembly plumb and level, free of warp or twist. Maintain assembly dimensional tolerances, aligning with adjacent work.
E. Provide thermal isolation where components penetrate or disrupt building insulation.
F. Install sill flashings. Turn up ends and edges; seal to adjacent work to form watertight dam.
G. Where fasteners penetrate sill flashings, make watertight by seating and sealing fastener heads to sill flashing.
H. Coordinate attachment and seal of perimeter air and vapor barrier materials.
I. Install insulating foam sealant in shim spaces at perimeter of assembly, except at sill, refer to Section 07 21 00.
J. Set thresholds in bed of sealant and secure.
K. Install glass in accordance with Section 08 80 00 - Glazing, using glazing method required to achieve performance criteria.
L. Install perimeter sealant in accordance with Section 07 92 00.

M. Touch-up minor damage to factory applied finish; replace components that cannot be satisfactorily repaired.

3.03 TOLERANCES

A. Maximum Variation from Plumb: 0.06 inch per 3 feet non-cumulative or 0.06 inch per 10 feet, whichever is less.

B. Maximum Misalignment of Two Adjoining Members Abutting in Plane: 1/32 inch.

3.04 CLEANING

A. Remove protective material from pre-finished aluminum surfaces.

B. Wash down surfaces with a solution of mild detergent in warm water, applied with soft, clean wiping cloths, and take care to remove dirt from corners and to wipe surfaces clean.

C. Remove excess sealant by method acceptable to sealant manufacturer.

3.05 PROTECTION

A. Protect installed products from damage until Date of Substantial Completion.

END OF SECTION

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PART 1 GENERAL

1.01 SECTION INCLUDES

A. Hardware for hollow metal, wood, and aluminum entrance doors.
B. Hardware for fire-rated doors.
C. Electrically operated and controlled hardware.
D. Cylinders for door hardware specified in other sections.
E. Thresholds.
F. Weatherstripping, seals and door gasketing.
G. Building key lock box.
H. Door actuator bollard.

1.02 ADMINISTRATIVE REQUIREMENTS

A. Coordinate the manufacture, fabrication, and installation of products that door hardware is installed on.
B. Preinstallation Meeting: Convene a preinstallation meeting one week prior to commencing work of this section to discuss proper installation methods to be used; attendance is required by affected installers and the following:
   1. Architect.
   2. Manufacturer's Representative for locks, closers, and exit devices.
   3. Supplier's Architectural Hardware Consultant (AHC).
   4. Hardware Installer.
   5. Owner's Security Consultant.
C. Furnish templates for door and frame preparation to manufacturers and fabricators of products requiring internal reinforcement for door hardware.
D. Keying Requirements Meeting:
   1. Attendance Required:
      a. Contractor.
      b. Owner.
      c. Architect.
      d. Installer's Architectural Hardware Consultant (AHC).
      e. Hardware Installer.
   2. Agenda:
      a. Establish keying requirements.
      b. Verify locksets and locking hardware are functionally correct for project requirements.
      c. Verify that keying and programming complies with project requirements.
      d. Establish keying submittal schedule and update requirements.
   3. Incorporate "Keying Requirements Meeting" decisions into keying submittal upon review of door hardware keying system including, but not limited to, the following:
      a. Access control requirements.
      b. Key control system requirements.
      c. Schematic diagram of preliminary key system.
   4. Record minutes and distribute to attendees in accordance with Section 01 30 00.
   5. Deliver established keying requirements to manufacturers.

1.03 SUBMITTALS

A. See Section 01 30 00 - Administrative Requirements for submittal procedures.
B. Product Data:

1. Manufacturer's edited catalog literature for each type of hardware, marked to clearly show products and accessories to be furnished for this project, and includes construction details, material descriptions, finishes, and dimensions and profiles of individual components.
2. Submit manufacturer's parts lists, templates and installation instructions indicating special procedures and perimeter conditions requiring special attention.

C. Shop Drawings - Door Hardware Schedule: Submit detailed listing that includes each item of hardware to be installed on each door. Use door numbering scheme as indicated in Contract Documents.

1. Prepared by or under supervision of Architectural Hardware Consultant (AHC).
2. Comply with DHI (H&S) using door numbers and hardware set numbers as indicated as indicated in Hardware Schedule at end of this section and on Drawings.
3. Hardware schedule is intended for coordination of the Work. Review and acceptance by the Architect does not relieve the Contractor of his exclusive responsibility to fulfill the requirements as shown and specified.
4. List groups and suffixes in proper sequence.
5. Provide complete hardware description for each door listed. Use door numbering scheme as included on Drawings. Identify electrically operated items and include power requirements.
6. Provide manufacturer name, product names, and catalog numbers; include functions, types, styles, sizes and finishes of each item.
7. Indicate locations and mounting heights of each type of hardware.
8. Include listing of abbreviations and symbols used in schedule.
9. Door Hardware Schedule Format: Based on door hardware indicated, organize hardware schedule into "Hardware Sets" or "Hardware Groups". Comply with the following format:

Hardware Set No. 8 (sample)

1-1/2 PAIR	BUTTS	5BB1 4.5 X 4.5	652
1	LOCK SET	ND70PD RHODES	626
1	CLOSER	LCN-4111	689
1	KICKPLATE	8400 10 X 34 B4E	630
1	WALL STOP	WS407CCV	630
3	SILENCERS	SR64	GRAY

a. Hardware schedules prepared in the horizontal manner are not acceptable. Doors listed for the same hardware, but of different sizes shall be listed under separate headings.

D. Shop Drawings - Electrified Door Hardware: Submit diagrams for power, signal, and control wiring for electrified door hardware that include details of interface with building safety and security systems. Provide elevations and diagrams for each electrified door opening as follows:

1. Prepared by or under supervision of Architectural Hardware Consultant (AHC) or Electrified Hardware Consultant (EHC).
2. Elevations: Submit front and back elevations of each door opening showing electrified devices with connections installed and an operations narrative describing how opening operates from either side at any given time.
3. Diagrams: Submit point-to-point wiring diagram that shows each device in door opening system with related colored wire connections to each device.

E. Keying Schedule:

1. Submit 3 copies of Keying Schedule in compliance with requirements established during Keying Requirements Meeting unless otherwise indicated.

F. Samples Furnished upon Request.
   1. Submit minimum size of 2 by 4 inch for sheet samples, and minimum length of 4 inch for other products.
   2. Submit 1 sample of exposed hardware unit, finished as specified, illustrating style, color, and finish. Tag each unit with full description for coordination with the schedule.
   3. Sample will be reviewed by the Architect for design, color and texture only. Compliance with other requirements is the exclusive responsibility of the Contractor.
   4. Return full-size samples to Contractor. Units which are acceptable and remain undamaged through submittal, review, and field comparison procedures may, after final check of operation, be used in the work.
   5. Submit product description with samples.

G. Contract Closeout Documents:
   1. Submit under provisions of Section 01 70 00 - Execution and Closeout Requirements.
   2. Maintenance Data: Include data on operating hardware, lubrication requirements, and inspection procedures related to preventative maintenance.
      a. Submit manufacturer's parts lists and templates.
      b. Bitting List: List of combinations as furnished.
   3. Keying Schedule: Submit final keying schedule for inclusion in closeout documents.
   4. Keys: Deliver with identifying tags to Owner by security shipment direct from hardware supplier.
   5. Warranty: Submit manufacturer's warranty and ensure that forms have been completed in Owner's name and registered with manufacturer.
      a. Factory order numbers and dates shall be provided to the Owner for warranty purposes.
   6. Project Record Documents: Record actual locations of concealed equipment, services, and conduit.

1.04 MAINTENANCE MATERIAL

A. Furnish the following for Owner's use in maintenance of project.
   1. Tools: One set of each special wrench or tool applicable for each different or special hardware component, whether supplied by hardware component manufacturer or not.
   2. Common Area Storeroom function lockset: 2 each, mortise type and cylindrical type.
   3. Common Area Passage Set: 2 each mortise type
   4. Common Area Surface Closers: 2 each with RW/PA Closer Arm option.
   5. Wall mount credential readers: 5 each readers
   6. Unit Access Control Locks: 5 each access control locks.
   7. Unit Interior Passage Sets: 5 each passage sets.
   8. Unit Interior Privacy Locks: 5 each privacy locks
   9. Door Hinges: 10 each of each finish.
   10. Door Stops: 10 each, wall and floor mounted stops.
   11. Weatherstripping: 6 sets of weatherstripping, jambs and head for single doors.

1.05 QUALITY ASSURANCE

A. Preparation of hardware schedule is intended for coordination of the Work. Review and acceptance by the Architect does not relieve the Contractor of his exclusive responsibility to fulfill the requirements as shown and specified.

B. Perform the Work in accordance with the following standards:
   1. ADA Standards - Americans with Disabilities Act (ADA) Standards for Accessible Design
   2. ICC A117.1 - Accessible and Usable Buildings and Facilities.
   3. NFPA 80 - Standards for Fire Doors and Other Opening Protectives
   4. NFPA 101 - Life Safety Code.
   5. NFPA 252 - Standard Methods of Fire Tests of Door Assemblies.

6. UL 10C - Standard for Positive Pressure Fire Tests of Door Assemblies.

C. Manufacturer Qualifications: Company specializing in manufacturing products specified in this section with minimum 5 3 years of experience.

D. Hardware Supplier Qualifications:
   1. Company specializing in performing work of the type specified for commercial door hardware with at least 3 years of experience.
   2. Hardware Supplier shall employ an Architectural Hardware Consultant (AHC) to assist in the work of this section and shall be available, at reasonable times during the course of the work, for consultation about project's hardware requirements, to Owner, Architect and Contractor.
   3. Supplier shall have warehousing facilities.

1.06 DELIVERY, STORAGE, AND HANDLING

A. Package hardware items individually; label and identify each package with door opening code to match door hardware schedule.

B. Hardware Supplier shall deliver hardware to the project site; direct factory shipments are not allowed unless agreed upon beforehand. Hardware supplier shall coordinate delivery times and schedules with the contractor.

C. Inventory door hardware jointly with representatives of hardware supplier and hardware installer/contractor until each is satisfied that count is correct.

D. Storage:
   1. Provide secure lock-up for door hardware delivered to the Project, but not yet installed.
   2. Control handling and installation of hardware items that are not immediately replaceable so that completion of work will not be delayed by hardware losses both before and after installation.

1.07 WARRANTY

A. See Section 01 78 00 - Closeout Submittals for additional warranty requirements.

B. Special Warranty: Written warranty, executed by manufacturer agreeing to repair or replace components of door hardware that fail in materials or workmanship within specified warranty period. Failures include, but are not limited to, the following:
   1. Structural failures including excessive deflection, cracking, or breakage.
   2. Faulty operation of operators and door hardware.
   3. Deterioration of metals, metal finishes, and other materials beyond normal weathering.

PART 2 PRODUCTS

2.01 MANUFACTURERS - BASIS OF DESIGN

A. Door hardware of equivalent quality, size, type, finish, and function to that specified will be considered as an acceptable substitution. Requested substitutions must be submitted for approval prior to bid date as indicated in Section 01 60 00.

B. Substitutions, submit prior to bid date: Refer to Section 01 60 00 - Product Requirements.

	Description	Specified Manufacturers	Acceptable Substitute Manufacturers
1.	Hinges	Ives (IVE)	Stanley, McKinney
2.	Pivots	Ives (IVE)	Rixson
3.	Bipass and Pocket Hardware	K.N. Crowder (KNC)	Johnson, Stanley
4.	Latches and Locksets - Mortise	Schlage (SCH)	None
5.	Latches and Locksets - Cylindrical	Schlage (SCH)	None

6.	Interior Unit Locks - Cylindrical	Falcon (FAL)	None
7.	Interior Unit Entry Locksets - Electronic	Latchable, Inc. (LAT)	None
8.	Interior Unit Locksets and latchsets - Cylindrical	Falcon (FAL)	None
9.	Surface Closers - Heavy Duty 4000 Series	LCN (LCN)	Norton
10.	Surface Closers - Medum Duty 1460 Series	LCN (LCN)	Norton
11.	Surface Closers - Light Duty 1260 Series	LCN (LCN)	Norton
12.	Surface Closers	Falcon (FAL)	Norton
13.	ADA Operators and Accessories	LCN (LCN)	None
12.	Magnetic Holders	LCN (LCN)	None
14.	Exit Devices	VonDuprin (VD)	None
15.	Electric Strikes	VonDuprin (VD)	HES, Trine
16.	Push/Pulls	Ives (IVE	Tice, Trimco
17.	Overhead Stops	Glynn Johnson(GLY)	Rixson
11.	Flushbolts	Ives (IVE)	
18.	Protection Plates	Ives (IVE)	Trimco, Tice
19.	Thresholds and Weatherstripping	National Guard(NGP)	Pemko, Zero, Steelcraft
20.	Power Transfers	VonDuprin (VD)	None
21.	Wall Mounted Credential Reader	Latchable, Inc. (LAT)	None
22.	Power Supplies	Schlage Electronics (SCE)	None
23.	Door Actuator Bollards	Wikk Industries, Inc. (WIK)	None

2.02 \HARDWARE DESIGN AND PERFORMANCE

A. Provide specified door hardware as required to make doors fully functional, compliant with applicable codes, and secure to extent indicated.

B. Hand of Door: Drawings show direction of slide, swing or hand of each door leaf. Furnish each item of hardware for proper installation and operation of door movement as shown.

C. Manufacturer's Name Plate: Manufacturer’s identification will be permitted on rim of lock cylinders only or on edges of door.

D. Function: Lock and latch function numbers and descriptions of manufactures series as listed in hardware schedule.

E. Provide individual items of single type, of same model, and by same manufacturer.

F. Provide door hardware products that comply with the following requirements:
   1. Applicable provisions of federal, state, and local codes.
   2. Accessibility: ADA Standards and ICC A117.1.
   3. Applicable provisions of NFPA 101.
   4. Fire-Rated Openings: NFPA 80, listed and labeled by qualified testing agency for fire protection ratings indicated, based on testing at positive pressure in accordance with NFPA 252 or UL 10C.

5. Hardware on Fire-Rated Doors: Listed and classified by UL (DIR), ITS (DIR), or testing firm acceptable to authorities having jurisdiction as suitable for application indicated.
   a. Where emergency exit devices are required on fire-rated doors (with supplementary marking on doors' UL or FM labels indicating "Fire Door to be Equipped with Fire Exit Hardware"), provide UL or FM label on exit devices indicating "Fire Exit Hardware".
6. Hardware for Smoke and Draft Control Doors (Indicated as "S" on Drawings): Provide door hardware that complies with local codes, and requirements of assemblies tested in accordance with UL 1784.
7. Listed and certified compliant with specified standards by BHMA (CPD).
8. Auxiliary Hardware: BHMA A156.16.
9. Hardware Preparation for Steel Doors and Steel Frames: BHMA A156.115.
10. Hardware Preparation for Wood Doors with Wood or Steel Frames: BHMA A156.115W.
11. Products Requiring Electrical Connection: Listed and classified by UL (DIR) as suitable for the purpose specified.

G. Electrically Operated and/or Controlled Hardware: Provide necessary power supplies, power transfer hinges, relays, and interfaces as required for proper operation; provide wiring between hardware and control components and to building power connection in compliance with NFPA 70.

H. Fasteners:
   1. Provide fasteners of proper type, size, quantity, and finish that comply with commercially recognized standards for proposed applications.
      a. **Aluminum** fasteners are not permitted.
      b. Provide phillips flat-head screws with heads finished to match door surface hardware unless otherwise indicated.
   2. Provide stainless steel machine screws and lead expansion shields for concrete and masonry substrates.
   3. Fire-Rated Applications: Comply with NFPA 80.
      a. Provide wood or machine screws for hinges mortised to doors or frames, strike plates to frames, and closers to doors and frames.
      b. Provide steel through bolts for attachment of surface mounted closers, hinges, or exit devices to door panels unless proper door blocking is provided.

2.03 HINGES/BUTTS

A. Hinges - Basis of Design: As indicated in Hardware Sets.

B. Hinges: Complying with BHMA A156.1, Grade 2, unless noted otherwise in Hardware Schedule.
   1. Templates: Except for hinges installed entirely (both leaves) into wood doors and frames, provide only template-produced units.
   2. Butt Hinges: Comply with BHMA A156.1 and BHMA A156.7 for templated hinges.
      a. Provide hinge width required to clear surrounding trim.
   3. Provide hinges on every swinging door.
      a. Provide five-knuckle full mortise butt hinges unless otherwise indicated.
      b. Provide ball-bearing hinges at each door with closer.
      c. Provide non-removable pins on exterior outswinging doors.
      d. Provide non-removable pins on interior outswinging doors at locations as indicated.
      e. Provide power transfer hinges where electrified hardware is mounted in door leaf.
   4. Hinge Pins: Except as otherwise indicated, provide hinge pins as follows:
      a. Steel Hinges: Steel pins.
      b. Non-ferrous Hinges: Stainless steel pins.
      c. Exterior Doors: Non-removable pins.
      d. Interior Doors: Non-rising pins.

e. Tips: Flat button and matching plug, finished to match leaves.

5. Provide following quantity of butt hinges for each door:
   a. Doors From 60 inches High up to 90 inches High: 3hinges.
   b. Doors 90 inches High up to 120 inches High: 4 hinges.
   c. Doors over 120 inches High: One additional hinge per each additional 30 inches in height.

2.04 PIVOTS

A. Pivots - Basis of Design: As indicated in Hardware Sets.

B. Templates: Except for pivots installed entirely (both leaves) into wood doors and frames, provide only template-produced units.

2.05 TRACK AND HANGERS

A. Sliding, Bifolding, and Bypassing Door Hardware - Basis of Design: As indicated in Hardware Sets.

2.06 FLUSH BOLTS

A. Flushbolts - Basis of Design: As indicated in Hardware Sets.

B. Flush Bolts: Comply with BHMA A156.16, Grade 1.
   1. Flush Bolt Throw: 3/4 inch, minimum.
   2. Provides extension bolts in leading edge of door, one bolt into floor, one bolt into top of frame.
      a. Pairs of Swing Doors: At inactive leaves, provide flush bolts of type as required to comply with code.
   3. Manual Flushbolts: Provide lever extensions for top bolt at over-size doors.
   4. Provide dustproof floor strike for bolt into floor, except at metal thresholds.
   5. Manual Flush Bolts: Provide lever extensions for top bolt at over-sized doors.
   6. Self-Latching Flush Bolts: Automatically latch upon closing of door; manually retracted; located on inactive leaf of pair of doors.
   7. Automatic Flush Bolts: Automatically latch upon closing of door; automatic retraction of bolts when active leaf is opened; located on inactive leaf of pair of doors.

2.07 EXIT HARDWARE/PANIC HARDWARE

A. Exit Hardware/Panic Hardware- Basis of Design: As indicated in Hardware Sets.

B. Exit Hardware/Panic Hardware: Comply with BHMA A156.3, Grade 1.
   1. Lever design to match lockset trim.
   2. Provide cylinder with cylinder dogging or locking trim.
   3. Provide exit hardware/panic hardware properly sized for door width and height.
   4. Provide strike as recommended by manufacturer for application indicated.
   5. Provide UL (DIR) listed exit hardware/panic hardware assemblies for fire-rated doors and panic device assemblies for non-fire-rated doors.
   6. Exposed parts of exit hardware/panic hardware shall be of the metal and finish specified herein.
   7. Furnish with provisions for concealed mounting. Through-bolts are not acceptable unless required by fire codes or fire tests.
   8. Exit hardware/panic hardware to be used on Class A, B, C, D or E labeled doors and shall be Underwriters' Laboratories listed exit devices. Dogging features shall be omitted and latches shall have 3/4-inch deadlocking latchbolt.
   9. Where cylinder operation is called for in the hardware sets, the cylinders shall be keyed as agreed upon in the keying schedule.
   10. Exit hardware/panic hardware shall have a cast/flush end cap. No overlapping edges are allowed.

2.08 ELECTRIC STRIKES

A. Electric Strikes - Basis of Design: As indicated in Hardware Sets.

B. Electric Strikes: Comply with BHMA A156.31, Grade 1.

1. Provide UL (DIR) listed burglary-resistant electric strike; style to suit locks.
2. Provide non-handed 24 VDC electric strike suitable for door frame material and scheduled lock configuration.
3. Provide transformer and rectifier as necessary for complete installation.

2.09 LOCK CYLINDERS

A. Lock Cylinders: Provide key access on outside of each lock, unless otherwise indicated.

1. Basis of Design: Schlage Everest T29 keyway; or equivalent by Dorma or Yale.
2. Provide standard and full size interchangeable core (FSIC) type cylinders, Grade 1, with six-pin core in compliance with BHMA A156.5 at locations indicated.
3. Provide cylinders from same manufacturer as locking device.
4. Provide cams and/or tailpieces as required for locking devices.

2.10 LOCKSETS AND LATCHSETS - GENERAL

A. Locks: Provide a lock for every door, unless specifically indicated as not requiring locking.

1. Hardware Sets indicate locking functions required for each door.
2. If no hardware set is indicated for a swinging door provide an entry type lockset.
3. Trim: Provide lever handle or pull trim on key side of locks unless specifically stated to have no trim on secure side of door.
4. Lock Cylinders: Provide key access on secure side of lockset unless specifically stated to have no locking or no trim on secure side.

B. Latchbolts and deadlocking latchbolts:

1. Provide deadlocking latchbolts on locksets.
2. Provide minimum 5/8-inch throw latchbolt throw and minimum 1 inch deadbolt throw. Comply with UL requirements for throw of bolts and latchbolts on rated fire openings.
3. Provide minimum 1/2-inch throw on other latch and deadlock bolts.
4. Rabbeted Doors: Where rabbeted door stiles are indicated, provide special rabbeted latchbolts.

2.11 CYLINDRICAL LOCKSETS AND LATCHSETS

A. Cylindrical Locksets and Latchsets - Basis of Design: As indicated in Hardware Sets.

B. Cylindrical Locks (Bored): Comply with BHMA A156.2, Grade 1, 4000 Series.

1. Bored Hole: 2-1/8 inch diameter.
2. Latchbolt Throw: 1/2 inch, minimum.
3. Backset: 2-3/4 inch unless otherwise indicated.
4. Strikes: Provide manufacturer's standard strike for each latchset or lockset with strike box and curved lip extending to protect frame in compliance with indicated requirements.
   a. Finish: To match lock or latch.
5. Provide a lock for each door, unless otherwise indicated that lock is not required.

2.12 MORTISE LOCKSETS AND LATCHSETS

A. Mortise Locksets and Latchsets - Basis of Design: As indicated in Hardware Sets.

B. Mortise Locks: Comply with BHMA A156.13, Grade 1, Security, 1000 Series.

1. Latchbolt Throw: 3/4 inch, minimum.
2. Deadbolt Throw: 1 inch, minimum.
3. Backset: 2-3/4 inch unless otherwise indicated.
4. Strikes: Provide manufacturer's standard strike for each latchset or lockset with strike box and curved lip extending to protect frame in compliance with indicated requirements.
   a. Finish: To match lock or latch.

5. Unisex toilet rooms and bathing rooms: Provide locks with integral visible occupancy indicators. Unit must be equipped with ADA compliant thumbturn and have simultaneous retraction of latchbolt and deadbolt when inside lever is turned.

2.13 AUXILIARY LOCKS (DEADBOLTS)

A. Auxiliary Locks (Deadbolts) - Basis of Design: As indicated in Hardware Sets.
B. Auxiliary Locks (Deadlbolts): Comply with BHMA A156.36, Grade 1.
   1. Type: Bored (cylindrical).
   2. Backset: 2-3/4 inch, unless otherwise indicated.
   3. Bolt Throw: 1 inch, with latch made of hardened steel.

2.14 DOOR PULLS AND PUSH PLATES

A. Door Pulls and Push Plates: Comply with BHMA A156.6.
   1. Pull Type: Straight, unless otherwise indicated.
   2. Push Plate Type: Flat, with square corners, unless otherwise indicated.
      a. Edges: Beveled, unless otherwise indicated.
   3. Material: Aluminum, unless otherwise indicated.

2.15 COORDINATORS

A. Coordinators - Basis of Design: As indicated in Hardware Sets.
B. Coordinators: Provide on doors having closers and self-latching or automatic flush bolts to ensure that inactive door leaf closes before active door leaf.
   1. Type: Bar, unless otherwise indicated.
   2. Material: Aluminum, unless otherwise indicated.
   3. Ensure that coordination of other door hardware affected by placement of coordinators is applied properly for completely operable installation.

2.16 CLOSERS

A. Closers - Basis of Design: As indicated in Hardware Sets.
B. Closers: Complying with BHMA A156.4.
   1. Type: Surface mounted to door.
   2. Provide door closer on each exterior door.
   3. Where an overlapping astragal is included on pairs of swinging doors, provide coordinator to ensure door leaves close in proper order.
   4. Unit operations:
      a. Except as otherwise specifically indicated, comply with the manufacturer's recommendations for size of door control unit, depending upon size of door, exposure to weather and anticipated frequency of use.
      b. Closer Arms:
         1) Provide forged arms for closers for both regular and parallel style arms.
         2) Provide parallel arms for overhead closers, except as otherwise indicated.
         3) Provide spring cushion type arms, not dead stop, where closer must be used to stop doors.
         4) Locate closer to accommodate maximum degree of opening permitted.
      c. Closer back-check valves are not to be used as a stop for doors.
      d. Pressure relief valves are not permitted.
   5. Barrier-Free Manual Closers: Where manual closers are indicated for doors required to be accessible to the physically handicapped, provide adjustable units complying with ICC A117.1 provisions for door opening force and delayed action closing.

2.17 OVERHEAD STOPS AND HOLDERS

A. Manufacturers - Basis of Design: As indicated in Hardware Sets
B. Overhead Stops and Holders (Door Checks): Comply with BHMA A156.8, Grade 1.

1. Provide stop for every swinging door, unless otherwise indicated.
2. Overhead stops shall have length required to hold-open or stop the door to prevent damage to walls, doors or other hardware.

2.18 PROTECTION PLATES

A. Protection Plates - Basis of Design: As indicated in Hardware Sets.

B. Protection Plates: Comply with BHMA A156.6.

1. Unless otherwise specified or required, kickplates shall be 10 inches high, mop plates 6 inches high and armor plates 30 inches high, and the length shall be 2 inches less door width at single doors and 1 inch less door width of pairs of doors.
   a. Provide UL label on armor plates indicated to be placed on fire-rated door assemblies.
2. Install protection plates with oval-head full-thread screws spaced uniformly at a maximum of 5 inches and to match the kickplate.
3. Kickplate at handicapped (designated) doors shall be minimum 12 inches high to meet Federal, State and local requirements.

C. Metal Properties: Stainless steel.

1. Metal, Heavy Duty: Thickness 0.062 inch, minimum.

D. Edges: Beveled, on four sides unless otherwise indicated.

E. Fasteners: Countersunk screw fasteners.

2.19 DOOR SILENCERS

A. Door silencers:

1. Provide rubber door silencers for door frames at openings having single-acting doors in wood or metal frames. Do not provide silencers on frames with adhesive applied gasketing on frame stop.
2. Provide 3 silencers for single doors and 4 silencers for each pair of doors.

2.20 ELECTROMAGNETIC DOOR HOLDERS

A. Electromagnetic Door Holders: Comply with BHMA A156.15.

1. Type: Wall mounted, single unit, standard duty, with strike plate attached to door.
2. Holding Force, Standard Duty: 40 lbs-force, minimum.
3. Voltage: 12 VDCor 24 VDC, and provide power supplies by same manufacturer as holders.
4. Provide interface with fire detectors and fire-alarm system for fire-rated door assemblies.

2.21 FLOOR STOPS

A. Stops - Basis of Design: As indicated in Hardware Sets.

B. Floor Stops: Comply with BHMA A156.16, Grade 1 and Resilient Material Retention Test as described in this standard.

1. Type: Dome floor stop unless indicated otherwise in hardware schedule at end of section.
2. Material: Plated brass or bronze base metal housing with rubber insert.
3. Stop is not required if positive stop feature is specified for door closer; positive stop feature of door closer is not an acceptable substitute for a stop unless specifically so stated.

2.22 WALL STOPS

A. Stops - Basis of Design: As indicated in Hardware Sets.

B. Wall Stops: Comply with BHMA A156.16, Grade 1 and Resilient Material Retention Test as described in this standard.

1. Provide wall stops, unless otherwise indicated.
2. Type: Bumper, concave, wall stop.
3. Material: Plated steel housing with rubber insert.

4. If wall stops are not practical, due to configuration of room or furnishings, provide overhead stop.
5. Stop is not required if positive stop feature is specified for door closer; positive stop feature of door closer is not an acceptable substitute for a stop unless specifically so stated.

2.23 ASTRAGALS

A. Astragals: Comply with BHMA A156.22.
1. Type: Split, two parts, and with sealing gasket.
2. Material: Aluminum, with santoprene weatherstripping.
3. Provide non-corroding fasteners at exterior locations.

2.24 THRESHOLDS

A. Thresholds: Comply with BHMA A156.21.
1. Provide threshold at each exterior door, provide ADA compliant threshold unless otherwise indicated.
2. Type: As indicated in hardware schedule at end of section.
3. Material: Aluminum.
4. Threshold Surface: Fluted horizontal grooves across full width.
5. Field cut threshold to profile of frame and width of door sill for tight fit.
6. Provide non-corroding fasteners at exterior locations.

2.25 WEATHERSTRIPPING AND GASKETING

A. Weatherstripping and Gasketing: Comply with BHMA A156.22.
1. Head and Jamb Type: Encased in retainer or adhesive type.
2. Door Sweep Type: Encased in retainer.
3. Material: Aluminum, with santoprene weatherstripping.
4. Provide gasketing for smoke and draft control doors (Indicated as "S" on Drawings) that complies with local codes, requirements of assemblies tested in accordance with UL 1784.
5. Exterior Doors:
   a. Provide weatherstripping on each exterior door at head, jambs, and meeting stiles of door pairs, unless otherwise indicated.
      1) Where exterior door is also required to have fire or smoke rating, provide gaskets functioning as both smoke and weather seals.
   b. Provide door bottom sweep on each exterior door, unless otherwise indicated.
6. Provide sound-rated gasketing and automatic door bottom (if so indicated in hardware schedule) on doors indicated as "Sound-Rated", "Acoustical", or with "Sound Transmission Class (STC) rating"; fabricate as continuous gasketing, do not cut or notch gasketing material.

B. Drip Guard: Provide projecting drip guard over exterior doors unless they are under a projecting roof or canopy.

2.26 SILENCERS

A. Silencers: Provide at equal locations on door frame to mute sound of door's impact upon closing.
1. Single Door: Provide three on strike jamb of frame.
2. Pair of Doors: Provide two on head of frame, one for each door at latch side.
3. Material: Rubber, gray color.

2.27 KEY CONTROL SYSTEMS

A. Key Control Systems: Comply with guidelines of BHMA A156.28.
1. Provide keying information in compliance with DHI (KSN) standards.

2. Keying: Master keyed.
3. Include construction keying and control keying with removable core cylinders.
4. Supply keys in following quantities:
   a. 4 each Master keys.
   b. 12 each Construction keys.
   c. 3 each Change keys for each lock, cylinder, or core.
5. Keys shall be nickel silver.
6. At substantial completion and when so directed by Owner, replace construction key system with final master key system.
7. On-Site Handling of Keys:
   a. Place construction keys in one envelope, clearly identified, and deliver with hardware.
   b. Deliver final keys, in person, to Owner. Keys may also be delivered by registered mail.

2.28 FIRE DEPARTMENT LOCK BOX

A. Fire Department Lock Box - Basis of Design: Knox Company; 800-552-5669; www.knoxbox.com.

B. Fire Department Lock Box:
   1. Size: 4” high x 5” wide x 3 ¼” deep and suitable for security key card.
   2. Capacity: Holds 10 keys.
   3. Lock: UL Listed, double action rotating tumblers, hardened steel pins.
   4. Finish: Manufacturer's standard black.

C. Location: As indicated on Drawings.
   1. Provide stainless steel washers or metal plate to prevent pull-through.

D. Ordering and installation:
   1. Contractor must obtain authorization order form from local fire department. Orders will not be accepted without authorization form.
   2. Install box with door in open position.
   3. Contractor shall arrange for Fire Department and the Owner to inspect the installation at the same meeting.
   4. Fire Department shall load keys into vault and lock the box while Owner is observing.

2.29 FINISHES

A. Finishes: Provide door hardware of same finish, as indicated in Hardware Groups, unless otherwise indicated.
   1. Finish: As indicated in hardware schedule at end of section
   2. Exceptions:
      a. Where base material metal is specified to be different, provide finish that is an equivalent appearance in accordance with BHMA A156.18.
      b. Hinges for Fire-Rated Doors: Steel base material with plated finish, in compliance with NFPA 80.
      c. Door Closer Covers and Arms: Color as selected by Architect from manufacturer's standard colors unless otherwise indicated.
      d. Aluminum Surface Trim and Gasket Housings: Anodized to match door panel finish, not other hardware, unless otherwise indicated.

PART 3 EXECUTION

3.01 EXAMINATION

A. Verify that doors and frames are ready to receive this work; labeled, fire-rated doors and frames are properly installed, and dimensions are as indicated on shop drawings.

B. Verify that electric power is available to power operated devices and of correct elcharacteristics.

3.02 INSTALLATION

A. Install hardware in accordance with manufacturer's instructions and applicable codes.
B. Install hardware on fire-rated doors and frames in accordance with applicable codes and NFPA 80.
C. Install hardware for smoke and draft control doors in accordance with NFPA 105.
D. Use templates provided by hardware item manufacturer.
E. Where cutting and fitting is necessary to install hardware, which is later to be painted or finished in another way, install each item completely and then remove and store in a secure place during the finish application. After completion of the finishes, reinstall each item. Do not install surface-mounted items until finishes have been completed.
F. Closers: Adjust backcheck valve and closing speed valve immediately after closer is installed on door to prevent slamming or racking of door. Re-adjust backcheck valve and closing speed after mechanical systems have been adjusted and balanced prior to Final Completion.
G. Door Hardware Mounting Heights: Distance from finished floor to center line of hardware item. As indicated in following list; unless noted otherwise in Door Hardware Schedule or on drawings.
    1. Locksets: 38 inches.
    2. Push/Pulls: 42 inches from finish floor to center of plate. Cut for cylinder where required..
    3. Dead Locks: 48 inches.
    4. Exit Devices: 40 incheses, unless indicated otherwise by manufacturer.
    5. Other hardware shall be installed as recommended by manufacturer.
H. Set exterior door thresholds with full-width bead of elastomeric sealant at each point of contact with floor providing a continuous weather seal; anchor thresholds with stainless steel countersunk screws.

3.03 FIELD QUALITY CONTROL

A. Perform field inspection and testing under provisions of Section 01 40 00 - Quality Requirements.
B. Provide an Architectural Hardware Consultant (AHC) to inspect installation and certify that hardware and installation has been furnished and installed in accordance with manufacturer's instructions and as specified.

3.04 ADJUSTING

A. Adjust work under provisions of Section 01 70 00 - Execution and Closeout Requirements.
B. Adjust hardware for smooth operation.
C. Adjust gasketing for complete, continuous seal; replace if unable to make complete seal.
D. Lubricate moving parts with type of lubrication recommended by manufacturer (silicone-type spray if no other recommended.)
E. Replace units which cannot be adjusted and lubricated to operate freely and smoothly as intended for the application made.
F. Replace units which cannot be adjusted and lubricated to operate freely and smoothly as intended for the application made.

3.05 CLEANING

A. Clean finished hardware in accordance with manufacturer's written instructions after final adjustments have been made.

B. Clean adjacent surfaces soiled by hardware installation.

C. Replace items that cannot be cleaned to manufacturer's level of finish quality at no additional cost.

3.06 PROTECTION

A. Protect finished Work under provisions of Section 01 70 00 - Execution and Closeout Requirements.

B. Do not permit adjacent work to damage hardware or finish.

END OF SECTION

HARDWARE SETS

Set #01

Doors: 102A

4	Hinges	5BB1 4 1/2 x 4 1/2 NRP	652	IV
1	Exit Device	98L-BE x 996L-BE-R&V 17	US26D	VO
1	Electromagnetic Lock	M490		LO
1	Closer	4011 REGARM WMS	AL	LC
1	Protection Plate	8400 10" X 2" LDW B-CS	US32D	IV
1	Wall Stop	WS406/407CVX	US32D	IV
1	Scanner	SCANII-W		LO
1	Push Button	623RD EX DA	630	LO
1	Power Supply	PS902 900-2RS-FA 900-BBK		VO
2	Timely Reinforcement	TA-12 (Mag Lock/Panic)		TM
1	Timely Reinforcement	TA-10 (Closer)		TM

NOTE: Valid credential at card reader releases mag lock and allows entry through panic hardware on push side of door.

Scan II sensor used as REX from pull side of door and releases mag lock to allow mechanical exiting from panic trim. "Push to Exit" button used as secondary REX switch in case of sensor failure (Mount on pull side only).

Upon fire alarm activation, mag lock is to deactivate and allow free egress to North Stair.

Verify if power supply is required for mag lock or if access control system power is adequate. OMIT power supply if not required.

Silencers by Timely. Card reader/access control/power supply by Division 28.

Set #02

Doors: 102B, 102C, 102D, 303A, 303B, 303C, 303D, 303E, 303F, 303G

4	Hinges	5BB1 4 1/2 x 4 1/2	652	IV
1	Lockset	ND70P SPA	626	SC
1	Wall Stop	WS406/407CCV	US32D	IV

NOTE: Silencers by Timely.

Verify lock function as standard office function for building.

Set #03

Doors: NOT IN USE

Set #04

Doors: 105C, 303H

4	Hinges	5BB1 4 1/2 x 4 1/2	652	IV
1	Lockset	ND80P SPA	626	SC
1	Overhead Stop	904S	US32D	GL
1	Timely Reinforcement	TA-12		TM

NOTE: Silencers by Timely.

Set #05

Doors: 102E, 102E.1, 102F, 102G, 102H, 104A.1, 104B, 201A, C104.1

4	Hinges	5BB1 4 1/2 x 4 1/2 NRP	652	IV
1	Lockset	ND80P SPA	626	SC
1	Electric Strike	5200C 2004M	630	HS
1	Closer	4011/4111 WMS	AL	LC
1	Protection Plate	8400 10" X 2" LDW B-CS	US32D	IV
1	Wall Stop	WS406/407CVX	US32D	IV
1	Timely Reinforcement	TA-10/TA-12		TM
1	Lip Extension	5204-1/2		HS

NOTE: Silencers by Timely. Electric strike scheduled as place holder for access control /Timely frame requirements. Confirm electric strike matches building standard prior to ordering.

Valid credential at card reader releases electric strike and allows access from exterior. Interior always free for egress. Card reader/access control/power supply by Division 28.

Set #06

Doors: 103

7	Hinges	5BB1 4 1/2 x 4 1/2	652	IV
1	Hinges	5BB1 4 1/2 x 4 1/2 CON TW4	652	IV
1	Flush Bolt	FB31T (Top Only)	US32D	IV
1	Electrified Lockset	ND80 EU P SPA CON	626	SC
1	Door Coordinator	COR52 FL20	US28	IV
2	Mounting Bracket	MB1/MB2	SP28	IV
2	Closer	4011 REGARM WMS	AL	LC
2	Overhead Stop	904S	US32D	GL
2	Protection Plate	8400 10" X 1" LDW B-CS	US32D	IV
2	Timely Reinforcement	TA10	ST	TM

NOTE: Silencers by Timely.

Valid credential at card reader releases electrified lockset and allows access from exterior. Interior always free for egress. Card reader/access control/power supply by Division 28.

Set #07

DOORS: NOT IN USE

Set #08

Doors: C103.2

3	Hinges	5BB1 4 1/2 x 4 1/2 NRP	652	IV
1	Hinges	5BB1 4 1/2 x 4 1/2 CON TW4	652	IV
1	Electrified Lockset	ND80 EL P SPA	626	SC
1	Closer	4111 EDA WMS	AL	LC
1	Protection Plate	8400 10" X 2" LDW B-CS	US32D	IV
1	Wall Stop	WS406/407CVX	US32D	IV
1	Timely Reinforcement	TA-12		TM

NOTE: Silencers by Timely. Card reader/access control/power supply by Division 28.

Valid credential at card reader releases electrified lockset and allows access from exterior. Interior always free for egress. Electrified lockset to be installed in Fail Safe (FS) mode and will require constant power to lock. During fire alarm activation, power is to drop to lockset putting in unlocked state and allowing free ingress from pull side of door.

Set #09

Doors: 203A

4	Hinges	5BB1 4 1/2 x 4 1/2 NRP	652	IV
1	Lockset	ND80P SPA	626	SC
1	Electric Strike	5200C 2004M	630	HS
1	Closer	4111 SCUSH WMS	AL	LC
1	Protection Plate	8400 10" X 2" LDW B-CS	US32D	IV
1	Wall Stop	WS406/407CVX	US32D	IV
1	Lip Extension	5204-1/2		HS
1	Timely Reinforcement	TA-12		TM

NOTE: Silencers by Timely. Electric strike scheduled as place holder for access control /Timely frame requirements. Confirm electric strike matches building standard prior to ordering.

Valid credential at card reader releases electric strike and allows access from Lobby. Interior always free for egress. Card reader/access control/power supply by Division 28.

Set #10

Doors: 203B.1

4	Hinges	5BB1 4 1/2 x 4 1/2	652	IV
1	Leverset	ND10 SPA	626	SC
1	Wall Stop	WS406/407CVX	US32D	IV

NOTE: Silencers by Timely.

Set #11

Doors: 203L.2, C202B

4	Hinges	5BB1 4 1/2 x 4 1/2 NRP	652	IV
1	Exit Device	QEL 98L-NL x 996L-NL-R&V 17 CON	US26D	VO
1	Rim Cylinder	20-057 ICX	626	SC
1	Interchangeable Core	23-030	626	SC
1	Closer	4111 EDA WMS	AL	LC
1	Protection Plate	8400 10" X 2" LDW B-CS	US32D	IV
1	Wall Stop	WS406/407CVX	US32D	IV
1	Electric Power Transfer	EPT 2 CON	SP28	VO
1	Power Supply	PS902 900-2RS		VO
1	Timely Reinforcement	TA-12		TM

NOTE: Silencers by Timely.

Valid credential at card reader releases electrified panic and allows access from exterior. Interior always free for egress. Card reader/access control/power supply by Division 28.

Set #12

Doors: C104.2

8	Hinges	5BB1HW 4 1/2 x 4 1/2 NRP	630	IV
1	Exit Device	98L-NL x 996L-NL-R&V 17 CON	US26D	VO
1	Exit Device	98EO	US26D	VO
1	KR Mullion	KR4954 STAB	US28	VO
1	Rim Cylinder	20-057 ICX (Panic Trim)	626	SC
1	Mortise Cylinder	20-061 ICX (Mullion)	626	SC
2	Interchangeable Core	23-030	626	SC
2	Closer	4111 SCUSH WMS	AL	LC
1	Protection Plate	8400 10" X 2" LDW B-CS	US32D	IV
1	Mullion Gasket	5110	US32D	PE
1	Threshold	2748A (Verify Width Required)	AL	PE
2	Door Sweeps	345AV	AL	PE
1	Door Viewer w/ Cover	627	AL	RW

NOTE: Existing doors to be replaced with new hardware. Confirm existing opening prior to ordering hardware.

Below hardware sets are for existing openings. Openings may need to be retrofitted for new hardware. Verify existing conditions and confirm compatibility with new hardware prior to ordering. If hardware conflict arises from site visit notify contractor & architect and provide new hardware solution. This will be responsibility of the hardware supplier.

Set #13

Doors: (E)101,(E)104A.2, (E) 202D.2, (E)203, (E) 203M.1, (E)302A.1

1	Lockset	ND80P SPA (Replace if Necessary)	626	SC
1	Electric Strike	5200C 2004M	630	HS
1	Closer	4011 REG WMS (Add if missing)	AL	LC
1	Closer	4111 SCUSH WMS (Add if missing) Door 203		
1	Protection Plate	8400 10" X 2" LDW B-CS (Add if missing)	US32D	IV
1	Wall Stop	WS406/407CVX (Add if missing)	US32D	IV
1	Lip Extension	5204-1/2		HS
1	Timely Reinforcement	TA-10 (Add if closer is added)		TM

Valid credential at card reader releases electrified lockset and allows access from exterior. Interior always free for egress. Card reader/access control/power supply by Division 28.

Set #14

Doors: (E) 102, (E) 105.2, (E) S102.2, (E)303

1	Transfer Hinge	CECB179/168-18 (16ga Wire, Confirm size & weight)	652	ST
1	Exit Device	QEL 98L-NL-F x 996L-NL-R&V 17 CON	US26D	VO
1	Rim Cylinder	20-057 ICX	626	SC
1	Interchangeable Core	23-030	626	SC
1	Closer	4111 EDA WMS (Add if missing)	AL	LC
1	Protection Plate	8400 10" X 2" LDW B-CS (Add if Missing)	US32D	IV
1	Wall Stop	WS406/407CVX (Add if Missing)	US32D	IV
1	Power Supply	PS902 900-2RS		VO
1	Timely Reinforcement	TA-12 (Add if closer is added)		TM

Valid credential at card reader releases electrified panic and allows access from exterior. Interior always free for egress. Card reader/access control/power supply by Division 28. Prep existing door/frame for wire transfer hinge and raceway to exit device.

Set #15

Doors: (E) S101.1, (E)S301

1	Exit Device	98L-NL-F x 996L-NL-R&V 17 (Confirm function)	US26D	VO
1	Rim Cylinder	20-057 ICX	626	SC
1	Interchangeable Core	23-030	626	SC
1	Closer	4111 EDA WMS (Add if missing)	AL	LC
1	Protection Plate	8400 10" X 2" LDW B-CS (Add if Missing)	US32D	IV
1	Wall Stop	WS406/407CVX (Add if Missing)	US32D	IV
1	Timely Reinforcement	TA-12 (Add if closer is added)		TM

Set #16

Doors: (E) 203B.2, (E) 203P

1	Leverset	ND10 SPA	626	SC

Set #17

Doors: (E) B101, (E) B104, (E) B106.2, (E)B201, (E) B301

1	Leverset	ND80P SPA	626	SC

Set #18

Doors: (E)203C, (E)203D, (E)203E, (E)203F

1	Leverset	ND70P SPA	626	SC

Set #19

Doors: (E) B102.1, (E) B103.1, (E) B103.2

1	Hinges	5BB1 4 1/2 x 4 1/2 CON TW8	652	IV
1	Outside Indicator	OS-OCC (Must be ordered separate & installed in field)	US26D	SC
1	Electrified Lockset	L9492R EU DM 17A	US26D	SC
1	Closer	4011 REG WMS (Add if Missing)	AL	LCN
1	Protection Plate	8400 10”x 2” LDW B-CS (Add if Missing)	US32D	IV
1	Timely Reinforcement	TA-10 (add if closer is added)		TM
1	Interchangeable Core	23-030	626	SC

Valid credential at card reader releases electrified lockset and allows access from exterior. Interior always free for egress. When deadbolt is thrown, deadbolt monitoring (DM) switch in lockset sends signal to deactivate card reader to prevent incidental access while occupied. Access by key only while locked. When deadbolt is retracted by thumbturn or interior lever, system resets and card reader is reactivated. Card reader/access control/power supply by Division 28.

Existing door/frame will need to be prepped for wire transfer hinge and raceway to lockset. If existing door isn’t prepped for a mortise lock then a different setup will be needed or door replaced.

Set #20

Doors: (E)304

1	Hinges	5BB1 4 1/2 x 4 1/2 CON TW4	652	IV
1	Electrified Lockset	ND80 EL P SPA	626	SC
1	Closer	4111 EDA WMS (Add if missing)	AL	LC
1	Protection Plate	8400 10" X 2" LDW B-CS (Add if missing)	US32D	IV
1	Wall Stop	WS406/407CVX (Add if missing)	US32D	IV
1	Timely Reinforcement	TA-12 (Ad if closer is added)		TM

NOTE: Silencers by Timely. Card reader/access control/power supply by Division 28.

Valid credential at card reader releases electrified lockset and allows access from exterior. Interior always free for egress. Electrified lockset to be installed in Fail Safe (FS) mode and will require constant power to lock. During fire alarm activation, power is to drop to lockset putting in unlocked state and allowing free ingress from pull side of door.

Set #21

Doors: (E) 105.1

1	Transfer Hinge	CECB179/168-18 (16ga Wire, Confirm size & weight)	652	ST
1	Exit Device	QEL 9827L-NL LBR x 996L-NL-R&V 17 CON	US26D	VO
1	Exit Device	9827EO LD LBR	US26D	VO
1	Rim Cylinder	20-057 ICX (Panic Trim)	626	SC
1	Interchangeable Core	23-030	626	SC
2	Closer	4111 EDA WMS (Add if missing)	AL	LC
1	Protection Plate	8400 10" X 2" LDW B-CS (Add if missing)	US32D	IV
1	Mullion Gasket	5110	US32D	PE

NOTE: Existing doors to be replaced with new hardware. Confirm existing opening prior to ordering hardware.

Valid credential at card reader releases electrified panic on active leaf only and allows access from exterior. Interior always free for egress. Card reader/access control/power supply by Division 28.

END OF SECTION

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Monolithic glass units
B. Glazing films.
C. Glazing compounds.
D. Delegated Design of glazing assemblies. Fabricate and install glazing assemblies to withstand deadloading, and impact loading (where applicable), without failure.

1.02 ADMINISTRATIVE REQUIREMENTS

A. Preinstallation Meeting: Convene a preinstallation meeting one month before starting work of this section; require attendance by each of the affected installers.

1.03 SUBMITTALS

A. See Section 01 30 00 - Administrative Requirements for submittal procedures.
B. Delegated Design Submittal:
   1. Refer to Section 01 35 73 for additional delegated design requirements.
   2. Provide engineering calculations based on Performance Criteria, as part of a Deferred Submittal package where required by AHJ, signed and sealed by the professional engineer responsible for preparation.
   3. Engineer glazing assemblies to withstand deadloading, and impact loading (where applicable), without failure.
C. Product Data on Monolithic Glass Unit Glazing Types: Provide structural, physical and environmental characteristics, size limitations, special handling and installation requirements.
D. Product Data on Glazing Compounds and Accessories: Provide chemical, functional, and environmental characteristics, limitations, special application requirements, and identify available colors.
E. Glazing Schedule: List glass types and thicknesses for each size opening and location. Use same designations indicated on Drawings.
   1. Safety Glazing: Identify all locations where required.
F. Samples:
   1. Submit two samples 12 by 12 inch in size of glass units.
   2. Submit sealant color chart for selection from manufacturer's available colors by Architect.
   3. Submit 8 inch long bead of glazing sealant, selected colors.
G. Manufacturer's Certificate: Certify that products of this section meet or exceed specified requirements.
H. Warranty Documentation: Submit manufacturer warranty and ensure that forms have been completed in Owner's name and registered with manufacturer.
I. Submit Installers qualifications.

1.04 QUALITY ASSURANCE

A. Engineer Qualifications: Design glazing components in accordance with Performance Criteria and under direct supervision of a Professional Structural Engineer experienced in design of this Work and licensed in the State in which the Project is located.
B. Perform Work in accordance with GANA (GM), GANA (SM), and GANA (LGRM) for glazing installation methods. Maintain one copy on site.
C. Manufacturer Qualifications: Company specializing in manufacturing the products specified in this section with minimum three years of experience.

D. Installer Qualifications: Company specializing in performing work of the type specified and with at least 3 years experience.
   1. A qualified installer who employs glass installers for this Project who are certified under the National Glass Association's Certified Glass Installer Program.

1.05 MOCK-UPS

A. See Section 01 43 39 - Coordinated Mock-ups , for additional mock-up requirements.

1.06 FIELD CONDITIONS

A. Do not install glazing when ambient temperature is less than 40 degrees F.
B. Maintain minimum ambient temperature before, during and 24 hours after installation of glazing compounds.

1.07 WARRANTY

A. See Section 01 78 00 - Closeout Submittals for additional warranty requirements.
B. Coated-Glass Products: Manufacturer's standard form in which coated-glass manufacturer agrees to replace coated-glass units that deteriorate within specified warranty period.
   1. Defects include peeling, cracking, and other indications of deterioration of coating.
   2. Warranty Period: A minimum of ten (10) years from date of Substantial Completion.
C. Insulating Glass Units: Provide manufacturer's standard warranty to include coverage for seal failure, interpane dusting or misting, deterioration of coatings. Deterioration of coated glass is defined as peeling, cracking, or related defects developed from normal use that are not associated with breakage or with actions in violation of written guidance from the manufacturer. Warranty shall include replacement of failed units.
   1. Warranty Period: Provide a ten (10) year manufacturer warranty.
D. Laminated Glass Units: Provide manufacturer's standard form in which laminated-glass manufacturer agrees to replace laminated-glass units that deteriorate within specified warranty period. Deterioration of laminated glass is defined as defects developed from normal use that are not attributed to glass breakage or to maintaining and cleaning laminated glass contrary to manufacturer's written instructions. Defects include edge separation, delamination materially obstructing vision through glass, and blemishes exceeding those allowed by ASTM C 1172 Standard Specification for Laminated Architectural Flat Glass.
   1. Warranty Period: Provide a five (5) year manufacturer warranty.
E. Fire-rated Glazing: Manufacturer warrants the product will be free of manufacturing defects resulting in material obstruction through the glass area, edge separation and changes in properties of the interlayer for indicated warranty period. Products must have been properly shipped, stored, handled, installed and maintained.
   1. Warranty Period: Provide a five (5) year manufacturer warranty.

PART 2 PRODUCTS

2.01 MANUFACTURERS

A. Float Glass Manufacturers:
   1. Cardinal Glass Industries: www.cardinalcorp.com.
   2. Guardian Industries Corp.: www.sunguardglass.com.
   3. Oldcastle Building Envelope: www.obe.com.
   4. Pilkington North America Inc.: www.pilkington.com/na.
   5. Vitro Architectural Glass.: www.vitroglazings.com/en-us/.
   6. Substitutions: See Section 01 60 00 - Product Requirements.
B. Etched Glass Manufacturers:

1. Walker Glass Company Ltd; Walker Textures - Acid-Etched Glass: www.walkerglass.com/#sle.
2. Substitutions: See Section 01 60 00 - Product Requirements.

C. Fabricators:
1. Any of the manufacturers specified for float glass.
2. Any fabricator certified by glass manufacturer for type of glass, coating, and treatment involved and capable of providing specified warranty.

2.02 PERFORMANCE CRITERIA

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, and as adopted by applicable building codes.
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. 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: Refer to envelope schedule in drawings.
2. Center of Glass Solar Heat Gain Coefficient (SHGC): Refer to envelope schedule in drawings.
3. Solar Optical Properties: Comply with NFRC 300 test method.

C. Fire-Protection-Rated Glazing: Glazing shall be listed and labeled for fire-protection-ratings indicated by an agency acceptable to authorities having jurisdiction. Testing shall be done in accordance with NFPA 252 for door assemblies and NFPA 257 for window assemblies.

D. Impact Resistant Safety Glazing Requirements: Provide safety glazing materials at hazardous locations required by applicable building code for project.

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 HS - Heat-Strengthened Type: Complies with ASTM C1048.
3. Kind FT - Fully Tempered Type: Complies with ASTM C1048.
4. Fully Tempered Safety Glass: Complies with ANSI Z97.1 or 16 CFR 1201 criteria for safety glazing used in hazardous locations.
5. Impact Resistant Safety Glass: Complies with ANSI Z97.1 and 16 CFR 1201 criteria; Class A/Category II.

B. 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.

C. Laminated Glass: Float glass laminated in accordance with ASTM C1172.
1. Laminated Safety Glass: Complies with ANSI Z97.1 - Class B or 16 CFR 1201 - Category I impact test requirements.
2. Polyvinyl Butyral (PVB) Interlayer: 0.030 inch thick, minimum.

D. Silicone Coated Spandrel Glass: ASTM C1048, Condition C, Type I, Quality-Q3, complying with the following:
   1. Clear heat-strengthened glass or fully tempered safety glass as indicated.
   2. Silicone coating to be factory-applied elastomeric coating on interior face of glass, color as indicated.

E. Bird Safe Glazing - Acid Etched glass surface complying with ASTM 1036-21, quality Q3 - stock sheet:
   1. Clear heat-strengthened glass or fully tempered safety glass as indicated.

2.04 MONOLITHIC GLASS UNITS

A. Laminated Glazing (GL-1): Laminated glass, 2-Ply.
   1. Applications: Locations as indicated on drawings.
   2. Tint: Clear, low-iron.
   3. Thickness: 1/2 inch, minimum.
   4. Outer Lite: Tempered glass.
   5. Interlayer: Polyvinyl butyral (PVB), thickness as required to meet performance criteria.
   6. Inside Lite: Tempered glass.

2.05 GLAZING FILMS

A. Type GLF-1 - Safety and Security Plastic Film: Polyester type.
   1. Application: Locations as indicated on drawings.
   2. Surface Burning Characteristics: Flame Spread Index (FSI)/Smoke Developed Index (SDI) of Class A, 25/450, maximum, when tested in accordance with ASTM E84.
   3. Impact Resistance: Comply with ANSI Z97.1 and 16 CFR 1201 impact test requirements when applied to 1/8 inch thick annealed glass.
   4. Color: Clear.
   5. Thickness Without Liner: 0.002 inch.
   6. Manufacturers:
      a. Llumar, an Eastman Chemical Company; Safety and Security Window Film, Llumar or Vista: www.llumar.com/.
      b. XPEL, Inc; SECURITY CLEAR: www.xpel.com.
      c. Substitutions: See Section 01 60 00 - Product Requirements.

2.06 GLAZING COMPOUNDS

A. Silicone sealant at butt-glazed locations: Refer to Section 07 92 00 - Joint Sealants.

B. Sealant: Refer to Section 07 92 00 - Joint Sealants.

C. Glazing Putty: Polymer modified latex recommended by manufacturer for outdoor use, knife grade consistency; grey color.

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 of glazing or minimum 4 inch by width of glazing rabbet space minus 1/16 inch 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 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.

PART 3 EXECUTION

3.01 EXAMINATION

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.

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. 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 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 INSTALLATION - DRY GLAZING METHOD (TAPE AND TAPE)

A. Application - Interior Glazed: Set glazing infills from the interior of the building.
B. Cut glazing tape to length and set against permanent stops, projecting 1/16 inch above sight line.
C. Place setting blocks at 1/4 points with edge block no more than 6 inch from corners.
D. Rest glazing on setting blocks and push against tape for full contact at perimeter of pane or unit.
E. Place glazing tape on free perimeter of glazing in same manner described above.
F. Install removable stop without displacement of tape. Exert pressure on tape for full continuous contact.
G. Carefully trim protruding tape with knife.

3.06 INSTALLATION - GLAZING FILM

A. Install plastic film with adhesive, applied in accordance with film manufacturer's instructions.

B. Place without air bubbles, creases or visible distortion.
C. Install film tight to perimeter of glass and carefully trim film with razor sharp knife. Provide 1/16 inch to 1/8 inch gap at perimeter of glazed panel unless otherwise required. Do not score the glass.

3.07 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.

3.08 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

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Performance criteria for gypsum board assemblies.
B. Resilient sound isolation components.
C. Gypsum board.
D. Acoustic (sound-dampening) wall and ceiling board.
E. Delegated design of interior non-loadbearing metal framing and seismic bracing of ceiling suspension system .

1.02 DEFINITIONS

A. Wet Areas:
   1. Gypsum board wall surfaces at toilet room, bathroom, shower, tub/shower, janitor closet, laundry room, trash room, recycle rooms, commercial kitchens, and high humidity spaces.
   2. Gypsum board ceiling surfaces at rooms containing shower, tub, commercial kitchens, high humidity spaces.
   3. Walls within indicated distance behind and adjacent to plumbing fixtures,
      a. For independent plumbing fixtures in rooms other than those indicated above, refer to Drawings for diagrams indicating extent of wet areas.
B. Building Envelope Dry-in: Point in construction when the building shell has been completed sufficiently to keep out wind, rain, snow, or weather in general, thus assuring that weather-sensitive materials or work can begin indoors without materials suffering damage by weather conditions and wood framed Inspection Report has been submitted.
C. Steel Thickness: Minimum base metal thickness per SSMA.

1.03 ADMINISTRATIVE REQUIREMENTS

A. Coordination: Coordinate application of Vapor Barrier/Gypsum Board Primer, provided under Section 09 90 00, to interior surfaces of gypsum board applied to exterior walls.

1.04 SUBMITTALS

A. See Section 01 30 00 - Administrative Requirements for submittal procedures.
B. Delegated Design Submittal:
   1. Refer Section 01 35 73 - Delegated Design to or additional delegated design requirements.
   2. Provide metal framing material thickness based on Performance Criteria indicated below and manufacturer's printed span tables.
   3. Engineer suspended ceiling assemblies to withstand the effects of seismic movement on ceiling suspension system.
C. Product Data: Provide data on gypsum board, accessories, and gypsum board surface finish .
   1. Provide manufacturer's data on partition head to structure connectors, showing compliance with requirements.
D. Gypsum Board Product Schedule: Include each generic finish material and the gypsum board type appropriate for use and finish condition. Refer to gypsum board types indicated in Part 2 article “Board Materials”
E. Inspection Report: Prior to installation of gypsum board submit report of moisture content readings taken of wood framing members per requirements indicated under Article entitled "Examination". Include summary at the beginning of the report by floor indicating if the wood framing members on each floor met or did not meet the moisture requirement by “Pass” or

"Fail". Following the summary include specific information including date of moisture content reading, moisture content of member, location of reading and type of wood framing member.

1.05 QUALITY ASSURANCE

A. Engineer Qualifications: Provide engineering services under direct supervision of a Professional Engineer experienced in design of this Work and licensed at the State in which the Project is located.
B. Installer Qualifications: Company specializing in performing gypsum board installation and finishing, with minimum 5 years of experience.
C. Perform in accordance with ASTM C 754, ASTM C 840. Comply with requirements of GA-600 for fire-rated assemblies. Comply with more stringent recommendations of Northwest Wall and Ceiling Bureau (NWCB).
D. Provide acoustically rated assemblies in compliance with listings for ratings indicated.

1.06 DELIVERY, STORAGE, AND HANDLING

A. See Section 01 74 19 - Construction Waste Management and Disposal for packaging waste requirements.
B. Store gypsum products and accessories indoors and keep above freezing. Elevate boards above floor, on nonwicking supports, in accordance with manufacturer's recommendations.

1.07 REGULATORY REQUIREMENTS

A. Conform to applicable code for fire rated assemblies as indicated on drawings.
B. Brace and restrain ceilings as required by building code and AHJ.

1.08 DELIVERY, STORAGE, AND HANDLING

A. Deliver and store gypsum board in accordance with GA-801.
B. Package and handle to prevent damage during shipping and unloading.
C. Deliver materials to site in manufacturer's original unopened containers with brand name and product type clearly marked.
D. Store materials inside and protected from damage by weather and direct sunlight. Stack flat; protect ends, edges, and faces of gypsum boards from damage. Protect metal accessories from moisture.

1.09 FIELD CONDITIONS

A. Do not begin installation of gypsum board products until Building Envelope Dry-in, Inspection Report is submitted verifying moisture content of wood framing members are within acceptable levels indicated, area is conditioned at Temperature Range for a minimum of 48 hours prior to beginning installation, and Temperature Range is maintained for the remainder of the project.
    1. Temperature Range: Between 50 and 95 degrees F.
    2. Exception: Moisture-resistant Glass Mat Gypsum Board is the only gypsum board material allowed to be installed prior to Building Envelope Dry-in.

PART 2 PRODUCTS

2.01 PERFORMANCE CRITERIA - GYPSUM BOARD ASSEMBLIES

A. Provide completed assemblies complying with ASTM C840 and GA-216.
    1. See PART 3 for finishing requirements.
B. Interior Partitions:
    1. Partition Head To Structure Connections:

a. Structural Performance: Maintain lateral load resistance and vertical movement capacity required by applicable code, when evaluated in accordance with AISI North American Specification for the Design of Cold-Formed Steel Structural Members.
b. Provide mechanical anchorage devices that accommodate deflection while maintaining the fire-rating of the wall assembly.

2. Non-Loadbearing Framing System Components: ASTM C 645; galvanized sheet steel, of size and properties necessary to comply with ASTM C 754 for the spacing indicated, with maximum deflection of wall framing of L/240 at 5 psf.
   a. Exception: Partitions scheduled to receive tiled surfaces; L/360 at 5 psf.
   b. Exception: Partitions scheduled to receive stone tile or stone veneer: L/720 at 5 psf.
3. Partitions for seismic support: Engineer interior partitions to withstand the effects of seismic motions when indicated to support the following:
   a. Architectural casework, and similar items mounted to walls and weighing more than 20 pounds.
   b. Freestanding and wall supported shelving and similar items taller than 6 feet.
4. Partitions, Indicated as Acoustic: Provide completed assemblies with the following characteristics:
   a. Acoustic Attenuation: STC of value indicated on Drawings calculated in accordance with ASTM E413, based on tests conducted in accordance with ASTM E90.

C. Fire Rated Assemblies: Provide completed assemblies assemblies as indicated conforming to listing agencies specifications and complying with applicable code and jurisdictional requirements.

D. Wet Area Assemblies: Provide completed assemblies as indicated for wet areas in accordance with ASTM C1178/C1178M, ASTM D3273 and complying with applicable code and jurisdictional requirements.

2.02 PRE-ENGINEERED METAL SUSPENSION SYSTEMS

A. Non-Loadbearing Suspension System: Cold-rolled steel, hot dipped galvanized finish, of size and properties necessary, as engineered by manufacturer, to support gypsum board with maximum deflection limits of ceiling framing system of L/240 per ASTM C636. System consisting of straight main tees along with straight cross tees, that join together to support screw-attached gypsum panels, with independently supported light fixtures, and air diffusers, as applicable to design.

B. Seismic Design Requirements: Provide ceilings designed and installed to withstand the effects of earthquake motions according to the following:
   1. IBC Seismic Design Category for Project Site: As indicated on Drawings.
   2. Alternate methods approved by authority having jurisdiction (AHJ).
   3. Edge Molding Design: Face of molding less than 1 inch wide when using concealed seismic clip.
   4. Provide rigidly braced system.

C. System Components:
   1. Main Tees: Heavy Duty classification, with integral reversible splice.
      a. Fire-rated where indicated, with knurled face.
   2. Cross Members:
      a. Cross Tees: Quick release cross tee ends for positive locking and removability without tools.
      b. Fire-Rated members shall have knurled face.
      c. Wall moldings: Single web channel or angle with knurled face.
   3. Accessories:
      a. Provide transition clips, splice clips, wall attachment clips, splice plates, dome hubs, drywall clips, zinc alloy corner reinforcements (minimum 26 gage), zinc alloy casing

reinforcement (minimum 24 gage), zinc alloy control joints (minimum 26 gage) and other components as may be required for a complete system.

b. Perimeter Moldings: Formed galvanized steel trim with integral flange for finishing drywall.

4. Fasteners: Conventional Gypsum Panel fasteners (ASTM C1002). No. 6 Type-S, HiLo bugle head, self-drilling, self-tapping steel screws.
5. Exterior suspension systems: Provide components with G90 hot-dipped galvanized coating.

2.03 SOUND ISOLATION COMPONENTS

A. Mechanical Fasteners: As required by manufacturer.
B. Acoustic Insulation: As specified in Section 07 21 00.
C. Acoustic Sealant: As specified in Section 07 92 00.
D. Electrical Box Putty Pads: Non-hardening endothermic compound designed to seal around electrical boxes to reduce sound transmission and protect against the spread of fire, smoke and toxic gasses.
   1. Basis of Design: Specified Technologies, Inc.; SpecSeal Series SSP putty pads; www.stifirestop.com
      a. Other acceptable manufacturers:
         1) Hilti North America; www.hilti.com
         2) 3M Fire Protection Products; www.solutions.3m.com
         3) Kinetics Noise Control, Inc.; www.kineticsnoise.com
         4) Lowry's, Inc; www.halowry.com
   2. Density: 12.08 pounds per gallon
   3. Solids: 100 percent.
   4. UL listed.

2.04 BOARD MATERIALS

A. Gypsum Board Manufacturers:
   1. CertainTeed Corporation: www.certainteed.com/#sle.
   2. Georgia-Pacific Gypsum: www.gpgypsum.com/#sle.
   3. Lafarge North America Inc: www.lafargenorthamerica.com.
   4. National Gypsum Company: www.nationalgypsum.com/#sle.
   5. PABCO Gypsum: www.pabcogypsum.com/#sle.
   6. USG Corporation: www.usg.com/#sle.
B. Gypsum board - General:
   1. Single-Source Responsibility: Obtain gypsum board products from one source and from one single manufacturer. In the event a single manufacturer can not provide all products indicated obtain written approval from primary manufacturer that products are compatible.
   2. Comply with minimum flame spread index/smoke-developed index: 25/450 maximum, when tested in conformance with requirements of ASTM E 84.
   3. At Assemblies Indicated with Fire-Rating: Use type required by indicated tested assembly; if no tested assembly is indicated, use Type X board, UL or WH listed.
   4. Provide gypsum board panels in sizes to minimize joints in place; provide ends square cut.
C. Gypsum Board:
   1. Thickness:
      a. Vertical Surfaces: 5/8 inch, unless required otherwise by assembly.
      b. Ceilings: 5/8 inch, unless required otherwise by assembly.
      c. Type C Thickness: 5/8 inch, unless required otherwise by assembly.
      d. Multi-Layer Assemblies: Thicknesses as indicated on drawings.

2. Paper-Faced Gypsum Board: Panels as defined in ASTM C1396/C1396M.
   a. Basis of Design Products:
      1) Georgia-Pacific Gypsum; ToughRock: www.gpgypsum.com/#sle.
      2) Georgia-Pacific Gypsum; ToughRock Fireguard X: www.gpgypsum.com/#sle.
      3) Georgia-Pacific Gypsum; ToughRock Fireguard C: www.gpgypsum.com/#sle.
3. Moisture-resistant Gypsum Board: Moisture and mold resistant paper-faced gypsum panels as defined in ASTM C1396/C1396M.
   a. Application: Use for vertical surfaces and ceilings in wet areas, unless otherwise indicated.
      1) Exception: Applications where moisture resistant glass mat gypsum board is required.
   b. Mold Resistance: Score of 10, when tested in accordance with ASTM D3273.
   c. Basis of Design Products:
      1) Georgia-Pacific Gypsum; ToughRock Mold-Guard: www.gpgypsum.com/#sle.
      2) Georgia-Pacific Gypsum; ToughRock Fireguard X Mold-Guard: www.gpgypsum.com/#sle.
4. Moisture-resistant Glass Mat Gypsum Board: Coated glass mat water-resistant gypsum board as defined in ASTM C1178/C1178M.
   a. Applications:
      1) Gypsum board surfaces scheduled to receive tile.
      2) Gypsum board surfaces in wet areas scheduled to receive vinyl wall covering.
      3) Gypsum board surfaces behind bathtub enclosures and shower stalls.
      4) When moisture content of wood framing members, at time of gypsum board installation, is not within acceptable moisture content indicated
      5) Gypsum board materials installed prior to Building Envelope Dry-in.
   b. Mold Resistance: Score of 10, when tested in accordance with ASTM D3273.
   c. Basis of Design Products:
      1) Georgia-Pacific Gypsum; DensArmor Plus: www.gpgypsum.com/#sle.
      2) Georgia-Pacific Gypsum; DensArmor Plus Fireguard C: www.gpgypsum.com/#sle.
      3) Georgia-Pacific Gypsum LLC; DensShield Tile Backer.
         (a) When indicated as a surface to receive a paint finish, provide Level 5 gypsum board finish in accordance with manufacturer's recommendations.

D. Acoustical Sound Dampening Wall and Ceiling Board: Two layers of heavy paper-faced, high-density gypsum board separated by a viscoelastic polymer layer and capable of achieving STC rating of 50 or more in typical stud wall assemblies as calculated in accordance with ASTM E413 and when tested in accordance with ASTM E90.
   1. Thickness: 1 3/8 inch.
   2. Long Edges: Tapered.
   3. Mold Resistance: Score of 10, when tested in accordance with ASTM D3273.
   4. Products:
      a. Pabco Gypsum; QuietRock 545: www.pabcogypsum.com.
      b. Substitutions: Not permitted.

PART 3 EXECUTION

3.01 EXAMINATION

A. Verify that project conditions are appropriate for work of this section to commence.

B. Wood framed construction: Prior to installation of gypsum board, verify that moisture content of wood framing and sheathing materials are less than 15 percent, plus or minus 2-1/2 percent. Take moisture content readings, with industry accepted moisture meter, at a

minimum of 10 locations on each story, each test to include wall studs, plates, immediately adjacent floor sheathing, and ceiling joists.

1. Submit Inspection Report.

3.02 SOUND ISOLATION COMPONENT INSTALLATION

A. ALS Hangers:
   1. Attach ALS Hanger to ceiling framing member in accordance with manufacturer's instructions.
   2. Locate and space hangers as indicated by manufacturer's on approved shop drawings. Maximum spacing of hanger is 48 inches on center
   3. Install furring channel in the center of hanger, assure that furring channel does not contact and cannot be attached to any non-isolated building component and is not supported by anything other than the hanger.

B. Resilient Channels: Install resilient channels at maximum 24 inches on center when framing members are spaced at 16 inches on center, unless indicated otherwise.
   1. Install resilient channels in accordance with manufacturer's instructions.
   2. Locate joints over framing members. Where two resilient channels meet at framing member, provide 1/16 inch gap between channel flanges and attached each channel to the framing member.
   3. The direction of channels should not change where gypsum board will be installed continuous within a room. Orient open leg of channel facing up to receive gypsum board.
   4. Locate channels a maximum of 3 inches from base of framing and top of framing.
   5. Hold back ends of channels 1/2 inch from intersecting surfaces. Add framing as required so that channels do not cantilever more than 6 inches.
   6. Align resilient channel so that attachment to framing member is through pre-drilled holes. Use only screws to attach resilient channels to framing members, **no** nails allowed.
   7. Do not install resilient channels on gypsum board surfaces, plywood shear walls, or like material.
   8. Resilient Channel Attachment: Use 1 inch Type S Bugle Head drywall, or similar, screws.

C. Walls indicated as Acoustic Assemblies:
   1. Install acoustic sealant in accordance with Section 07 92 00.
   2. Place one bead continuously on substrate before installation of perimeter framing members.
   3. Completely wrap all concealed sides of electrical boxes with RSIC Putty Pads, install in accordance with manufacturer's instructions.
      a. If plastic boxes are used, replace any cracked or damaged boxes prior to installation of gypsum board.
   4. Seal perimeter of electrical boxes to gypsum board using acoustic sealant.

3.03 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. Do not install gypsum board until building enclosure is complete and dried in.

C. Single-Layer Nonrated: Install gypsum board in most economical direction, with ends and edges occurring over firm bearing.
   1. Exception: Tapered edges to receive joint treatment at right angles to framing.

D. Double-Layer Non-Rated: Use gypsum board for first layer, placed parallel to framing or furring members, with ends and edges occurring over firm bearing. Place second layer perpendicular to framing or furring members. Offset joints of second layer from joints of first layer.

E. Fire-Resistance-Rated Construction: Install gypsum board in strict compliance with requirements of assembly listing.

F. Installation on Metal Framing: Use screws for attachment of gypsum board except face layer of non-rated double-layer assemblies, which may be installed by means of adhesive lamination.

G. Interior Air Barrier Seal:
   1. Continuously seal joint between gypsum board and top plate of exterior walls. Provide continuous perimeter sealant joint at all penetrations of upper most ceiling. Seal other joints and gaps to assure complete and continuous air seal at exterior wall assembly.
      a. Refer to Section 07 25 00 for continuous air and weather barrier system.
      b. Refer to building section drawings for additional information.
   2. Air seal residential unit perimeter interior walls at floors and ceilings including demising walls, corridor walls, and walls in common with shafts, chases, and contiguous storage and miscellaneous rooms.
   3. Seal around all penetrations by conduit, pipe, ducts, and rough-in boxes, except where firestopping is provided.

H. Walls indicated as Acoustic:
   1. Install gypsum board leaving 1/4 inch gap between at perimeter of wall surface, including bottom, top and sides intersecting with adjacent wall surfaces.
      a. Install acoustic sealant in accordance with Section 07 92 00 at perimeter of acoustic wall assemblies in locations as described above.
      b. Install gypsum board panels so that the long direction of the gypsum board panels are parallel to the resilient channels. Panels shall be centered on resilient channels.
         1) Orienting the long edge vertically is acceptable on walls where a single sheet of gypsum board extends from floor to ceiling.
   2. Attach gypsum board to resilient channels using screws, ensure that screws will not contact supporting framing members. Only attach gypsum board to resilient channels at locations **not** aligned with framing members
      a. For single layer attachment of gypsum board to resilient channel use 1 inch long fastener.
      b. When second layer is indicated to be attached to resilient channel use 1-1/2 inch long fastener.
   3. Electrical Box Putty Pads:
      a. In full height, acoustic rated, and sound sensitive walls where electrical, telephone, and communication boxes share a stud cavity, cover the top, back and sides of with putty pad. Mold pads tightly to boxes and adjacent surfaces.
      b. Ensure that unused knockouts in electrical, telephone, and communication boxes are plugged prior to installation of putty pad.

I. Moisture Protection: Treat cut edges and holes in moisture resistant gypsum board with sealant. Provide a 1/4 inch gap between the bottom of gypsum board and finished floor assembly.

J. Vapor Barrier and Primer: Prior to application of joint treatment, trim and accessories coordinate with Section 09 90 00 to ensure that Vapor Barrier/Gypsum Board Primer has been applied to gypsum board interior surfaces of gypsum board applied to exterior walls.

3.04 TOLERANCES

A. Maximum Variation of Finished Gypsum Board Surface from True Flatness: 1/8 inch in 10 feet in any direction.

END OF SECTION

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PART 1 GENERAL

1.01 SECTION INCLUDES

A. Ceiling suspension system.
B. Acoustical units.
C. Acoustical insulation above ceiling.
D. Delegated design of seismic bracing of ceiling suspension system.

1.02 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.

1.03 SUBMITTALS

A. See Section 01 30 00 - Administrative Requirements for submittal procedures.
B. Delegated Design Submittal:
   1. Refer to Section 01 35 73 for additional delegated design requirements.
   2. Suspended acoustical ceiling assemblies shall be engineered to withstand the affects of seismic movement on ceiling suspension system.
C. Shop Drawings: Indicate grid layout and related dimensioning.
D. Product Data: Provide data on suspension system components and acoustical units.
E. Samples: Submit two full size samples illustrating material and finish of acoustical units.
F. Manufacturer's Installation Instructions: Indicate special procedures and perimeter conditions requiring special attention.

1.04 QUALITY ASSURANCE

A. Engineer Qualifications for Seismic Design: Perform under direct supervision of a Professional Structural Engineer experienced in design of this work and licensed at the State in which the Project is located.
B. Suspension System Manufacturer Qualifications: Company specializing in manufacturing the products specified in this section with minimum 3 years experience.
C. Acoustical Unit Manufacturer Qualifications: Company specializing in manufacturing the products specified in this section with minimum 3 years experience.

1.05 FIELD CONDITIONS

A. Maintain uniform temperature of minimum 60 degrees F, and maximum humidity of 40 percent prior to, during, and after acoustical unit installation.

1.06 PROJECT CONDITIONS

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. Install acoustical units after interior wet work is dry.

PART 2 PRODUCTS

2.01 MANUFACTURERS

A. Acoustic Panels - (ACT): Refer to Schedule of Finishes on Drawings.
B. Suspension Systems:

1. Same as for acoustical units.

2.02 PERFORMANCE CRITERA

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. Standard for Ceiling Suspension Systems Requiring Seismic Restraint:
      a. Seismic Restraint is required for suspended ceiling systems 1,000 square feet or larger.
   2. CISCA's Guidelines for Systems Requiring Seismic Restraint: Comply with CISCA's "Guidelines for Seismic Restraint of Direct-Hung Suspended Ceiling Assemblies.
   3. IBC Seismic Design Category for Project Site: As indicated on Drawings.
   4. Alternate methods approved by authority having jurisdiction (AHJ).
   5. Edge Molding Design: When required, provide face of molding less than 1 inch wide when using concealed seismic clip.
   6. Provide rigidly braced system.

2.03 ACOUSTICAL UNITS

A. Acoustical Units - General: ASTM E1264, Class A.

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-dipped galvanized steel grid with aluminum cap.
   1. Application(s): Seismic.
   2. Structural Classification: Heavy-duty, when tested in accordance with ASTM C635/C635M.
   3. Profile: Tee; 15/16 inch face width.
   4. Color: Factory applied, White.
   5. Product: Refer to Schedule of FInishes on Drawings.

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 galvanized steel wire.

C. Perimeter Moldings:
   1. Same material and finish as grid.
   2. L-Shaped Molding: Less than 1 inch wide exposed face. Provide concealed seismic clip approved by AHJ.
   3. Finish: Primed for field painting.

D. Seismic Joints: Provide manufacturer's seismic joint clip for ceiling areas exceeding 2500 square feet in area. Clips shall provide a minimum of 3/4 inch movement of main tees or cross tees.

E. Acoustical Sealant For Perimeter Moldings: Specified in Section 07 92 00.

F. Touch-up Paint: Type and color to match acoustical and grid units.

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 INSTALLATION - SUSPENSION SYSTEM

A. Install suspension system in accordance with ASTM C 636/C 636M, ASTM C 636/C 636M, and ASTM C 636/C 636M and as supplemented in this section.
B. Rigidly secure system, including integral mechanical and electrical components, for maximum deflection of 1:360.
C. 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 clearance between grid ends and wall.
D. 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.
E. Do not support components on main runners or cross runners if weight causes total dead load to exceed deflection capability.
F. Support fixture loads using supplementary hangers located within 6 inches of each corner, or support components independently.
G. Do not eccentrically load system or induce rotation of runners.
H. Perimeter Molding: Install at intersection of ceiling and vertical surfaces and at junctions with other interruptions.
    1. Overlap and rivet corners at 2 adjacent walls.

3.03 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.

3.04 TOLERANCES

A. Maximum Variation from Flat and Level Surface: 1/8 inch in 10 feet.
B. Maximum Variation from Plumb of Grid Members Caused by Eccentric Loads: 2 degrees.

END OF SECTION

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PART 1 GENERAL

1.01 SECTION INCLUDES

A. Resilient sheet flooring.
B. Resilient base.
C. Installation accessories.

1.02 SUBMITTALS

A. See Section 01 30 00 - 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. Shop Drawings: Indicate seaming plans and floor patterns.
D. Selection Samples: Submit manufacturer's complete set of color samples for Architect's initial selection.
E. Verification Samples: Submit two samples, minimum 12 by 12 inch in size illustrating color and pattern for each resilient flooring product specified.
F. Certification: Prior to installation of flooring, submit written certification by flooring manufacturer and adhesive manufacturer that condition of subfloor is acceptable.
G. Maintenance Data: Include maintenance procedures, recommended maintenance materials, and suggested schedule for cleaning, stripping, and re-waxing.
    1. For linoleum flooring, report rapidly-renewable content and urea-formaldehyde content.

1.03 MAINTENANCE MATERIALS

A. Furnish the following for Owner's use in maintenance of project:
    1. Extra Flooring Material: 100 square feet of each type and color.
    2. Extra Wall Base: 50 linear feet of each type and color.

1.04 QUALITY ASSURANCE

A. Manufacturer Qualifications: Company specializing in manufacturing specified flooring with minimum 3 years experience.
B. Installer Qualifications: Company specializing in installing specified flooring with minimum 3 years 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. Protect roll materials from damage by storing on end.

1.06 FIELD CONDITIONS

A. Maintain temperature in storage area between 55 degrees F and 90 degrees F.
B. Store materials for not less than 48 hours prior to installation in area of installation at a temperature of 70 degrees F to achieve temperature stability. Thereafter, maintain conditions above 55 degrees F.

PART 2 PRODUCTS

2.01 SHEET FLOORING

A. Sheet Flooring: Refer to Schedule of Finishes on Drawings.

B. Linoleum Sheet Flooring (RF-01): Homogeneous wear layer bonded to backing, with color and pattern through wear layer thickness.
   1. Manufacturers: Refer to Schedule of Finishes on Drawings.
   2. Minimum Requirements: Comply with ASTM F2034, Type corresponding to type specified.
   3. Critical Radiant Flux (CRF): Minimum 0.45 watt per square centimeter, when tested in accordance with ASTM E 648 or ASTM E 648.
   4. VOC Content Limits: As specified in Section 01 61 16.
   5. VOC Content: Certified as Low Emission by one of the following :
      a. GreenGuard Children and Schools; www.greenguard.org.
      b. SCS Floorscore; www.scscertified.com.
   6. Backing: Jute fabric.
   7. Thickness: 0.100 inch, minimum, excluding backing.
   8. Sheet Width: 79 inch, minimum.
   9. Color: As indicated on drawings.

2.02 RESILIENT BASE

A. Resilient Base (RB-1): ASTM F1861, Type TS rubber, vulcanized thermoset; style as scheduled.
   1. Manufacturers: Refer to Schedule of Finishes on Drawings.
   2. Critical Radiant Flux (CRF): Minimum 0.45 watt per square centimeter, when tested in accordance with ASTM E 648 or ASTM E 648.
   3. Height: 4 inch.
   4. Thickness: 0.125 inch.
   5. Finish: Satin.
   6. Length: Roll.
   7. Accessories: Premolded external corners and internal corners.

2.03 ACCESSORIES

A. Subfloor Filler: Modified Portland cement type recommended by adhesive material manufacturer.

B. Primers, Adhesives, and Seam Sealer: Waterproof; types recommended by flooring manufacturer.
   1. Provide only products having lower volatile organic compound (VOC) content than required by the more stringent of the South Coast Air Quality Management District Rule No.1168 and the Bay Area Air Quality Management District Regulation 8, Rule 51.
   2. VOC Content: Comply with requirements in Section 01 60 00.

C. Moldings, Transition and Edge Strips: Same material as flooring.

D. Integral Cove Base Accessories:
   1. Cove backer strip: 1 inch radius, as approved by manufacturer.
   2. Cap strip: Beveled/tapered resilient cap; provided or approved by manufacturer.

E. Sealer and Wax: Types recommended by flooring manufacturer.

PART 3 EXECUTION

3.01 EXAMINATION

A. Verify that surfaces are flat to tolerances acceptable to flooring manufacturer, free of cracks that might telegraph through flooring, clean, dry, and free of curing compounds, surface hardeners, and other chemicals that might interfere with bonding of flooring to substrate.
   1. As indicated under Quality Assurance Article in Part 1 above, required experience makes it incumbent upon flooring installer as ultimate source of product compatibility to notify the

Contractor of potential incompatibility issues with adhesive and substrate prior to installation.

B. Verify that sub-floor surfaces are smooth and flat within the tolerances specified for that type of work and are ready to receive resilient flooring.
C. 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.
D. Verify that sub-floor surfaces are dust-free and free of substances that could impair bonding of adhesive materials to sub-floor surfaces.
E. Verify that concrete sub-floor and cast underlayment surfaces are within acceptable moisture levels in accordance with flooring manufacturer's requirements and ready for flooring installation by testing for relative humidity and alkalinity of concrete and cast underlayment in accordance with Section 09 05 61.
F. Adhesive bond and compatibility testing:
   1. Comply with requirements and recommendations of manufacturer.
   2. Testing to be done in accordance with manufacturer's recommended test method.
G. Verify that required floor-mounted utilities are in correct location.

3.02 PREPARATION

A. Remove existing resilient flooring and flooring adhesives; follow the recommendations of RFCI (RWP).
B. Remove subfloor ridges and bumps. Fill minor low spots, cracks, joints, holes, and other defects with subfloor filler to achieve smooth, flat, hard surface.
C. Prohibit traffic until filler is fully cured.
D. Clean substrate.
E. Apply primer as required to prevent "bleed-through" or interference with adhesion by substances that cannot be removed.
F. Install acoustic underlayment in accordance with manufacturer's instructions, allow underlayment to rest prior to installation of resilient flooring.

3.03 INSTALLATION - GENERAL

A. Starting installation constitutes acceptance of subfloor conditions.
B. Install in accordance with manufacturer's instructions. Apply materials with manufacturer approved adhesives for appropriate and correctly prepared substrates.

3.04 INSTALLATION - SHEET FLOORING

A. Lay flooring with joints and seams parallel to longer room dimensions, to produce minimum number of seams. Lay out seams to avoid widths less than 1/3 of roll width; match patterns at seams.
B. Seams are prohibited in bathrooms, kitchens, toilet rooms, and custodial closets.
C. Set flooring in place, press with heavy roller to attain full adhesion.
D. Coved Base: Install as detailed on drawings, using coved base filler as backing at floor to wall junction. Extend sheet flooring vertically to height indicated, and cover top edge with metal cap strip.

3.05 INSTALLATION - RESILIENT BASE

A. Fit joints tightly and make vertical. Maintain minimum dimension of 18 inches 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.

3.06 CLEANING

A. Remove excess adhesive from floor, base, and wall surfaces without damage.
B. Clean in accordance with manufacturer's written instructions.
C. Clean, seal, and wax resilient flooring products in accordance with manufacturer's instructions.

3.07 PROTECTION

A. Prohibit traffic on resilient flooring for 48 hours after installation.

END OF SECTION

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Carpet tile, fully adhered.

1.02 SUBMITTALS

A. See Section 01 30 00 - Administrative Requirements, for submittal procedures.
B. Shop Drawings: Indicate layout of joints.
C. Product Data: Provide data on specified products, describing physical and performance characteristics; sizes, patterns, colors available, and method of installation.
D. Samples: Submit two carpet tiles illustrating color and pattern design for each carpet color selected.
E. Manufacturer's Installation Instructions: Indicate special procedures.
F. Operation and Maintenance Data: Include maintenance procedures, recommended maintenance materials, and suggested schedule for cleaning.

1.03 MAINTENANCE MATERIALS

A. Furnish the following for Owner's use in maintenance of project:
   1. Extra Carpet Tiles: Quantity equal to 5 percent of total installed of each color and pattern installed.

1.04 QUALITY ASSURANCE

A. Manufacturer Qualifications: Company specializing in manufacturing specified carpet tile with minimum three years documented experience.
B. Installer Qualifications: Company specializing in installing carpet tile with minimum three years documented experience and approved by carpet tile manufacturer.

1.05 FIELD CONDITIONS

A. Store materials in area of installation for minimum period of 24 hours prior to installation.

PART 2 PRODUCTS

2.01 MANUFACTURERS

A. Tile Carpeting: Refer to Schedule of Finishes on Drawings.
   1. Interface, Inc: www.interface.com.
   2. Mohawk Group: www.mohawkgroup.com.
   3. Substitutions: See Section 01 60 00 - Product Requirements.

2.02 MATERIALS

A. Tile Carpeting (CPT): Tufted, manufactured in one color dye lot.
   1. Tile Size: Varies. Refer to Schedule of Finishes on Drawings.
   2. Critical Radiant Flux: Minimum of 0.22 watts/sq cm, when tested in accordance with ASTM E648 or NFPA 253.
   3. Surface Flammability Ignition: Pass ASTM D2859 (the "pill test").
   4. VOC Content: Provide CRI Green Label Plus certified product; in lieu of labeling, independent test report showing compliance is acceptable.
   5. Maximum Electrostatic Charge: 3 Kv. at 20 percent relative humidity.

2.03 ACCESSORIES

A. Sub-Floor Filler: Modified Portland cement type recommended by flooring material manufacturer.
B. Edge Strips: Rubber, color as selected by Architect.

C. Adhesives: Acceptable to carpet tile manufacturer, compatible with materials being adhered; maximum VOC of 50 g/L; CRI Green Label certified; in lieu of labeled product, independent test report showing compliance is acceptable.

PART 3 EXECUTION

3.01 EXAMINATION

A. Verify that subfloor surfaces are smooth and flat within tolerances specified for that type of work and are ready to receive carpet 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 carpet tile.

C. Verify that subfloor surfaces are dust-free and free of substances that could impair bonding of adhesive materials to subfloor surfaces.

D. Verify that concrete sub-floor and cast underlayment surfaces are within acceptable moisture levels in accordance with flooring manufacturer's requirements and ready for flooring installation by testing for relative humidity and alkalinity of concrete and cast underlayment in accordance with Section 09 05 61.

E. Adhesive bond and compatibility testing:
   1. Comply with requirements and recommendations of manufacturer.
   2. Testing to be done in accordance with manufacturer's recommended test method.

F. Verify that required floor-mounted utilities are in correct location.

3.02 PREPARATION

A. Remove subfloor ridges and bumps. Fill minor or local low spots, cracks, joints, holes, and other defects with subfloor filler.

B. Apply, trowel, and float filler to achieve smooth, flat, hard surface. Prohibit traffic until filler is cured.

C. Vacuum clean substrate.

3.03 INSTALLATION

A. Starting installation constitutes acceptance of subfloor conditions.

B. Install carpet tile in accordance with manufacturer's instructions.

C. Install carpet tile in accordance with manufacturer's instructions and CRI 104.

D. Blend carpet from different cartons to ensure minimal variation in color match.

E. Cut carpet tile clean. Fit carpet tight to intersection with vertical surfaces without gaps.

F. Lay carpet tile in square pattern, with pile direction parallel to next unit, set parallel to building lines.

G. Locate change of color or pattern between rooms under door centerline.

H. Adhere carpet tile to substrate along centerline of rooms, at perimeter of rooms, where tiles are cut, and at 15 foot intervals throughout rooms. Lay remainder of tile dry over substrate.

I. Adhere carpet tile as base finish up vertical surfaces to form base. Terminate top of base with cap strip.

J. Trim carpet tile neatly at walls and around interruptions.

K. Complete installation of edge strips, concealing exposed edges.

3.04 CLEANING

A. Remove excess adhesive without damage, from floor, base, and wall surfaces.

B. Clean and vacuum carpet surfaces.

END OF SECTION

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Surface preparation and prime painting.
B. Wall covering and borders.

1.02 SUBMITTALS

A. See Section 01 30 00 - Administrative Requirements, for submittal procedures.
B. Product Data: Provide data on wall covering and adhesive.
C. Shop Drawings: Indicate wall elevations with seaming layout.
D. Manufacturer's Installation Instructions: Indicate special procedures and perimeter conditions requiring special attention.
E. Maintenance Data: Submit data on cleaning, touch-up, and repair of covered surfaces.

1.03 MAINTENANCE MATERIALS

A. Furnish the following for Owner's use in maintenance of project.
   1. Extra Wall Covering Materials: 25 linear feet of each color and pattern of wall covering; store where directed.
   2. Package and label each roll by manufacturer, color and pattern, and destination room number.

1.04 QUALITY ASSURANCE

A. Manufacturer Qualifications: Company specializing in manufacturing products specified in this section with minimum three years of experience.
B. Installer Qualifications: Company specializing in performing work of the type specified and with at least three years of experience.

1.05 MOCK-UPS

A. See Section 01 40 00 - Quality Requirements for additional requirements.
B. Provide panel, three panel drops wide, full height, illustrating installed wall covering and joint seaming technique.
C. Locate where directed.
D. Mock-up may remain as part of the Work.

1.06 DELIVERY, STORAGE, AND HANDLING

A. Inspect roll materials at arrival on site, to verify acceptability.
B. Protect packaged adhesive from temperature cycling and cold temperatures.
C. Do not store roll goods on end.

1.07 FIELD CONDITIONS

A. Do not apply materials when surface and ambient temperatures are outside the temperature ranges required by the adhesive or wall covering product manufacturer.
B. Maintain these conditions 24 hours before, during, and after installation of adhesive and wall covering.

PART 2 PRODUCTS

2.01 WALL COVERINGS

A. General Requirements:
   1. Surface Burning Characteristics: Flame spread/Smoke developed index of 25/50, maximum, when tested in accordance with ASTM E84.

B. Wall Covering - (WCV): Refer to Schedule of Finishes on Drawings.
   1. Match existing wall covering product.
C. Adhesive: Type recommended by wall covering manufacturer to suit application to substrate.

PART 3 EXECUTION

3.01 EXAMINATION

A. Verify that substrate surfaces are ready to receive work, and comply with requirements of wall covering manufacturer.
B. Measure moisture content of surfaces using an electronic moisture meter. Do not apply wall coverings if moisture content of substrate exceeds level recommended by wall covering manufacturer.
C. Verify flatness tolerance of surfaces does not vary more than 1/8 inch in 10 feet nor vary at a rate greater than 1/16 inch/ft.
D. Verify that a Level 5 finish has been applied to surfaces scheduled to receive wall coverings in accordance with Section 09 21 16.
E. Verify that primer has been applied to surfaces scheduled to receive wall covering; refer to Section 09 90 00

3.02 PREPARATION

A. Fill cracks in substrate and smooth irregularities with filler; sand smooth.
B. Wash impervious surfaces with tetra-sodium phosphate, rinse and neutralize; wipe dry.
C. Surface Appurtenances: Remove or mask electrical plates, hardware, light fixture trim, escutcheons, and fittings prior to preparing surfaces or finishing.
D. Vacuum clean surfaces free of loose particles.

3.03 INSTALLATION

A. Apply adhesive and wall covering in accordance with manufacturer's instructions.
B. Apply adhesive to wall surface immediately prior to application of wall covering.
C. Use wall covering in roll number sequence.
D. Razor trim edges on flat work table. Do not razor cut on gypsum board surfaces.
E. Apply wall covering smooth, without wrinkles, gaps or overlaps. Eliminate air pockets and ensure full bond to substrate surface.
F. Butt edges tightly.
G. Horizontal seams are not acceptable.
H. Do not seam within 2 inches of internal corners or within 6 inches of external corners.
I. Install wall covering before installation of bases and items attached to or spaced slightly from wall surface.
J. Do not install wall covering more than 1/4 inch below top of resilient base.
K. Cover spaces above and below windows, above doors, in pattern sequence from roll.
L. Remove excess adhesive while wet from seam before proceeding to next wall covering sheet. Wipe clean with dry cloth.

3.04 CLEANING

A. Clean wall coverings of excess adhesive, dust, dirt, and other contaminants.
B. Reinstall wall plates and accessories removed prior to work of this section.

3.05 PROTECTION

A. Do not permit construction activities at or near finished wall covering areas.

END OF SECTION

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PART 1 GENERAL

1.01 SECTION INCLUDES

A. Surface preparation.
B. Field application of paints, stains, varnishes, and other coatings.
C. Surfaces to be finished are indicated in this section and on the Drawings.

1.02 DEFINITIONS

A. Sheen Levels: As defined by MPI except this specification uses common names defined below rather than numbered levels:
   1. Flat or Matte: Gloss Level 1
   2. Velvet: Gloss Level 2
   3. Eggshell: Gloss Level 3
   4. Satin: Gloss Level 4
   5. Semi-gloss: Gloss Level 5
   6. Gloss: Gloss Level 6
   7. High Gloss: Gloss Level 7
B. VOC Ranges: As defined by MPI, the following VOC ranges as indicated in Part 3 - Paint Schedules. Noted in "grams per Liter" (g/L)

1.03 SUBMITTALS

A. See Section 01 30 00 - Administrative Requirements, for submittal procedures.
B. Product Data: Provide complete list of all 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. Cross-reference to specified paint system(s) product is to be used in; include description of each system.
   3. Manufacturer's installation instructions.
C. Schedule of Paints: List each coating and finish system for all surfaces that require paint. List special washes, surface preparation, sealers, primers, intermediate coats and final coats.
   1. Identify each material by the manufacturer's catalog number and general classification.
   2. List dry film thickness for each coat in each finish system
   3. Identify minimum total dry film thickness for each system.
D. Certification by listed Manufacturer's Representative that products comply with Contract Documents and are compatible with applicable substrates and with each other.
E. Samples: Submit three paper "drop" samples, 8-1/2 by 11 inches 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.
   3. Paint color submittals will not be considered until color submittals for major materials not to be painted, such as masonry, have been approved.
F. Maintenance Data: Submit data on cleaning, touch-up, and repair of painted and coated surfaces.

1.04 QUALITY ASSURANCE

A. Minimum Standard: MPI "Architectural Painting Specification Manual" and "MPI Approved Products List" and GreenSeal Label (GS-11).
   1. MPI Renovation Standard: "Maintenance and Repair Manual."

B. Acceptable Manufacturers and Manufacturer's Representative: Direct employee of Manufacturer who is authorized by Manufacturer to perform duties specified in this Section:
   1. Benjamin Moore & Company: Amy Griffin
   2. Miller Paint Company: Melanie Gibbs.
   3. PPG Industries, Inc.; Architectural Coatings; Susan Williams, CSI
   4. Rodda/Cloverdale: Jeff McIntyre.
   5. Sherwin-Williams: Anna Atchison, CSI, CDT

1.05 MOCK-UP

A. See Section 01 43 39 - Coordinated Mock-ups, for general requirements for mock-up.
B. Provide wall panel, 10 feet long by 10 feet wide, illustrating coating color, texture, and finish.
C. Provide door and frame assembly illustrating coating color, texture, and finish.
D. Provide in-place mockup for the stain and finish of the wood wall panels. Refer to drawings for the location of the mockup.
E. Locate where directed.
F. Mock-up may remain as part of the Work.

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 and a maximum of 90 degrees F, 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 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 exterior coatings 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: 45 degrees F for interiors; 50 degrees F for exterior; unless required otherwise by manufacturer's instructions.
E. Minimum Application Temperature for Varnish Finishes: 65 degrees F for interior or exterior, unless required otherwise by manufacturer's instructions.
F. Provide lighting level of 80 ft candles measured mid-height at substrate surface.

1.08 EXTRA MATERIALS

A. See Section 01 60 00 - Product Requirements, for additional provisions.
B. Supply 1 gallon of each color; store where directed.
C. Label each container with color in addition to the manufacturer's label.

PART 2 PRODUCTS

2.01 MANUFACTURERS

A. Acceptable Manufacturers are listed in Part 1, Quality Assurance.
   1. Submit Substitution Requests for paint systems by acceptable Manufacturers per Section 01 60 00.

B. Provide paint and coating products used in any individual system from the same manufacturer; no exceptions.
   1. Coordinate shop applied metal primers and intermediate coats with work in Division 05.
C. Provide paint and coating products from the same manufacturer to the greatest extent possible.
D. In the event that a single manufacturer cannot provide all specified products, minor exceptions will be permitted provided approval by Architect is obtained using the specified procedures for substitutions.
   1. Substitution of other products by the same manufacturer is preferred over substitution of products by a different manufacturer.
E. Subject to compliance with the specifications, Basis of Design products are from the following:
   1. Benjamin Moore & Co. (B-M).

2.02 MATERIALS - GENERAL

A. Volatile Organic Compound (VOC) Content and minimum quality:
   1. Provide coatings that comply with the most stringent requirements specified in the following:
      a. Refer to Section 01 60 00.
   2. Determination of VOC Content: Testing and calculation in accordance with 40 CFR 59, Subpart D (EPA Method 24), inclusive of colorants added to a tint base and exclusive of water added at project site; or other method acceptable to authorities having jurisdiction.
B. Paints and Coatings: Provide products listed in Painting Schedules below:
   1. Provide ready mixed paints and coatings, except field-catalyzed coatings.
   2. 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.
   3. Provide products in manufacturer's containers with GreenSeal Label where indicated.
C. Accessory Materials: Sealers, paint thinners and other materials not specifically indicated but required to achieve the finishes specified; commercial quality.
D. Patching Material: Latex filler.
E. Fastener Head Cover Material: Latex filler.

2.03 PAINT SYSTEMS

A. Provide Premium Grade systems (2 top coats) as defined in MPI Architectural Painting Specification Manual.
B. Where sheen is not specified or more than one sheen is specified, sheen will be selected during Submittals by Architect from the manufacturer's full line.
C. Provide colors as directed by Architect.

PART 3 EXECUTION

3.01 SCOPE -- SURFACES TO BE FINISHED

A. Paint all exposed surfaces except where indicated not to be painted or to remain natural; the term "exposed" includes areas visible through permanent and built-in fixtures when they are in place.
B. Paint the surfaces described in Painting Schedule at end of PART 3, indicated on the Drawings, and as follows:
   1. If a surface, material, or item is not specifically mentioned, paint in the same manner as similar surfaces, materials, or items, regardless of whether colors are indicated or not.

2. Paint surfaces behind movable equipment and furnishings the same as similar exposed surfaces.
3. Paint surfaces to be concealed behind permanently installed fixtures, equipment, and furnishings, using primer only, prior to installation of the permanent item.
4. Paint back sides of access panels and removable and hinged covers to match exposed surfaces.
5. Paint all insulated and exposed pipes, conduit, boxes, insulated and exposed ducts, hangers, brackets, collars and supports, mechanical equipment, and electrical equipment occurring in finished areas to match background surfaces, unless otherwise indicated.
6. Remove unfinished louvers, grilles, covers, and access panels on mechanical and electrical components and paint separately.
7. Paint interior surfaces of air ducts and convector and baseboard heating cabinets with flat, nonspecular black paint where visible through registers, grilles, or louvers.
8. Paint dampers exposed behind louvers, grilles, and convector and baseboard cabinets to match face panels.

C. Do Not Paint or Finish the Following Items:
1. Items fully factory-finished unless specifically noted; factory-primed items are not considered factory-finished.
2. Items indicated to receive other finish.
3. Items indicated to remain naturally finished.
4. Fire rating labels, equipment serial number and capacity labels, and operating parts of equipment.
5. Anodized aluminum.
6. Polished and brushed stainless steel items.
7. Brick, precast concrete, integrally colored plaster.
8. Acoustical materials.
9. Concealed piping, ductwork, and conduit.

3.02 EXAMINATION

A. Verify that surfaces are ready to receive Work as instructed by the product manufacturer.
B. Examine surfaces scheduled to be finished prior to commencement of work. Report any condition that may potentially affect proper application.
C. Test shop-applied primer for compatibility with subsequent cover materials; report incompatible primer conditions and submit recommended changes for Architect's approval.
D. 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. Plaster and Gypsum Board: 12 percent.
2. Masonry, Concrete, and Concrete Unit Masonry: 12 percent.
3. Exterior Wood: 15 percent.

E. Measure the ph level of concrete, masonry, and mortar before starting any finishing process, using the method recommended by MPI Architectural Painting Manual.
1. Report results in writing to Architect before starting work.
2. If results of test indicates need for remedial action, provide written description of remedial action. If a different primer or paint systems is required, state the total cost of the change. Do not proceed with remedial action or change without receiving written authorization from Architect.

3.03 PREPARATION

A. Prepare surfaces as specified in MPI Architectural Painting Specification Manual and as follows for the applicable surface and coating; if multiple preparation treatments are specified, use as many as necessary for best results; where the Manual references external standards

for preparation (e.g. SSPC standards), prepare as specified in those standards; comply with coating manufacturer's specific preparation methods or treatments, if any.

B. Coordinate painting work with cleaning and preparation work so that dust and other contaminants do not fall on newly painted, wet surfaces

C. Surface Appurtenances: Prior to preparing surfaces or finishing, remove electrical plates, hardware, light fixtures, light fixture trim, escutcheons, machined surfaces, fittings, and similar items already installed that are not to be painted.
   1. If removal is impractical or impossible because of the size or weight of the item, provide surface-applied protection before preparation and finishing.
   2. After completing painting in each space or area, reinstall items removed using workers skilled in the trades involved.

D. Surfaces: Correct defects and clean surfaces which affect work of this section.

E. Marks: Seal with shellac-based primer those which may bleed through surface finishes.

F. Impervious Surfaces: Remove mildew by scrubbing with solution of tri-sodium phosphate and bleach. Rinse with clean water and allow surface to dry.

G. Concrete, Cement Plaster and Unit Masonry Surfaces to be Painted: Remove dirt, loose mortar, scale, salt or alkali powder, and other foreign matter. Remove oil and grease with a solution of tri-sodium phosphate; rinse well and allow to dry. Remove stains caused by weathering of corroding metals with a solution of sodium metasilicate after thoroughly wetting with water. Allow to dry.
   1. Prepare concrete, concrete masonry block, cement plaster, and mineral-fiber-reinforced cement panel surfaces to be painted. Remove efflorescence, chalk, dust, dirt, grease, oils, and release agents. Roughen as required to remove glaze. If hardeners or sealers have been used to improve curing, use mechanical methods of surface preparation.
   2. Use abrasive blast-cleaning methods if recommended by paint manufacturer.
   3. Determine alkalinity and moisture content of surfaces by performing appropriate tests as specified in MPI Manual. If surfaces are sufficiently alkaline to cause the finish paint to blister and burn, correct this condition before application. Do not paint surfaces where moisture is present.
   4. Etch concrete as specified in MPI Architectural Painting Specification Manual .

H. Gypsum Board Surfaces to be Painted:
   1. Where vapor barrier primer is indicated to be applied, product must be applied after gypsum board is fastened to to studs and prior to the application of any Joint Materials. Apply second coat after application of Joint Materials, to the finish level indicated, and joint materials have adequately cured.
   2. Fill minor defects with filler compound. Spot prime defects after repair.

I. Plaster Surfaces to be Painted: Fill hairline cracks, small holes, and imperfections with latex patching plaster. Make smooth and flush with adjacent surfaces. Wash and neutralize high alkali surfaces.

J. Insulated Coverings to be Painted: Remove dirt, grease, and oil from canvas and cotton.

K. Aluminum Surfaces to be Painted: Remove surface contamination by steam or high pressure water. Remove oxidation with acid etch and solvent washing. Apply etching primer immediately following cleaning.

L. Galvanized Surfaces to be Painted: Remove surface contamination and oils and wash with solvent. Apply coat of etching primer.
   1. Clean galvanized surfaces with nonpetroleum-based solvents so surface is free of oil and surface contaminants. Remove pretreatment from galvanized sheet metal fabricated from coil stock by mechanical or chemical methods as recommended as best practice by primer manufacturer.

M. Uncoated Steel and Iron Surfaces to be Painted: Remove grease, mill scale, weld splatter, dirt, and rust. Where heavy coatings of scale are evident, remove by hand wire brushing or sandblasting; clean by washing with solvent. Apply a treatment of phosphoric acid solution, ensuring weld joints, bolts, and nuts are similarly cleaned. Prime paint entire surface; spot prime after repairs.
   1. Use solvent or mechanical cleaning methods that comply with the Steel Structures Painting Council's (SSPC) recommendations. Touch up bare areas and shop-applied prime coats that have been damaged. Wire-brush, clean with solvents recommended by paint manufacturer, and touch up with the same primer as the shop coat.

N. Shop-Primed Steel Surfaces to be Finish Painted: 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.

O. Interior Wood Items to Receive Transparent Finish: Sand wood to obtain a uniform appearance before immediately starting work. Wipe off dust and grit prior to sealing, seal knots, pitch streaks, and sappy sections with sealer. Fill nail holes and cracks after sealer has dried; sand lightly between coats. Prime concealed surfaces with gloss varnish reduced 25 percent with thinner.

P. Exterior Wood to Receive Opaque Finish: Remove dust, grit, and foreign matter. Seal knots, pitch streaks, and sappy sections. Fill nail holes with tinted exterior calking compound after prime coat has been applied. Back prime concealed surfaces before installation.

Q. Site-finished exterior wood scheduled to receive stained finish:
   1. Remove dust, grit, and foreign matter; seal knots, pitch streaks, and sappy sections with sealer.
   2. Remove discoloration and surface defects, including water stains, scuff marks and other marks, prior to application of finish material.
   3. Fill nail holes with tinted exterior sealant compound after stain has been applied.
   4. Sand siding surfaces prior to application of stain using 60 to 80 grit sand paper, sanding with the grain of the wood

R. Wood Doors to be Field-Finished: Seal wood door top and bottom edge surfaces with clear sealer.

3.04 APPLICATION

A. Apply products in accordance with manufacturer's instructions and as specified or recommended by MPI Manual, using the preparation, products, sheens, textures, and colors as indicated.
   1. Remove, refinish, or repaint work not complying with requirements.

B. Do not apply finishes over dirt, rust, scale, grease, moisture, scuffed surfaces, or other conditions detrimental to formation of a durable coating film; do not apply finishes to surfaces that are not dry.

C. Use applicators and methods best suited for substrate and type of material being applied and according to manufacturer's instructions.
   1. Brush Application: Use brushes best suited for the type of material applied; use brush of appropriate size for the surface or item being painted; produce results free of visible brush marks.
   2. Roller Application: Use rollers of carpet, velvet back, or high-pile sheep's wool as recommended by manufacturer for material and texture required.
   3. Spray Application: Use airless spray equipment with orifice size as recommended by manufacturer for material and texture required.

4. Where application method is listed in the MPI Manual for the paint system that application method is required; otherwise any application method recommended by manufacturer for material used and objects to be painted is acceptable.

D. Minimum Coating Thickness: Apply paint materials no thinner than manufacturer's recommended spreading rate; provide total dry film thickness of entire system as recommended by manufacturer.
   1. Number of coats and film thickness required are the same regardless of application method.
   2. If undercoats, stains, or other conditions show through final coat of paint, apply additional coats until paint film is of uniform finish, color, and appearance.
   3. Give special attention to ensure edges, corners, crevices, welds, and exposed fasteners receive dry film thickness equivalent to that of flat surfaces.

E. Apply finish to completely cover surfaces with uniform appearance without brush marks, runs, sags, laps, ropiness, holidays, spotting, cloudiness, or other surface imperfections.
   1. Before applying finish coats, apply a prime coat of material recommended by manufacturer, unless the surface has been prime coated by others; where evidence of suction spots or unsealed areas in first coat appear, recoat primed and sealed surfaces to ensure finish coat with no burn through or other defects due to insufficient sealing.
   2. Apply first coat to surface that has been cleaned, pretreated, or otherwise prepared as soon as practical after preparation and before subsequent surface deterioration.
   3. Do not apply succeeding coats until the previous coat has cured as recommended by manufacturer.
   4. Do not recoat until paint has dried to where it feels firm, does not deform or feel sticky under moderate thumb pressure, and application of another coat will not cause the undercoat to lift or lose adhesion.
   5. If manufacturer's instructions recommend sanding to produce a smooth, even surface, sand between coats.
   6. Before applying next coat vacuum clean surfaces of loose particles. Use tack cloth to remove dust and particles just prior to applying next coat.
   7. Pigmented (Opaque) Finishes on Doors, Frames, Trim: Provide smooth, opaque surface of uniform finish, color, appearance, and coverage.
   8. Transparent Finishes: Smooth, glass-like.
   9. Exterior wood to receive stained finish: Apply stain to front, back and sides of wood scheduled to receive stained finish. Where wood is cut
   10. Stippled Finish on Walls, Ceilings, Soffits: Roll and redistribute paint to even, fine texture; leave no evidence of rolling, such as laps, irregularity in texture, skid marks, or other surface imperfections; back roll final coat to achieve a uniform surface.

3.05 WALL IDENTIFICATION

A. Coordinate wall identification with Section 07 84 00.

B. Identify walls indicated as fire and/or smoke barriers, smoke partitions using painted stencils with the following information:
   1. "FIRE AND/OR SMOKE BARRIER - PROTECT ALL OPENINGS" with letters a minimum of 3 inch in height.

C. Apply to wall surfaces in accessible concealed floor, floor-ceiling or attic spaces. Locate within 15 feet of each end of each wall and at intervals not exceeding 30 feet horizontally along wall or partition so signs will be visible to anyone seeking to remove penetrating items or firestopping.

3.06 CLEANING AND PROTECTION

A. Collect waste material which may constitute a fire hazard, place in closed metal containers, and remove daily from site.

B. At the end of each workday, remove empty cans, rags, rubbish, and other discarded paint materials from site.
C. Protect other work, whether being painted or not, against damage by painting. Correct damage by cleaning, repairing or replacing, and repainting as approved by Architect.
D. Provide "Wet Paint" signs to protect newly painted finishes. Remove temporary protective wrappings provided by others to protect their work after completing painting operations.
E. At completion of construction activities of other trades, touch up and restore damaged or defaced painted surfaces. Comply with procedures specified in MPI Manual.

3.07 PAINTING SCHEDULE - INTERIOR SURFACES

A. Paint colors: Refer to Schedule of Finishes on Drawings.
B. Concrete:
   1. Applications include, but are not limited to,walls, soffits, and underside of concrete slabs
   2. Primer: One coat.
      a. MPI Criteria:
         1) MPI Category: #149
         2) MPI VOC Range: E3
      b. B-M: Ultra Spec 500 Ultra Spec 500 Interior Primer 534 and insert product name and number
      c. S-W: ProMar 200 Zero VOI Interior Latex Primer, B28W2600.
   3. Finish: Two coats.
      a. MPI Criteria:
         1) MPI Category: #143
         2) MPI VOC Range: E3
      b. B-M: Ultra Spec 500 Low Sheen 537
      c. S-W: ProMar 200 Zero VOC Flat
C. Masonry - Concrete Masonry Units:
   1. Applications include, but are not limited to,walls.
   2. Primer: One coat.
      a. MPI Criteria:
         1) MPI Category: #4
         2) MPI VOC Range: E2
      b. B-M: Super Spec Interior/Exterior High Build Masonry Block Filler
      c. S-W:ProIndustrial Heavy Duty Block Filler, B42W150.
   3. Finish: Two coats.
      a. MPI Criteria:
         1) MPI Category: #145
         2) MPI VOC Range: E3
      b. B-M: Ultra Spec 500 Eggshell 538
      c. S-W: ProMar 200 HP Zero VOC Eg-Shel, B20-1900 Series.
D. Metal - Ferrous:
   1. Applications include, but are not limited to,Structural Steel and Metal Fabrications.
   2. Primer: One coat.
      a. MPI Criteria:
         1) MPI Category: #107
         2) MPI VOC Range: E2
      b. B-M: Super Spec HPTM P04 Acrylic Metal Primer
      c. S-W: ProIndustrial Pro-Cryl Universal Primer, B66W1310.
   3. Finish: Two coats.
      a. MPI Criteria:

1) MPI Category: #147
2) MPI VOC Range: E1

b. B-M: Ultra Spec HP DTM Semi-Gloss HP29
c. S-W: ProIndustrial Acrylic Semi-Gloss, B66-650 Series.

E. Metal - Galvanized:
1. Applications include, but are not limited to,Structural Steel and Metal Fabrications.
2. Primer: One coat.
a. MPI Criteria:
1) MPI Category: #107
2) MPI VOC Range: E3
b. B-M: Super Spec HPTM P04 Acrylic Metal Primer
c. S-W: ProIndustrial Pro-Cryl Universal Primer, B66W1310
3. Finish: Two coats.
a. MPI Criteria:
1) MPI Category: #153 or #161
2) MPI VOC Range: E3, post tint
b. B-M: Ultra Spec HP DTM Acrylic Low Luster HP25
c. S-W: ProIndustrial DTM Acrylic EG-Shel, B66-1250 Series

F. Wood - Glue Laminated Lumber:
1. Applications include, but are not limited to,girders, beams, and columns.
2. Primer: One coat.
a. MPI Criteria:
1) MPI Category: #137
2) MPI VOC Range: E3
b. B-M: Sure Seal 027
c. S-W: Multi-purpose Latex Primer, B51W450
3. Finish: Two coats.
a. MPI Criteria:
1) MPI Category: #143
2) MPI VOC Range: E3
b. B-M: Ultra Spec 500 Flat 536
c. S-W: ProMar 200 Zero VOC Flat, B30-2600
4. Stain: One coat(s).
a. MPI Criteria:
1) MPI Category: #16
2) MPI VOC Range: E2
b. B-M: Arborcoat Waterborne Solid Color Deck & Siding Stain 640
c. S-W: Woodscapes Solid Color Acrylic Stain, A15-50
5. Transparent Finish: One coat(s).
a. MPI Criteria:
1) MPI Category: #156
2) MPI VOC Range: E2
b. B-M: Arborcoat Waterborne Transluscent Stain 623
c. S-W: Superdeck Log Home Stain, SD8T200.

G. Wood - Dressed Lumber:
1. Applications include, but are not limited to,paneling, wainscoting, casework, and standing and running trim.
2. Primer: One coat.
a. MPI Criteria:
1) MPI Category: #137

2) MPI VOC Range: E3
b. B-M: Sure Seal 027
c. S-W: Multi-purpose Latex Primer, B51W450.

3. Finish: Two coats.
a. MPI Criteria:
1) MPI Category: #146
2) MPI VOC Range: E3
b. B-M: Ultra Spec 500 Semi-Gloss 539
c. S-W: ProIndustrial Acrylic Gloss, B66-600

4. Stain: One coat(s).
a. MPI Criteria:
1) MPI Category: #16
2) MPI VOC Range: E3
b. B-M: Arborcoat Waterborne Solid Color Deck & Siding Stain, 640
c. S-W: Woodscapes Solid Color Acrylic Stain, A15-50

5. Transparent Finish: One coat(s).
a. MPI Criteria:
1) MPI Category: #156
2) MPI VOC Range: E2
b. B-M: Arborcoat Waterborne Transluscent Stain 623
c. S-W: Superdeck Log Home Stain, SD8T200.

H. Metal - Primed:

1. Applications include, but are not limited to,Doors, Frames, and Borrowed lites.
2. Primer - Primer not required on factory-primed surface, check compatibility of factory-applied primer with finish coat indicated: One coat.
a. MPI Criteria:
1) MPI Category: #107
2) MPI VOC Range: E2
b. B-M: Super Spec HPTM P04 Acrylic Metal Primer
c. S-W: ProIndustrial Pro-Cryl Universal Primer, B66W1310.
3. Finish: Two coats.
a. MPI Criteria:
1) MPI Category: #153
2) MPI VOC Range: E2
b. B-M: Ultra Spec HP DTM Semi-Gloss HP29
c. S-W: ProIndustrial DTM Acrylic Semi-gloss, B66-1150

I. Gypsum Board - Vapor Barrier and Primer:

1. Applications include, but are not limited to,interior gypsum board surfaces on exterior walls and ceilings.
2. Performance Criteria:
a. Provide a barrier on the surface of gypsum board with a perm rating of less than 1.0.
3. Primer: Two coats. See application requirements in Part 3 - "Preparation" Article above.
a. MPI Criteria:
1) MPI Category: #61
2) MPI VOC Range: E2
b. B-M: Ultra Spec; Latex Vapor Barrier Primer Sealer; 573.
c. S-W: Moisture Vapor Barrier Primer/Sealer, B72W11.

J. Gypsum Board:

1. Applications include priming of Glass Mat Faced Gypsum Board substrates to be painted with a top coat or scheduled to receive wall covering.

2. Primer: One coat.
    a. MPI Criteria:
        1) MPI Category: #137
        2) MPI VOC Range: E3
    b. B-M: Sure Seal Latex Primer/Sealer 027
    c. SW: Multi-Purpose Latex Primer/Sealer B51-450

K. Gypsum Board:
1. Applications include, but are not limited to,walls, soffits, ceilings, and insert other gypsum board surfaces.
2. Primer form priming glass mat gypsum board substrates scheduled to receive Finish Coats: One coat primer.
    a. MPI Criteria:
        1) MPI Category: #137
        2) MPI VOC Range: E3
    b. B-M: Sure Seal Latex Primer/Sealer 027
    c. S-W: Multi-purpose Latex Primer, B51W450.
3. Primer: One coat.
    a. MPI Criteria:
        1) MPI Category: #149
        2) MPI VOC Range: E3
    b. B-M: Ultra Spec 500 Interior Primer 534
    c. S-W: ProMar 200 Zero VOC Interior Latex Primer, B28W2600.
4. Finish: Two coats.
    a. MPI Criteria:
        1) MPI Category: #144 and #146
        2) MPI VOC Range: E3
    b. MPI VOC Range: E3
    c. B-M: Ultra Spec 500 Low Sheen 537 and Semi-Gloss 539
    d. S-W: ProMar 200 HP Zero VOC Low Gloss Eg-shel B41-1900 Series

L. Gypsum Board - Single-component Epoxy:
1. Applications include, but are not limited to,walls, soffits, and ceilings.
2. Primer: One coat.
    a. MPI Criteria:
        1) MPI Category: #149
        2) MPI VOC Range: E3
    b. B-M: Ultra Spec 500 Interior Primer 534
    c. S-W: ProMar 200 Zero VOC Interior Latex Primer, B28W2600.
3. Finish: Two coats.
    a. MPI Criteria:
        1) MPI Category: #151
        2) MPI VOC Range: E2
    b. B-M: Corotech Pre-Catalyzed Waterborne Epoxy Eggshell V342.
    c. S-W: ProIndustrial Pre-Catalyzed Eopxy Eg Shel, K45-1150 Series.

END OF SECTION

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PART 1 GENERAL

1.01 SECTION INCLUDES

A. Delegated Design of code required signage. Signage includes:
   1. Means of egress system components.
   2. Room and component identification required by Fire Department.
   3. Room and component identification required by accessibility standards.
   4. Exterior entrance and address.
   5. Components specific to Existing Buildings.
   6. Other signage deemed necessary by Authority Having Jurisdiction.

B. Additional signage beyond code-required signage will be Owner provided and installed.

C. Fabrication, installation and sign permits required for signs in this section.

1.02 SUBMITTALS

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

B. Delegated Design Submittal:
   1. Refer to Section 01 35 73 and Drawings for additional delegated design requirements.
   2. Design and fabrication of signage required by code.

C. Product Data: Manufacturer's printed product literature for each type of sign, indicating sign styles, font, foreground and background colors, locations, overall dimensions of each sign.

D. Signage Schedule: Provide information sufficient to define each sign for fabrication, including room number, room name, symbols, other text to be applied, sign and letter sizes, fonts, and colors.
   1. Include fabrication and installation details and attachments to other work.
   2. Show sign mounting heights and accessories.
   3. Show character fonts, pictograms, and graphic elements, including raised characters and Braille, and layout for each sign at a scale of at least size.
   4. Identify each code-required sign with Sign Type designation as outlined under Part 2 Article entitled “Signage Types”.
   5. When actual room numbers appear on signs that differ from those on the Drawings, include the Drawing room number on Sign Schedule.
   6. When content of signs is indicated to be determined later, request such information from Owner or Architect at least 2 months prior to start of fabrication; upon request, submit preliminary schedule.
   7. Submittals to be reviewed and approved prior to the start of fabrication.

E. Selection Samples: Where colors are not specified, submit two sets of color selection charts or chips.

F. Manufacturer's Installation Instructions: Include installation templates and attachment devices.

1.03 QUALITY ASSURANCE

A. Manufacturer Qualifications: Company specializing in manufacturing the products specified in this section with minimum 3 years of experience.

1.04 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 tape adhesive at normal room temperature.

1.05 FIELD CONDITIONS

A. Do not install tape adhesive when ambient temperature is lower than recommended by manufacturer.
B. Maintain this minimum temperature during and after installation of signs.

PART 2 PRODUCTS

2.01 REGULATORY REQUIREMENTS

A. General: Comply with applicable standards of sign products industry and construction industry for selection of materials, fabrication of components, assembly, and installation of systems, except to the extent more explicit or stringent requirements are indicated.
B. Accessibility Compliance: Signs are required to comply with ADA Standards for Accessible Design and International Code Council (ICC)/ANSI A117.1, unless otherwise indicated; in the event of conflicting requirements, comply with the most comprehensive and specific requirements.
C. Signage shall comply with applicable requirements of the International Building Code (IBC, International Fire Code (IFC), and Authority Having Jurisdiction.

2.02 SIGNAGE TYPES

A. Interior Signage package:
   1. Include code required signage whether it is listed below or not.
   2. Signage and materials indicated are scoping documents based on current Drawings, but no detailed signage program has been developed.
   3. Sign products listed below are indicative of the typical signs associated with the building program, the supplier/ installer is to submit a complete signage package for review and approval by the Owner prior to fabrication.
   4. Provide interior signage package from a single manufacturer.
B. Room names and numbers to be verified prior to submittal of signage schedule. Information on Drawings is not to be used unless approved by Owner.
C. Sign Types for means of egress system components:
   1. Type 01: Exterior areas for assisted rescue
   2. Type 02: Exits, exit passageways, exit discharge
   3. Type 03: Exit stairs
   4. Type 04: Exit ramps
   5. Type 05: Elevator landings & lobbies
   6. Type 06: Areas of refuge
   7. Type 07: Two-way communication systems
   8. Type 08: Assembly spaces
   9. Type 09: Other project-specific doors
D. Sign Types for room and component identification required by Fire Department.:
   1. Type 10: Fire apparatus fire lane
   2. Type 11: Building address
   3. Type 12: Fire Department Connections
   4. Type 13: Cabinets containing fire-fighting equipment
   5. Type 14: Sprinkler system riser rooms and fire pump rooms
   6. Type 15: Fire alarms and fire extinguishing system alarms
   7. Type 16: Fire command centers
   8. Type 17: Electrical control panel rooms
   9. Type 18: Battery array and capacitor energy storage systems
   10. Type 19: Air conditioning system controls

11. Type 20: Refrigeration units and systems
12. Type 21: Utility meters, switches and equipment
13. Type 22: Combustible liquids storage and connections
14. Type 23: Flammable gas storage and equipment controls
15. Type 24: Hazardous materials storage
16. Type 25: Fire doors
17. Type 26: Existing building components
18. Type 27: Building Information Sign
19. Type 28: Bridges and elevated surfaces serving fire apparatus roads
20. Type 29: Street or road signs

E. Sign Types for room and component identification required by accessibility standards.
1. Type 30: Public toilets and bathing facilities
2. Type 31: Accessible parking spaces
3. Type 32: Building entrances
4. Type 33: Accessible passenger loading zones
5. Type 34: Accessible check-out aisles
6. Type 35: Accessible dressing, fitting, and locker rooms
7. Type 36: Lockers in recreational facilities
8. Type 37: Transportation facilities
9. Type 38: Emergency shelters

F. Components specific to Existing Buildings.

G. Other signage deemed necessary by Authority Having Jurisdiction.
1. Type 39: Automated External Defibrillators (AED's)

2.03 MATERIALS

A. Signage Media: : Moisture resistant, non-glare interior nylon photopolymer on ultraviolet resistant clear Polyethylene Terephthalate Glycol (PETG) sign base, single piece construction.
1. Thickness: 0.032 inch
2. Finish: Semi-Matte, unless noted otherwise.

B. Vinyl Film: Calendered Vinyl Film with clear pressure-sensitive adhesive.
1. Product: 3M Commercial Graphics; Scotchcal Graphic Film, Series 50; www.3Mgraphics.com
2. Suitable for interior or exterior use
3. Film thickness: 3.0 mil, without adhesive.

C. Individual dimensional letters or numbers:
1. Stainless steel sheet, flat
a. Alloy: C304.
b. Material Thickness: 1/2 inch.

D. Contracted Braille:
1. Material: Clear acrylic raster.
2. Grade: Grade II.
3. Height: 1/32 inch tactile text.

2.04 FABRICATION

A. Sign finish to be smooth, free of scratches, gouges and other imperfections. Incorporate ultraviolet inhibitor into sign materials to produce maximum color stability. Sign edges shall be straight, smooth and free of cutting marks and other imperfections.

B. Signage and characters shall be machine cut to required sizes.

C. Sign material sheets shall utilize proper adhesives, be smooth, consistent and free of bubbles, bulging, and foreign matter, and guaranteed not to delaminate nor cause discoloration or deterioration of any materials used in fabrication.

D. Align letterforms to maintain a base line parallel to the sign format. Margins must be maintained.

E. Flat Signs: Signage media without frame.
   1. Edges: Square.
   2. Corners: Rounded, unless noted otherwise.
   3. Sign Height: Minimum 2 inches, unless otherwise indicated.
   4. Color: From manufacturer's standard and custom colors as selected by Architect.

F. Raised Characters or Symbols:
   1. Character Font: Helvetica, Futura or other approved sans serif character.
   2. Character Case: Upper case only.
   3. Character or Symbol Height: 1 inch, unless otherwise indicated.
   4. Character or Symbol Thickness: 1/32 inch, minimum
   5. Character or Symbol Color: Contrasting color, as selected by Architect.
   6. Where required, signage to accessible facilities shall include the International Symbol of Accessibility.

G. Direct Print Text: Provide computer generated vivid, crisp reproduction of text and images.
   1. Provide durable, scratch resistant, UV stable inks.

H. Pictoral Symbols:
   1. Type: As shown on Drawings.
   2. Pictogram thickness: 1/32 inch, minimum.

I. Braille:
   1. Location: Below raised text in accordance with ADA standards.
   2. Clear beads, attached to surface of signage media.

J. Vinyl Film: Electronic cutting shall be executed in such a manner that edges and corners of finished character and symbol forms are true and clean. Character and Symbol forms with rounded positive or negative corners, nicked, cut or ragged edges will not be accepted.

K. Cast Dimensional Letters
   1. Fabricated Letters or Numbers:
      a. Character Font: Helvetica, Futura, or other approved sans serif character.
      b. Character Case: Upper case only.
   2. Mounting Method: Flush mount.
   3. Fabrication:
      a. General: Comply with requirements indicated for materials, thicknesses, finishes, colors, designs, shapes, sizes, and details of construction.
      b. Design, fabricate, and install sign assemblies to prevent buckling, opening up of joints, and over-stressing of welds and fasteners.
      c. Mill joints to a tight, hairline fit. Form joints exposed to the weather to exclude water penetration.
      d. Conceal fasteners if possible; otherwise, locate fasteners where they will be inconspicuous.
      e. Create signage to required sizes and layout. Comply with requirements indicated for design, dimensions, finish, color, and details of construction.

2.05 ACCESSORIES

A. Concealed Fasteners: Stainless steel, galvanized steel, chrome plated, or other non-corroding metal.

B. Exposed Fasteners:

1. Interior: Zinc plated.
2. Exterior: Stainless Steel.

C. Sign Standoffs: Fabricated Metal, diameter as indicated on Drawings
1. Color: Chrome plated.
2. Finish: Matte.

D. Tape Adhesive: Double sided tape, permanent adhesive.

E. Provide backing plate matching sign size for signs mounted to transparent materials.

PART 3 EXECUTION

3.01 EXAMINATION

A. Verify that substrate surfaces are ready to receive work.

3.02 INSTALLATION

A. Install in accordance with manufacturer's instructions.

B. Install wall mounted, one-sided signs using tape adhesive.

C. Install neatly, with edges level and plumb.

3.03 CLEANING AND PROTECTION

A. Maintain a clean work area; remove crating and debris from project site at the end of each work day and when installation is complete.

B. Clean signs after installation. Remove fingerprints. Remove residual adhesives on the exposed surface of the sign or its mounting surface.

C. Clean or polish items as required by manufacturers‘ instructions.

D. Touch up any scratched surfaces as necessary to the satisfaction of the Architect, or replace unit.

E. Protect from damage until Substantial Completion; repair or replace damaged items.

END OF SECTION

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PART 1 GENERAL

1.01 SECTION INCLUDES

A. Corner guards.

1.02 SUBMITTALS

A. See Section 01 30 00 - Administrative Requirements for submittal procedures.
B. Product Data: Indicate physical dimensions, features, wall mounting brackets with mounted measurements, anchorage details, and rough-in measurements.
C. Samples: Submit samples illustrating component design, configurations, joinery, color and finish.
   1. Submit two sections of corner guards, bumper rails, and protective corridor handrails, 24 inches long.
D. Manufacturer's Instructions: Indicate special procedures, perimeter conditions requiring special attention.

1.03 MAINTENANCE MATERIALS

A. Furnish the following for Owner's use in maintenance of project:
   1. Extra Stock Materials: One package(s) of minimum 96 inches long unit of each kind of covers for corner guards, bumper rails, and protective corridor handrails.

1.04 DELIVERY, STORAGE, AND HANDLING

A. Deliver wall and door protection items in original, undamaged protective packaging. Label items to designate installation locations.
B. Protect work from moisture damage.
C. Protect work from UV light damage.
D. Do not deliver products to project site until areas for storage and installation are fully enclosed, and interior temperature and humidity are in compliance with manufacturer's recommendations for each type of item.
E. Store products in either horizontal or vertical position, in compliance with manufacturer's instructions.

PART 2 PRODUCTS

2.01 MANUFACTURERS

A. Protective Corridor Handrails and Corner Guards:
   1. Basis of Design: Construction Specialties, Inc: www.c-sgroup.com/#sle.
   2. Other Acceptable Manufacturers:
      a. Babcock-Davis: www.babcockdavis.com/#sle.
      b. Inpro: www.inprocorp.com/#sle.

2.02 PRODUCT TYPES

A. Corner Guards - Surface Mounted (CG-XX):
   1. Material: Type 304 stainless steel, No. 4 finish, 16 gauge, 0.0625 inch thick.
   2. Width of Wings: 3 inches.
   3. Corner: 1/8 inch radiused.
   4. Length: One piece.
   5. Attachment: Stainless steel flat head screws of appropriate size, type, and spacing for attachment condition.
B. Corner Guards - Surface Mounted, Transparent Plastic (CG-XX):
   1. Material: Clear polycarbonate, extruded.

2. Thickness: 0.075 inch.
3. Width of Wings: 1-1/8 inches, with radiused corner and rounded wing tips.
4. Corner Angle: 90 degrees.
5. Length: One piece, 48 inches.

2.03 FABRICATION

A. Fabricate components with tight joints, corners and seams.
B. Pre-drill holes for attachment.

PART 3 EXECUTION

3.01 EXAMINATION

A. Verify that rough openings, concealed blocking, and anchors are correctly sized and located.
B. Verify that field measurements are as indicated on drawings.

3.02 INSTALLATION

A. Position corner guard 4 inches above finished floor to 48 inches high.
B. Position protective wall covering no less than 1 inch above finished floor to allow for floor level variation.
   1. Apply adhesive with 1/8 inch V-notch trowel to an area of wall surface that can be completed within cure time of the adhesive.

3.03 TOLERANCES

A. Maximum Variation From Required Height: 1/4 inch.
B. Maximum Variation From Level or Plane For Visible Length: 1/4 inch.

3.04 CLEANING

A. Clean wall and door protection items of excess adhesive, dust, dirt, and other contaminants.

END OF SECTION

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Fire extinguishers.
B. Fire extinguisher cabinets.

1.02 SUBMITTALS

A. See Section 01 30 00 - Administrative Requirements, for submittal procedures.
B. Shop Drawings: Indicate locations of cabinets and cabinet physical dimensions.
C. Manufacturer's Certificate: Certify that products meet or exceed specified requirements.
D. Maintenance Data: Include test, refill or recharge schedules and re-certification requirements.

1.03 FIELD CONDITIONS

A. Do not install extinguishers when ambient temperature may cause freezing of extinguisher ingredients.

PART 2 PRODUCTS

2.01 MANUFACTURERS

A. Fire Extinguishers:
   1. Activar Construction Products Group - JL Industries: www.activarcpg.com/#sle.
   2. Ansul, a Tyco Business: www.ansul.com.
   3. Kidde, a unit of United Technologies Corp: www.kidde.com.
   4. Larsen's Manufacturing Co: www.larsensmfg.com.
   5. Nystrom, Inc: www.nystrom.com/sle.
   6. Pyro-Chem, a Tyco Business: www.pyrochem.com.
B. Fire Extinguisher Cabinets and Accessories:
   1. Activar Construction Products Group - JL Industries: www.activarcpg.com/#sle.
   2. Larsen's Manufacturing Co: www.larsensmfg.com.
   3. Nystrom, Inc: www.nystrom.com/sle.

2.02 PERFORMANCE REQUIREMENTS

A. Conform to NFPA 10.
B. Provide extinguishers classified and labeled by Underwriters Laboratories Inc. for the purpose specified and indicated.

2.03 FIRE EXTINGUISHERS

A. Fire Extinguishers - General: Comply with product requirements of NFPA 10 and applicable codes, whichever is more stringent.
B. Dry Chemical Type Fire Extinguishers: Cast steel tank, with pressure gage.
   1. Class A:B:C.
   2. Size 10, UL Label 4A-80BC.
   3. Finish: Baked enamel, red color.

2.04 FIRE EXTINGUISHER CABINETS

A. Cabinet Construction: Non-fire rated.
   1. Formed primed steel sheet; 0.036 inch thick base metal.
B. Cabinet Configuration: Recessed type.
   1. Size to accommodate accessories.

2. Trim: Stainless steel. Returned to wall surface, with 2-1/2 inch projection, 1 inch wide face.

C. Door: 0.036 inch metal thickness, reinforced for flatness and rigidity with nylon catch. Hinge doors for 180 degree opening with continuous piano hinge.

D. Door Glazing: Acrylic plastic, clear, 1/8 inch thick, flat shape and set in resilient channel glazing gasket.

E. Cabinet Mounting Hardware: Appropriate to cabinet, with pre-drilled holes for placement of anchors.

F. Fabrication: Weld, fill, and grind components smooth.

G. Finish of Cabinet Exterior Trim and Door: No.4 - Brushed stainless steel.

H. Finish of Cabinet Interior: White colored enamel.

PART 3 EXECUTION

3.01 EXAMINATION

A. Verify existing conditions before starting work.

B. Verify rough openings for cabinet are correctly sized and located.

3.02 INSTALLATION

A. Install in accordance with manufacturer's instructions.

B. Secure rigidly in place.

C. Place extinguishers in cabinets.

END OF SECTION

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Front projection screen assemblies.

1.02 SUBMITTALS

A. See Section 01 30 00 - Administrative Requirements, for submittal procedures.
B. Product Data: Manufacturer's catalog cuts and descriptive information on each product to be used, including:
   1. Preparation instructions and recommendations.
   2. Storage and handling requirements and recommendations.
   3. Installation methods.
   4. Wiring diagrams for motor operators and actuators, and controls and switches.
C. Shop Drawings: For custom installations, indicate dimensions, verified field measurements, mounting details, and interface with adjacent construction.
D. Samples: For screen fabrics, submit two samples 6 by 6 inch in size.
E. Manufacturer's Qualification Statement.
F. Installer's Qualification Statement.
G. Operation and Maintenance Data: Provide manufacturer's operation and maintenance instructions.
H. Warranty: Submit manufacturer warranty and ensure that forms have been completed in Owner's name and registered with manufacturer.

1.03 QUALITY ASSURANCE

A. Manufacturer Qualifications: Company specializing in manufacturing products specified in this section, with not less than five years of documented experience.
B. Installer Qualifications: Company specializing in performing work of the type specified and with at least three years of documented experience.

1.04 DELIVERY, STORAGE, AND HANDLING

A. Deliver projection screens to project site in manufacturer's original unopened packaging, and inspect for damage and proper size before accepting delivery.
B. Store in a protected, clean, dry area with temperature maintained above 50 degrees F, and stack in accordance with manufacturer's recommendations.
C. Acclimate screens to building temperatures for 24 hours prior to installation, in accordance with manufacturer's recommendations.

1.05 FIELD CONDITIONS

A. Maintain interior of building between 60 degrees F and 75 degrees F during and after installation of projection screens.

1.06 WARRANTY

A. See Section 01 78 00 - Closeout Submittals, for additional warranty requirements.
B. Provide 5 year manufacturer warranty for projection screen assembly.

PART 2 PRODUCTS

2.01 FRONT PROJECTION SCREENS

A. Front Projection Screens: Factory assembled unless otherwise indicated.
   1. Dimensions: As indicated on drawings.

B. Matte Light Diffusing Fabric: Light diffusing screen fabric; washable, flame retardant and mildew resistant.
   1. Material: Matte white vinyl on fiberglass backing, with nominal gain of 1.0 over viewing angle not less than 70 degrees from axis, horizontally and vertically.
   2. Seams: No seams permitted in fabric up to 96 inch high by 72 inch wide.
C. Masking Borders: Black, on four sides.
D. Exposed Screen Cases: Steel, with integral roller brackets.
   1. Finish: Baked enamel.
   2. Color: White.
   3. End Caps: Steel; finished to match case.
   4. Mounting: Ceiling.
E. Electrically-Operated Screens:
   1. Roller: Steel, 2 inch in diameter, with locking device.
   2. Vertical Tensioning: Screen fabric weighted at bottom with steel bar and plastic end caps.
   3. Horizontal Tensioning: Tab-guided cable system.
F. Provide mounting hardware, brackets, supports, fasteners, and other mounting accessories required for a complete installation, in accordance with manufacturer's recommendations for specified substrates and mountings.

2.02 ELECTRICAL COMPONENTS

A. Electrical Components: Listed and classified by UL as suitable for the purpose specified and indicated.
B. Motors: Direct drive, 110 V, 60 Hz.
   1. Screen Motor: Mounted inside roller; three wire with ground; quick reverse type and lifetime lubricated; equipped with thermal overload cut-off, internal junction box, electric brake, and pre-set accessible limit switches.
      a. Electrical Characteristics: 1.2 amps.
      b. Motor mounted on sound absorber.
C. Controls: Three (3) position control switch with plate.
   1. Provide two control stations to screen, with internal override to prevent more than one signal reaching the screen.
   2. Security: Provide key operated switch; provide 2 keys.

PART 3 EXECUTION

3.01 EXAMINATION

A. Verify that substrate is finished and ready to accept screen installation.
B. If substrate preparation is the responsibility of another installer, notify Architect of unsatisfactory preparation before proceeding.
C. Verify type and location of electrical connections.
D. Do not install projection screens until climate control systems are in place and interior painting and other finishes are completed.

3.02 PREPARATION

A. Coordinate screen installation with installation of projection systems.
B. Coordinate installation with adjacent construction and fixtures, including ceilings, walls, lighting, fire suppression, and registers and grilles.

3.03 INSTALLATION

A. Install in accordance with manufacturer's instructions, using manufacturer's recommended hardware for relevant substrates.
B. Do not field cut screens.
C. Install screens in mountings as specified and as indicated on drawings.
D. Install plumb and level.
E. Install electrically operated screens ready for connection to power and control systems by others.
F. Adjust projection screens and related hardware in accordance with manufacturer's instructions for proper placement and operation.
G. Test electrical screens for proper working condition. Adjust as needed.

3.04 PROTECTION

A. Protect installed products until completion of project.
B. Touch up, repair, or replace damaged products before Date of Substantial Completion.

END OF SECTION

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PART 1 GENERAL

1.01 SECTION INCLUDES

A. Horizontal slat louver blinds.
B. Operating hardware.

1.02 REFERENCE STANDARDS

A. WCMA A100.1 - Safety of Window Covering Products.

1.03 SUBMITTALS

A. See Section 01 30 00 - Administrative Requirements, for submittal procedures.
B. Product Data: Provide data indicating physical and dimensional characteristics.
C. Shop Drawings: Indicate opening sizes, tolerances required, method of attachment, clearances, and operation.
D. Manufacturer's Installation Instructions: Indicate special procedures.

1.04 QUALITY ASSURANCE

A. Manufacturer Qualifications: Company specializing in manufacturing the products specified in this section with minimum three years experience.

1.05 PROJECT CONDITIONS

A. Coordinate the work with window installation and placement of concealed blocking to support blinds.
B. Take field measurements to determine sizes required.

PART 2 PRODUCTS

2.01 MANUFACTURERS

A. Horizontal Louver Blinds:
   1. Hunter Douglas Architectural: www.hunterdouglasarchitectural.com/#sle.
   2. Levolor Contract: www.levolorcontract.com.
   3. SWFcontract, a division of Spring Window Fashions, LLC.: www.swfcontract.com.

2.02 BLINDS

A. Description: Horizontal slat louvers hung from full-width headrail with full-width bottom rail.
B. Blinds: Horizontal slat louvers hung from full-width headrail with full-width bottom rail; manual control of raising and lowering by cord with full range locking; blade angle adjustable by control wand; complying with WCMA A100.1.
C. Plastic Slats: PVC foam, radiused slat corners.
   1. Width: 2 inch.
   2. Color: Refer to Schedule of Finishes on Drawings.
D. Slat Support: Woven polypropylene cord, ladder configuration.
E. Head Rail: Pre-finished, formed aluminum box, with end caps; internally fitted with hardware, pulleys, and bearings for operation; same depth as width of slats.
F. Bottom Rail: Pre-finished, formed PVC with top side shaped to match slat curvature; with end caps. Color: Same as headrail.
G. Lift Cord: Braided nylon; continuous loop; complying with WCMA A100.1.
H. Control Wand: Extruded hollow plastic; hexagonal shape.
   1. Non-removable type.
I. Headrail Attachment: Wall brackets.

J. Accessory Hardware: Type recommended by blind manufacturer.

2.03 FABRICATION

A. Fabricate blinds to fit within openings with uniform edge clearance of 1/2 inch.

B. Fabricate blinds to cover window frames completely.

PART 3 EXECUTION

3.01 EXAMINATION

A. Verify that openings are ready to receive the work.

B. Ensure structural blocking and supports are correctly placed. See Section 06 10 00.

3.02 INSTALLATION

A. Install blinds in accordance with manufacturer's instructions.

B. Secure in place with flush countersunk fasteners.

C. Place intermediate head supports at 30 inch on center.

3.03 TOLERANCES

A. Maximum Variation of Gap at Window Opening Perimeter: 1/4 inch.

B. Maximum Offset From Level: 1/8 inch.

3.04 ADJUSTING

A. Adjust blinds for smooth operation.

3.05 CLEANING

A. Clean blind surfaces just prior to occupancy.

END OF SECTION

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Countertops for architectural wood casework.
B. Wall-hung counters and vanity tops.

1.02 SUBMITTALS

A. See Section 01 30 00 - Administrative Requirements for submittal procedures.
B. Product Data: Manufacturer's data sheets on each product to be used, including:
   1. Preparation instructions and recommendations.
   2. Storage and handling requirements and recommendations.
   3. Specimen warranty.
C. Shop Drawings: Complete details of materials and installation; combine with shop drawings of casework specified in other sections .
D. Selection Samples: For each finish product specified, color chips representing manufacturer's full range of available colors and patterns.
E. Test Reports: Chemical resistance testing, showing compliance with specified requirements.
F. Manufacturer's Installation Instructions: Manufacturer's installation instructions and recommendations. Indicate preparation of opening required, rough-in sizes provide templates for cast-in or placed frames or anchors; tolerances for item placement, temporary bracing of components.
G. Maintenance Data: Manufacturer's instructions and recommendations for maintenance and repair of countertop surfaces.

1.03 QUALITY ASSURANCE

A. Installer Qualifications: Company specializing in performing work of the type specified in this section, with not less than three years of experience.

1.04 DELIVERY, STORAGE, AND HANDLING

A. Store products in manufacturer's unopened packaging until ready for installation.
B. Store and dispose of solvent-based materials, and materials used with solvent-based materials, in accordance with requirements of local authorities having jurisdiction.

1.05 FIELD CONDITIONS

A. Maintain environmental conditions (temperature, humidity, and ventilation) within limits recommended by manufacturer for optimum results. Do not install products under environmental conditions outside manufacturer's absolute limits.

PART 2 PRODUCTS

2.01 COUNTERTOPS

A. Stainless Steel Countertops: Type 304, stainless steel sheet; 16 gauge, 0.0625 inch nominal sheet thickness.
   1. Finish: Blackened Oxide.
   2. Exposed Edge Shape: Straight turndown with return; 1-1/2 inch high face, 1/2 inch return to face of case ; reinforced with hardwood or steel.
B. Natural Quartz and Resin Composite Countertops: Sheet or slab of natural quartz and plastic resin over continuous substrate.
   1. Flat Sheet Thickness: 1-1/4 inch, minimum.

2. Natural Quartz and Resin Composite Sheets, Slabs and Castings: Complying with ISFA 3-01 and NEMA LD 3; orthophthalic polyester resin, mineral filler, and pigments; homogenous, non-porous and capable of being worked and repaired using standard stone fabrication tools; no surface coating; color and pattern consistent throughout thickness.
   a. Manufacturers: Refer to Schedule of Finishes on Drawings.
   b. Factory fabricate components to the greatest extent practical in sizes and shapes indicated; comply with NSI (DSDM).
   c. Finish on Exposed Surfaces: Polished.
      1) Where countertops are cantilevered past cabinetry and bottom surfaces are left exposed to view, finish bottom surfaces to match top of counter finish.
3. Other Components Thickness: 3/4 inch, minimum.
4. Back and End Splashes: Same sheet material, square top; minimum 4 inches high.
5. Turn thresholds over for installation under Section 09 30 00.

2.02 MATERIALS

A. Wood-Based Components:
   1. Wood fabricated from old growth timber is not permitted.
B. Plywood for Supporting Substrate: PS 1 Exterior Grade, A-C veneer grade, minimum 5-ply; minimum 3/4 inch thick; join lengths using metal splines.
C. Particleboard for Supporting Substrate: ANSI A208.1 Grade 2-M-2, 45 pcf minimum density; minimum 3/4 inch thick; join lengths using metal splines.
D. Medium Density Fiberboard for Supporting Substrate: ANSI A208.2.
E. Adhesives: Chemical resistant waterproof adhesive as recommended by manufacturer of materials being joined.
F. Sealer: Stain and acid protection for natural stone counters.

2.03 ACCESSORIES

A. Fixed Top-Mounted Countertop Support Brackets:
   1. Material: Steel.
   2. Finish: Manufacturer's standard, factory-applied, textured powder coat.
   3. Color: Black.
   4. Products:
      a. Centerline Brackets; Front Mounting Countertop Support: www.countertopbracket.com/#sle.
      b. Substitutions: See Section 01 60 00 - Product Requirements.

2.04 FABRICATION

A. Shop-assemble tops and splashes in the largest sections practicable, with top surface of joints flush.
   1. Join lengths of tops using best method recommended by manufacturer.
   2. Fabricate to overhang fronts and ends of cabinets 1 inch except where top butts against cabinet or wall.
   3. Prepare cutouts accurately to size; replace tops having improperly dimensioned or unnecessary cutouts or fixture holes.
   4. Rout and finish component edges with clean, sharp returns.
      a. Rout cutouts, radii, and contours to template.
      b. Smooth edges.
      c. Repair or reject defective and inaccurate work.

B. Stainless Steel: Fabricate tops up to 144 inches long in one piece including nosings and back and end splashes; accurately fitted mechanical field joints in lengths over that dimension are permitted.
   1. Weld joints; grind smooth and polish to match.
   2. Provide stainless steel hat channel stiffeners, welded or soldered to underside, where indicated on drawings.
   3. Provide wall clips for support of back/end splash turndowns.
   4. Sound Deadening: Apply water resistant, fire resistant sound deadening mastic to entire bottom surface.

PART 3 EXECUTION

3.01 EXAMINATION

A. Do not begin installation until substrates have been properly prepared.
B. If substrate preparation is the responsibility of another installer, notify Architect of unsatisfactory preparation before proceeding.
C. Verify that wall surfaces have been finished and mechanical and electrical services and outlets are installed in proper locations.

3.02 PREPARATION

A. Clean surfaces thoroughly prior to installation.
B. Prepare surfaces using the methods recommended by the manufacturer for achieving the best result for the substrate under the project conditions.

3.03 INSTALLATION

A. Securely attach countertops to cabinets using concealed fasteners. Make flat surfaces level; shim where required.
B. Install components plumb, level and rigid, scribed to adjacent finishes, in accordance with approved Shop Drawings and Product Data.
C. Cut and finish component edges with clean, sharp returns.
D. Form field joints using manufacturer's recommended adhesive, with joints inconspicuous in finished work.
E. Natural Quartz and Resin Composite Countertops:
   1. Install components plumb and level, in accordance with approved shop drawings and product installation details.
      a. Countertops:
         1) Flat and true to within 1/8 inch of a flat surface over a 10' length.
         2) Allow a minimum of 1/16 inch to a maximum of 1/8 inch clearance between surface and each wall.
   2. Form field joints using manufacturer’s recommended adhesive, with joint widths no greater than 1/8 inch in finished work.
      a. Keep components and hands clean when making joints.
   3. Provide backsplashes and endsplashes as indicated on the drawings.
      a. Adhere to countertops using manufacturer’s standard color-matched silicone sealant.
F. Attach stainless steel countertops using stainless steel fasteners and clips.
G. Seal joint between back/end splashes and vertical surfaces.

3.04 TOLERANCES

A. Variation From Horizontal: 1/8 inch in 10 feet, maximum.
B. Offset From Wall, Countertops: 1/8 inch maximum; 1/16 inch minimum.
C. Field Joints: 1/8 inch wide, maximum.

3.05 CLEANING

A. Clean countertops surfaces thoroughly.

3.06 PROTECTION

A. Protect installed products until completion of project.

B. Touch-up, repair or replace damaged products before Date of Substantial Completion.

END OF SECTION

YAMHILL COUNTY - GOVERNMENT SERVICES BUILDING (FORMERLY OMI)

YAMHILL COUNTY



PROJECT DIRECTORY

OWNER: **YAMHILL COUNTY, OREGON**
434 NE EVANS STREET
MCMINNVILLE, OR 97128
TEL: (503) 434-7501

ATTN:
KEN HUFFER, COUNTY ADMINISTRATOR
HUFFERK@YAMHILLCOUNTY.GOV

ARCHITECT OF RECORD: **SERA ARCHITECTS, INC**
600 SW 10TH AVENUE
PORTLAND, OR 97205
TEL: (503) 445-7372

ATTN: ERIC PHILPS, PROJECT MANAGER
ERICP@SERADESIGN.COM

DELEGATED DESIGN AND DEFERRED SUBMITTALS

REFERENCE SECTION 01 35 73 - DELEGATED DESIGN PROCEDURES FOR ADDITIONAL INFORMATION
SEE PROJECT DRAWINGS AND SPECIFICATIONS FOR BALANCE OF DELEGATED DESIGN COMPONENTS AND SYSTEMS

SECTION	SECTION NAME	DELEGATED DESIGN	DEFERRED SUBMITTAL	SEPARATE PERMIT	ITEMS FOR AHJ REVIEW
08 80 00	GLAZING	YES	YES	NO	SHOP DRAWINGS AND CALCULATIONS
09 51 00	ACOUSTICAL CEILINGS	YES	YES	NO	SUSPENDED CEILINGS AND SEISMIC BRACING REQUIREMENTS
21 00 00	FIRE SUPPRESSION	YES	NO	YES	SEPARATE PERMIT BY DESIGN-BUILD CONTRACTOR
22 00 00	PLUMBING	YES	NO	YES	SEPARATE PERMIT BY DESIGN-BUILD CONTRACTOR
23 00 00	HVAC	YES	NO	YES	SEPARATE PERMIT BY DESIGN-BUILD CONTRACTOR
26 00 00	ELECTRICAL	YES	NO	YES	SEPARATE PERMIT BY DESIGN-BUILD CONTRACTOR
28 00 00	ELECTRICAL SAFETY AND SECURITY	YES	NO	YES	SEPARATE PERMIT BY DESIGN-BUILD CONTRACTOR

DESIGN-BUILD CONTRACTOR TO DESIGN "FULLY CODE COMPLIANT SYSTEM" CONCURRENTLY WITH ARCHITECT'S DOCUMENTS. SEISMIC RESTRAINT AND BRACING AND SECUREMENT OF ALL ASSOCIATED EQUIPMENT SHALL BE PROVIDED WHERE THE MOVEMENT AND OVERTURNING DUE TO SEISMIC DISPLACEMENT OF SUCH ITEMS COULD CREATE A LIFE SAFETY HAZARD EITHER BY DIRECT INJURY OR INDIRECTLY BY BLOCKING SAFE EGRESS FROM THE BUILDING.

SEPARATE FIRE PROTECTION REQUIREMENTS

GENERAL CONTRACTOR SHALL OBTAIN FIRE PROTECTION PERMITS FROM THE FIRE MARSHAL'S OFFICE FOR THE FOLLOWING ITEMS:

FIRE SPRINKLERS (PERMIT)
FIRE ALARM SYSTEMS (PERMIT)

GENERAL NOTES

A. DIMENSIONS TAKE PRECEDENCE OVER DRAWINGS. DO NOT SCALE DRAWINGS.

B. DETAILS NOTED AS "TYPICAL" OR "TYP" APPLY IN ALL CASES UNLESS SPECIFICALLY REFERENCED. DETAILS THAT ARE SPECIFICALLY REFERENCED SHALL TAKE PRECEDENCE OVER DETAILS NOTED AS "TYPICAL" OR "TYP".

C. SPECIFIC NOTES AND DETAILS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND DETAILS.

GENERAL NOTES - DEMOLITION

A. REFER TO SPECIFICATION SECTION 02 41 00 - DEMOLITION AND 01 70 00 - EXECUTION AND CLOSEOUT REQUIREMENTS FOR ADDITIONAL INFORMATION.

B. DEMOLITION DRAWINGS ARE DIAGRAMMATIC AND PROVIDE A GENERALIZED SCOPE OF WORK. DEMOLITION DRAWINGS ARE TO BE USED IN CONJUNCTION WITH BALANCE OF CONTRACT DOCUMENTS.

C. COORDINATE DEMO WORK WITH NEW CONSTRUCTION. DEMOLITION AND REMOVAL WORK SHALL BE DONE AS NEATLY AND CAREFULLY AS POSSIBLE TO PREVENT DAMAGE TO ADJACENT SURFACES AND/OR EQUIPMENT. CUTTING SHALL BE DONE IN NEAT, STRAIGHT, TRUE LINES USING THE PROPER CUTTING TOOLS WITH MINIMAL OR NO DAMAGE TO REMAINING MATERIAL. PRIOR TO CUTTING STRUCTURAL ITEMS THE CONTRACTOR SHALL HAVE THE STRUCTURAL ENGINEER REVIEW REMOVAL METHODS.

GENERAL NOTES - DESIGN/BUILD COORDINATION

A. MECHANICAL:
   a. ALL MECHANICAL SUPPLY AND RETURN GRILLS LOCATED ON PLANS SHOW DESIGN INTENT AND ARE NOT THE FINAL LOCATIONS OR COUNTS. CONTRACTOR TO VERIFY IF ADDITIONAL GRILLS ARE REQUIRED PER CODE. AT WALLS THAT EXTEND TO STRUCTURE, CONTRACTOR TO VERIFY QUANTITY AND LOCATION OF TRANSFER GRILLS.
   b. CONTRACTOR TO COORDINATE SUPPLY AND RETURN GRILL LOCATIONS WITH FURNITURE LOCATIONS.
   c. CONTRACTOR SHALL COORDINATE NEW OR RELOCATED HVAC EQUIPMENT WITH THE BUILDING'S BUILDING AUTOMATION SYSTEM (BAS) INCLUDING, BUT NOT LIMITED TO, SERVICE POINT LABELING, SET POINTS, AND MONITORING.
   d. AT CLERK'S SUITE (GROUND FLOOR NORTH END), CONTRACTOR SHALL COORDINATE ANY SPECIALTY EQUIPMENT HVAC NEEDS. ADDITIONAL AIRFLOW MAY BE REQUIRED DUE TO SPECIALTY EQUIPMENT UNIQUE TO THE CLERK 'S SUITE.
   e. AT TALLY ROOM 102E AND SERVER B107, CONTRACTOR SHALL COORDINATE AND RELOCATE EXISTING HVAC EQUIPMENT AND SERVICE LINES IN EXISTING SPACES AS REQUIRED FOR RENOVATION WORK.
   f. MECHANICAL CONTRACTOR SHALL COORDINATE, LOCATE, TEST AND BALANCE THE BUILDING SUPPLY AND RETURN SYSTEM IN EACH SPACE FOR BELOW FLOOR SUPPLY PLENUM AND ABOVE CEILING RETURN PLENUM. AT FULL HEIGHT WALLS AT SECURE LOCATIONS, COORDINATE INTRUSION SECURITY. AT PARTIAL HEIGHT WALLS AT ACOUSTIC LOCATIONS, PROVIDE ACOUSTIC BOOTS AT CEILING RETURN GRILL LOCATIONS WHERE INDICATED.

B. ELECTRICAL:
   a. CONTRACTOR SHALL LOCATE ADDITIONAL OUTLETS NOT SHOWN ON PLANS AS REQUIRED PER CODE AND COORDINATE WITH OWNER'S EQUIPMENT AND FURNITURE. ALL CIRCUITING TO BE DESIGNED AND VERIFIED BY CONTRACTOR.
   b. CONTRACTOR SHALL CONTACT THE OWNER IMMEDIATELY IF NEW BRANCH PANELS ARE REQUIRED DUE TO ADDITIONAL CIRCUITING.
   c. CONTRACTOR SHALL COORDINATE WITH OWNER 'S AV/ IT/ TELECOM STAFF AND CONSULTANT REGARDING EQUIPMENT POWER REQUIREMENTS, FINAL LOCATIONS, CIRCUITING, ETC.
   d. CONTRACTOR SHALL COORDINATE OUTLET LOCATIONS REQUIRED BY OWNER THAT MAY OCCUR BELOW OR ABOVE COUNTERTOPS.
   e. CONTRACTOR SHALL COORDINATE AND LOCATE CONVENIENCE AND HOUSEKEEPING OUTLETS WITH OWNER IN ALL AREAS OF THE WORK.
   f. CONTRACTOR SHALL COORDINATE POWER EQUIPMENT REQUIREMENTS WITH OWNER REGARDING ANY NEW OR RELOCATED EQUIPMENT.
   g. AT THE CLERK'S SUITE (GROUND FLOOR NORTH END), CONTRACTOR SHALL COORDINATE WITH OWNER REGARDING SPECIALTY EQUIPMENT UNIQUE TO THE CLERK'S SUITE.

C. LIGHTING:
   a. LIGHTING LAYOUT ON REFLECTED CEILING PLANS SHOWS DESIGN INTENT. CONTRACTOR SHALL LOCATE AND PROVIDE REQUIRED LIGHTING LEVELS FOR EGRESS LIGHTING AS REQUIRED BY CODE. SWITCHING AND CIRCUITING TO BE VERIFIED BY CONTRACTOR AND COORDINATED WITH OWNER.
   b. CONTRACTOR SHALL COORDINATE WITH OWNER REGARDING LIGHTING CONTROLS AND SWITCHING. SEE ROOM FINISH SCHEDULE FOR ADDITIONAL LIGHTING CONTROL INFORMATION.
   c. WHERE DIFFERENT LAMP TYPES ARE REQUIRED, CONTRACTOR SHALL IMMEDIATELY BRING TO THE OWNER ANY COMPATIBILITY ISSUES REGARDING ITEMS SUCH AS FIXTURES, CONTROLS, VOLTAGE, AND CONTROL PANELS AND MODULES.

D. AV / IT / TELECOM:
   A. ALL AV/ IT/ TELECOM EQUIPMENT CONNECTIONS SHOWN ARE BASED ON INFORMATION AVAILABLE AT THE TIME FROM OWNER.
   b. CONTRACTOR SHALL COORDINATE WITH OWNER 'S AV/ IT/ TELECOM STAFF AND CONSULTANT FOR FINAL EQUIPMENT, POWER AND TELECOM LOCATIONS.

E. HARDWARE:
   a. CONTRACTOR SHALL PROVIDE POWER AND DATA FOR NEW CARD READERS.
   b. CONTRACTOR SHALL VERIFY THAT DOOR HANDING, SWING AND HARDWARE ARE COMPATIBLE WITH SALVAGED AND REUSED DOOR LEAVES AND HARDWARE WHERE APPLICABLE.

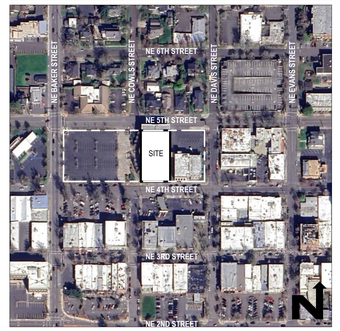
F. FIRE ALARM:
   a. CONTRACTOR SHALL COORDINATE AND VERIFY WITH ARCHITECT AND OWNER REGARDING ALL LOCATIONS OF FIRE ALARM ELEMENTS IN EACH SPACE OF THE WORK. THIS SHALL INCLUDE ALL LOCATIONS OF AUDIBLE HORN ALARMS, VISUAL STROBE ALARMS, SPRINKLER PULL STATIONS, ETC WHERE REQUIRED BY CODE.

G. FIRE SPRINKLER:
   a. CONTRACTOR SHALL COORDINATE AND PROVIDE NEW OR MODIFIED SPRINKLER LOCATIONS IN EACH SPACE OF THE WORK AS REQUIRED BY CODE.
   b. NEW FIRE SPRINKLER SYSTEM ELEMENTS SHALL BE COMPATIBLE WITH THE EXISTING FIRE SPRINKLER SYSTEM.

SHEET INDEX

SHEET NUMBER	SHEET NAME	75% CD	PERMIT
GENERAL			
G001	COVER SHEET	■	■
G052	CODE COMPLIANCE SUMMARY	■	■
G101	CODE COMPLIANCE FLOOR PLANS LEVEL 01 AND 02	■	■
G102	CODE COMPLIANCE FLOOR PLAN LEVEL 03	■	■
G801	ACCESSIBILITY DIAGRAMS - PUBLIC AND COMMON AREAS	■	■
ARCHITECTURE			
AD101	DEMOLITION PLAN - LEVEL 01	■	■
AD102	DEMOLITION PLAN - LEVEL 02	■	■
AD103	DEMOLITION PLAN - LEVEL 03	■	■
AD201	DEMOLITION CEILING PLAN - LEVEL 01	■	■
AD202	DEMOLITION CEILING PLAN - LEVEL 02	■	■
AD203	DEMOLITION CEILING PLAN - LEVEL 03	■	■
ARCHITECTURE			
A001	SYMBOLS AND ANNOTATION	■	■
A002	ASSEMBLIES	■	■
A151B	ENLARGED PLAN - LEVEL 01 SE QUADRANT	■	■
A151C	ENLARGED PLAN - LEVEL 01 NE QUADRANT	■	■
A151D	ENLARGED PLAN - LEVEL 01 NW QUADRANT	■	■
A152A	ENLARGED PLAN - LEVEL 02 SW QUADRANT	■	■
A152B	ENLARGED PLAN - LEVEL 02 SE QUADRANT	■	■
A152C	ENLARGED PLAN - LEVEL 02 NE QUADRANT	■	■
A153D	ENLARGED PLAN - LEVEL 03 NW QUADRANT	■	■
A251B	ENLARGED RCP - LEVEL 01 SE QUADRANT	■	■
A251C	ENLARGED RCP - LEVEL 01 NE QUADRANT	■	■
A251D	ENLARGED RCP - LEVEL 01 NW QUADRANT	■	■
A252A	ENLARGED RCP - LEVEL 02 SW QUADRANT	■	■
A252B	ENLARGED RCP - LEVEL 02 SE QUADRANT	■	■
A252C	ENLARGED RCP - LEVEL 02 NE QUADRANT	■	■
A253D	ENLARGED RCP - LEVEL 03 NW QUADRANT	■	■
A801	INTERIOR ELEVATIONS	■	■
A801	INTERIOR DETAILS	■	■
A802	INTERIOR DETAILS	■	■
A810	INTERIOR DETAILS - OPENINGS	■	■
A820	INTERIOR DETAILS - FRAMING	■	■
A830	INTERIOR DETAILS - CEILINGS	■	■
A911	DOOR & GLAZING SCHEDULES	■	■
A921	FINISHES & ROOM FINISH SCHEDULE	■	■

VICINITY MAP



DISCLAIMER

THE WRITTEN AGREEMENT, DRAWINGS, SPECIFICATIONS AND ANY ADDENDA COMPRISE THE CONTRACT FOR THIS PROJECT. THEY SHALL BE TREATED AS ONE ENTITY, EQUALLY, WITHOUT PRIORITY. ITEMS, ELEMENTS, FIXTURES, SYSTEMS AND EQUIPMENT SHOWN SHALL BE FURNISHED AND INSTALLED EVEN THOUGH TYPICALLY SHOWN ELSEWHERE. THEREFORE IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO READ AND COMPREHEND ALL THESE DOCUMENTS IN ORDER TO COMPLETE THE WORK. IF A CONTRACTOR CHOOSES TO NOT THOROUGHLY REVIEW THE ENTIRE SET OF CONTRACT DOCUMENTS, THEY DO SO AT THEIR OWN RISK AND AGREE TO FURNISH & INSTALL ALL ITEMS NOTED ABOVE AT NO ADDITIONAL COST OR DELAY TO THE OWNER. (THE ONLY EXCEPTION TO THIS IS THAT THE SPECIFICATIONS SHALL TAKE PRECEDENCE OVER GENERAL NOTES ON THIS SHEET.)

SERA

ARCHITECTURE
URBAN DESIGN + PLANNING
INTERIOR DESIGN

PORTLAND | OAKLAND
SERADESIGN.COM

REGISTERED ARCHITECT
GEORGE D. KAISER JR.
PORTLAND, OREGON
5193
STATE OF OREGON

YAMHILL COUNTY - GOVERNMENT SERVICES BUILDING (FORMERLY OMI)

YAMHILL COUNTY
400 NE BAKER ST
MCMINNVILLE, OR 97128

REVISIONS

CHECKED BY: KEB
ISSUE DATE: 29 OCT 2025
PROJECT NO: 2501001

PERMIT SET

COVER SHEET
G001

GENERAL INFORMATION

PERMIT APPLICANT: SERA ARCHITECTS, INC. 503.445.7372
ON BEHALF OF YAMHILL COUNTY

PROJECT ADDRESS: 400 NE BAKER STREET, MCMINNVILLE, OR 97128

LEGAL DESCRIPTION:
PARCEL I
BLOCK 10 & 11, IN THE CITY OF MCMINNVILLE, COUNTY OF YAMHILL AND STATE OF OREGON. TAX ID #: R4421BC 02300 & 02200.
CONTAINING 108,029 SF (2.48 ACRES)

SEISMIC ZONE:
DESIGN CATEGORY D

BUILDING NARRATIVE

THIS PROJECT CONSISTS OF INTERIOR TENANT IMPROVEMENTS ACROSS THE THREE FLOOR PLATES OF THE BUILDING. LEVEL ONE IMPROVEMENTS CONSIST OF THE HEARING ROOM, A NEW DAIS, ENCLOSED OFFICES, STORAGE AND OPEN OFFICE SPACES. LEVEL TWO IMPROVEMENTS CONSIST OF THE EASTERN LOBBY REVISIONS. LEVEL THREE IMPROVEMENTS CONSIST OF NEW ENCLOSED OFFICE SPACES WITHIN THE NW QUADRANT OF THE BUILDING.

APPLICABLE BUILDING REGULATIONS

2022 OREGON STRUCTURAL SPECIALTY CODE (OSSC) BASED ON THE 2021 INTERNATIONAL BUILDING CODE WITH OREGON AMENDMENTS

2025 OREGON FIRE CODE (OFC) BASED ON 2024 INTERNATIONAL FIRE CODE

2025 OREGON MECHANICAL SPECIALTY CODE (OMSC) BASED ON 2024 INTERNATIONAL MECHANICAL CODE AND INTERNATIONAL FUEL GAS CODE

2021 OREGON PLUMBING SPECIALTY CODE (OPSC) BASED ON 2021 UNIFORM PLUMBING CODE

2021 OREGON ELECTRICAL SPECIALTY CODE (OESC) BASED ON 2020 NFPA 70 NATIONAL ELECTRIC CODE

2011 OREGON ELEVATOR SPECIALTY CODE

2025 OREGON ENERGY EFFICIENCY SPECIALTY CODE (OEESC) BASED ON ASHRAE STANDARD 90.1-2022.

2021 INTERNATIONAL EXISTING BUILDING CODE (IEBC) WITH OSSC CH 34 AMENDMENTS

BUILDING OCCUPANCY AND SEPARATIONS

CHAPTER 3, 5

APPLICABLE OCCUPANCY CLASSIFICATION GROUPS: A-3, B

NO SEPARATION IS REQUIRED BETWEEN NON-SEPARATED OCCUPANCIES PER 508.3.3

ALLOWABLE AREA

CHAPTER 5

ALLOWABLE AREA FACTOR PER STORY (TABLE 506.2):
OCC B AND *CONSTRUCTION TYPE II-B* = 69,000 SF A_t, 23,000 SF NS PER STORY
OCC A-3 AND *CONSTRUCTION TYPE II-B* = 28,500 SF A_t, 9,500 SF NS PER STORY

FRONTAGE INCREASE FACTORS (506.3)

	NORTH	EAST	SOUTH	WEST
FRONTAGE	103'	200'	103'	200'
PERIMETER (OPEN SPACE ≥ 20'-0")	103'	200'	103'	200'

AREA INCREASE: (SECTION 506.3.2; SECTION 506.3.3)
TOTAL FRONTAGE (F) = 103' + 200' + 103' + 200' = 606'
TOTAL PERIMETER WITH OPEN SPACE ≥ 20'-0" (P) = 103' + 200' + 103' + 200' = 606'
CALCULATED % OF OPEN SPACE ≥ 20'-0" P/F = 100%
NARROWEST WIDTH OF OPEN SPACE ≥ 20'-0" = 20'

FRONTAGE INCREASE FACTOR (I_f) PER TABLE 506.3.3) = 0.50

ALLOWABLE AREA (SECTION 506.2.2, EQUATION 5-3 MIXED-OCCUPANCY, MULTI-STORY BUILDINGS)
A_a = ALLOWABLE AREA PER STORY
A_t = TABULAR AREA PER STORY (TBL 506.2)
NS = AREA FACTOR FOR NONSPRINKLERED BUILDING (REGARDLESS IF BUILDING IS SPRINKLERED)
I_f = AREA INCREASE FACTOR DUE TO FRONTAGE (SEE ABOVE)

$A_a = A_t + [NS \times I_f]$ $A_{a\ OCC\ A\text{-}3} = 28{,}500 + [9{,}500 \times .50] = 33{,}250$ SF

PROPOSED BUILDING AREAS (SF)					
LEVEL	OCC B	OCC A-3	508 PATH	TOTAL	
LEVEL 1	16,509 SF	2,811 SF	NONSEPARATED	19,320 SF	< 33,250 SF ALLOWABLE
LEVEL 2	17,996 SF	400 SF	NONSEPARATED	18,396 SF	< 33,250 SF ALLOWABLE
LEVEL 3	19,063 SF	0 SF	NONSEPARATED	19,063 SF	< 33,250 SF ALLOWABLE

BUILDING CONSTRUCTION

CHAPTER 5, 6 & 7

CONSTRUCTION TYPE: II-B

	ALLOWABLE	EXISTING/PROPOSED
BUILDING HEIGHT (PER TABLE 504.3)	75'-0"	52'-0"
NUMBER OF STORIES (PER TABLE 504.4)	4 STORIES	3 STORIES

SUPPLEMENTAL NOTES HERE:

FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (TABLE 601)

	ALLOWABLE	PROPOSED
BUILDING ELEMENT	TYPE - II-B	TYPE - II-B
STRUCTURAL FRAME	0 HOUR	0 HOUR
BEARING WALLS - EXTERIOR INTERIOR	0 HOUR 0 HOUR	0 HOUR 0 HOUR
NONBEARING WALLS AND PARTITIONS - INTERIOR	0 HOUR	0 HOUR
FLOOR CONSTRUCTION	0 HOUR	0 HOUR
ROOF CONSTRUCTION	0 HOUR	0 HOUR

SUPPLEMENTAL NOTES HERE:

FIRE PROTECTION

CHAPTER 9

	REQUIRED	PROPOSED	TYPE/CLASS
AUTOMATIC SPRINKLER SYSTEM	YES PER 903.2	YES	NFPA 13/13R
STANDPIPE SYSTEM	YES PER 905.1	YES	CLASS I / II / III
FIRE ALARM SYSTEM	YES PER 907.2	YES	NFPA 72
SMOKE DETECTION SYSTEM	YES PER 907.2	YES	NFPA 72

*PROVIDE FIRE PROTECTION PER IFC 907.

FIRE EXTINGUISHERS: CLASS A/B/C/D

MEANS OF EGRESS

CHAPTER 10

EGRESS WIDTH PER OCCUPANT SERVED (SECTION 1005.3):
STAIRWAYS: (0.3"/OCC) = REFER TO BUILDING EXITING TABLE ON G101 & G102
OTHER EGRESS COMPONENTS: (0.2"/OCC) = REFER TO BUILDING EXITING TABLE ON G101 & G102
44" MINIMUM STAIRWAY WIDTH REQUIRED PER 1011.2

NUMBER OF EXITS (1006):
NUMBER OF EXITS REQUIRED PER STORY PER TABLE 1006.3. = 2

COMMON PATH OF EGRESS TRAVEL DISTANCE (TABLE 1006.2.1)
OCC B = 100'-0" OCC A-3 = 75'-0"

ILLUMINATED EXIT SIGNS: REQUIRED PER 1013.3

EXIT ACCESS TRAVEL DISTANCE (TABLE 1017.2):
OCC B = 300'-0" OCC A-3 = 250'-0"

EXIT ACCESS ILLUMINATION REQUIREMENT:
EGRESS LIGHTING REQUIRED ALONG THE EGRESS PATH TO THE R.O.W. PER SECTION 1008.
PERFORMANCE REQUIREMENTS:
AVERAGE OF 1fc WITH A MINIMUM OF 0.1fc AT ANY POINT ON THE EGRESS PATH AT FLOOR LEVEL
LIGHT LEVEL MAY DECLINE TO AVERAGE OF 0.6fc WITH A MINIMUM OF 0.06fc AT ANY POINT ON THE EGRESS PATH AT FLOOR LEVEL AFTER 90 MINUTES OF OPERATION ON EMERGENCY POWER.
MAXIMUM TO MINIMUM ILLUMINATION UNIFORMITY RATIO OF 40 TO 1 SHALL NOT BE EXCEEDED.
POWER PROVIDED BY BATTERY INVERTERS *(EMERGENCY GENERATOR)*. SEE ELECTRICAL.

ACCESSIBILITY REQUIREMENTS

CHAPTER 11, ADAAG, OTHER

THE DESIGN COMPLIES WITH THE FOLLOWING PROVISIONS AS APPLICABLE:

BUILDING CODE NOTED HERE: CHAPTER 11

AMERICANS WITH DISABILITES ACT ACCESSIBILITY GUIDELINES (ADAAG) AS PUBLISHED IN THE *FEDERAL REGISTER* JULY 23, 2004 AND AMENDED MARCH 15, 2012.

2017 ICC A117.1 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES

ELEVATOR DOOR SILL ILLUMINATION REQUIREMENT:
10fc AT SILL PER NATIONAL ELECTRICAL CODE

INTERIOR ENVIRONMENT

CHAPTER 12

OCCUPIED ROOMS: MECHANICAL VENTILATION PROVIDED PER MECHANICAL CODE
TOILET AND BATH ROOMS: MECHANICAL VENTILATION PROVIDED PER 1202.5.2.1

ENERGY CONSERVATION

CHAPTER 13

ENVELOPE PRESCRIPTIVE PATH, OTHER BUILDINGS - CLIMATE ZONE 4C - ASHRAE 90.1 2019 5.5 (TABLE 5.5-4)

THIS PROJECT IS AN EXISTING BUILDING. PER OEESC 2021-SECTION E103.2.2, ALTERED PORTIONS OF THE BUILDING MUST COMPLY WITH CODE WHILE UNALTERED PORTIONS DO NOT. NO PROPOSED ENVELOPE ALTERATIONS ARE PROPOSED IN THIS SCOPE OF WORK.

RADON CONTROL METHOD

CHAPTER 18

IN ACCORDANCE WITH 1811, A RADON CONTROL METHOD IS NOT REQUIRED AS THE ORIGINAL BUILDING WAS PERMITTED BEFORE APRIL 1, 2013.

MINIMUM PLUMBING FIXTURE REQUIREMENTS

CHAPTER 29 AND PLUMBING CODE

	WATER CLOSET		URINALS	LAVATORIES		BATHTUBS/ SHOWERS	DRINKING FOUNTAINS
BUILDING TYPE OR OCCUPANCY	M	F	M	M	F	U	U
TYPE B OCCUPANCY	2	8	4	5	5	---	---
TYPE A-3 OCCUPANCY	2	4	---	1	2	---	1
TOTAL FIXTURES REQUIRED	4	12	4	6	7	---	1
EXISTING FIXTURES	6	12	6	6*	6*	2	1

*NOTE: TWO ADDITIONAL EXISTING LAVATORIES ARE LOCATED IN THE KITCHENETTE ON L1 AND PANTRY ON L3.

ACCESSIBILITY IMPROVEMENTS

CHAPTER 34

AN ACCESSIBLE MEANS OF ACCESS IS PROVIDED TO ALL AREAS OF PRIMARY FUNCTION.
ACCESSIBLE UPGRADES PER IEBC 2024, OSSC CHAPTER 34 AMENDMENTS

ACCESSIBLE ELEMENT	IMPROVEMENT IN PROJECT
PARKING	PARKING IMPROVEMENTS NOT INCLUDED IN SCOPE. EXISTING PARKING TO REMAIN.
ACCESSIBLE ENTRANCE	EXISTING SITE SIDEWALKS RAMPS AND SLOPES MEET MINIMUM REQUIREMENTS. EXISTING ACCESSIBLE ENTRANCE TO REMAIN.
ACCESSIBLE ROUTE TO ALTERED AREA	EXISTING ELEVATOR TO REMAIN. EXISTING ACCESSIBLE ROUTES TO REMAIN WITH NO CHANGE.
ACCESSIBLE RESTROOM	EXITING PUBLIC RESTROOMS TO REMAIN WITH NO CHANGES.
DRINKING FOUNTAIN	EXISTING DRINKING FOUNTAIN MAINTAINED, CLEAR FLOOR SPACE PROVIDED

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INTERIOR DESIGN

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SERADESIGN.COM

REGISTERED ARCHITECT
GEORGE D. KAISER JR.
PORTLAND, OREGON
5193
STATE OF OREGON

YAMHILL COUNTY - GOVERNMENT SERVICES BUILDING (FORMERLY OMI)

YAMHILL COUNTY
400 NE BAKER ST
MCMINNVILLE, OR 97128

REVISIONS

CHECKED BY: KEB
ISSUE DATE: 29 OCT 2025
PROJECT NO: 2501001

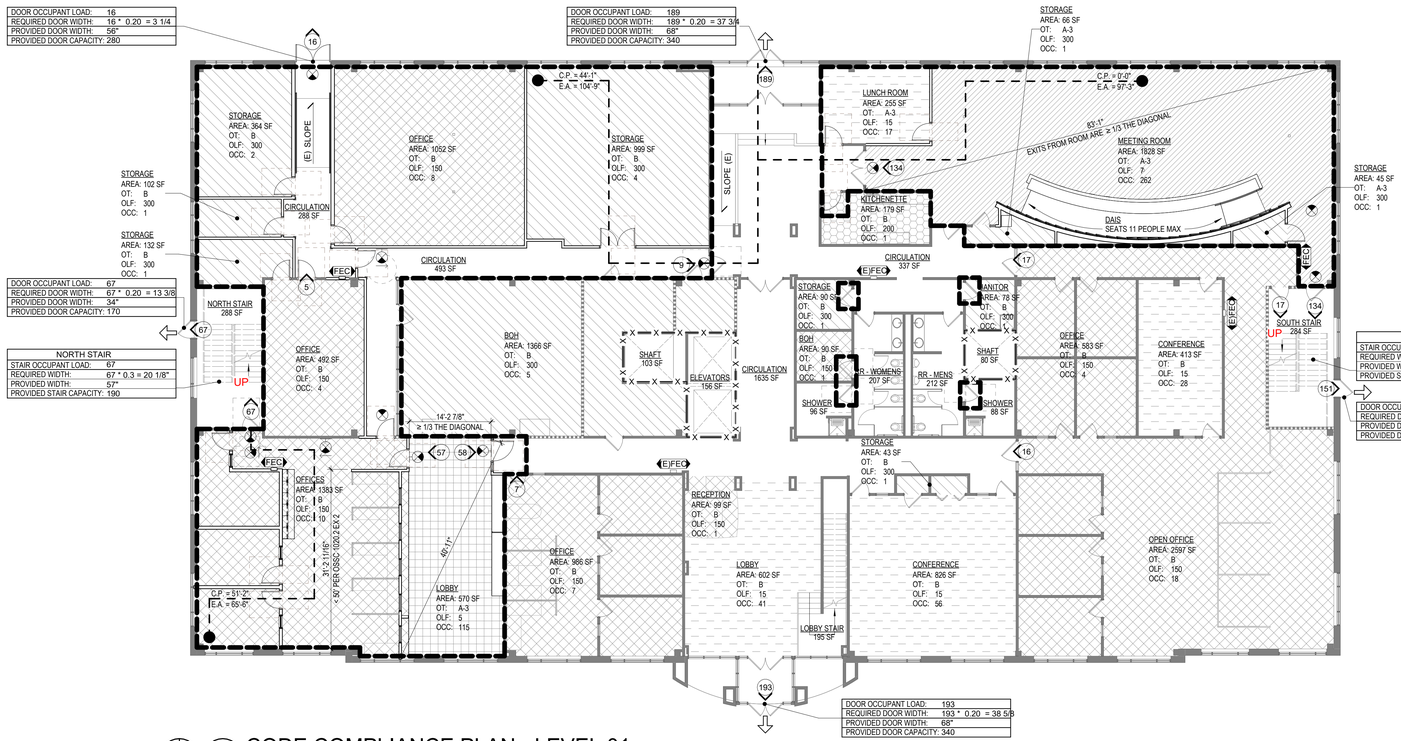
PERMIT SET

CODE COMPLIANCE SUMMARY

G052

OCCUPANT LOAD SCHEDULE - LEVEL 01

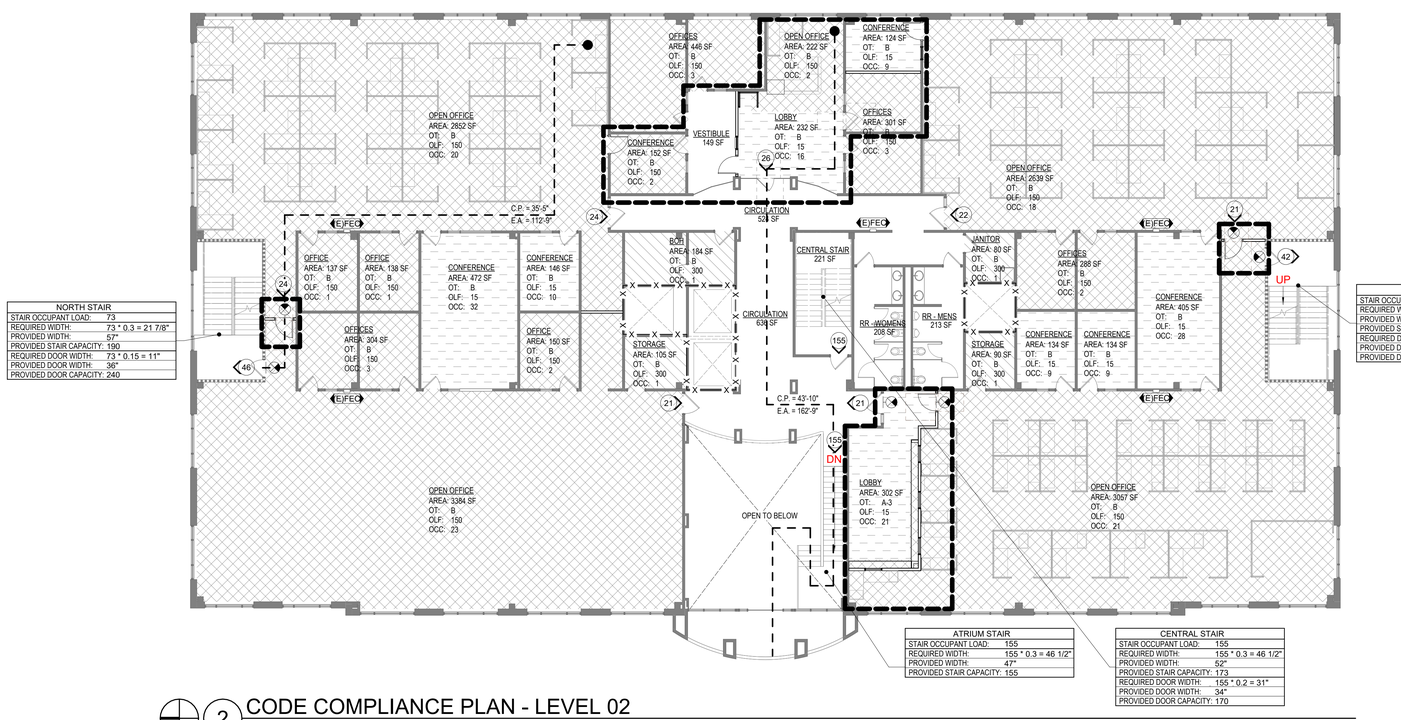
ROOM NAME	OCC TYPE	AREA	OCC LOAD FACTOR	OCC LOAD
CIRCULATION		493 SF		
CIRCULATION		288 SF		
CIRCULATION		1635 SF		
CIRCULATION		337 SF		
ELEVATORS		156 SF		
LOBBY STAIR		195 SF		
NORTH STAIR		288 SF		
RR - MENS		212 SF		
RR - WOMENS		207 SF		
SHAFT		80 SF		
SHAFT		103 SF		
SHOWER		96 SF		
SHOWER		88 SF		
SOUTH STAIR		284 SF		
LOBBY	A-3	570 SF	5	115
LUNCH ROOM	A-3	255 SF	15	17
MEETING ROOM	A-3	1828 SF	7	262
STORAGE	A-3	45 SF	300	1
STORAGE	A-3	66 SF	300	1
BOH	B	1366 SF	300	5
BOH	B	90 SF	150	1
CONFERENCE	B	413 SF	15	28
CONFERENCE	B	826 SF	15	56
JANITOR	B	78 SF	300	1
KITCHENETTE	B	179 SF	200	1
LOBBY	B	602 SF	15	41
OFFICE	B	492 SF	150	4
OFFICE	B	1052 SF	150	8
OFFICE	B	986 SF	150	7
OFFICE	B	583 SF	150	4
OFFICES	B	1383 SF	150	10
OPEN OFFICE	B	2597 SF	150	18
RECEPTION	B	99 SF	150	1
STORAGE	B	364 SF	300	2
STORAGE	B	102 SF	300	1
STORAGE	B	132 SF	300	1
STORAGE	B	999 SF	300	4
STORAGE	B	90 SF	300	1
STORAGE	B	43 SF	300	1



1 CODE COMPLIANCE PLAN - LEVEL 01
3/32" = 1'-0"

OCCUPANT LOAD SCHEDULE - LEVEL 02

Name	OCC TYPE	Area	OCC LOAD FACTOR	OCC LOAD
CENTRAL STAIR		221 SF		
CIRCULATION		636 SF		
CIRCULATION		524 SF		
VESTIBULE		149 SF		
RR - MENS		213 SF		
RR - WOMENS		208 SF		
LOBBY	A-3	302 SF	15	21
BOH	B	184 SF	300	1
CONFERENCE	B	146 SF	15	10
CONFERENCE	B	472 SF	15	32
CONFERENCE	B	405 SF	15	28
CONFERENCE	B	134 SF	15	9
CONFERENCE	B	134 SF	15	9
CONFERENCE	B	124 SF	15	9
CONFERENCE	B	152 SF	150	2
JANITOR	B	80 SF	300	1
LOBBY	B	232 SF	15	16
OFFICE	B	137 SF	150	1
OFFICE	B	138 SF	150	1
OFFICE	B	150 SF	150	2
OFFICES	B	304 SF	150	3
OFFICES	B	446 SF	150	3
OFFICES	B	301 SF	150	3
OFFICES	B	288 SF	150	2
OPEN OFFICE	B	2852 SF	150	20
OPEN OFFICE	B	3384 SF	150	23
OPEN OFFICE	B	3057 SF	150	21
OPEN OFFICE	B	2639 SF	150	18
OPEN OFFICE	B	222 SF	150	2
STORAGE	B	105 SF	300	1
STORAGE	B	90 SF	300	1



2 CODE COMPLIANCE PLAN - LEVEL 02
3/32" = 1'-0"

GENERAL NOTES - CODE SUMMARY

A. CODE SUMMARY KEYED NOTES APPLY TO G100, G300 & G400 SERIES SHEETS. ALL KEYED NOTES MAY NOT OCCUR ON THIS SHEET AND DO NOT APPLY TO ANY OTHER SHEETS EXCEPT THOSE NOTED.

B. ALL WORK SHOWN ON THIS SHEET IS INCLUDED IN THE CONTRACT FOR CONSTRUCTION, WHETHER SHOWN ELSEWHERE OR NOT. CONTRACTOR SHALL MAKE ALLOWANCES FOR CONNECTION, HOOK UP, ETC. AS REQUIRED SO THAT ITEMS, EQUIPMENT, ETC. ARE FIT FOR INTENDED PURPOSE.

C. SEE ELECTRICAL AND MECHANICAL PLANS FOR ADDITIONAL SYMBOLS

D. PROVIDE LISTED FIRESTOP, CONTINUOUS AT PERIMETER GAPS OF ALL RATED CONSTRUCTION AS REQUIRED TO MAINTAIN THE SPECIFIED RATING.

E. SQUARE FOOTAGE AREA CALCULATIONS ARE BASED ON THE BUILDING CODE DEFINITIONS OF GROSS AND NET AREAS AS USED TO DETERMINE OCCUPANT LOADS ONLY AND ARE NOT A REPRESENTATION OF LEASABLE AREA.

F. DOCUMENTATION OF EXISTING CONDITIONS BASED ON 2005 CONSTRUCTION DOCUMENTS PERMIT SET.

LEGEND - CODE COMPLIANCE SYMBOLS

- PROPERTY LINE
- 1/2 HOUR FIRE PARTITION
- 1 HOUR FIRE PARTITION
- 1 HOUR FIRE BARRIER
- 1 HOUR SMOKE BARRIER
- 1 HOUR FIRE RESISTANCE RATED CONSTRUCTION
- 44" EXTERIOR EGRESS PATH TO ROW WITH TRAVEL WIDTH REQUIRED (PROVIDE MINIMUM ILLUMINATION FOR EXITING.
- 44" EGRESS PATH OF TRAVEL WITH TRAVEL WIDTH REQUIRED (PROVIDE MINIMUM ILLUMINATION FOR EXITING.
- ACCESSIBLE ROUTE OF TRAVEL
- C.P. X'-XX" COMMON PATH OF EGRESS TRAVEL
- E.A. X'-XX" EXIT ACCESS DISTANCE
- # HR RATED SHAFT (WALL CONSTRUCTION TO MEET FIRE BARRIER REQUIREMENTS)
- 555 OCCUPANT LOAD AT OPENING
- 555 CUMULATIVE OCCUPANT LOAD AT OPENING
- BUILDING EXIT
- # BUILDING CODE APPEAL
- MH MAGNETIC HOLD OPEN
- AREA REQUIRING SMOKE DETECTION
- SPRINKLER, SEE FIRE PROTECTION DRAWINGS
- AREA AREA NAME
- MANUAL PULL STATION REQUIRED
- STANDPIPE
- LIGHTED EXIT SIGN - SHADING INDICATES LIGHTED FACE(S) DIRECTION ARROW CORRESPONDS TO DIRECTION ARROW ON SIGN
- LIGHTED EXIT SIGN - CEILING MOUNTED
- LIGHTED EXIT SIGN - WALL MOUNTED
- FE FIRE EXTINGUISHER
- FEC FIRE EXTINGUISHER AND CABINET
- E/FE EXISTING FIRE EXTINGUISHER
- E/FEC EXISTING FIRE EXTINGUISHER AND CABINET
- 2W TWO-WAY ACCESSIBLE COMMUNICATIONS
- ACCESSIBLE ENTRANCE
- AREA OF WORK

OCC LOAD FACTOR

- 5
- 7
- 15
- 150
- 200
- 300

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REVISIONS

CHECKED BY: KEB
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CODE COMPLIANCE FLOOR PLANS LEVEL 01 AND 02

G101

PERMIT SET

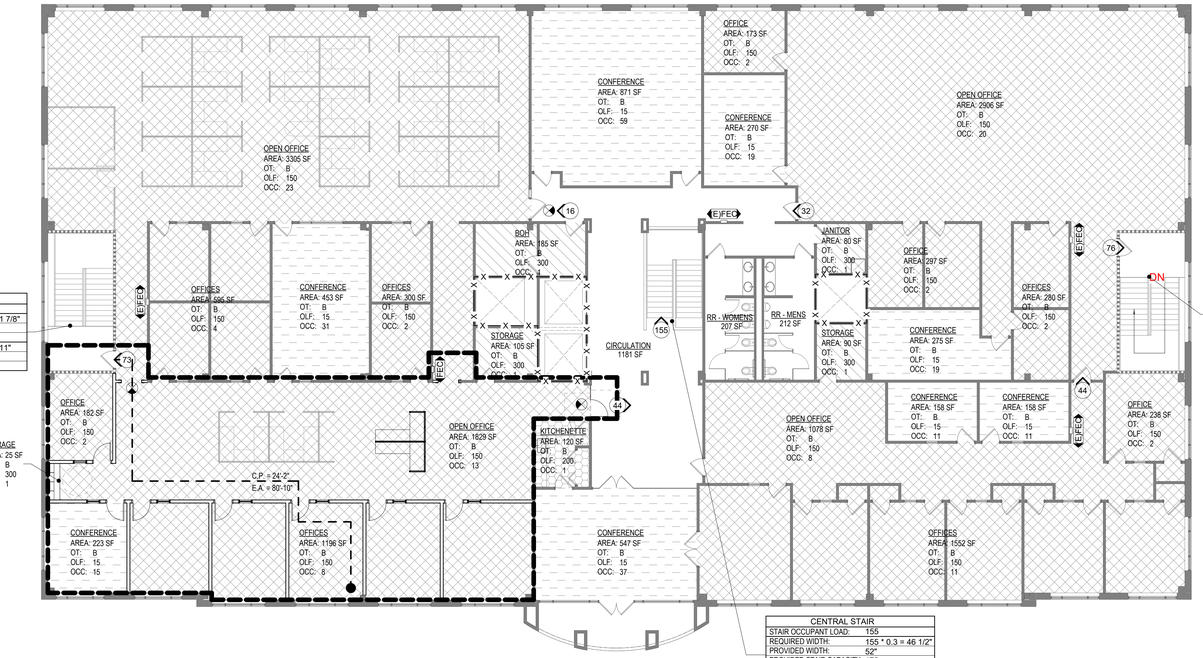
G101 CODE COMPLIANCE FLOOR PLANS LEVEL 01 AND 02

SERA Architects, Inc.

10/29/2025 3:06:03 PM

OCCUPANT LOAD SCHEDULE - LEVEL 03

Name	OCC TYPE	Area	OCC LOAD FACTOR	OCC LOAD
CIRCULATION		1181 SF		
RR - MENS		212 SF		
RR - WOMENS		207 SF		
BOH	B	185 SF	300	1
CONFERENCE	B	275 SF	15	19
CONFERENCE	B	547 SF	15	37
CONFERENCE	B	270 SF	15	19
CONFERENCE	B	871 SF	15	59
CONFERENCE	B	453 SF	15	31
CONFERENCE	B	158 SF	15	11
CONFERENCE	B	158 SF	15	11
CONFERENCE	B	223 SF	15	15
JANITOR	B	80 SF	300	1
KITCHENETTE	B	120 SF	200	1
OFFICE	B	297 SF	150	2
OFFICE	B	238 SF	150	2
OFFICE	B	182 SF	150	2
OFFICE	B	173 SF	150	2
OFFICES	B	280 SF	150	2
OFFICES	B	1552 SF	150	11
OFFICES	B	300 SF	150	2
OFFICES	B	595 SF	150	4
OFFICES	B	1196 SF	150	8
OPEN OFFICE	B	3305 SF	150	23
OPEN OFFICE	B	1829 SF	150	13
OPEN OFFICE	B	2906 SF	150	20
OPEN OFFICE	B	1078 SF	150	8
STORAGE	B	90 SF	300	1
STORAGE	B	25 SF	300	1
STORAGE	B	105 SF	300	1



NORTH STAIR	
STAIR OCCUPANT LOAD:	73
REQUIRED WIDTH:	73 * 0.3 = 21 7/8"
PROVIDED WIDTH:	57"
PROVIDED STAIR CAPACITY:	190
REQUIRED DOOR WIDTH:	73 * 0.15 = 11"
PROVIDED DOOR WIDTH:	36"
PROVIDED DOOR CAPACITY:	240

SOUTH STAIR	
STAIR OCCUPANT LOAD:	76
REQUIRED WIDTH:	76 * 0.3 = 22 3/4"
PROVIDED WIDTH:	57"
PROVIDED STAIR CAPACITY:	190
REQUIRED DOOR WIDTH:	76 * 0.15 = 11"
PROVIDED DOOR WIDTH:	36"
PROVIDED DOOR CAPACITY:	240

CENTRAL STAIR	
STAIR OCCUPANT LOAD:	155
REQUIRED WIDTH:	155 * 0.3 = 46 1/2"
PROVIDED WIDTH:	62"
PROVIDED STAIR CAPACITY:	173
REQUIRED DOOR WIDTH:	155 * 0.2 = 31"
PROVIDED DOOR WIDTH:	34"
PROVIDED DOOR CAPACITY:	170

1 CODE COMPLIANCE PLAN - LEVEL 03

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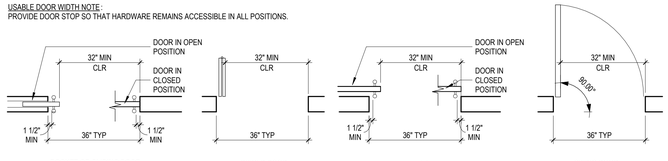
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ISSUE DATE: 29 OCT 2025
PROJECT NO: 2501001

CODE COMPLIANCE FLOOR PLAN LEVEL 03

G102

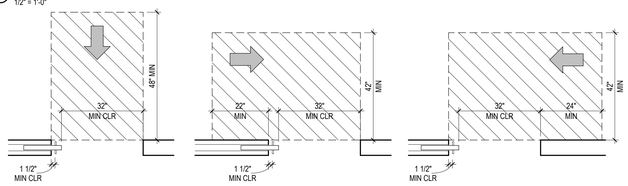
PERMIT SET

USABLE DOOR WIDTH NOTE :
PROVIDE DOOR STOP SO THAT HARDWARE REMAINS ACCESSIBLE IN ALL POSITIONS.



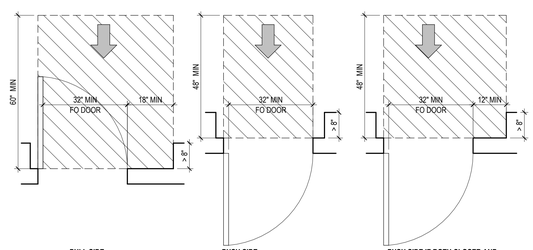
POCKET OR SLIDING DOOR | BIFOLD DOOR | BARN DOOR | SWING DOOR

3 USABLE DOOR WIDTH
1/2" = 1'-0"

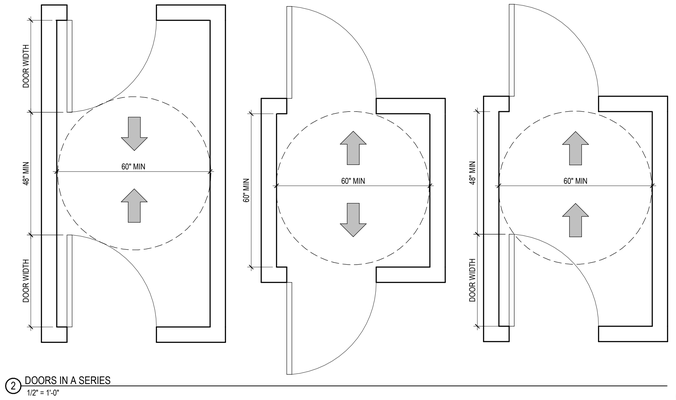


FRONT APPROACH | HINGE APPROACH | LATCH APPROACH

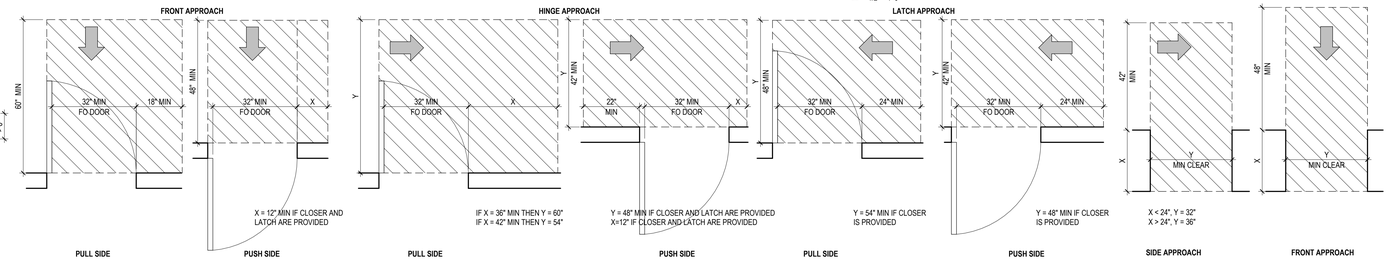
4 MANEUVERING CLEARANCES AT POCKET/SLIDING/BARN DOORS
1/2" = 1'-0"



PULL SIDE | PUSH SIDE | PUSH SIDE IF BOTH CLOSER AND LATCH ARE PROVIDED



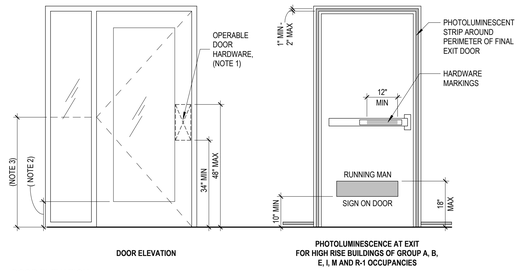
2 DOORS IN A SERIES
1/2" = 1'-0"



PULL SIDE | PUSH SIDE | X = 12" MIN IF CLOSER AND LATCH ARE PROVIDED
PULL SIDE | PUSH SIDE | IF X = 36" MIN THEN Y = 60" IF X = 42" MIN THEN Y = 54"
PULL SIDE | PUSH SIDE | Y = 48" MIN IF CLOSER AND LATCH ARE PROVIDED X=12" IF CLOSER AND LATCH ARE PROVIDED
PULL SIDE | PUSH SIDE | Y = 54" MIN IF CLOSER IS PROVIDED | Y = 48" MIN IF CLOSER IS PROVIDED

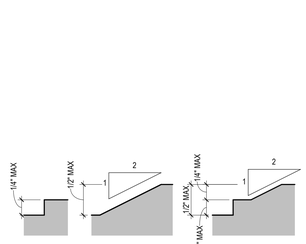
DOOR ELEVATION NOTE:
1. OPERABLE DOOR HARDWARE MUST BE OPERABLE WITH ONE HAND WITHOUT TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST.
2. DOOR SURFACE WITHIN 10" VERTICAL OF THE FLOOR ON PUSH SIDE SHALL BE SMOOTH EXCEPT FOR SLIDING DOORS OR TEMPERED GLASS DOORS WITHOUT STILES WITH COMPLIANT BOTTOM SHOE.
3. DOOR OR SIDE LITES WITH VISION LITES UNDER 66" NEED TO PROVIDE A VISION LITE PANEL AT EITHER DOOR OR SIDE LITE WITH BOTTOM 43" MAX AFF.

OPERATING FORCE FOR DOORS/GATES:
- EXTERIOR DOORS: 8.5 LBF
- INTERIOR DOORS: 5 LBF
- PRESSURIZED STAIR DOORS: 15 LBS AT EXT DOORS OR AS REQUIRED BY AHJ.
- WHERE ENVIRONMENTAL CONDITIONS REQUIRE GREATER CLOSING PRESSURE, POWER-OPERATED DOORS SHALL BE USED WITHIN THE ACCESSIBLE ROUTE.
- FIRE DOORS SHALL HAVE MINIMUM FORCE NECESSARY TO CLOSE AND LATCH THE DOOR.



DOOR ELEVATION | PHOTOLUMINESCENCE AT EXIT FOR HIGH RISE BUILDINGS OF GROUP A, B, E, I, M AND R-1 OCCUPANCIES

1 DOOR ELEVATION
1/2" = 1'-0"



SIDE APPROACH | FRONT APPROACH

VERTICAL | BEVELED | BEVELED

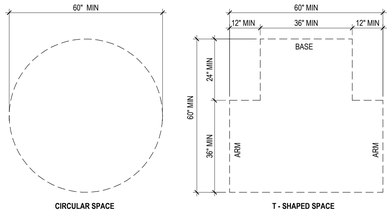
GENERAL NOTES

1. ALL AREAS TO COMPLY WITH AMERICANS WITH DISABILITIES ACT AND SECTIONS OF CODE(S) REFERENCED IN THIS DRAWING SET.
2. UNLESS NOTED OTHERWISE, ALL DIMENSIONS ON THIS SHEET ARE MEASURED FROM FACE OF FINISH. CLEAR DIMENSIONS SHOULD BE MEASURED FROM FACE OF BASE BOARDS, CHAIR RAILS, WAINSCOT, ETC. DIMENSIONS NOT ON THIS SHEET MAY BE MEASURED DIFFERENTLY.
3. VERIFY COMPONENT DIMENSIONS AND LEVELING REQUIREMENTS ARE WITHIN ALLOWABLE DIMENSIONS.
4. DIMENSIONS AND CONFIGURATIONS SHOWN ARE FOR REFERENCE ONLY. ACTUAL DIMENSIONS AND CONFIGURATIONS MAY VARY. MINIMUMS AND MAXIMUMS INDICATED IN THE DOCUMENTS MAY BE MORE STRINGENT THAN THOSE DIMENSIONS INDICATED ON THIS SHEET. CONTRACTOR SHALL NOTIFY ARCHITECT OF ANY DIMENSIONS THAT DO NOT MEET OR EXCEED THE GUIDELINES ON THIS SHEET.
5. VERIFY CLEARANCES WITH MANUFACTURER'S PRODUCT SIZES AND REQUIREMENTS TO ENSURE ACCESSIBLE CLEARANCES ARE MET.
6. PROVIDE BACKING AS INDICATED FOR INSTALLED OR FUTURE GRAB BARS. GRAB BARS SHALL WITHSTAND MINIMUM 250 LBS OF FORCE, SEE SPECIFICATIONS.
7. COMMON USE AREAS THAT ARE LEASABLE OR AVAILABLE TO THE PUBLIC AT LARGE (RATHER THAN SOLELY FOR THE USE OF RESIDENCE AND THEIR GUESTS) MUST COMPLY WITH ADA 2010.
8. BUILDINGS WITH FEDERAL ASSISTANCE MUST COMPLY WITH ADA AND SECTION 504 OF HUD WHICH REQUIRES COMPLIANCE WITH UNIFORM FEDERAL ACCESSIBILITY STANDARDS (UFAS) OR THE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN WITH 11 EXCEPTIONS (ADAS WITH 11 EXCEPTIONS)

8 RECESSED DOORS
1/2" = 1'-0"

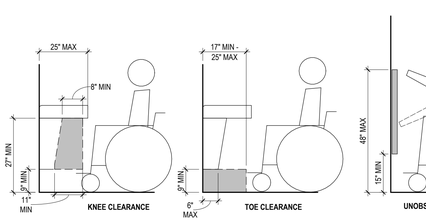
TURNING SPACE NOTE:
1. 60" CLEAR FLOOR SPACE REQUIRED WHERE SHOWN ON PLANS.

TURNING SPACE NOTE:
1. T-SHAPED CLEAR FLOOR SPACE REQUIRED WHERE SHOWN ON PLANS.
2. KNEE AND TOE CLEARANCE PERMITTED AT THE END OF EITHER THE BASE OR ONE ARM.

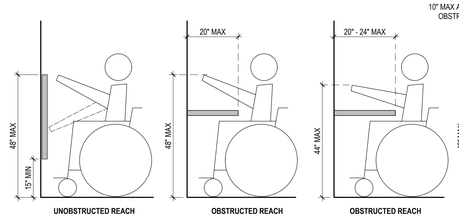


CIRCULAR SPACE | T - SHAPED SPACE

7 SWING DOORS
1/2" = 1'-0"

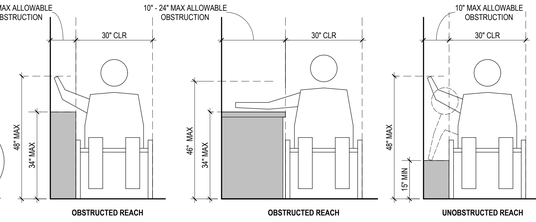


KNEE CLEARANCE | TOE CLEARANCE



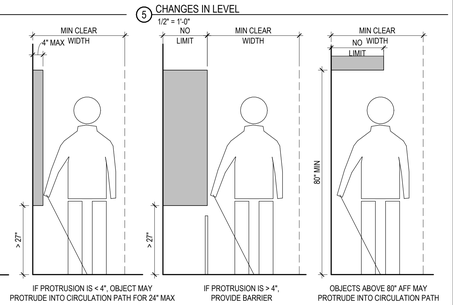
UNOBSTRUCTED REACH | OBSTRUCTED REACH | OBSTRUCTED REACH

6 DOORWAYS WITHOUT DOORS
1/2" = 1'-0"



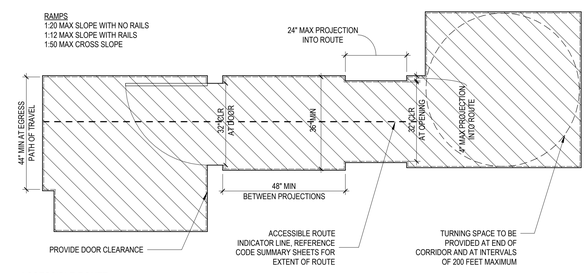
OBSTRUCTED REACH | OBSTRUCTED REACH | UNOBSTRUCTED REACH

5 CHANGES IN LEVEL
1/2" = 1'-0"

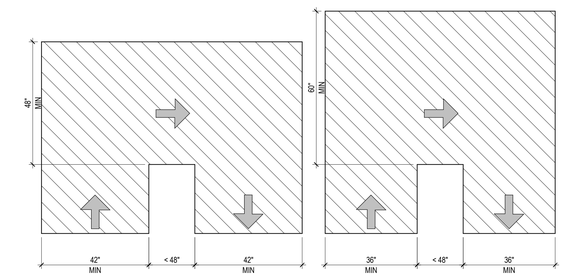


IF PROTRUSION IS < 4", OBJECT MAY PROTRUDE INTO CIRCULATION PATH FOR 24" MAX | IF PROTRUSION IS > 4", PROVIDE BARRIER | OBJECTS ABOVE 80" AFF MAY PROTRUDE INTO CIRCULATION PATH

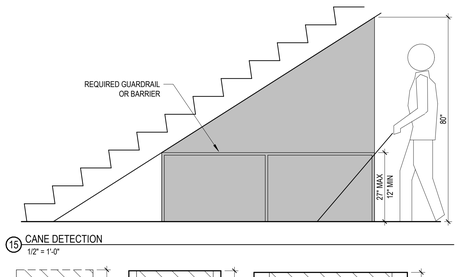
9 PROTRUDING OBJECTS
1/2" = 1'-0"



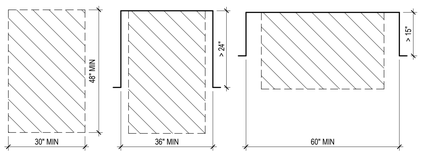
18 ACCESSIBLE ROUTE
1/2" = 1'-0"



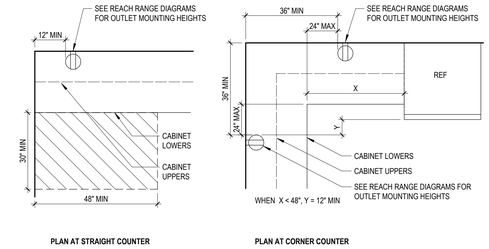
17 CLEAR WIDTH AT 180 DEGREE TURN
1/2" = 1'-0"



15 CANE DETECTION
1/2" = 1'-0"

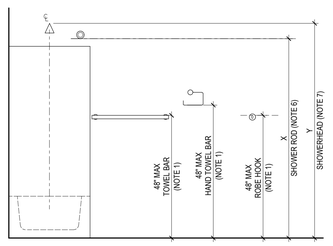


CLEAR FLOOR OR GROUND SPACE | MANEUVERING CLEARANCE IN ALCOVE

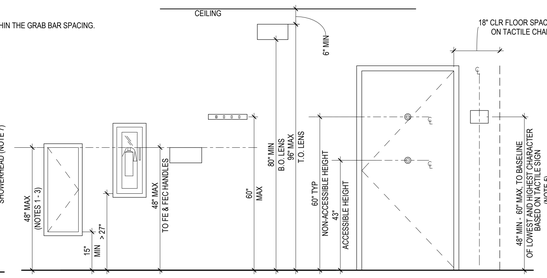


PLAN AT STRAIGHT COUNTER | PLAN AT CORNER COUNTER

ACCESSORIES, DEVICES AND APPLIANCES NOTE:
1. MAXIMUM HEIGHT TO TOP OF ALL OPERABLE PARTS (UNOBSTRUCTED). COMPLY WITH FORWARD AND SIDE REACH LIMITS AND PROTRUDING OBJECTS, REFER TO DIAGRAMS ON ACCESSIBILITY SHEETS.
2. ALIGN ALL DEVICES AND/OR APPLIANCES WHERE ADJACENT TO EACH OTHER.
3. PROVIDE EITHER A PARALLEL OR FORWARD CLEAR FLOOR SPACE CENTERED AT EACH ELEMENT. REQUIREMENTS DO NOT APPLY AT ELEMENTS USED ONLY BY SERVICE OR MAINTENANCE PERSONNEL.
4. WINDOW REQUIREMENTS APPLY ONLY WHERE WINDOWS ARE USED FOR EGRESS OR NATURAL VENTILATION, OR FOR USE BY OCCUPANTS (PER ADAS229.1). 5 LBS MAX FORCE REQUIRED FOR WINDOW OPERATION AND LATCHING. OPERABLE WINDOW HARDWARE MUST BE OPERABLE WITH ONE HAND WITHOUT TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST.
5. WHERE REQUIRED, PROVIDE COMPLIANT RAISED CHARACTERS, WHICH SHALL BE DUPLICATED IN BRAILLE.
6. X = 80" MIN.
7. Y = 84" TYP OR ALIGN WITH SHOWER ROD.
8. REFER TO WATER CLOSET DIAGRAMS FOR MOUNTING HEIGHTS.
9. RECESSED DISPENSERS PROJECTING FROM THE WALL 1/4" MAX. SHALL BE PERMITTED WITHIN THE GRAB BAR SPACING.

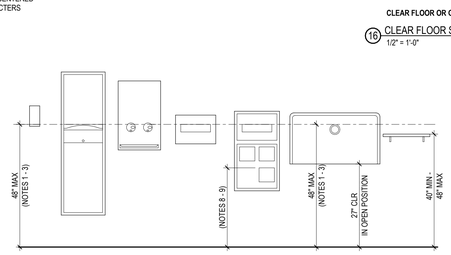


23 BATH ACCESSORIES
1/2" = 1'-0"



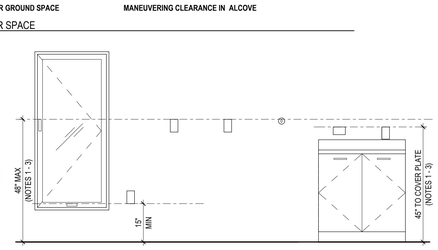
ELEC PANEL | FEC | THERMOSTAT/ SECURITY/ FIRE ALARM | MOP RACK | STROBES | ROOM SIGNAGE AND DOOR VIEWER

22 WALL MOUNTED DEVICES AND APPLIANCES
1/2" = 1'-0"



SOAP DISPENSER | PAPER TOWEL DISPENSER | SANITARY NAPKIN DISPENSER | SEAT COVER DISPENSER | TOILET PAPER COMBO | BABY CHANGING STATION | SHELF

21 TOILET ROOM ACCESSORIES
1/2" = 1'-0"

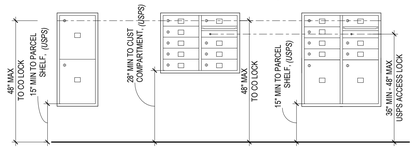


WINDOWS (NOTE 4) | DATA OR OUTLET | SWITCH | FIRE ALARM PULL STATION | COAT HOOKS | OUTLET OR SWITCH ABOVE COUNTER

20 WALL MOUNTED DEVICES AND APPLIANCES
1/2" = 1'-0"

14 OUTLETS/SWITCHES OVER CABINETS
1/2" = 1'-0"

MAILBOXES NOTE:
1. MAIL AREAS REQUIRE A 6' - 0" T-SHAPE OR CIRCULAR TURNING SPACE IN FRONT OF EACH MAIL CLUSTER.
2. ONE PARCEL BOX REQUIRED PER 10 TENANT BOXES. (*USPS*)
3. MINIMUM PARCEL BOX INTERIOR DIMENSION: 15" H X 12" W X 15" D. (*USPS*)
4. MINIMUM CUSTOMER COMPARTMENT INTERIOR DIMENSION: 3"H X 12"W X 15" D. (*USPS*)



PARCEL | TENANT | PARCEL COMBO

19 MAILBOXES
1/2" = 1'-0"

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400 NE BAKER ST
MCMINNVILLE, OR 97128

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ACCESSIBILITY DIAGRAMS - PUBLIC AND COMMON AREAS

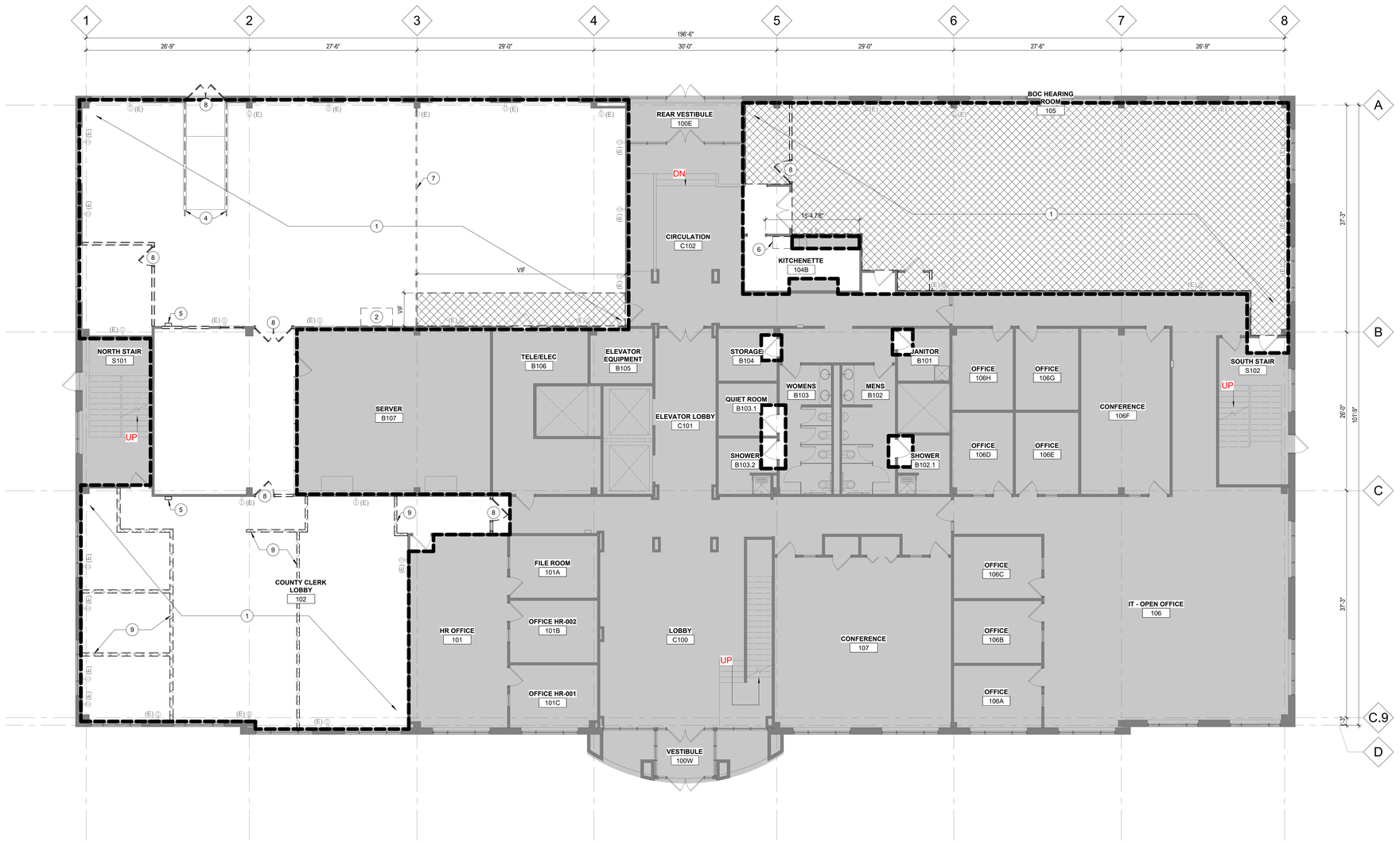
G801

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G801 ACCESSIBILITY DIAGRAMS - PUBLIC AND COMMON AREAS

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1 DEMOLITION PLAN - LEVEL 01
1/8" = 1'-0"

GENERAL NOTES - DEMOLITION PLAN

A. DEMOLITION PLAN KEYED NOTES APPLY TO SHEETS AD100 SERIES. KEYED NOTES MAY NOT OCCUR ON THIS SHEET AND DO NOT APPLY TO OTHER SHEETS EXCEPT THOSE NOTED.

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G. CONTRACTOR TO PROTECT ALL AREAS ADJACENT TO DEMO WORK TO PREVENT DAMAGE TO "EXISTING TO REMAIN" ITEMS

KEYED NOTES - DEMOLITION PLAN

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3 SALVAGE EXISTING FULL GLAZED DOOR, HARDWARE, AND SIDELIGHTS FOR REUSE AT 303 SUITE ENTRY
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LEGEND - DEMOLITION PLAN

SEE A001 FOR ADDITIONAL ARCHITECTURAL SYMBOL CONVENTIONS

- EXISTING DOOR TO BE REMOVED
- EXISTING DOOR TO REMAIN
- EXISTING MATERIAL TO BE REMOVED
- EXISTING TO REMAIN
- EXISTING TO BE REMOVED
- NOT IN SCOPE
- WORK LIMIT

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DEMOLITION PLAN - LEVEL 01

AD101

GENERAL NOTES - DEMOLITION PLAN

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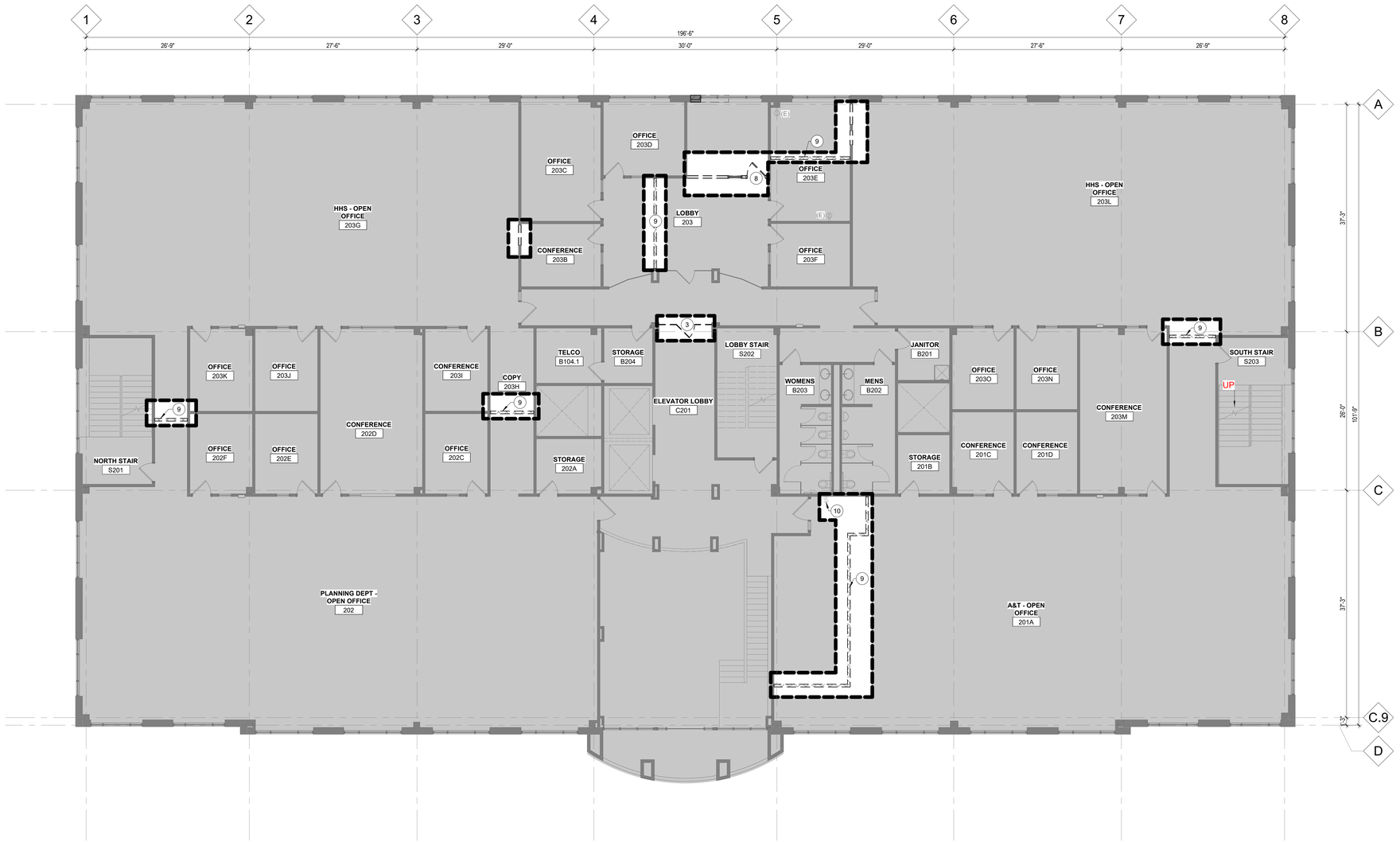
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- EXISTING MATERIAL TO BE REMOVED
- EXISTING TO REMAIN
- EXISTING TO BE REMOVED
- NOT IN SCOPE
- WORK LIMIT



1 DEMOLITION PLAN - LEVEL 02
1/8" = 1'-0"

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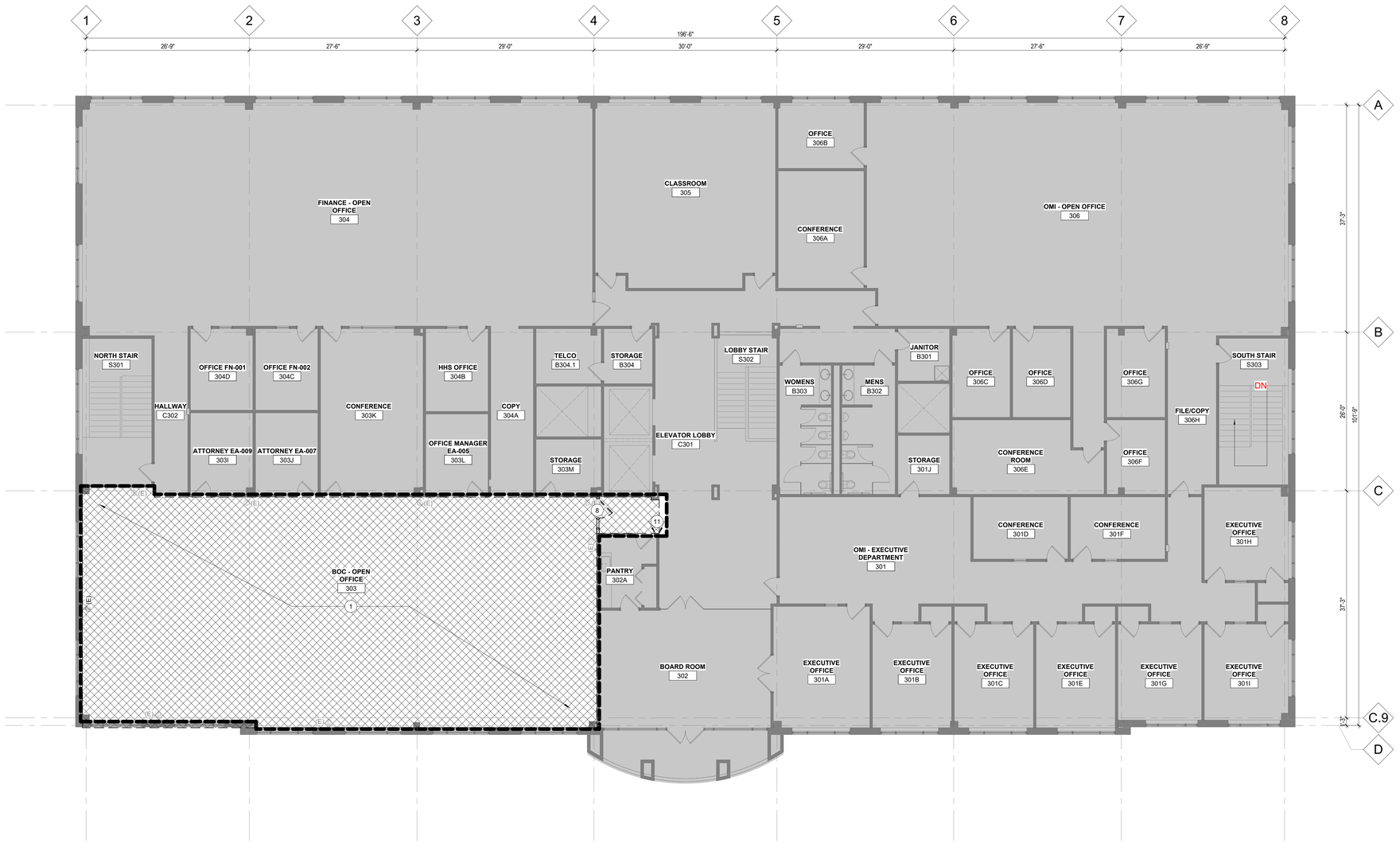
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DEMOLITION PLAN - LEVEL 02

AD102

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1 DEMOLITION PLAN - LEVEL 03

1/8" = 1'-0"

GENERAL NOTES - DEMOLITION PLAN

A. DEMOLITION PLAN KEYED NOTES APPLY TO SHEETS AD100 SERIES. KEYED NOTES MAY NOT OCCUR ON THIS SHEET AND DO NOT APPLY TO OTHER SHEETS EXCEPT THOSE NOTED.

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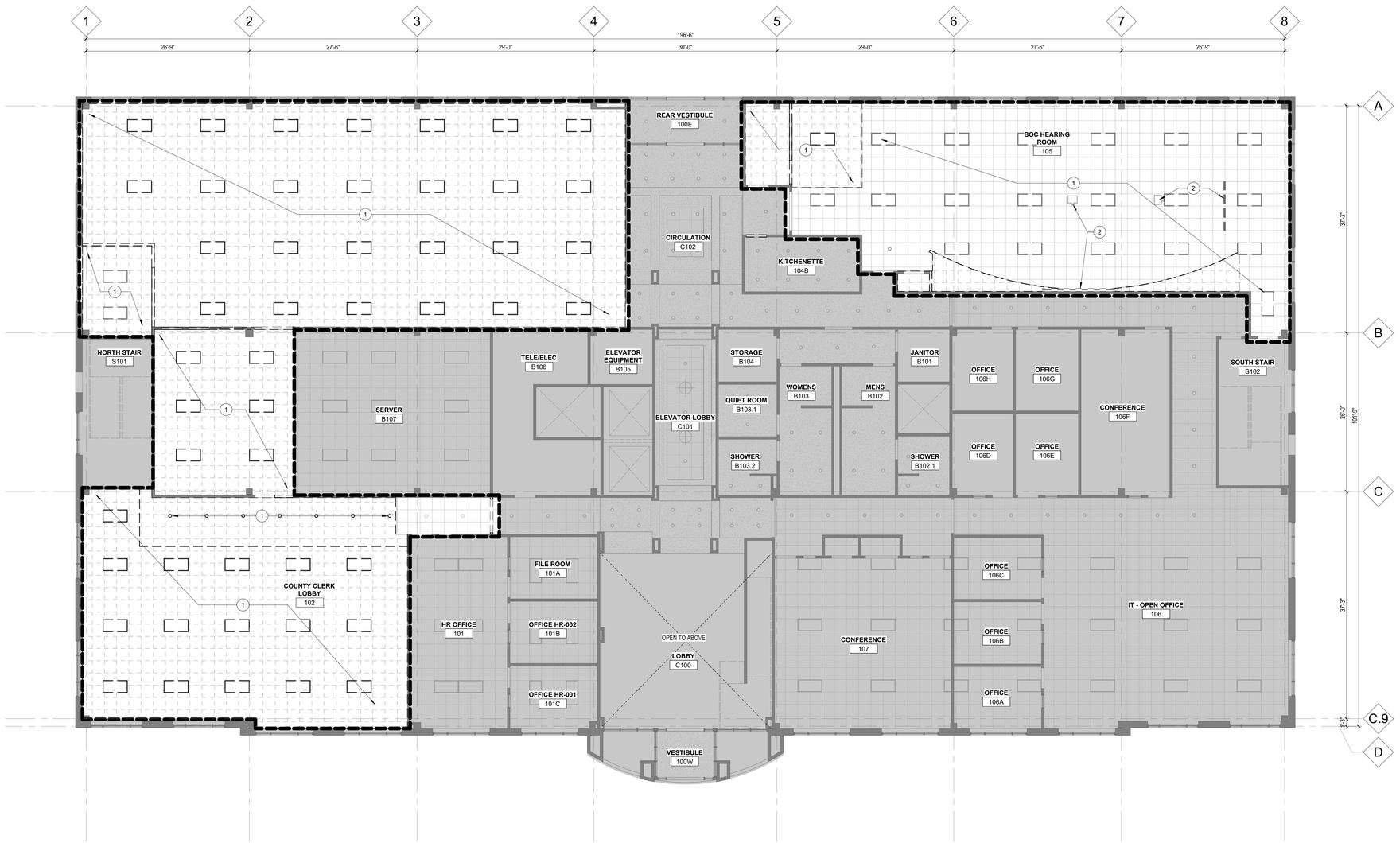
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DEMOLITION PLAN - LEVEL 03

AD103

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1 DEMOLITION CEILING PLAN - LEVEL 01
1/8" = 1'-0"

GENERAL NOTES - DEMOLITION CEILING PLAN

A. DEMOLITION RCP KEYED NOTES APPLY TO AD200 SERIES SHEETS. KEYED NOTES MAY NOT OCCUR ON THIS SHEET AND DO NOT APPLY TO OTHER SHEETS EXCEPT THOSE NOTED.

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G. EXISTING WINDOW SHADES TO BE PRESERVED.

H. CONTRACTOR TO PROTECT ALL AREAS ADJACENT TO DEMO WORK TO PREVENT DAMAGE TO "EXISTING TO REMAIN" ITEMS.

I. SEE ROOM FINISH SCHEDULE FOR ADDITIONAL LIGHTING CONTROL INFORMATION.

KEYED NOTES - DEMOLITION CEILING PLAN

1 SALVAGE EXISTING LIGHTS, MECHANICAL RETURN GRILLES AND MISC EQUIPMENT TO BE PROTECTED AND STORED FOR REUSE IN NEW CEILING LAYOUT OR PROVIDED TO OWNERSHIP UPON REQUEST

2 SALVAGE EXISTING PROJECTOR AND SCREEN. TO BE STORED FOR REUSE OR PROVIDED TO OWNERSHIP UPON REQUEST

3 SELECTIVELY SALVAGE ACT TILES WHERE WALL IS BEING ADDED. CONTRACTOR TO COORDINATE WITH NEW WORK.

LEGEND - DEMOLITION CEILING PLAN

SEE A001 FOR ADDITIONAL ARCHITECTURAL SYMBOL CONVENTIONS

- EXISTING TO BE REMOVED
- EXISTING MATERIAL TO BE REMOVED
- EXISTING ACT TO BE REMOVED
- NOT IN SCOPE
- WORK LIMIT
- EXISTING ACOUSTIC CEILING TILE TO REMAIN AS POSSIBLE
- EXISTING PT GB CEILING TILE TO REMAIN AS POSSIBLE

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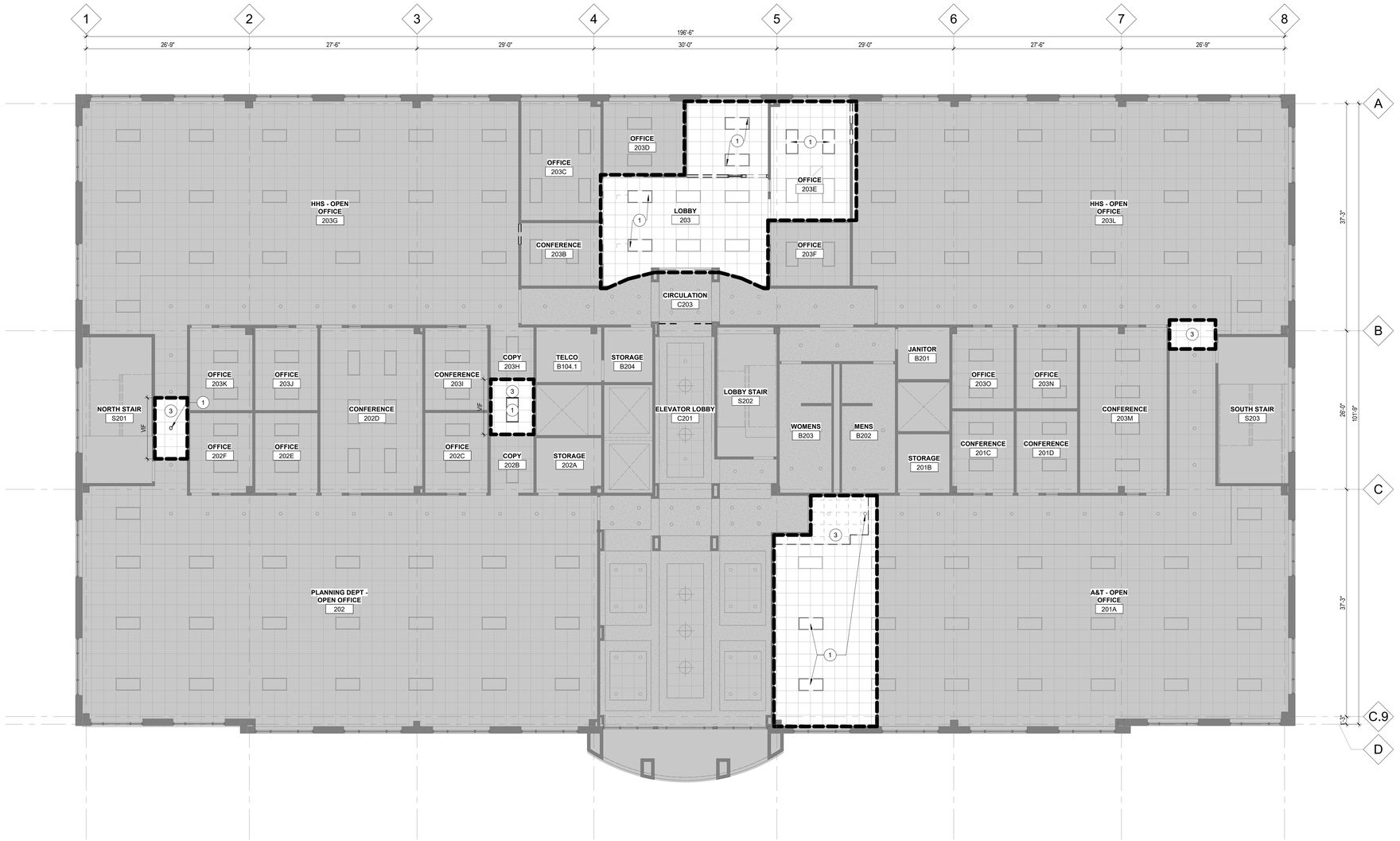
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DEMOLITION CEILING PLAN - LEVEL 01

AD201



1 DEMOLITION CEILING PLAN - LEVEL 02

1/8" = 1'-0"

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I. SEE ROOM FINISH SCHEDULE FOR ADDITIONAL LIGHTING CONTROL INFORMATION.

KEYED NOTES - DEMOLITION CEILING PLAN

1 SALVAGE EXISTING LIGHTS, MECHANICAL RETURN GRILLES AND MISC EQUIPMENT TO BE PROTECTED AND STORED FOR REUSE IN NEW CEILING LAYOUT OR PROVIDED TO OWNERSHIP UPON REQUEST

2 SALVAGE EXISTING PROJECTOR AND SCREEN. TO BE STORED FOR REUSE OR PROVIDED TO OWNERSHIP UPON REQUEST

3 SELECTIVELY SALVAGE ACT TILES WHERE WALL IS BEING ADDED. CONTRACTOR TO COORDINATE WITH NEW WORK.

LEGEND - DEMOLITION CEILING PLAN

SEE A001 FOR ADDITIONAL ARCHITECTURAL SYMBOL CONVENTIONS

- EXISTING TO BE REMOVED
- EXISTING MATERIAL TO BE REMOVED
- EXISTING ACT TO BE REMOVED
- NOT IN SCOPE
- WORK LIMIT
- EXISTING ACOUSTIC CEILING TILE TO REMAIN AS POSSIBLE
- EXISTING PT GB CEILING TILE TO REMAIN AS POSSIBLE

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ARCHITECTURE
URBAN DESIGN + PLANNING
INTERIOR DESIGN

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REGISTERED ARCHITECT
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400 NE BAKER ST
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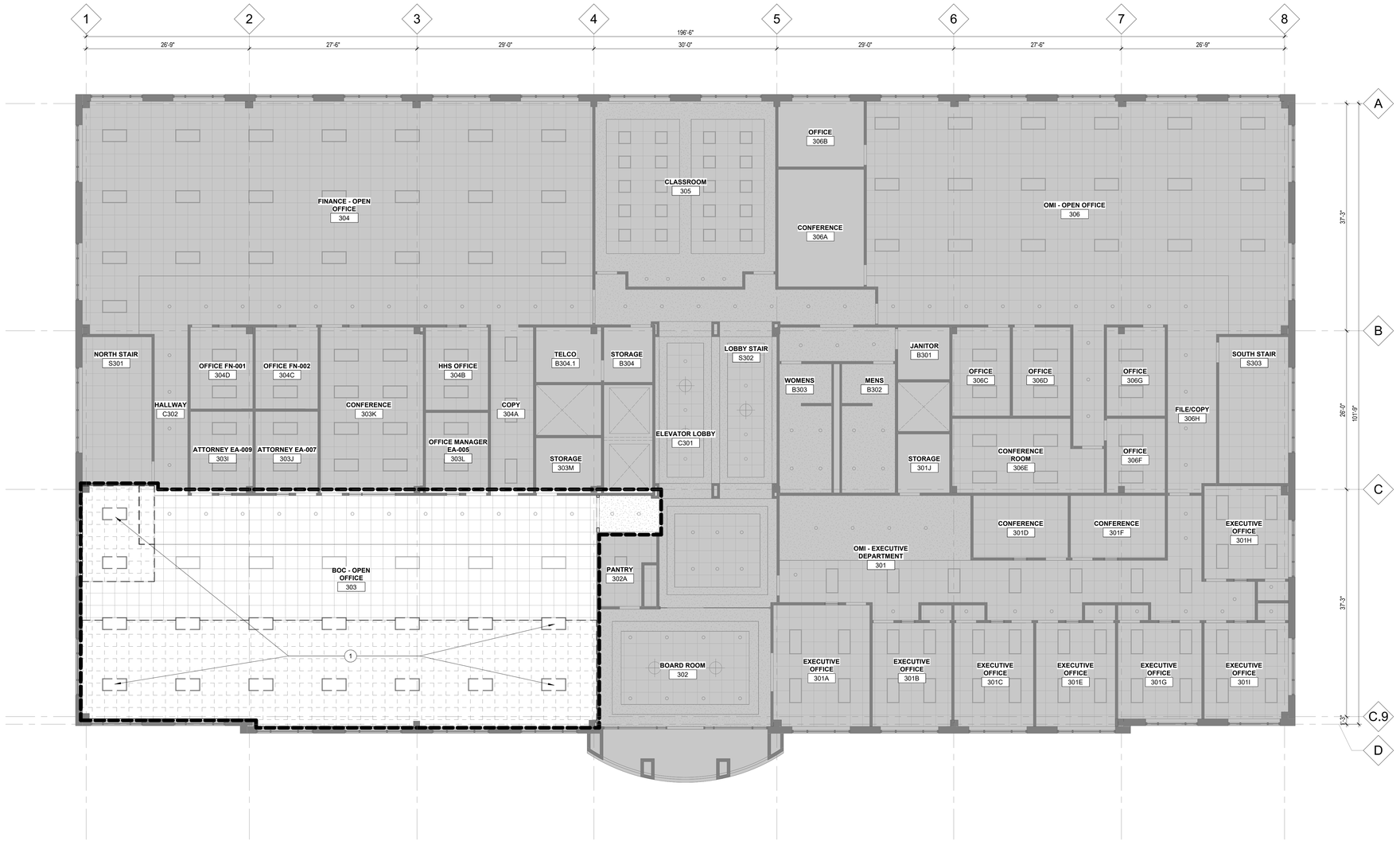
REVISIONS

CHECKED BY: KEB
ISSUE DATE: 29 OCT 2025
PROJECT NO: 2501001

PERMIT SET

DEMOLITION CEILING PLAN - LEVEL 02

AD202



1 DEMOLITION CEILING PLAN - LEVEL 03

1/8" = 1'-0"

GENERAL NOTES - DEMOLITION CEILING PLAN

A. DEMOLITION RCP KEYED NOTES APPLY TO AD200 SERIES SHEETS. KEYED NOTES MAY NOT OCCUR ON THIS SHEET AND DO NOT APPLY TO OTHER SHEETS EXCEPT THOSE NOTED.

B. REFER TO SPECIFICATION SECTION 02 41 00 -DEMOLITION AND 01 70 00 -EXECUTION AND CLOSEOUT REQUIREMENTS FOR ADDITIONAL INFORMATION.

C. COORDINATE SELECTIVE DEMOLITION WITH OWNER AND ARCHITECT WHERE REQUIRED.

D. PRIMARY AND SECONDARY STRUCTURAL ELEMENTS, AND THEIR RELATED FIRE PROTECTION WHERE OCCURS, ARE TO REMAIN, UNO. IN THE EVENT THAT EXISTING DAMAGE IS DISCOVERED, OR NEW DAMAGE IS CAUSED BY DEMOLITION ACTIVITY NOTIFY ARCHITECT AND OWNER IMMEDIATELY.

E. DEMOLITION DRAWINGS ARE DIAGRAMMATIC AND PROVIDE A GENERALIZED SCOPE OF WORK. DEMOLITION DRAWINGS ARE TO BE USED IN CONJUNCTION WITH BALANCE OF CONTRACT DOCUMENTS.

F. COORDINATE DEMO WORK WITH NEW CONSTRUCTION. DEMOLITION AND REMOVAL WORK SHALL BE DONE AS NEATLY AND CAREFULLY AS POSSIBLE TO PREVENT DAMAGE TO ADJACENT SURFACES AND/OR EQUIPMENT. CUTTING SHALL BE DONE IN NEAT, STRAIGHT, TRUE LINES USING THE PROPER CUTTING TOOLS WITH MINIMAL OR NO DAMAGE TO REMAINING MATERIAL. PRIOR TO CUTTING STRUCTURAL ITEMS THE CONTRACTOR SHALL HAVE A STRUCTURAL ENGINEER REVIEW REMOVAL METHODS.

G. EXISTING WINDOW SHADES TO BE PRESERVED.

H. CONTRACTOR TO PROTECT ALL AREAS ADJACENT TO DEMO WORK TO PREVENT DAMAGE TO "EXISTING TO REMAIN" ITEMS.

I. SEE ROOM FINISH SCHEDULE FOR ADDITIONAL LIGHTING CONTROL INFORMATION.

KEYED NOTES - DEMOLITION CEILING PLAN

1 SALVAGE EXISTING LIGHTS, MECHANICAL RETURN GRILLES AND MISC EQUIPMENT TO BE PROTECTED AND STORED FOR REUSE IN NEW CEILING LAYOUT OR PROVIDED TO OWNERSHIP UPON REQUEST

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- EXISTING MATERIAL TO BE REMOVED
- EXISTING ACT TO BE REMOVED
- NOT IN SCOPE
- WORK LIMIT
- EXISTING ACOUSTIC CEILING TILE TO REMAIN AS POSSIBLE
- EXISTING PT GB CEILING TILE TO REMAIN AS POSSIBLE

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DEMOLITION CEILING PLAN - LEVEL 03

AD203

LEGEND - PLUMBING FIXTURE SYMBOLS

PLAN	ELEVATION	DESCRIPTION
		LAVATORY, UNDERCOUNTER MOUNTED
		LAVATORY, OVERCOUNTER MOUNTED
		LAVATORY, WALL MOUNTED
		SINK, UNDERCOUNTER MOUNTED
		SINK, OVERCOUNTER MOUNTED
		SERVICE SINK, WALL MOUNTED
		MOP SINK
		DRINKING FOUNTAIN, DOUBLE
		DRINKING FOUNTAIN, DOUBLE WITH BOTTLE FILLER
		WATER CLOSET, FLOOR MOUNTED
		WATER CLOSET, TANKLESS, FLOOR MOUNTED
		WATER CLOSET, WALL MOUNTED
		URINAL, WALL MOUNTED
		TUB/SHOWER
		SHOWER
FD		FLOOR DRAIN
FS		FLOOR SINK

LEGEND - ELECTRICAL FIXTURE SYMBOLS

PLAN	ELEVATION	DESCRIPTION
42"		OUTLET - DUPLEX DIMENSIONED ABOVE FACE OF FINISHED FLOOR
(E)		EXISTING OUTLET - DUPLEX
		OUTLET - DUPLEX - GFI
42"		OUTLET - QUAD DIMENSION ABOVE FACE OF FINISHED FLOOR WHERE INDICATED
USB 42"		OUTLET - QUAD WITH STANDARD POWER OUTLETS, (2) USB-A & (2) USB-C CONNECTIONS. DIMENSION ABOVE FACE OF FINISHED FLOOR WHERE INDICATED
		OUTLET - QUAD - GFI
		PHONE
42"		DATA DIMENSION ABOVE FACE OF FINISHED FLOOR WHERE INDICATED
		OUTLET - TV
$		SWITCH
$3		3 WAY SWITCH
$4		4 WAY SWITCH
J		J BOX
S		ALARM STROBE
DB		DOORBELL
SD		SMOKE DETECTOR
T		THERMOSTAT
H		ALARM HORN AND STROBE
		OUTLET - DUPLEX - FLOOR
		OUTLET - QUAD - FLOOR
J		J BOX - FLOOR
		OUTLET - DATA - FLOOR
		OUTLET - PHONE - FLOOR
XLR 42"		DUAL XLR OUTLET FOR MICROPHONES, TO ACCOMMODATE TWO MICROPHONES

FINISH AND MATERIAL CODES

ACT-#	SUSPENDED ACOUSTICAL CEILING
AWCS-#	ACOUSTICAL WALL OR CEILING SYSTEM
BR-#	BRICK
CHW-#	CABINET HARDWARE
CMU-#	CONCRETE MASONRY UNIT
CONC-#	CONCRETE
CORK-#	CORK
CPT-#	CARPET
CTP-#	COUNTERTOP
EP-#	EPOXY PAINT
F-#	FABRIC
FAF-#	FLUID - APPLIED FLOORING
FCP-#	FIBER CEMENT PANEL
FCS-#	FIBER CEMENT SIDING
FRP-#	FIBERGLASS REINFORCED PLASTIC PANELING
GL-#	GLAZING
GLF-#	GLAZING FILM
HPC-#	HIGH-PERFORMANCE COATING
MIR-#	MIRROR
MTL-#	METAL
MTLB-#	METAL BASE
MTLC-#	METAL CEILING
MTLP-#	METAL PANELING
P-#	PAINT
PL-#	PLASTIC LAMINATE
RAF-#	RESILIENT ATHLETIC FLOORING
RB-#	RESILIENT BASE
RF-#	RESILIENT FLOORING
SS-#	STAINLESS STEEL
SSF-#	SIMULATED STONE FABRICATIONS
ST-#	STONE CLADDING
STN-#	STAIN
T-#	TILE
TF-#	THERMOFOIL
TZ-#	TERRAZZO
VDB-#	VISUAL DISPLAY BOARD
VP-#	VENEER PLASTERING
WCV-#	WALL COVERING
WD-#	WOOD
WDB-#	WOOD BASE
WDC-#	WOOD CEILING
WDF-#	WOOD FLOORING
WDP-#	WOOD PANELING
WS-#	WOOD SIDING
WOM-#	WALK OFF MAT
WP-#	WALL PROTECTION
WT-#	WINDOW TREATMENT

LEGEND - MATERIAL SYMBOLS

- ACOUSTIC CEILING TILE
- ALUMINUM
- BRICK
- CARPET
- CONCRETE MASONRY
- CONCRETE
- PRECAST CONCRETE
- EARTH FILL
- EARTH UNDISTURBED FILL
- FIREPROOFING
- GYPSUM BOARD
- GLULAM WOOD
- GRASS
- GRAVEL
- INSULATION - FOAM BOARD
- INSULATION - MINERAL FIBER
- INSULATION - FOAMED IN PLACE
- INSULATION - BATT OR ACOUSTIC
- MORTAR OR GROUT
- PLASTER OR STUCCO
- PLASTIC
- PLYWOOD
- SAND
- SHAFTWALL
- SHINGLE
- STEEL
- STONE
- TILE
- WOOD
- WOOD FRAMING
- WOOD BLOCKING
- EXISTING
- NOT IN CONTRACT / WORK LIMIT LINE

LEGEND - CONVENTIONS AND SYMBOLS

- 1 / View Name / 1/8" = 1'-0" — **DRAWING TITLE**, DRAWING IDENTIFICATION; DRAWING SCALE; DRAWING NUMBER
- **NORTH ARROW**, PROJECT NORTH, SEE CIVIL FOR TRUE NORTH
- A — **PROJECT GRID/COLUMN LINE**
- A — **PROJECT GRID/COLUMN LINE (E)**
- LEVEL 1 / 134'-0" — **LEVEL INFORMATION**
- 1 / A301 / 1 — ELEVATION NUMBER; **EXTERIOR ELEVATION**; SHEET NUMBER
- 1 / A601 / 1 — ELEVATION NUMBER; **INTERIOR ELEVATION**; SHEET NUMBER
- SIM / 1 / A101 — DETAIL NUMBER; **DETAIL CALLOUT**; SHEET NUMBER
- SIM / 1 / A101 — SECTION NUMBER; **BUILDING SECTION**; SHEET NUMBER
- SIM / 1 / A101 — SECTION NUMBER; **WALL OR PARTIAL SECTION**; SHEET NUMBER
- **WALL (E)**
- **WALL**
- **WALL (TEMPORARY)**
- **PROPERTY LINE**
- **WORK LIMIT LINE**
- 1/A151A — PLAN NUMBER; **MATCHLINE**
- UNIT / 101 — ROOM NAME; **ROOM TAG**; ROOM NUMBER
- S25M5 — ASSEMBLY TYPE - REFER TO ASSEMBLIES; **ASSEMBLY TAG**
- 1 / S202.2 — **DOOR**; DOOR NUMBER - REFER TO DOOR SCHEDULE
- **DOOR (E)**
- 1 — **KEYED NOTE**
- R-1 — **HANDRAIL/GUARD TAG**
- C.5 / OPH — WINDOW TYPE - REFER TO WINDOW SCHEDULE; **WINDOW TAG**; OPPOSITE HAND WHERE OCCURS
- GL-1 — **GLAZING TAG**; GLAZING TYPE TAG REFER TO SCHEDULE OF FINISHES; GLASS SYMBOL
- L3.1 — **LOUVER TAG**
- CPT-2 — **FINISH TAG**; MATERIAL DESIGNATION REFER TO SCHEDULE OF FINISHES
- FF-## — **FURNITURE TAG**; FURNITURE DESIGNATION REFER TO FURNITURE SCHEDULE; QUANTITY IF GREATER THAN ONE
- EQ-## — **EQUIPMENT TAG**; EQUIPMENT DESIGNATION REFER TO EQUIPMENT SCHEDULE
- 1/2" / 12" SLOPE — **SURFACE SLOPE TAG**
- **RIDGE**
- **VALLEY**
- **SLOPE DOWN**
- **SLOPE UP**
- **STEP IN PLANE**
- **SPOT ELEVATION (E)**
- **SPOT ELEVATION**
- **SPOT ELEVATION - SURVEY**
- 1 — REVISION NUMBER; **DRAWING REVISION**; REVISION CLOUD

DIMENSIONING NOTES

1. DO NOT SCALE DRAWINGS FOR ELEMENT SIZES OR LOCATIONS. DIMENSIONS ARE INDICATED IN THE DRAWINGS.

2. INTERIOR WALLS ARE DIMENSIONED TO FACE OF STUD, UNLESS NOTED OTHERWISE.

3. EXTERIOR WALLS ARE DIMENSIONED TO FACE OF EXTERIOR SHEATHING AND/OR CLADDING, UNLESS NOTED OTHERWISE.

4. DIMENSIONS MEASURED FROM AN EXISTING WALL ARE MEASURED FROM FACE OF EXISTING FINISH.

5. THE TERM "EQUAL" OR "EQ" IS USED IN LIEU OF ACTUAL DIMENSIONS WHERE EQUAL SPACING OF ELEMENTS IS REQUIRED.

6. THE TERM "CLEAR" OR "CLR" IS USED TO DENOTE A MINIMUM DIMENSIONAL REQUIREMENT BETWEEN FOREMOST PROTRUDING COMPONENTS OF BUILDING ELEMENTS. NOTE THAT ACTUAL SPACING COULD BE GREATER.

7. THE TERM "+/-" IS USED TO DENOTE A FLEXIBLE PORTION OF THE DIMENSION STRING.

8. WALLS SHOWN CENTERED ON A COLUMN GRID LINE AS INDICATED BELOW ARE TO BE LOCATED SO THAT THE CENTERLINE OF WALL ASSEMBLY COINCIDES TO THAT OF THE GRID, UNLESS NOTED OTHERWISE.



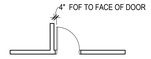
8. WALLS SHOWN WITH A FINISH FACE ON A COLUMN GRID LINE AS INDICATED BELOW ARE TO BE LOCATED SO THE THE FINISH FACE OF WALL ASSEMBLY COINCIDES TO THE GRID, UNLESS NOTED OTHERWISE.



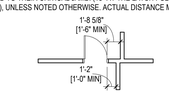
9. THE TERM "DP" IS USED TO INDICATE A DIMENSION POINT REFERENCED FROM ANOTHER LOCATION IN THE DRAWINGS. DIMENSIONS MAY NOT BE REPEATED.



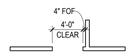
10. DOORS AND OPENINGS IN WALLS:
A. DOORS LOCATED BY A PERPENDICULAR HINGE SIDE WALL, AND NO WALL WITHIN 12" OF THE LATCH SIDE, ARE TO BE INSTALLED 4" FROM THE FINISH SURFACE OF THE WALL TO THE FACE OF DOOR AT A 90 DEGREE OPEN POSITION, UNLESS NOTED OTHERWISE. THIS CONDITION IS TYPICAL AND MAY NOT BE DIMENSIONED.



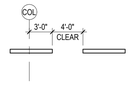
B. DOORS REQUIRING CLEAR FLOOR AREAS MAY INDICATE MINIMUM DISTANCES TO BE MAINTAINED TO THEIR CRITICAL JAMB. (18" AT THE LATCH PULL SIDE AND 12" AT THE LATCH PUSH SIDE), UNLESS NOTED OTHERWISE. ACTUAL DISTANCE MAY BE GREATER.



C. OPENINGS LOCATED BY A WALL AT A RIGHT ANGLE ARE TO BE INSTALLED 4" FROM THE FINISH SURFACE OF THE PERPENDICULAR WALL TO THE CLEAR OPENING, UNLESS NOTED OTHERWISE.



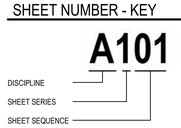
D. OPENINGS NOT LOCATED BY A WALL AT A RIGHT ANGLE WILL BE DIMENSIONED TO THE JAMB CLEAR OPENING.



ABBREVIATIONS

---	NONE
&	AND
@	AT
±	APPROXIMATELY
℄	CENTERLINE
Ø	DIAMETER
#	NUMBER
"	INCH(ES)
'	FOOT (FEET)
ACSF	ACCESS FLOORING
ADJ	ADJACENT
AFF	ABOVE FINISH FLOOR
AHJ	AUTHORITY HAVING JURISDICTION
B/	BOTTOM OF
BOB	BOTTOM OF BEAM
BOT	BOTTOM
BOS	BOTTOM OF STEEL
CODE	APPLICABLE REGULATIONS GOVERNING CONTRACT SCOPE OF WORK, SEE CODE COMPLIANCE SUMMARY SHEETS
CJ	CONTROL JOINT
CLG	CEILING
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
CO	CLEAN OUT
DP	DIMENSION POINT
DS	DOWN SPOUT
DW	DISHWASHER
DWG	DRAWING
(E)	EXIST(ING)
EJ	EXPANSION JOINT
EQ	EQUAL
ETR	EXISTING TO REMAIN
EXP	EXPOSED STRUCTURE
FD	FLOOR DRAIN
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FF EL	FINISH FLOOR ELEV
F/	FACE OF
FOB	FACE OF BEAM
FOC	FACE OF CONCRETE
FOF	FACE OF FINISH
FOM	FACE OF MASONRY
FOS	FACE OF STUD
FOW	FACE OF WALL
GA	GAUGE
GB	GYPSUM BOARD
GALV	GALVANIZED
HB	HOSE BIB
HS	HEAT STRENGTHENED
ID	INSIDE DIAMETER
MAX	MAXIMUM
MH	MANHOLE
MIN	MINIMUM
MO	MASONRY OPENING
MW	MICROWAVE
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
OAE	OR APPROVED EQUAL
OC	ON CENTER
OD	OUTSIDE DIAMETER
OFD	OVERFLOW DRAIN
OF/CI	OWNER FURNISHED, CONTRACTOR INSTALLED
OF/OI	OWNER FURNISHED, OWNER INSTALLED
OPH	OPPOSITE HAND
OTS	OPEN TO STRUCTURE
PFN	PREFINISHED (ALTERNATE PREFIN)
PLAS	PLASTER
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
REF	REFRIGERATOR
RO	ROUGH OPENING
ROW	RIGHT OF WAY
SF	SQUARE FOOT (FEET)
SHTHG	SHEATHING
SIM	SIMILAR
SST	STAINLESS STEEL (BASE, WALL PANEL, OR COVERING)
STN	STAIN
T	TEMPERED
T/	TOP OF
TOB	TOP OF BEAM
TOC	TOP OF CONCRETE
TOD	TOP OF STEEL DECK
TOP	TOP OF PARAPET
TOS	TOP OF STEEL
TOW	TOP OF WALL
T/M	TO MATCH
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VIF	VERIFY IN FIELD

SHEET NUMBER - KEY



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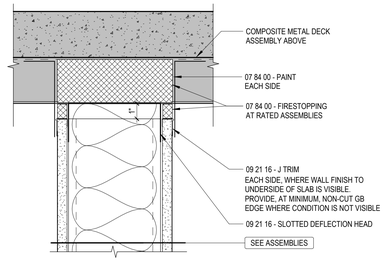
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SYMBOLS AND ANNOTATION
A001

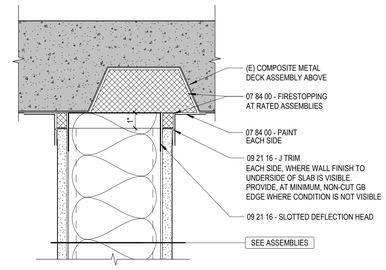
A001 SYMBOLS AND ANNOTATION

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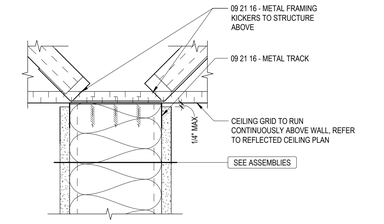
PERPENDICULAR TO DECKING



PARALLEL TO DECKING

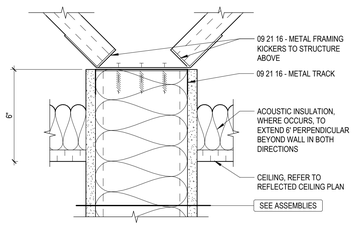
1A HEAD DETAIL AT COMPOSITE METAL DECK

NOT RATED



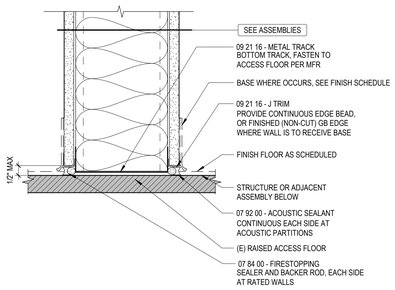
1B HEAD DETAIL AT BRACED PARTITION - FLUSH WITH CEILING

BRACED

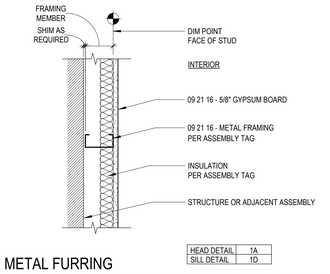


1C HEAD DETAIL AT BRACED PARTITION

BRACED

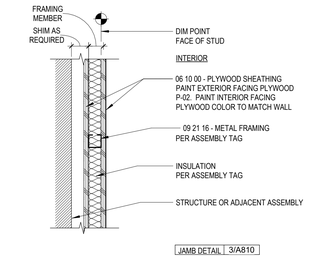


1D SILL DETAIL AT CONCRETE



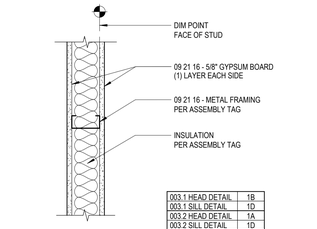
001 METAL FURRING

NOT RATED



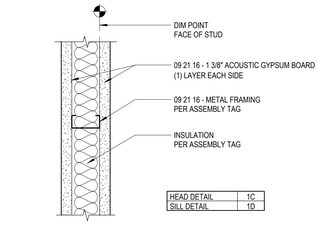
002 METAL FURRING

NOT RATED



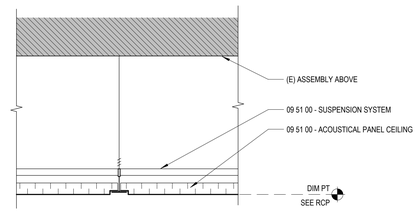
003 METAL PARTITION

NOT RATED



004 METAL PARTITION

NOT RATED



C1 ACT SUSPENDED CONCRETE DECK ACOUSTIC

NOT RATED

SERA

GENERAL NOTES - WALL ASSEMBLIES

A. ALL FIRE PARTITIONS AND FLOORS SHALL BE CAULKED AROUND PERIMETER WITH AN UL APPROVED NON-HARDENING SEALANT AND COMPLY WITH AN APPROVED ASSEMBLY.

B. REFERENCE CODE COMPLIANCE SUMMARY AND PLANS FOR RATED WALL LOCATIONS.

C. REFERENCE STRUCTURAL FOR CONCRETE MASONRY UNIT, BEARING AND SHEAR WALL REQUIREMENTS.

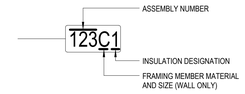
D. METAL STUD MATERIAL THICKNESS IS DESIGN-BUILD. CONTRACTOR TO COORDINATE METAL STUD MATERIAL THICKNESS AND SPACING OF INDIVIDUAL WALLS TO MEET ALLOWABLE LIMITING WALL HEIGHT CRITERIA. SIZING SHALL MEET THE REQUIREMENTS OF THE TESTED ASSEMBLY AS APPLICABLE.

E. PROVIDE DEFLECTION HEADS AT NON-BEARING WALLS WHICH TERMINATE AT THE UNDERSIDE OF STRUCTURE.

F. FILL FULL WIDTH AND DEPTH OF STUD CAVITY WHERE ACOUSTIC INSULATION INDICATED.

G. PROVIDE FIREBLOCKING AT CONCEALED SPACES INCLUDING DOUBLE STUD, STAGGERED STUD, AND FURRING WALLS AT INTERVALS NOT TO EXCEED 10'-0" HORIZONTALLY.

ASSEMBLY TAG - KEY



FRAMING MEMBER SIZE DESIGNATION

	METAL FRAMING
A	1 5/8" METAL STUD
B	2 1/2" METAL STUD
C	3 5/8" METAL STUD
D	4" METAL STUD
E	6" METAL STUD
F	8" METAL STUD
G	7/8" FURRING CHANNEL
H	1 1/2" FURRING CHANNEL
J	2 1/2" METAL C-H SHAFT WALL STUD
K	4" METAL C-H SHAFT WALL STUD
L	6" METAL C-H SHAFT WALL STUD

INSULATION DESIGNATION

0 = NONE
1 = ACOUSTIC INSULATION (SECTION 07 21 00 - THERMAL INSULATION)
2 = THERMAL BATT INSULATION (SECTION 07 21 00 - THERMAL INSULATION)
3 = FOAM BOARD INSULATION (SECTION 07 21 00 - THERMAL INSULATION)
4 = SPRAY APPLIED INSULATION (SECTION 07 21 29 - SPRAYED INSULATION)
5 = MINERAL FIBER INSULATION (SECTION 07 21 00 - THERMAL INSULATION)

ACOUSTIC LABORATORY LEGEND

INT = INTERTEK - YORK, PA
NGC = NGC TESTING SERVICES - BUFFALO, NY
RAL = RIVERBANK ACOUSTICAL LABORATORIES - GENEVA, IL
WEAL = WESTERN ELECTRO ACOUSTICAL LABORATORY, INC - SANTA CLARITA, CA

** ALL LABORATORIES LISTED ABOVE ARE NVLAP CERTIFIED

WET AREA LOCATIONS

NOTES:
1. REFER TO SECTION 09 21 16 - GYPSUM BOARD ASSEMBLIES FOR WET AREA MATERIALS AND TYPICAL LOCATIONS
2. VERTICAL EXTENT OF WET AREA TO BE FROM FLOOR TO 3'-0" ABOVE COUNTER OR FIXTURE RIM, MIN.
3. DIAGRAM BELOW REFERS TO PLUMBING FIXTURES LOCATED IN NON WET AREA ROOMS.



TYPICAL PLUMBING FIXTURE AT WALL

TYPICAL PLUMBING FIXTURE AT CORNER

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GEORGE D. KAISER JR.
PORTLAND, OREGON
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STATE OF OREGON

YAMHILL COUNTY - GOVERNMENT SERVICES BUILDING (FORMERLY OMI)

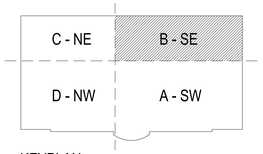
YAMHILL COUNTY
400 NE BAKER ST
MCMINNVILLE, OR 97128

REVISIONS

CHECKED BY: KEB
ISSUE DATE: 29 OCT 2025
PROJECT NO: 2501001

PERMIT SET

ASSEMBLIES
A002



KEYPLAN

LEGEND - FLOOR PLAN

- NOT IN SCOPE
- WORK LIMIT
- WALL (EXISTING TO REMAIN)
- WALL (NEW)
- DOOR (EXISTING TO REMAIN)
- DOOR (NEW)
- CR — CARD READER
- ETR — FLOOR TRANSITION LOCATION WITH EXISTING FLOORING TO REMAIN
- ETD — FLOOR TRANSITION LOCATION WITH EXISTING FLOORING TO BE REMOVED
- FEC — FIRE EXTINGUISHER AND CABINET
- (E)FEC — EXISTING FIRE EXTINGUISHER AND CABINET
- CCTV — WEB CAMERA

KEYED NOTES - ENLARGED PLAN

1 ALIGN
2 RECESSED FIRE EXTINGUISHER CABINET, OFCI
3 BUILDING STANDARDS ROLLING CHAIR
5 BOOKSHELF TO MATCH WORKSTATION HEIGHT
6 FILE CABINETS TO BE SELECTED FROM COUNTY SURPLUS INVENTORY
7 PROVIDE CHAIR FROM OMI INVENTORY FOR STAFF THAT DO NOT HAVE ONE SPECIFIED ON DEPARTMENT'S INVENTORY LIST
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14 LOCKERS, OFOI, CONTRACTOR TO PROVIDE IN WALL BLOCKING

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GENERAL NOTES - ENLARGED PLAN

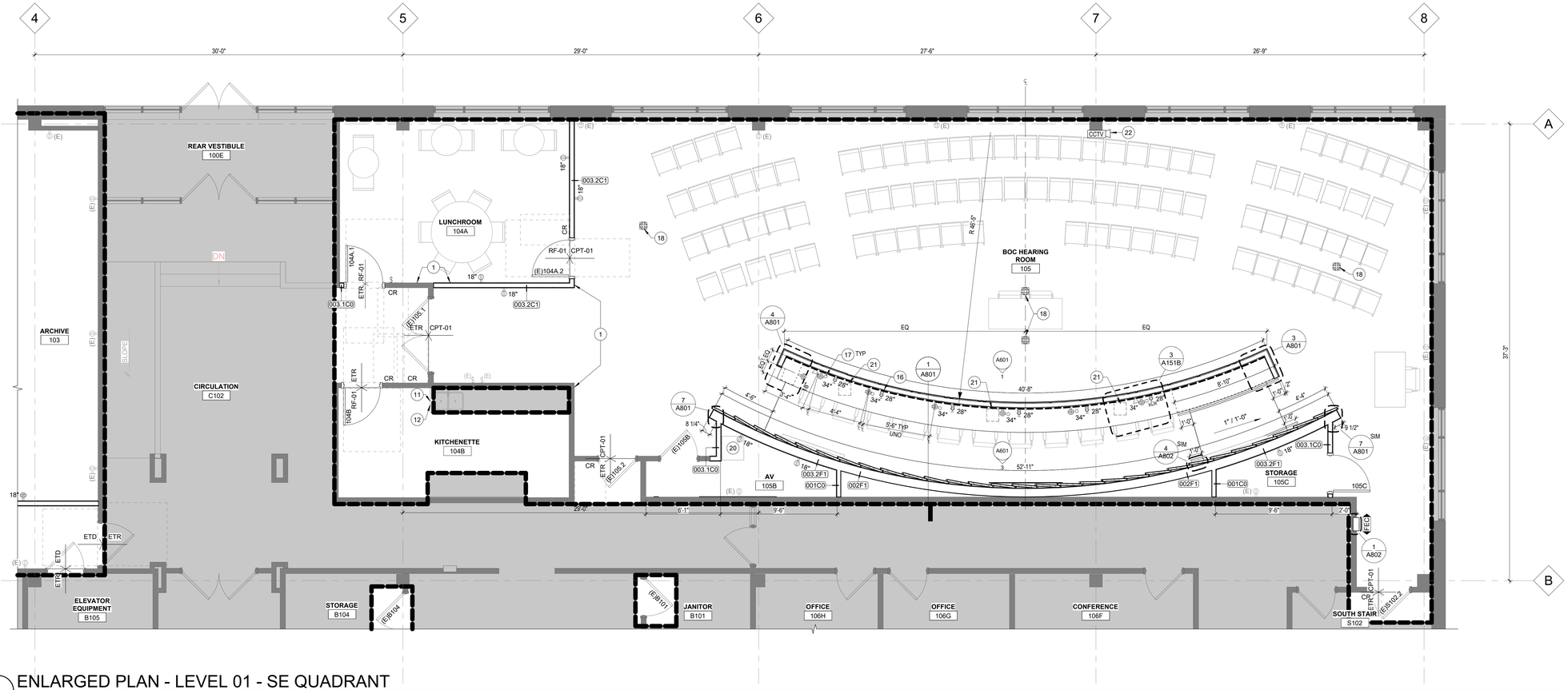
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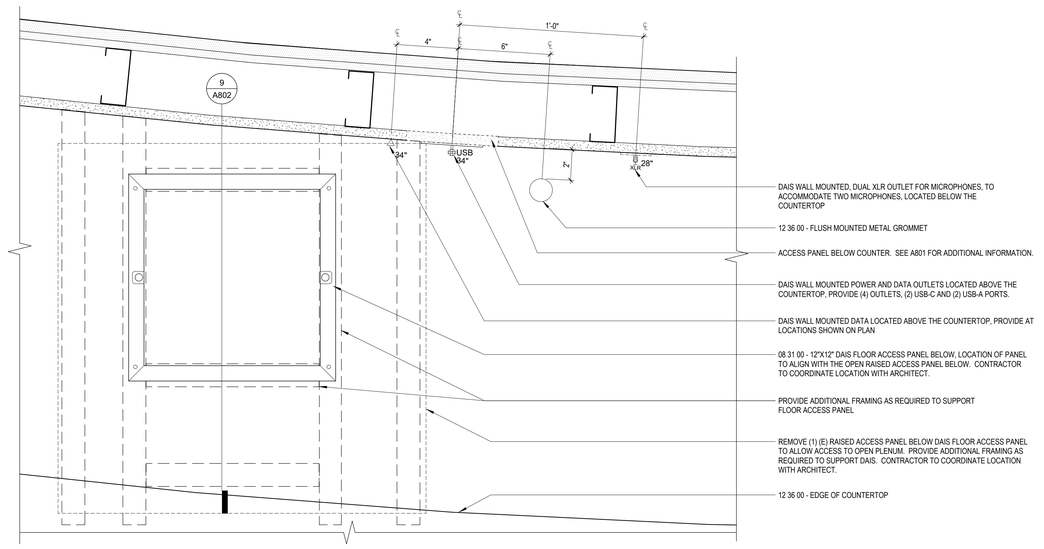
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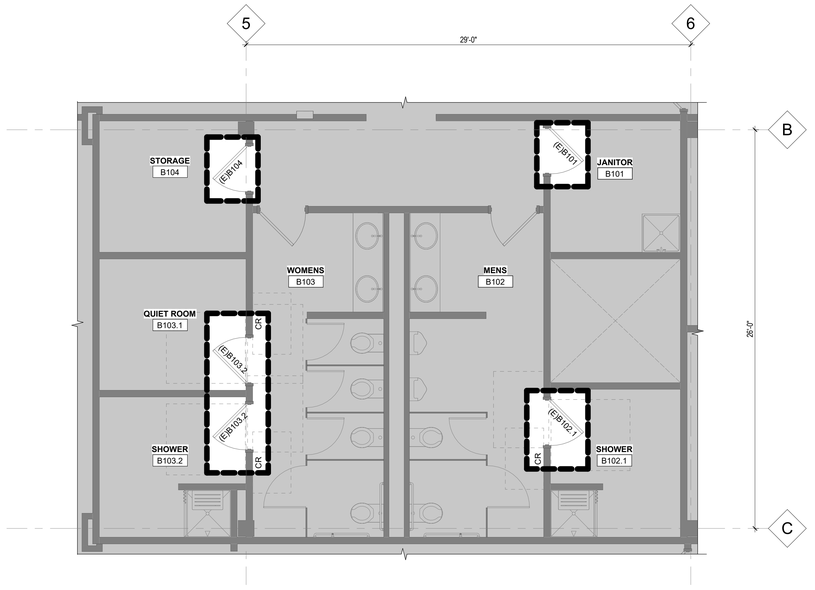
1 ENLARGED PLAN - LEVEL 01 - SE QUADRANT

1/4" = 1'-0"



3 TYP HEARING ROOM DIAS EQUIPMENT LOCATIONS

3" = 1'-0"



2 ENLARGED PLAN - RESTROOMS

1/4" = 1'-0"

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YAMHILL COUNTY - GOVERNMENT SERVICES BUILDING (FORMERLY OMI)

YAMHILL COUNTY
400 NE BAKER ST
MCMINNVILLE, OR 97128

REVISIONS

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ENLARGED PLAN - LEVEL 01 SE QUADRANT

A151B

10/29/2025 3:06:49 PM SERA Architects, Inc. A151B ENLARGED PLAN - LEVEL 01 SE QUADRANT

LEGEND - FLOOR PLAN

- NOT IN SCOPE
- WORK LIMIT
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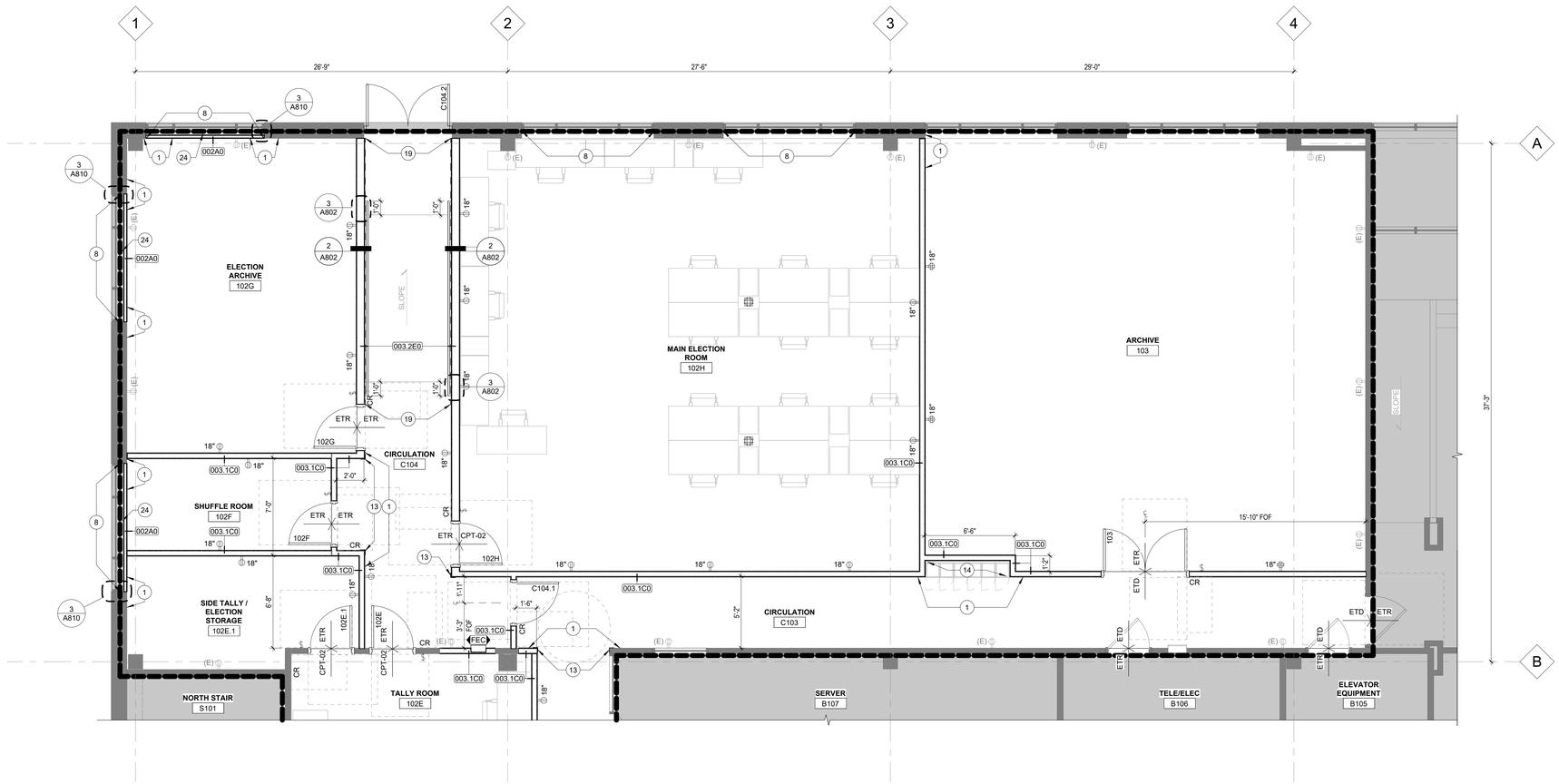
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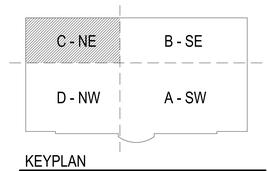
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1 ENLARGED PLAN - LEVEL 01 - NE QUADRANT
1/4" = 1'-0"



KEYPLAN

SERA

ARCHITECTURE
URBAN DESIGN + PLANNING
INTERIOR DESIGN

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REGISTERED ARCHITECT
GEORGE D. KAISER JR.
PORTLAND, OREGON
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STATE OF OREGON

YAMHILL COUNTY - GOVERNMENT SERVICES BUILDING (FORMERLY OMI)

YAMHILL COUNTY
400 NE BAKER ST
MCMINNVILLE, OR 97128

REVISIONS

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ENLARGED PLAN - LEVEL 01 NE QUADRANT

A151C

10/29/2025 3:06:50 PM SERA Architects, Inc. A151C ENLARGED PLAN - LEVEL 01 NE QUADRANT

LEGEND - FLOOR PLAN

- NOT IN SCOPE
- WORK LIMIT
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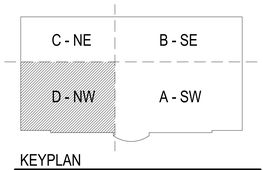
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3 ENLARGED PLAN - LEVEL 01 - NW QUADRANT - COUNTY CLERK OFFICE

1/4" = 1'-0"



KEYPLAN

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ARCHITECTURE
URBAN DESIGN + PLANNING
INTERIOR DESIGN

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STATE OF OREGON

YAMHILL COUNTY - GOVERNMENT SERVICES BUILDING (FORMERLY OMI)

YAMHILL COUNTY
400 NE BAKER ST
MCMINNVILLE, OR 97128

REVISIONS

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ENLARGED PLAN - LEVEL 01 NW QUADRANT

A151D

10/29/2025 3:06:51 PM SERA Architects, Inc. A151D ENLARGED PLAN - LEVEL 01 NW QUADRANT

LEGEND - FLOOR PLAN

- NOT IN SCOPE
- WORK LIMIT
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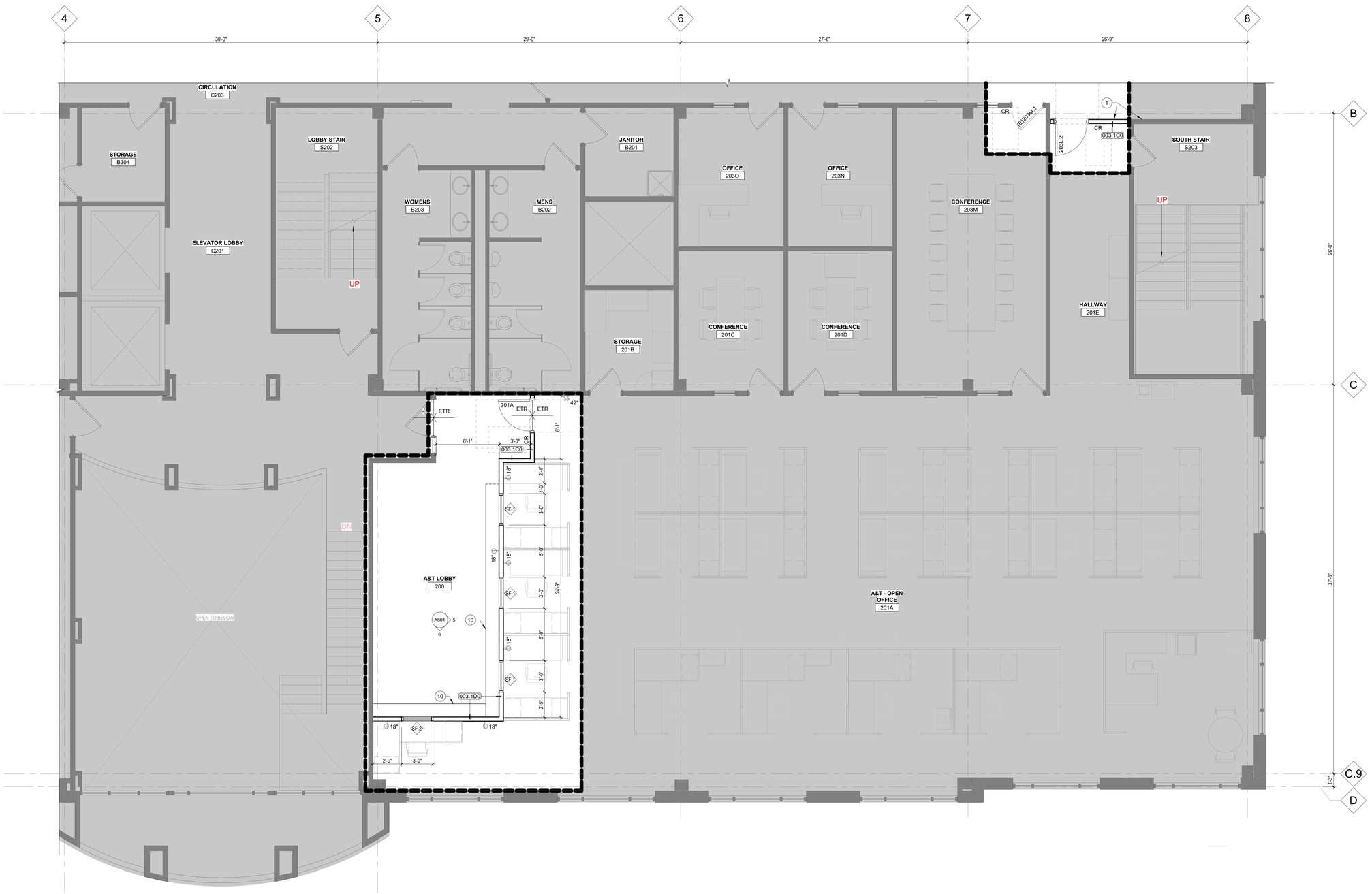
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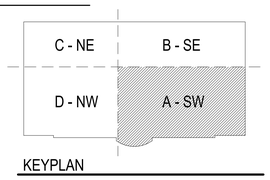
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E. WHERE REQUIRED, CARPET TO BE PATCHED AND REPAIRED UTILIZING ATTIC STOCK.



1 ENLARGED PLAN - LEVEL 02 - SW QUADRANT
1/4" = 1'-0"



KEYPLAN

SERA

ARCHITECTURE
URBAN DESIGN + PLANNING
INTERIOR DESIGN

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YAMHILL COUNTY
400 NE BAKER ST
MCMINNVILLE, OR 97128

REVISIONS

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ISSUE DATE: 29 OCT 2025
PROJECT NO: 2501001

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ENLARGED PLAN - LEVEL 02 SW QUADRANT

A152A

A152A ENLARGED PLAN - LEVEL 02 SW QUADRANT
SERA Architects, Inc.
10/29/2025 3:06:58 PM

LEGEND - FLOOR PLAN

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- WORK LIMIT
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- WALL (NEW)
- DOOR (EXISTING TO REMAIN)
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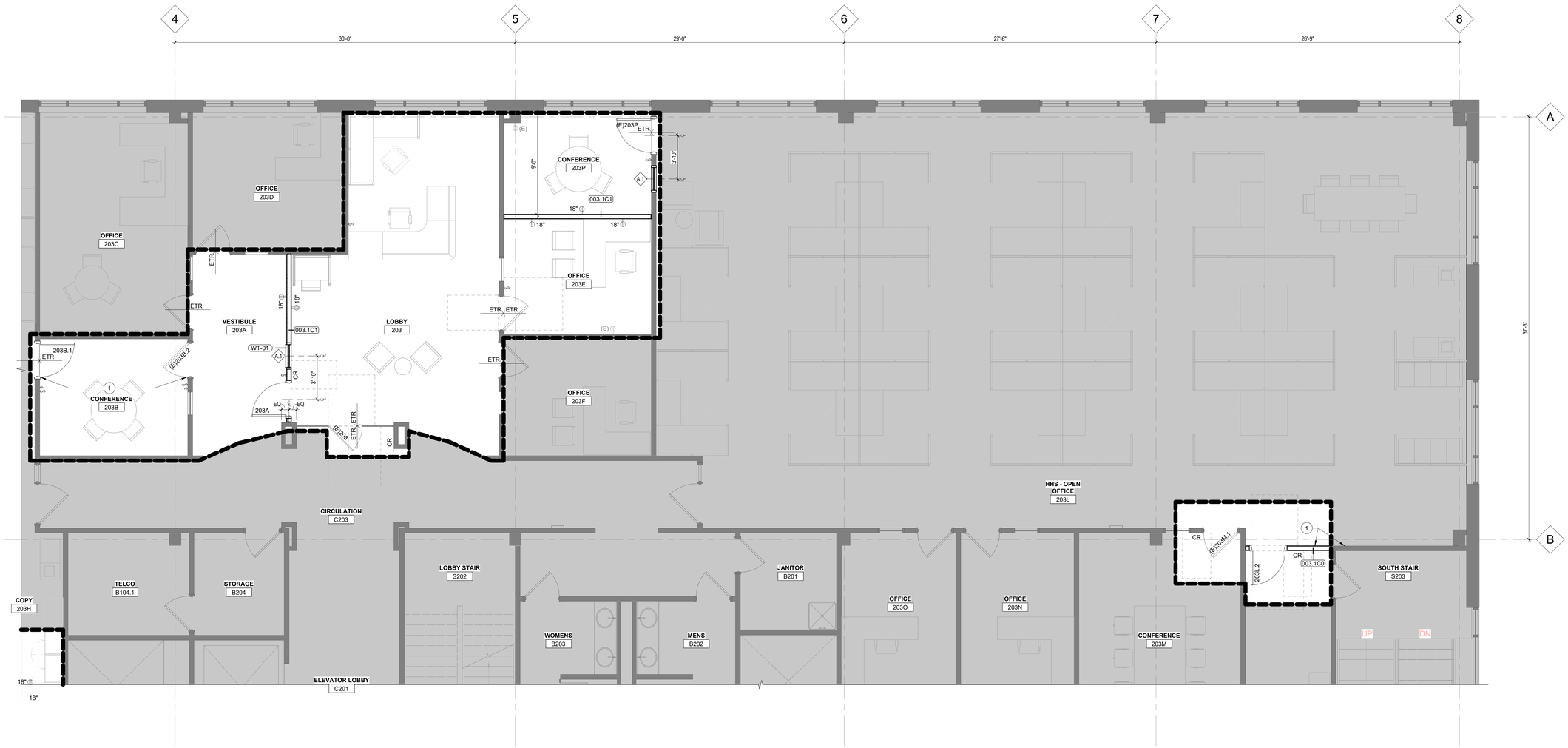
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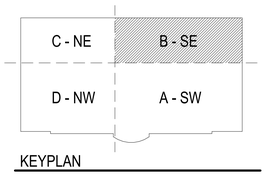
D. REFERENCE A800 SERIES SHEETS FOR DETAILS OF TRANSITIONS BETWEEN FLOORING MATERIALS.

E. WHERE REQUIRED, CARPET TO BE PATCHED AND REPAIRED UTILIZING ATTIC STOCK.



1 ENLARGED PLAN - LEVEL 02 - SE QUADRANT - HHS

1/4" = 1'-0"



KEYPLAN

SERA

ARCHITECTURE
URBAN DESIGN + PLANNING
INTERIOR DESIGN

PORTLAND | OAKLAND
SERADESIGN.COM

REGISTERED ARCHITECT
GEORGE D. KAISER JR.
PORTLAND, OREGON
5193
STATE OF OREGON

YAMHILL COUNTY - GOVERNMENT SERVICES BUILDING (FORMERLY OMI)

YAMHILL COUNTY
400 NE BAKER ST
MCMINNVILLE, OR 97128

REVISIONS

CHECKED BY: KEB
ISSUE DATE: 29 OCT 2025
PROJECT NO: 2501001

PERMIT SET

ENLARGED PLAN - LEVEL 02 SE QUADRANT

A152B

LEGEND - FLOOR PLAN

- NOT IN SCOPE
- WORK LIMIT
- WALL (EXISTING TO REMAIN)
- WALL (NEW)
- DOOR (EXISTING TO REMAIN)
- DOOR (NEW)
- CR — CARD READER
- ETR — FLOOR TRANSITION LOCATION WITH EXISTING FLOORING TO REMAIN
- ETD — FLOOR TRANSITION LOCATION WITH EXISTING FLOORING TO BE REMOVED
- FEC — FIRE EXTINGUISHER AND CABINET
- E.FEC — EXISTING FIRE EXTINGUISHER AND CABINET
- CCTV — WEB CAMERA

KEYED NOTES - ENLARGED PLAN

1 ALIGN
2 RECESSED FIRE EXTINGUISHER CABINET, OFCI
3 BUILDING STANDARDS ROLLING CHAIR
5 BOOKSHELF TO MATCH WORKSTATION HEIGHT
6 FILE CABINETS TO BE SELECTED FROM COUNTY SURPLUS INVENTORY
7 PROVIDE CHAIR FROM OMI INVENTORY FOR STAFF THAT DO NOT HAVE ONE SPECIFIED ON DEPARTMENT'S INVENTORY LIST
8 GLAZING TO RECEIVE GLF-1, APPLIED TO INTERIOR OF WINDOWS, FULL HEIGHT AND WIDTH
9 BUILDING STANDARD WORKSTATION PARTITIONS AND SURFACES, OFOI
10 COUNTERTOP
11 PATCH AND REPAIR EXISTING COUNTERTOP, CTP-03
12 FINISHED END PANEL TO BE APPLIED TO CASEWORK, FINISH TO MATCH EXISTING
13 CORNER GUARDS
14 LOCKERS, OFOI, CONTRACTOR TO PROVIDE IN WALL BLOCKING

KEYED NOTES - ENLARGED PLAN

15 UNDER CABINET LIGHTS ABOVE
16 TAPE LIGHTS ABOVE SEE A801 FOR DETAIL
17 GROMMET, TYP
18 FLOOR MOUNTED QUAD, PROVIDE POWER, HDMI, AND (2) XLR CONNECTIONS. COORDINATE LOCATION WITH OWNER
19 FRP EXTENTS
20 AV RACK, OFOI
21 DIAS FLOOR ACCESS PANEL, LOCATED OVER OPEN (E) ACCESS PANEL BELOW. CONTRACTOR TO COORDINATE LOCATIONS WITH OWNER AND ARCHITECT
22 WALL MOUNTED WEB CAMERA LOCATION, COORDINATE FINAL LOCATION WITH OWNER
23 WALL COVERING TO MATCH EXISTING, VERIFY EXTENTS IN FIELD
24 MECHANICAL AT WINDOW SILL TO BE RELOCATED. CONTRACTOR TO COORDINATE LOCATION WITH ARCHITECT
25 LOCATION OF WOOD WALL PANEL IN PLACE MOCK UP

GENERAL NOTES - ENLARGED PLAN

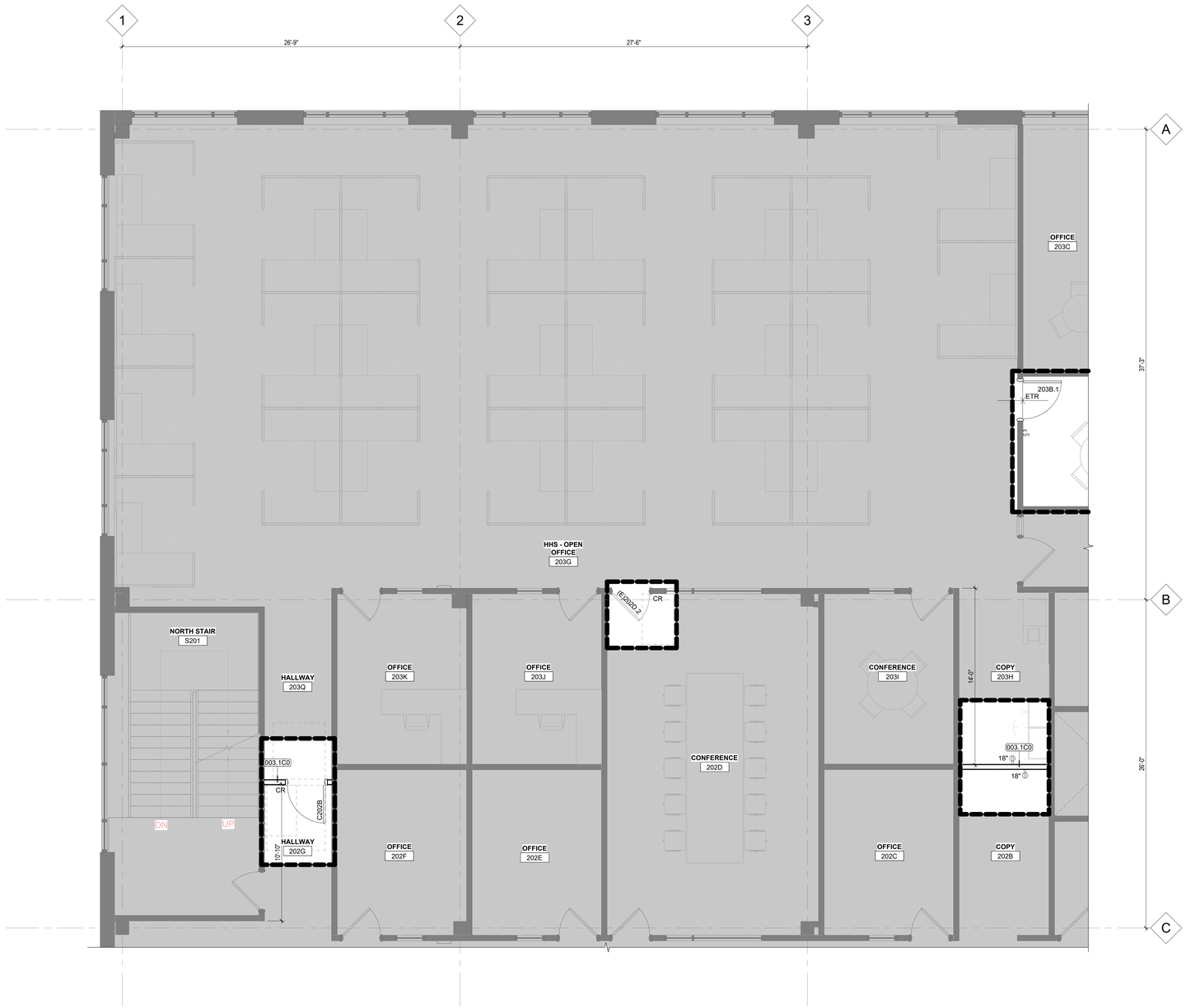
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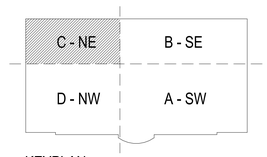
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1 ENLARGED PLAN - LEVEL 02 - NE QUADRANT - HHS
1/4" = 1'-0"



KEYPLAN

SERA
ARCHITECTURE
URBAN DESIGN + PLANNING
INTERIOR DESIGN

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ENLARGED PLAN - LEVEL 02 NE QUADRANT

A152C

LEGEND - FLOOR PLAN

- NOT IN SCOPE
- WORK LIMIT
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- WALL (NEW)
- DOOR (EXISTING TO REMAIN)
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GENERAL NOTES - ENLARGED PLAN

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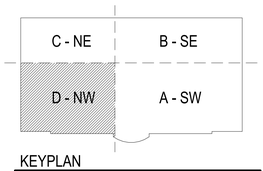
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1 ENLARGED PLAN - LEVEL 03 - NW QUADRANT - BOC SUITE
1/4" = 1'-0"



KEYPLAN

SERA
ARCHITECTURE
URBAN DESIGN + PLANNING
INTERIOR DESIGN
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ENLARGED PLAN - LEVEL 03 NW QUADRANT

A153D

LEGEND - LIGHT FIXTURE SYMBOLS

SYMBOL	DESIGNATION	DESCRIPTION
	R1	RECESSED DOWNLIGHT (ROUND)
	R-E	(EXISTING) RECESSED DOWNLIGHT (ROUND) TO BE REMOVED AND REINSTALLED IN NEW LOCATION AS SHOWN ON PLAN
	L1	(NEW) LAYIN TROFFER
	L-E	(EXISTING) LAYIN TROFFER TO BE REMOVED AND RE-INSTALLED IN NEW LOCATION AS SHOWN ON PLAN
	S1	SUSPENDED LINEAR

LEGEND - REFLECTED CEILING PLAN

- NOT IN SCOPE
- WORK LIMIT
- ACOUSTIC CEILING TILE 2' x 2', 9'-7" AFF UNO
- EXISTING ACOUSTIC CEILING TILE TO REMAIN AS POSSIBLE
- EXISTING PT GB CEILING TILE TO REMAIN AS POSSIBLE
- SUPPLY : RETURN : EXHAUST CONTRACTOR VERIFY QUANTITY AND LOCATION
- 9' - 0" CEILING TAG - CEILING HEIGHT RELATIVE TO FINISH FLOOR
- LIGHTED EXIT SIGN - SHADING INDICATES LIGHTED FACE(S) DIRECTION ARROW CORRESPONDS TO DIRECTION ON SIGN
- LIGHTED EXIT SIGN - CEILING MOUNTED
- LIGHTED EXIT SIGN - WALL MOUNTED
- S CEILING MOUNTED SPEAKER, COORDINATE LOCATION WITH OWNER

KEYED NOTES - REFLECTED CEILING PLAN

1 ALIGN
2 NEW AND REINSTALLED EXISTING LIGHT FIXTURES NOT TO BE LOCATED WITHIN THE SAME SPACE
3 OUTLINE OF DAIS BELOW
4 NEW ACT CEILING TO TIE INTO EXISTING, CONTRACTOR TO VERIFY CEILING HEIGHTS ALIGN
5 OPEN TO STRUCTURE ABOVE
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11 PROVIDE CEILING MOUNTED OCCUPANCY SENSOR, MATCH EXISTING FIXTURES
12 OCCUPANCY SENSOR INTEGRATED INTO WALL SWITCH

GENERAL NOTES - RCP

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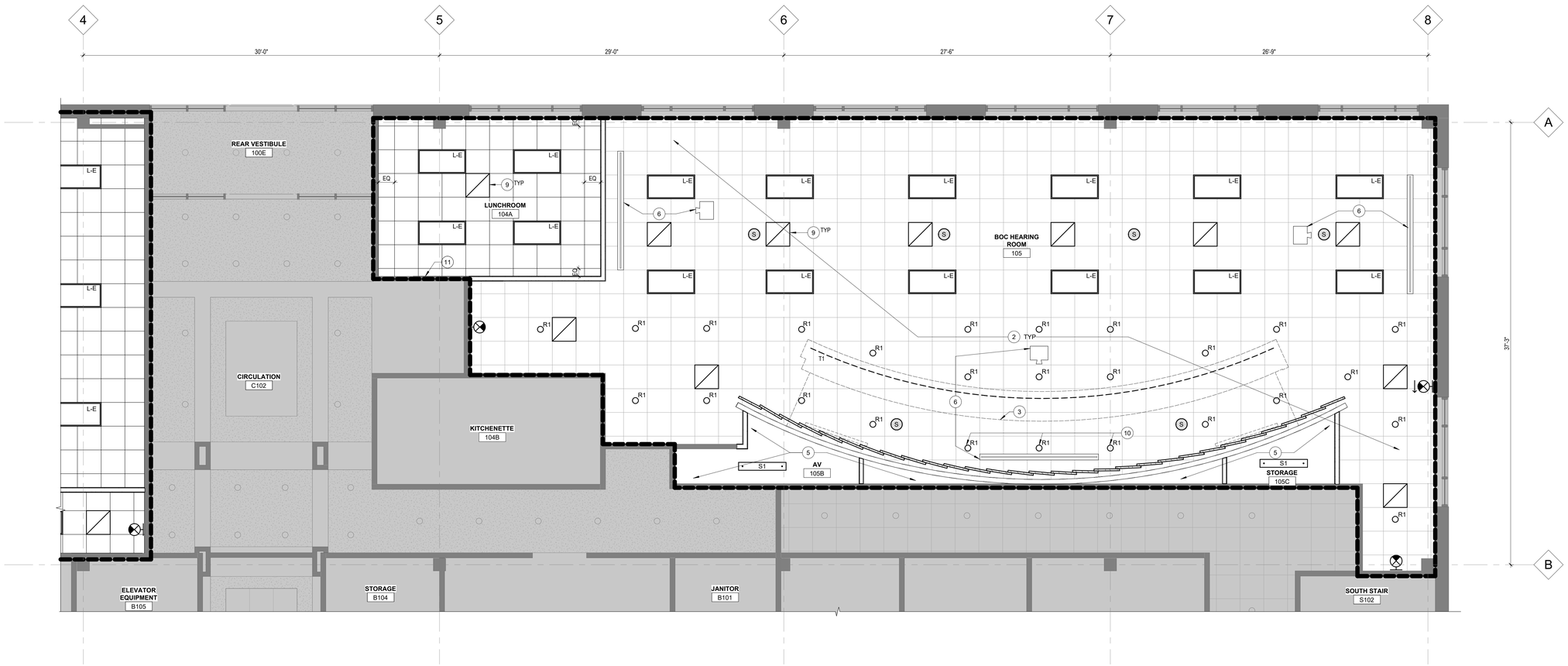
B. GRIDS ARE FOR REFERENCE ONLY. CONTRACTOR TO SET CONTROL POINTS FOR LAYOUT.

C. ALL CEILING HEIGHTS ARE RELATIVE TO FINISHED FLOOR, UNO.

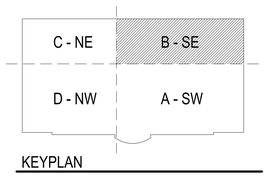
D. CENTER LIGHT FIXTURES/JUNCTION BOXES IN ROOM, UNO.

E. CENTER CEILING GRIDS IN ROOM, UNO.

F. SEE ROOM FINISH SCHEDULE FOR ADDITIONAL LIGHTING CONTROL INFORMATION.



1 REFLECTED CEILING PLAN - LEVEL 01 - SE QUADRANT
1/4" = 1'-0"



KEYPLAN

SERA
ARCHITECTURE
URBAN DESIGN + PLANNING
INTERIOR DESIGN
PORTLAND | OAKLAND
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MCMINNVILLE, OR 97128

REVISIONS

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ENLARGED RCP - LEVEL 01 SE QUADRANT

A251B

PERMIT SET

LEGEND - LIGHT FIXTURE SYMBOLS

SYMBOL	DESIGNATION	DESCRIPTION
	R1	RECESSED DOWNLIGHT (ROUND)
	R-E	(EXISTING) RECESSED DOWNLIGHT (ROUND) TO BE REMOVED AND REINSTALLED IN NEW LOCATION AS SHOWN ON PLAN
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	S1	SUSPENDED LINEAR

LEGEND - REFLECTED CEILING PLAN

NOT IN SCOPE	SUPPLY ; RETURN ; EXHAUST CONTRACTOR VERIFY QUANTITY AND LOCATION
WORK LIMIT	9' - 0" CEILING TAG - CEILING HEIGHT RELATIVE TO FINISH FLOOR
ACOUSTIC CEILING TILE 2' x 2', 9'-7" AFF UNO	LIGHTED EXIT SIGN - SHADING INDICATES LIGHTED FACE(S) DIRECTION ARROW CORRESPONDS TO DIRECTION ON SIGN
EXISTING ACOUSTIC CEILING TILE TO REMAIN AS POSSIBLE	LIGHTED EXIT SIGN - CEILING MOUNTED
EXISTING PT GB CEILING TILE TO REMAIN AS POSSIBLE	LIGHTED EXIT SIGN - WALL MOUNTED
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KEYED NOTES - REFLECTED CEILING PLAN

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GENERAL NOTES - RCP

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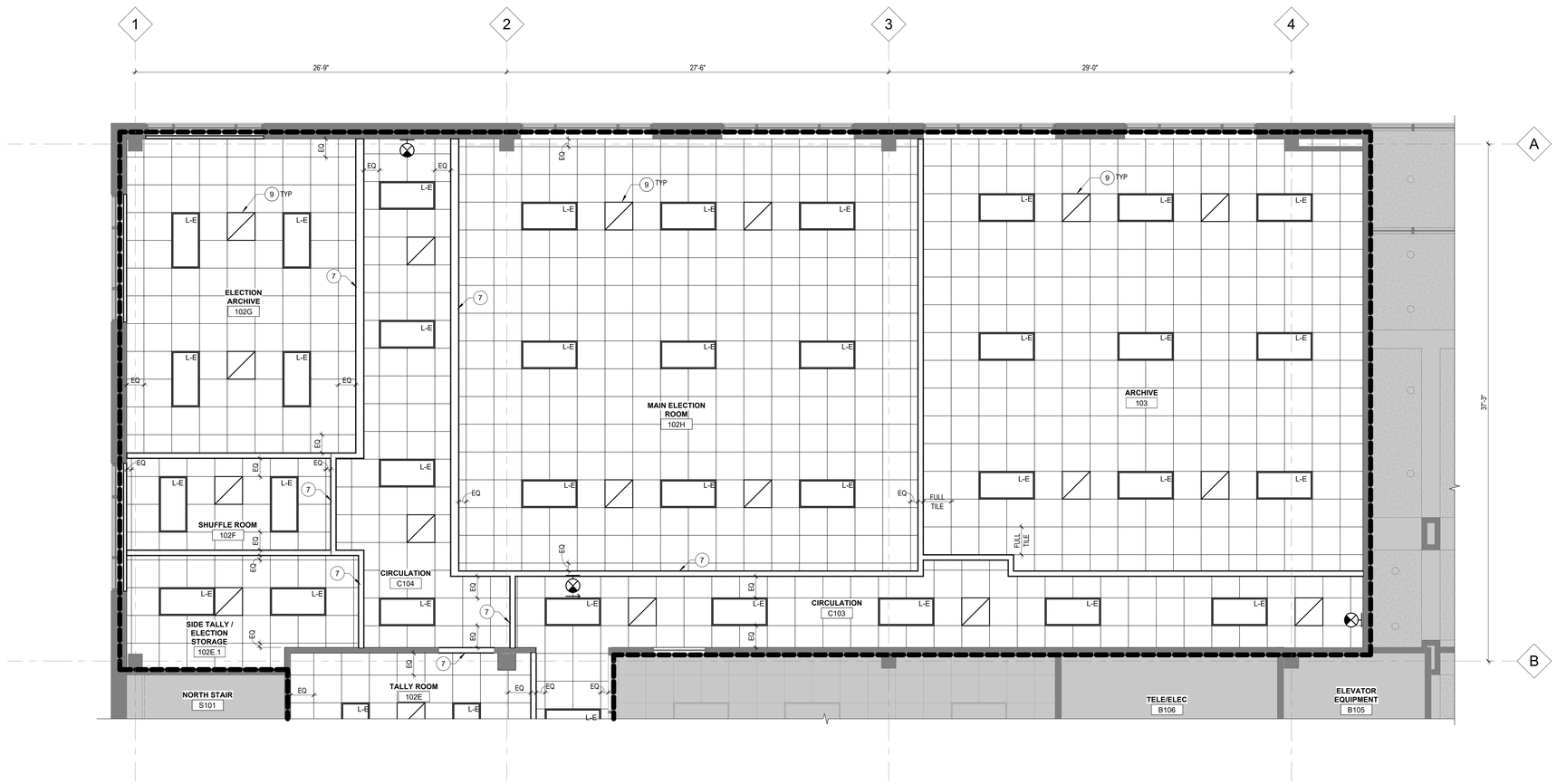
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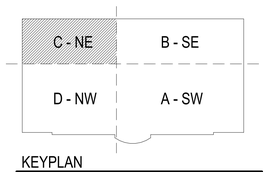
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1 REFLECTED CEILING PLAN - LEVEL 01 - NE QUADRANT
1/4" = 1'-0"



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ENLARGED RCP - LEVEL 01 NE QUADRANT

A251C

LEGEND - LIGHT FIXTURE SYMBOLS

SYMBOL	DESIGNATION	DESCRIPTION
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	S1	SUSPENDED LINEAR

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- WORK LIMIT
- ACOUSTIC CEILING TILE 2' x 2', 9'-7" AFF UNO
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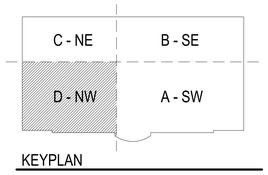
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ENLARGED RCP - LEVEL 01 NW QUADRANT

A251D

10/29/2025 3:07:09 PM SERA Architects, Inc. A251D ENLARGED RCP - LEVEL 01 NW QUADRANT

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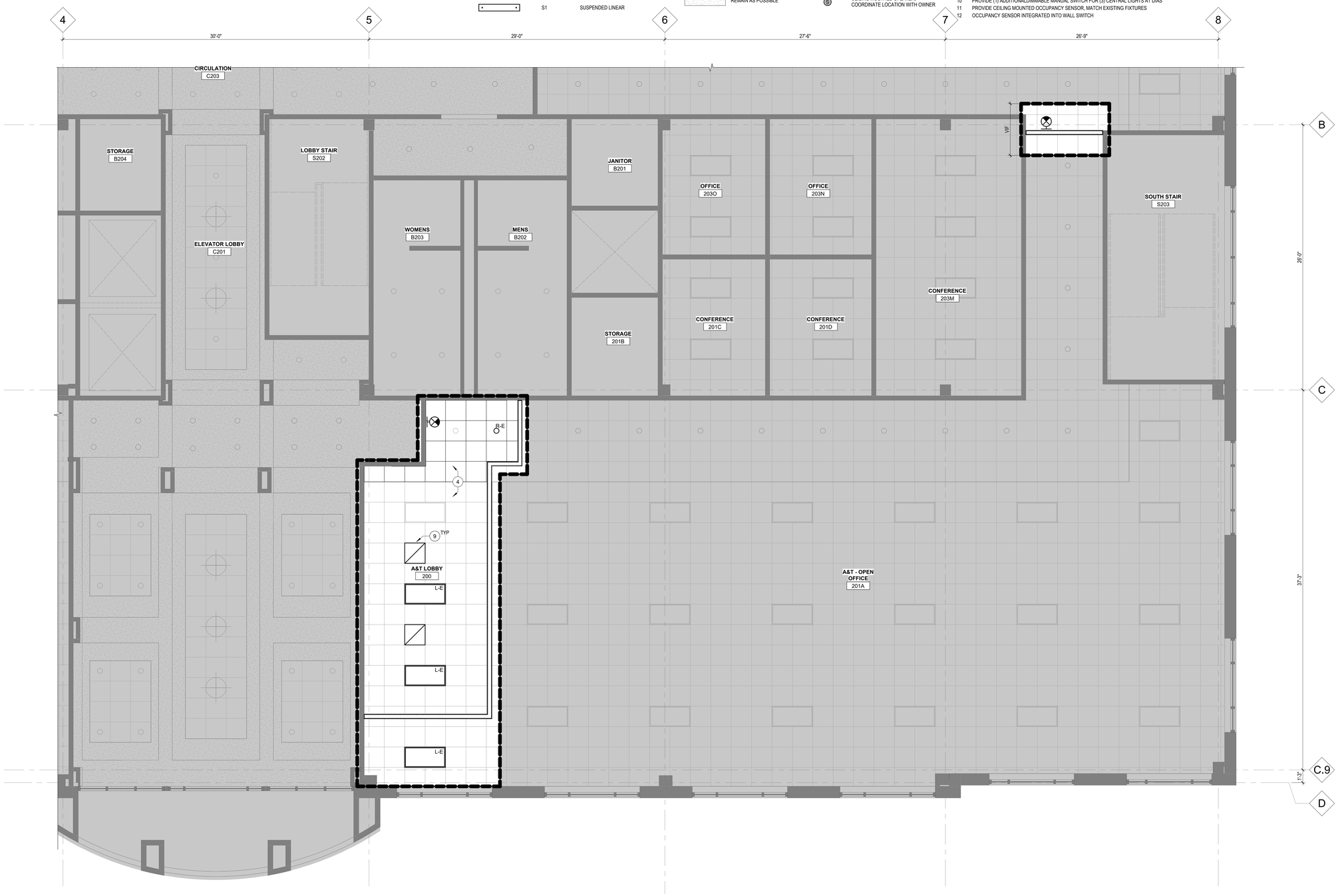
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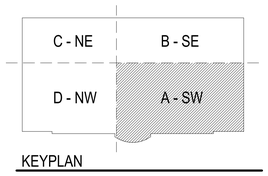
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12 OCCUPANCY SENSOR INTEGRATED INTO WALL SWITCH

GENERAL NOTES - RCP

A. REFLECTED CEILING PLAN KEYED NOTES APPLY TO A200 SERIES SHEETS. ALL KEYED NOTES MAY NOT OCCUR ON THIS SHEET AND DO NOT APPLY TO ANY OTHER SHEETS EXCEPT THOSE NOTED.
B. GRIDS ARE FOR REFERENCE ONLY. CONTRACTOR TO SET CONTROL POINTS FOR LAYOUT.
C. ALL CEILING HEIGHTS ARE RELATIVE TO FINISHED FLOOR, UNO.
D. CENTER LIGHT FIXTURES/JUNCTION BOXES IN ROOM, UNO.
E. CENTER CEILING GRIDS IN ROOM, UNO.
F. SEE ROOM FINISH SCHEDULE FOR ADDITIONAL LIGHTING CONTROL INFORMATION.



1 REFLECTED CEILING PLAN - LEVEL 02 - SW QUADRANT
1/4" = 1'-0"



KEYPLAN

SERA
ARCHITECTURE
URBAN DESIGN + PLANNING
INTERIOR DESIGN
PORTLAND | OAKLAND
SERADESIGN.COM

REGISTERED ARCHITECT
GEORGE D. KAISER JR.
PORTLAND, OREGON
5193
STATE OF OREGON

YAMHILL COUNTY - GOVERNMENT SERVICES BUILDING (FORMERLY OMI)

YAMHILL COUNTY
400 NE BAKER ST
MCMINNVILLE, OR 97128

REVISIONS

CHECKED BY: KEB
ISSUE DATE: 29 OCT 2025
PROJECT NO: 2501001

PERMIT SET

ENLARGED RCP - LEVEL 02 SW QUADRANT

A252A

LEGEND - LIGHT FIXTURE SYMBOLS

SYMBOL	DESIGNATION	DESCRIPTION
	R1	RECESSED DOWNLIGHT (ROUND)
	R-E	(EXISTING) RECESSED DOWNLIGHT (ROUND) TO BE REMOVED AND REINSTALLED IN NEW LOCATION AS SHOWN ON PLAN
	L1	(NEW) LAYIN TROFFER
	L-E	(EXISTING) LAYIN TROFFER TO BE REMOVED AND RE-INSTALLED IN NEW LOCATION AS SHOWN ON PLAN
	S1	SUSPENDED LINEAR

LEGEND - REFLECTED CEILING PLAN

NOT IN SCOPE	SUPPLY ; RETURN ; EXHAUST CONTRACTOR VERIFY QUANTITY AND LOCATION
WORK LIMIT	9' - 0" CEILING TAG - CEILING HEIGHT RELATIVE TO FINISH FLOOR
ACOUSTIC CEILING TILE 2' x 2', 9'-7" AFF UNO	LIGHTED EXIT SIGN - SHADING INDICATES LIGHTED FACE(S) DIRECTION ARROW CORRESPONDS TO DIRECTION ON SIGN
EXISTING ACOUSTIC CEILING TILE TO REMAIN AS POSSIBLE	LIGHTED EXIT SIGN - CEILING MOUNTED
EXISTING PT GB CEILING TILE TO REMAIN AS POSSIBLE	LIGHTED EXIT SIGN - WALL MOUNTED
	CEILING MOUNTED SPEAKER, COORDINATE LOCATION WITH OWNER

KEYED NOTES - REFLECTED CEILING PLAN

1 ALIGN
2 NEW AND REINSTALLED EXISTING LIGHT FIXTURES NOT TO BE LOCATED WITHIN THE SAME SPACE
3 OUTLINE OF DAIS BELOW
4 NEW ACT CEILING TO TIE INTO EXISTING, CONTRACTOR TO VERIFY CEILING HEIGHTS ALIGN
5 OPEN TO STRUCTURE ABOVE
6 CEILING MOUNTED PROJECTOR AND FLUSH RECESSED SCREEN, PROVIDE POWER, COORDINATE LOCATION WITH OWNER, OFCI
7 ABOVE CEILING PLENUM RETURN AIR OPENING IN WALL. MECHANICAL CONTRACTOR TO COORDINATE RETURN AIR IN EACH SPACE WITH BUILDING SUPPLY AND RETURN SYSTEM. PROVIDE INTRUSION SECURITY SCREEN AT EACH OPENING
8 UNDER CABINET LIGHTING
9 EXISTING RETURN GRILLES TO BE REUSED AND RELOCATED
10 PROVIDE (1) ADDITIONALDIMMABLE MANUAL SWITCH FOR (3) CENTRAL LIGHTS AT DIAS
11 PROVIDE CEILING MOUNTED OCCUPANCY SENSOR, MATCH EXISTING FIXTURES
12 OCCUPANCY SENSOR INTEGRATED INTO WALL SWITCH

GENERAL NOTES - RCP

A. REFLECTED CEILING PLAN KEYED NOTES APPLY TO A200 SERIES SHEETS. ALL KEYED NOTES MAY NOT OCCUR ON THIS SHEET AND DO NOT APPLY TO ANY OTHER SHEETS EXCEPT THOSE NOTED.

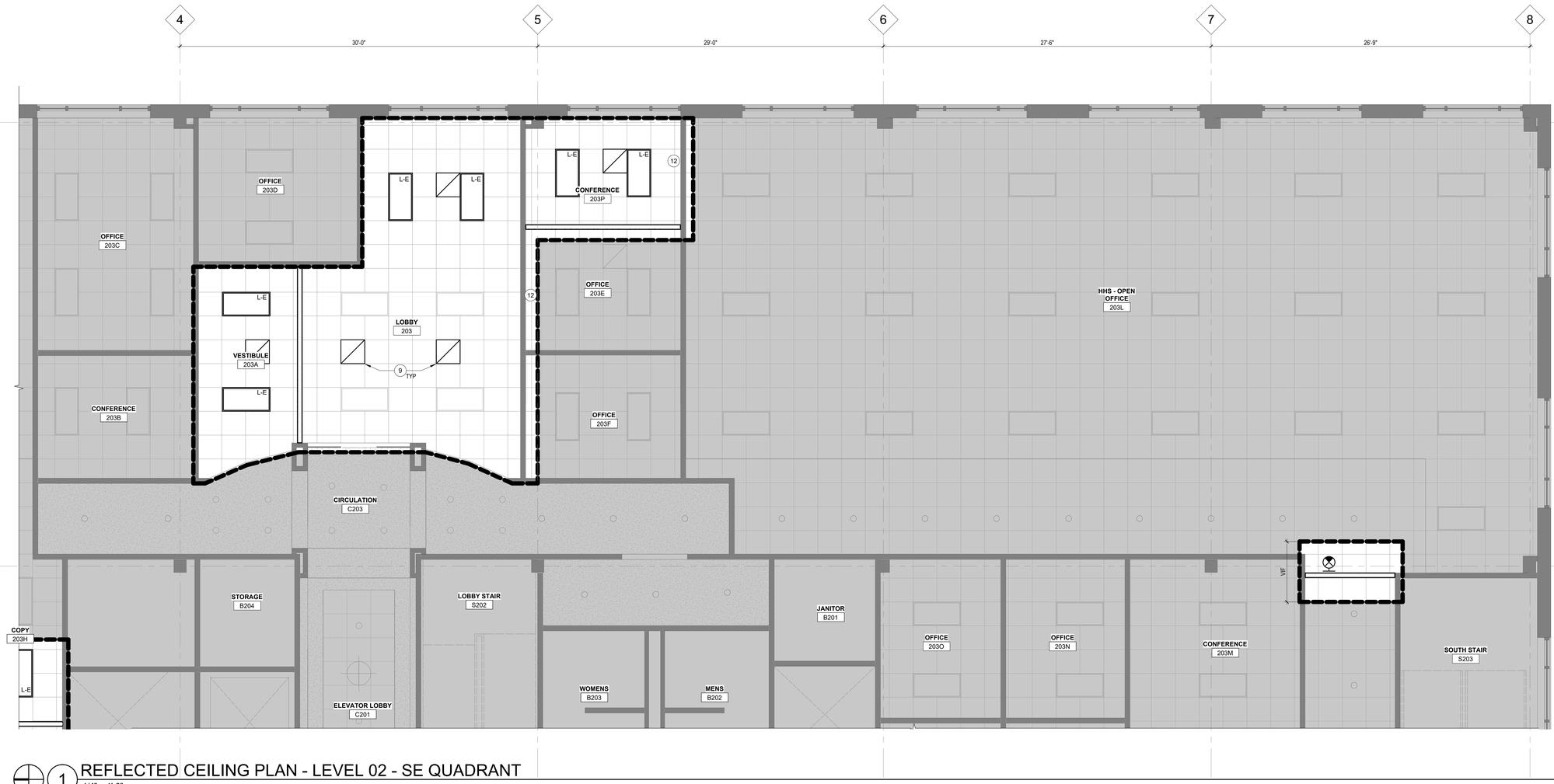
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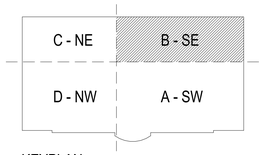
D. CENTER LIGHT FIXTURES/JUNCTION BOXES IN ROOM, UNO.

E. CENTER CEILING GRIDS IN ROOM, UNO.

F. SEE ROOM FINISH SCHEDULE FOR ADDITIONAL LIGHTING CONTROL INFORMATION.



1 REFLECTED CEILING PLAN - LEVEL 02 - SE QUADRANT
1/4" = 1'-0"



KEYPLAN

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ENLARGED RCP - LEVEL 02 SE QUADRANT

A252B

10/29/2025 3:07:11 PM SERA Architects, Inc. A252B ENLARGED RCP - LEVEL 02 SE QUADRANT

LEGEND - LIGHT FIXTURE SYMBOLS

SYMBOL	DESIGNATION	DESCRIPTION
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	S1	SUSPENDED LINEAR

LEGEND - REFLECTED CEILING PLAN

- NOT IN SCOPE
- WORK LIMIT
- ACOUSTIC CEILING TILE 2' x 2', 9'-7" AFF UNO
- EXISTING ACOUSTIC CEILING TILE TO REMAIN AS POSSIBLE
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- SUPPLY ; RETURN ; EXHAUST CONTRACTOR VERIFY QUANTITY AND LOCATION
- 9' - 0" CEILING TAG - CEILING HEIGHT RELATIVE TO FINISH FLOOR
- LIGHTED EXIT SIGN - SHADING INDICATES LIGHTED FACE(S) DIRECTION ARROW CORRESPONDS TO DIRECTION ON SIGN
- LIGHTED EXIT SIGN - CEILING MOUNTED
- LIGHTED EXIT SIGN - WALL MOUNTED
- CEILING MOUNTED SPEAKER, COORDINATE LOCATION WITH OWNER

KEYED NOTES - REFLECTED CEILING PLAN

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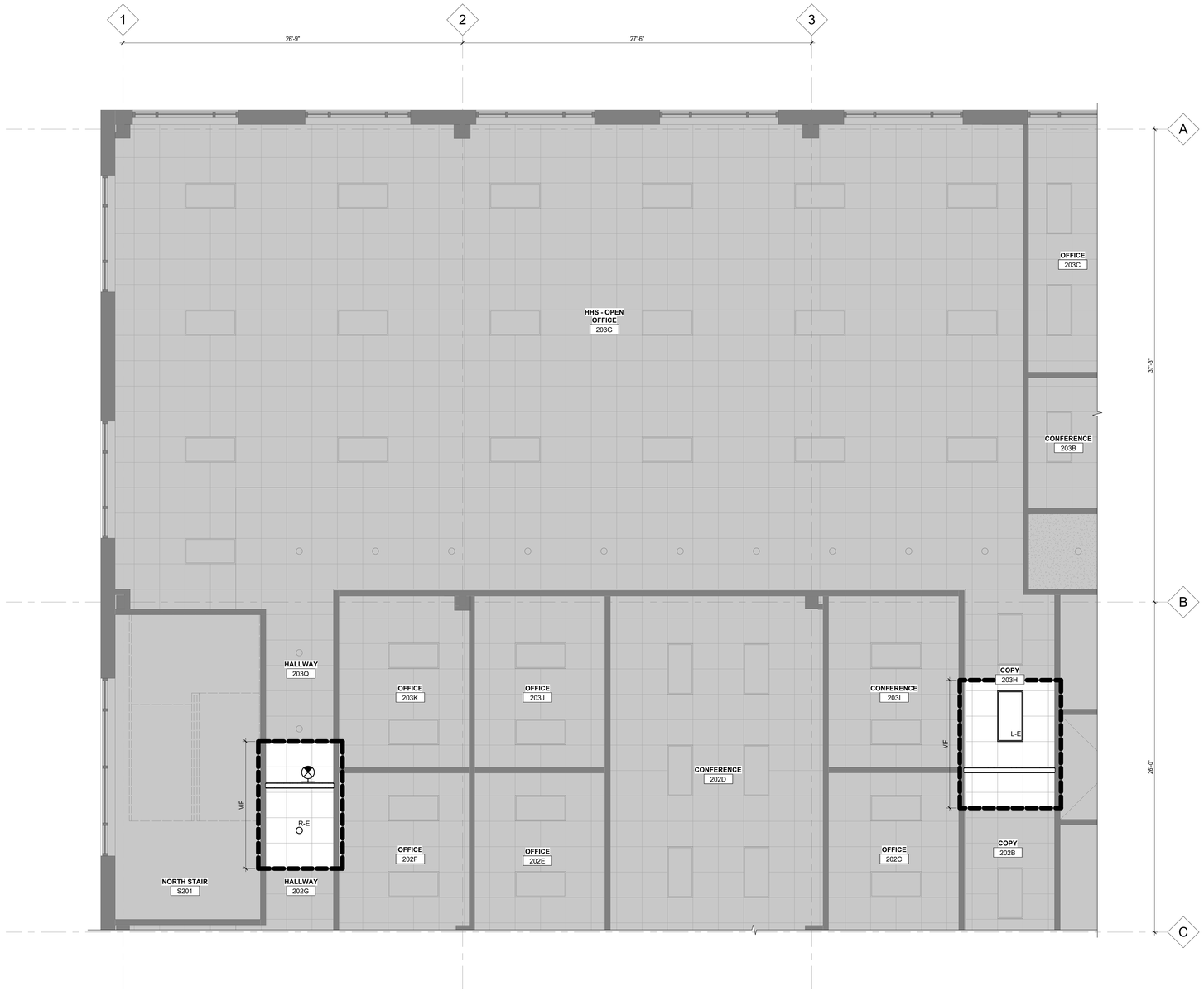
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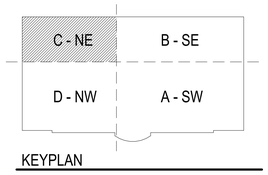
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1 REFLECTED CEILING PLAN - LEVEL 02 - NE QUADRANT
1/4" = 1'-0"



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ENLARGED RCP - LEVEL 02 NE QUADRANT

A252C

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KEYED NOTES - REFLECTED CEILING PLAN

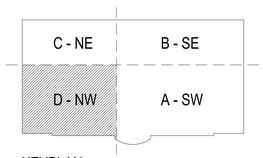
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1 REFLECTED CEILING PLAN - LEVEL 03 - NW QUADRANT
1/4" = 1'-0"



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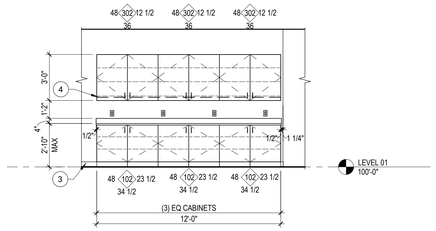
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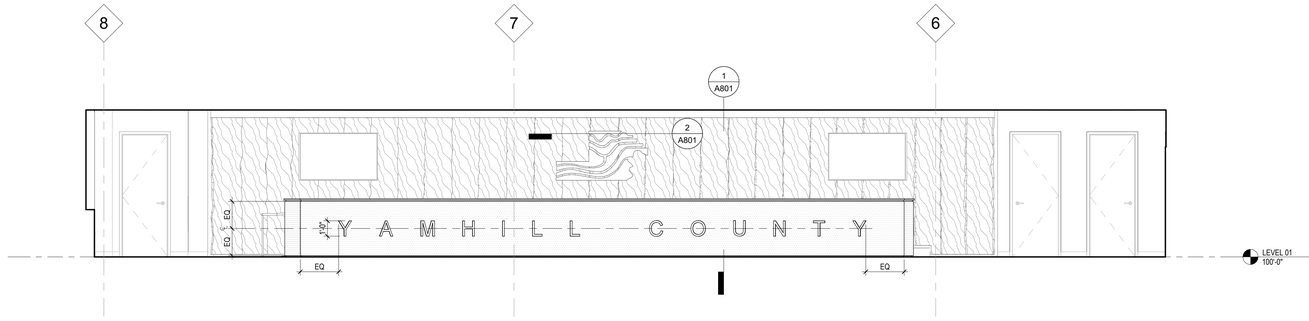
ENLARGED RCP - LEVEL 03 NW QUADRANT

PERMIT SET

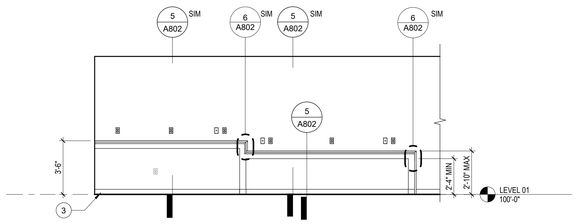
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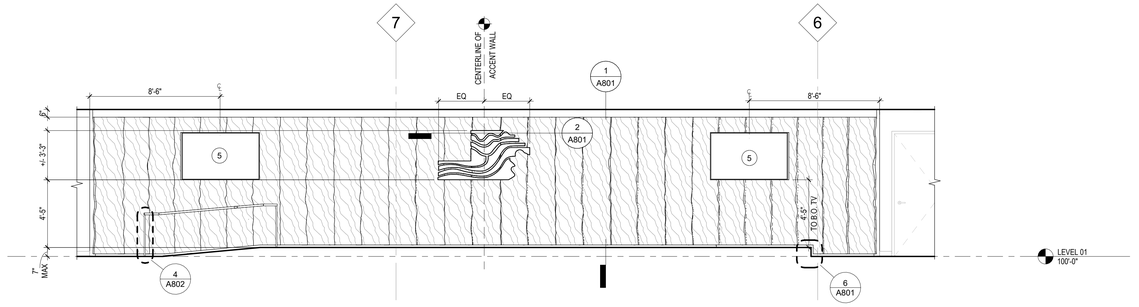
2 CLERK OFFICE - NORTH ELEVATION
1/4" = 1'-0"



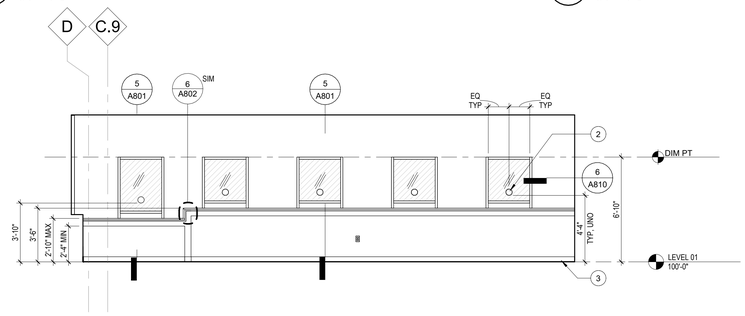
1 HEARING ROOM - WEST ELEVATION
1/4" = 1'-0"



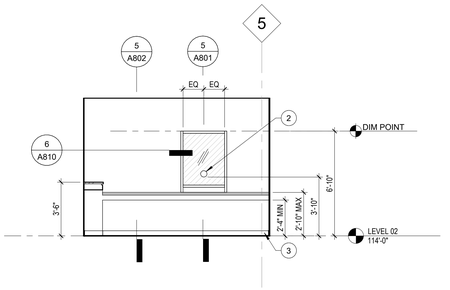
4 CLERK LOBBY - SOUTH ELEVATION
1/4" = 1'-0"



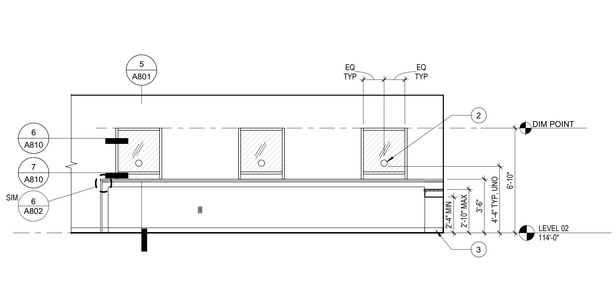
3 HEARING ROOM - WEST WALL ELEVATION
1/4" = 1'-0"



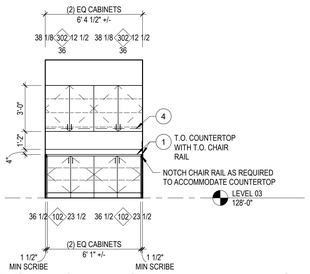
7 CLERK LOBBY - NORTH ELEVATION
1/4" = 1'-0"



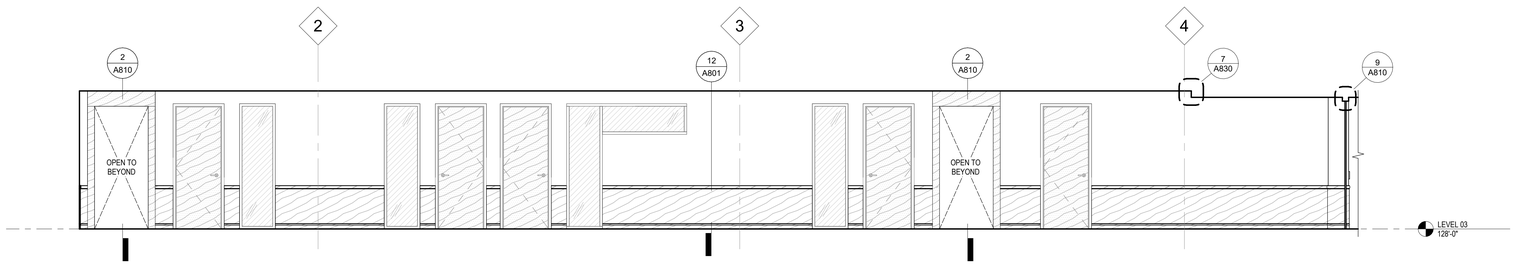
6 A&T LOBBY - WEST ELEVATION
1/4" = 1'-0"



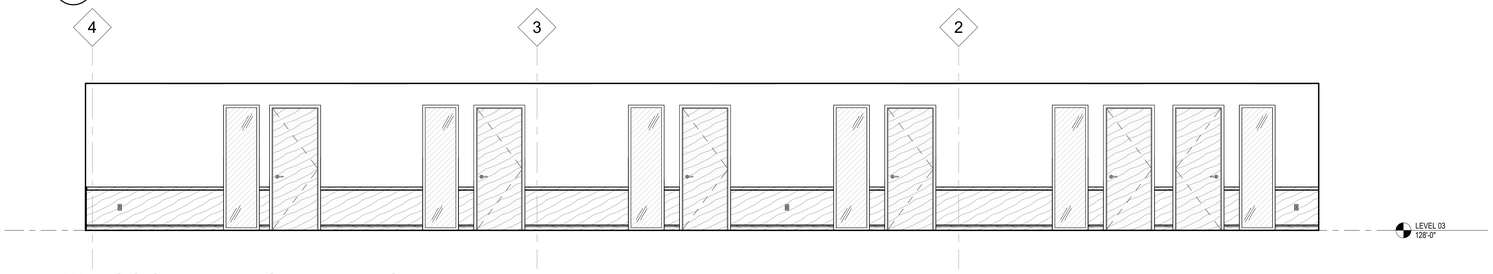
5 A&T LOBBY - SOUTH ELEVATION
1/4" = 1'-0"



9 BOC OFFICE - NORTH ELEVATION
1/4" = 1'-0"



8 BOC SUITE - EAST ELEVATION
1/4" = 1'-0"



10 BOC SUITE - WEST ELEVATION
1/4" = 1'-0"

GENERAL NOTES - INTERIOR ELEVATION

A. INTERIOR ELEVATION KEYED NOTES APPLY TO A600 SERIES SHEETS. ALL KEYED NOTES MAY NOT OCCUR ON THIS SHEET AND DO NOT APPLY TO ANY OTHER SHEETS EXCEPT THOSE NOTED.

B. SEE G800 SERIES SHEETS FOR ACCESS INFORMATION AND REQUIREMENTS, TYPICAL ACCESSIBILITY CLEARANCES AND MOUNTING HEIGHT INFORMATION.

C. SEE THE ROOM FINISH SCHEDULE FOR FURTHER FINISH AND MATERIAL INFORMATION.

D. PROVIDE SOLID BLOCKING/BACKING FOR GRAB BARS, ACCESSORIES, MIRRORS, CASEWORK, AND FURNITURE AS REQUIRED .

KEYED NOTES - INTERIOR ELEVATION

1 ALIGN
2 OPENING IN GLAZING
3 WALL BASE, SEE FINISH SCHEDULE
4 CONTRACTOR TO PROVIDE VALANCE FOR UNDER CABINET LIGHTING
5 OFOI WALL MOUNTED TV. CONTRACTOR TO PROVIDE POWER AND HDMI. CONTRACTOR TO COORDINATE WITH ARCHITECT ON DETAIL FOR CONCEALING WIRING AT LIVE EDGE WOOD PANELS BEHIND TV.

LEGEND - INTERIOR ELEVATION MATERIALS

MDF-1 DAIS MDF PANEL
SEE DETAILS ON A801

WD-1 LIVE EDGE WOOD WALL PANEL
SEE DETAILS ON A801

WOOD TRIM, WOOD VENEER,
WOOD. SEE DETAILS ON THE A800 SERIES

GL-1 - LAMINATED SAFETY GLAZING

HPL-01 HIGH PRESSURE LAMINATE
DOORS

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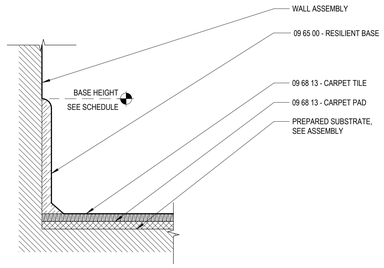
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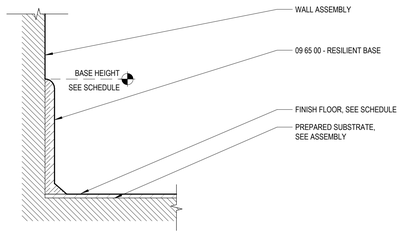
PERMIT SET

INTERIOR ELEVATIONS
A601

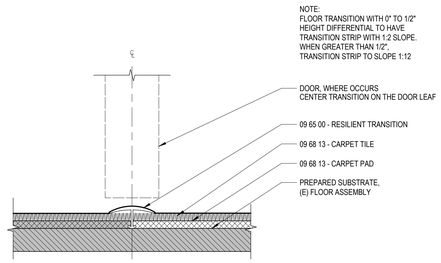
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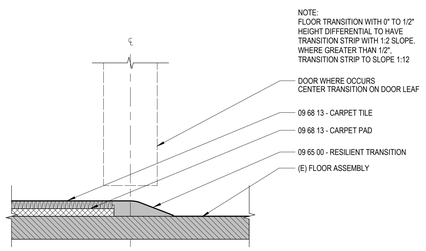
8 RESILIENT BASE AT CPT
6" = 1'-0"



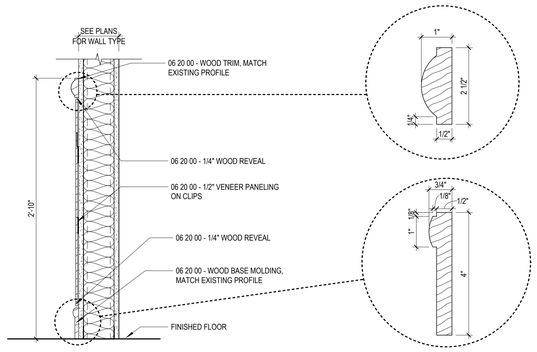
9 RESILIENT BASE AT RF
6" = 1'-0"



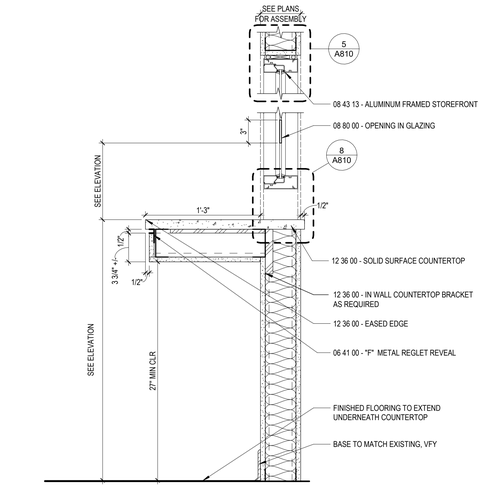
10 (E) CARPET TO NEW CARPET
6" = 1'-0"



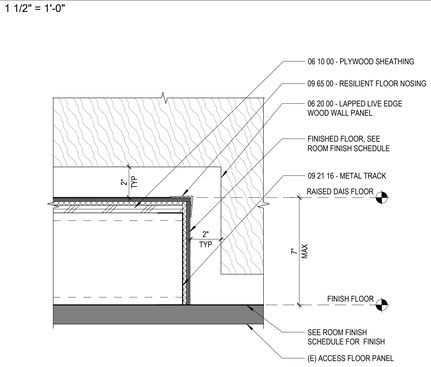
11 CARPET TO RAISED ACCESS FLOOR
6" = 1'-0"



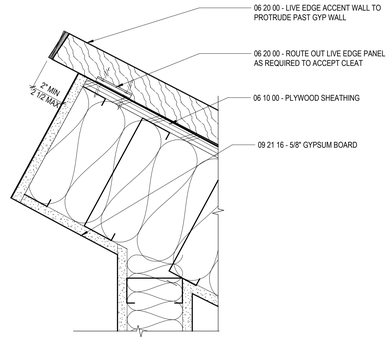
12 BOC WOOD PANELED WALLS
1 1/2" = 1'-0"



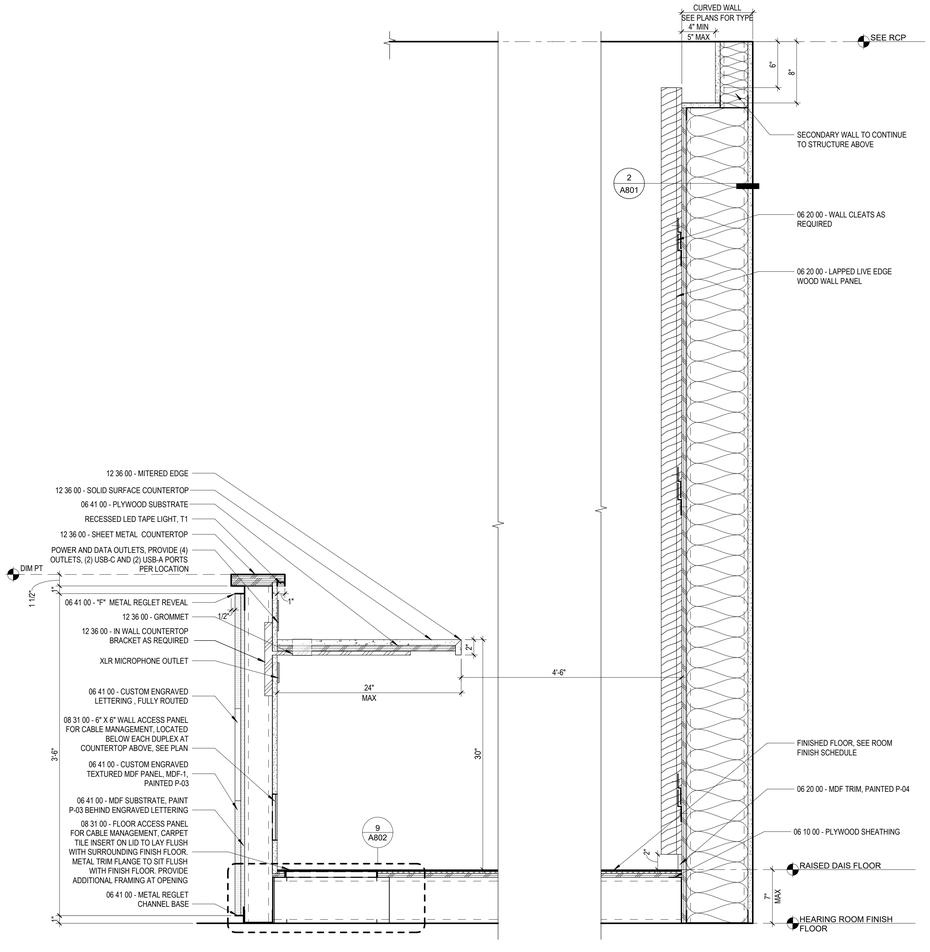
5 TRANSACTION COUNTER AND WINDOW
1 1/2" = 1'-0"



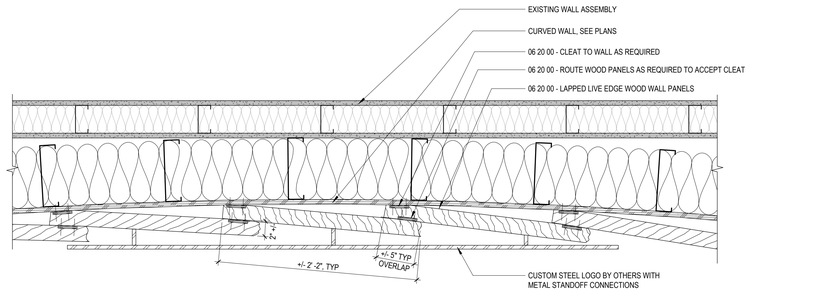
6 DAIS FEATURE WALL AT RAISED FLOOR
3" = 1'-0"



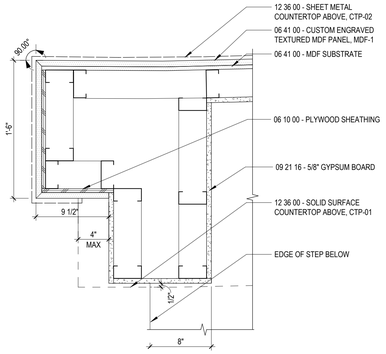
7 HEARING ROOM ACCENT WALL END CAP
3" = 1'-0"



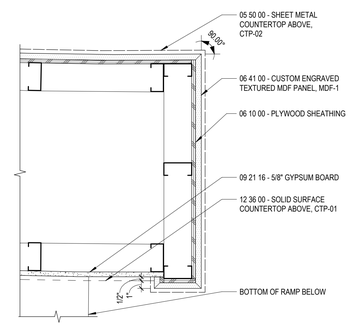
1 DETAIL - HEARING ROOM DAIS
1 1/2" = 1'-0"



2 DETAIL - HEARING ROOM FEATURE WALL
1 1/2" = 1'-0"



4 END OF DAIS AT STEP - FLOOR PLAN
1 1/2" = 1'-0"



3 END OF DAIS AT RAMP - FLOOR PLAN
1 1/2" = 1'-0"

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YAMHILL COUNTY
400 NE BAKER ST
MCMINNVILLE, OR 97128

REVISIONS

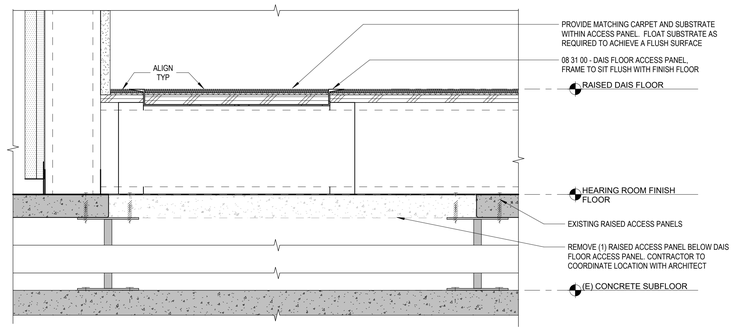
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PROJECT NO: 2501001

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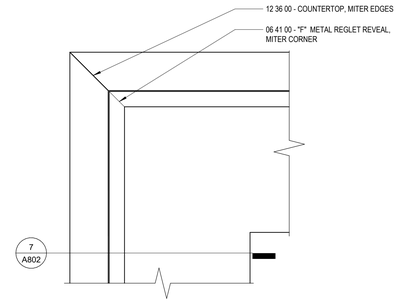
INTERIOR DETAILS

A801

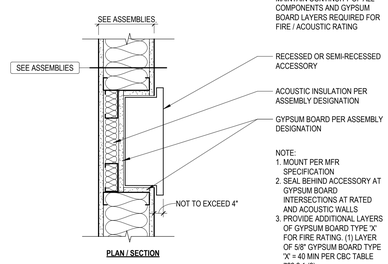
SERA Architects, Inc.
10/29/2025 3:07:18 PM



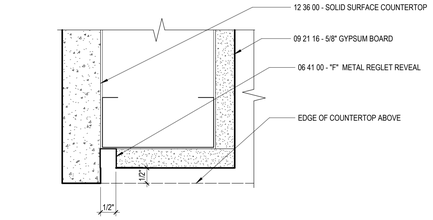
9 ACCESS PANEL AT DAIS
3" = 1'-0"



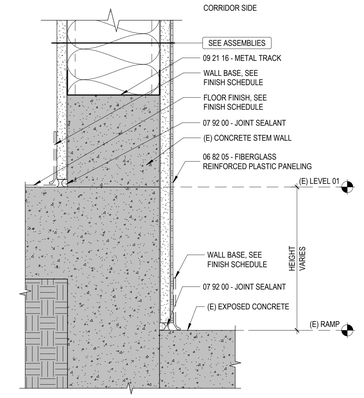
6 MITERED COUNTERTOP ELEVATION
6" = 1'-0"



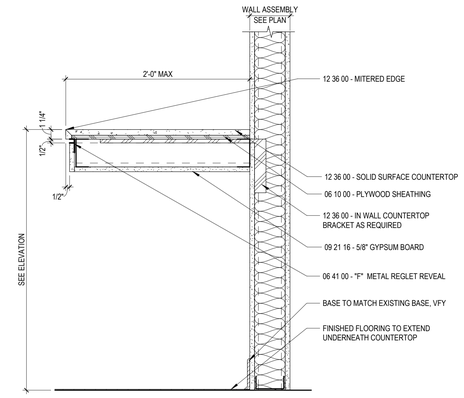
1 RECESSED ACCESSORY
1 1/2" = 1'-0"



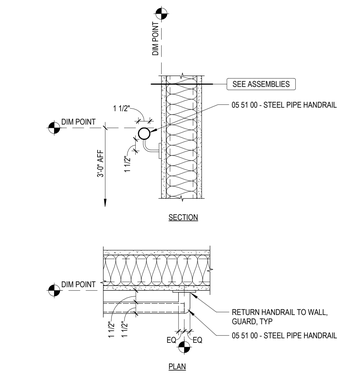
7 COUNTERTOP PLAN DETAIL
6" = 1'-0"



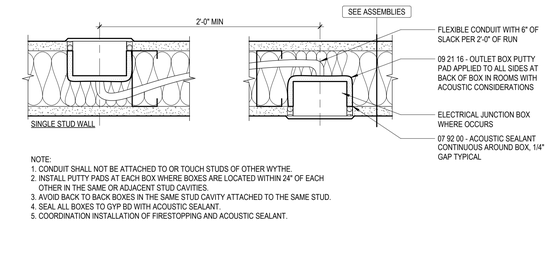
2 INTERIOR WALL AT (E) CONC STEM WALL
3" = 1'-0"



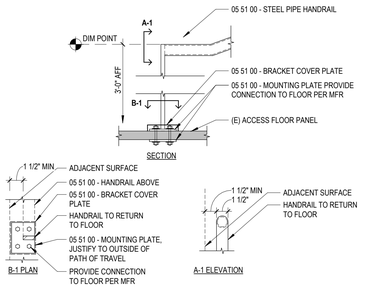
5 TYPICAL COUNTER
1 1/2" = 1'-0"



3 WALL MOUNTED HANDRAIL
1 1/2" = 1'-0"



8 OUTLETS AT ACOUSTIC WALLS
3" = 1'-0"



4 FLOOR MOUNTED HANDRAIL
1 1/2" = 1'-0"

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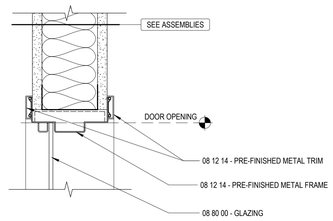
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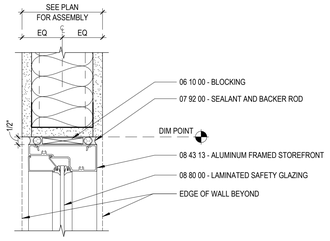
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INTERIOR DETAILS

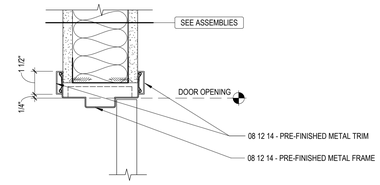
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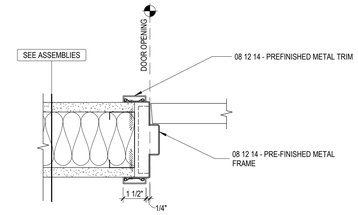


10 PFN BORROWED LIGHT HEAD, TYP
3" = 1'-0"



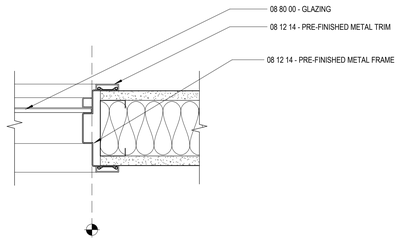
5 INTERIOR STOREFRONT HEAD
3" = 1'-0"



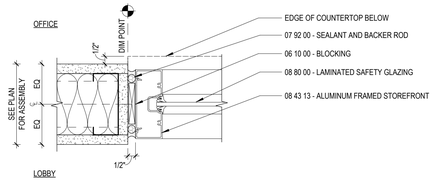


ATTACH TO GB AND RESILIENT CHANNELS WITHOUT CONTACTING METAL FRAMING

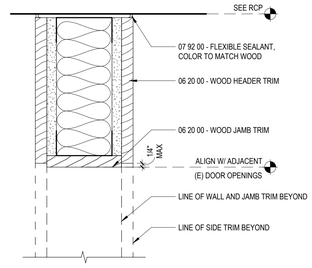
1 PFN DOOR HEAD/JAMB
3" = 1'-0"

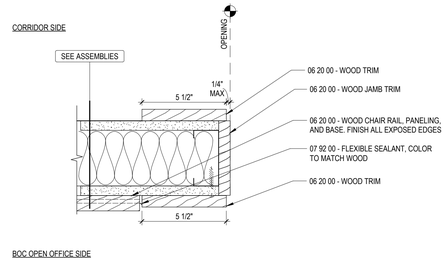


11 PFN BORROWED LIGHT JAMB, TYP
3" = 1'-0"



6 INTERIOR STOREFRONT JAMB
3" = 1'-0"

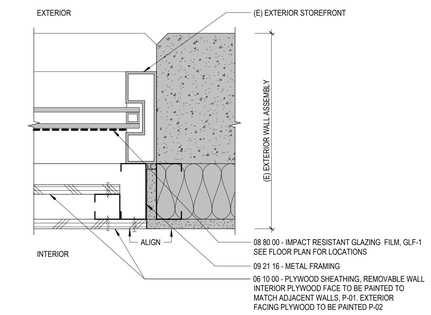




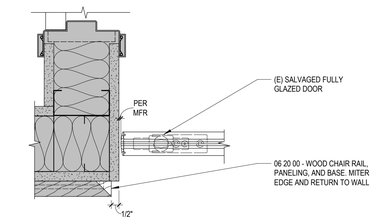
2 OPEN CORRIDOR TRIM DETAIL
3" = 1'-0"

12 PFN BORROWED LIGHT SILL, TYP
3" = 1'-0"

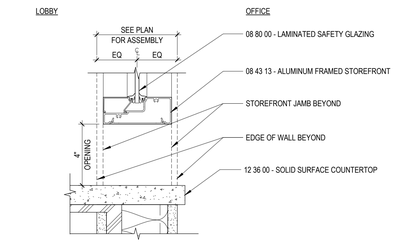
7 INTERIOR STOREFRONT JAMB AT OPENING
3" = 1'-0"



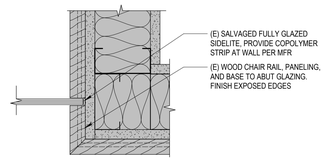
3 REMOVABLE FURRING WALL AT EXT STOREFRONT
3" = 1'-0"



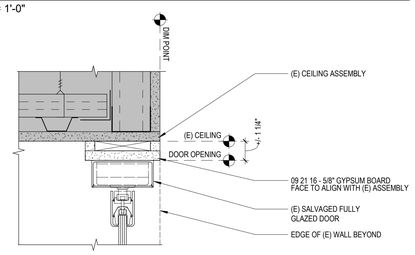
13 BOC SUITE ENTRY - FULLY GLAZED DOOR JAMB AT HINGE
3" = 1'-0"



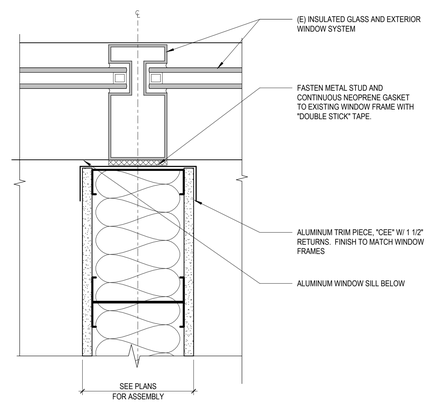
8 INTERIOR STOREFRONT SILL AT TRANSACTION WINDOW
3" = 1'-0"



14 BOC SUITE ENTRY - SIDELITE AT WALL
3" = 1'-0"



9 BOC SUITE ENTRY - FULLY GLAZED DOOR HEAD
3" = 1'-0"



4 PARTITION CLOSURE AT MULLION
3" = 1'-0"

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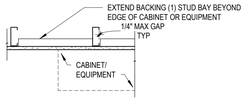
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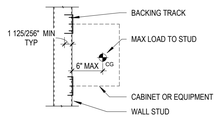
PERMIT SET

INTERIOR DETAILS - OPENINGS

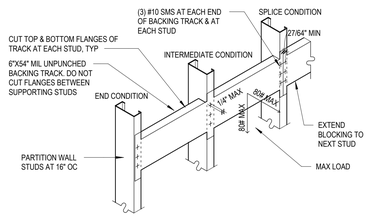
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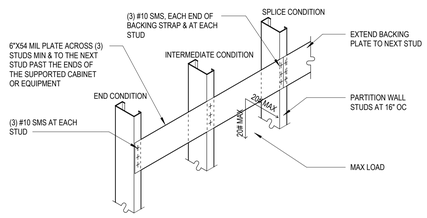
A BACKING PLATE TYPE 1 - PLAN DETAIL



A BACKING PLATE TYPE 1 - SECTION DETAIL



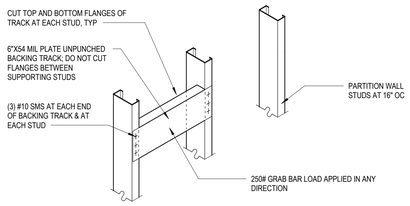
A BACKING PLATE TYPE 1 - ISOMETRIC



B BACKING PLATE TYPE 2

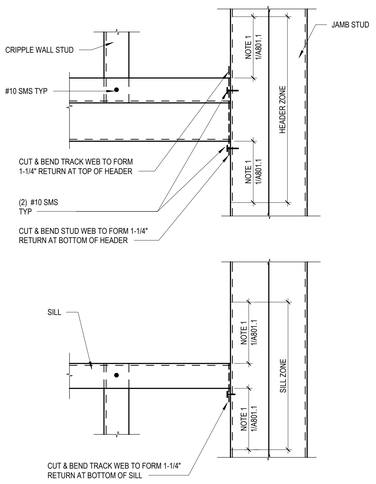
BACKING PLATE NOTES
1. CONTRACTOR TO COORDINATE BACKING PLATES WITH LOCATIONS OF ALL EQUIPMENT AND DEVICES
2. EXTEND BACKING PLATE TYPE 1 ACROSS (3) STUDS MINIMUM.
3. EXTEND BACKING PLATE TO ONE STUD BEYOND EXTENT OF CABINETRY OR WALL-HUNG EQUIPMENT.
4. DO NOT CUT BACKING PLATE FLANGES EXCEPT FOR NOTCHING AT WALL STUDS.

NOTES:
1. NOTCHING OR CUTTING OF BACKING PLATE IS NOT PERMITTED EXCEPT AS SHOWN.

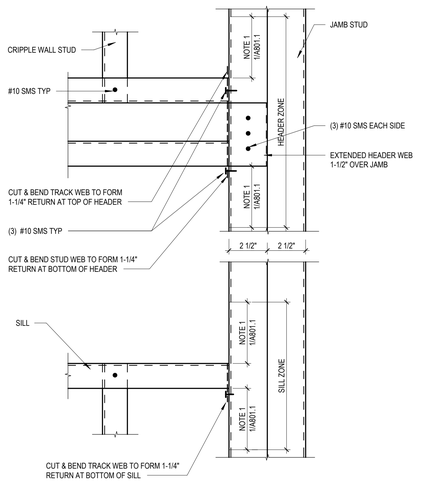


C BACKING PLATE - TYPE 3 FOR GRAB BAR

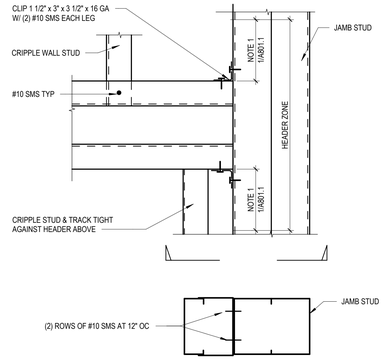
5 BACKING PLATES
1" = 1'-0"



A HEADER & SILL CONNECTION AT JAMB STUDS AT OPENING 4'-0" MAX

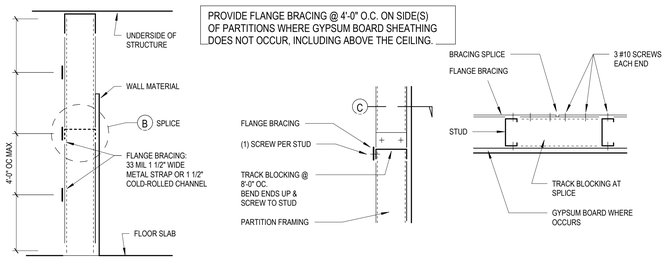


B HEADER & SILL CONNECTION AT JAMB STUDS AT OPENING 4'-0" TO 10'-0" MAX



C HEADER & SILL CONNECTION AT JAMB STUDS AT OPENING 4'-0" TO 10'-0" MAX AT DOOR HEADERS

6 HEADER TO JAMB CONNECTION
3" = 1'-0"

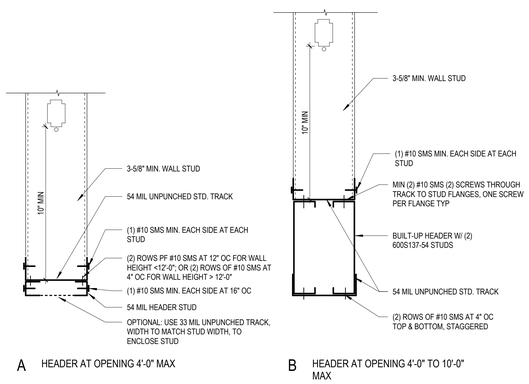


A SECTION - WALL

B SECTION - SPLICE

C PLAN - SPLICE

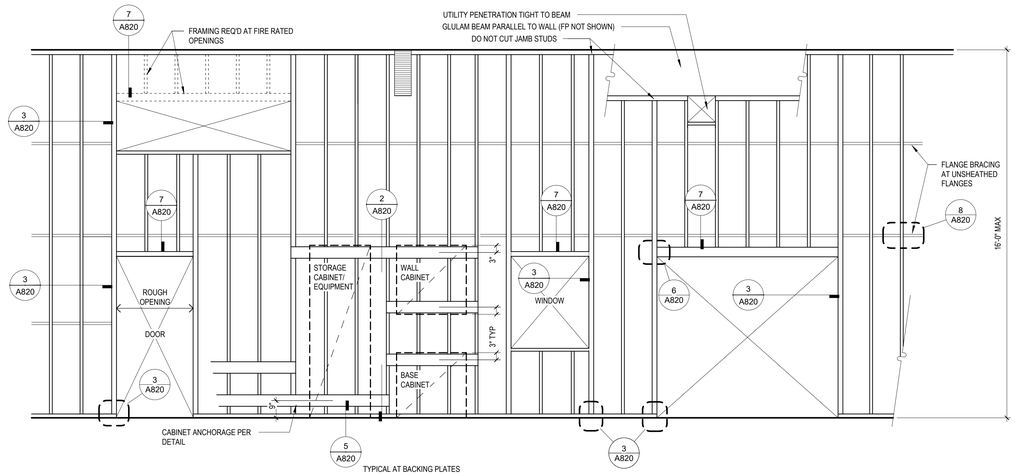
8 FLANGE BRACING
1 1/2" = 1'-0"



A HEADER AT OPENING 4'-0" MAX

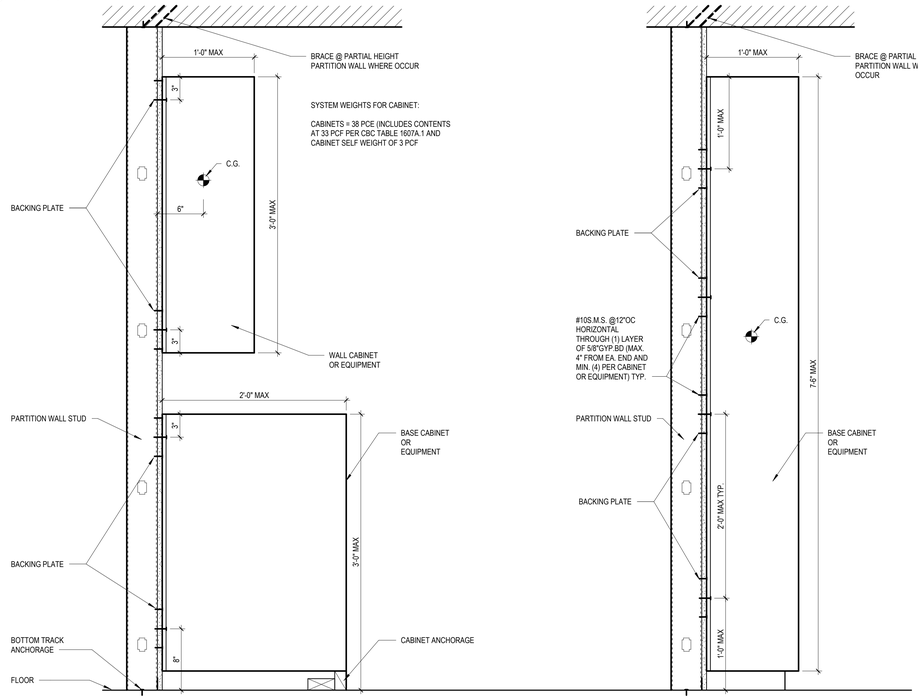
B HEADER AT OPENING 4'-0" TO 10'-0" MAX

7 HEADER AT OPENING
3" = 1'-0"



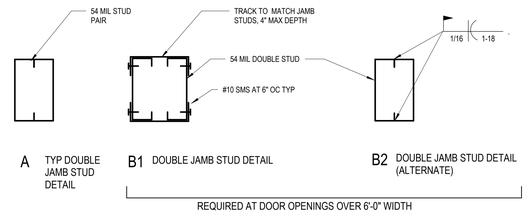
NOTES:
1. NO STUD PUNCHES OR HOLES SHALL OCCUR WITHIN THE HEADER/SILL ZONE, WHICH IS 10" ABOVE AND BELOW THE HEADER/SILL
2. ATTACHMENT OF CEILING, EQUIPMENT, ETC., TO THE JAMB, HEADER, OR STUD ABOVE THE HEADER IS NOT PERMITTED WITHOUT THE APPROVAL OF THE STRUCTURAL ENGINEER.
3. LATERAL BRACING 4'-0" OC MAX. LATERAL BRACING NOT REQUIRED WHERE GWB OCCURS ON BOTH SIDES OF A PARTITION WALL.

1 TYPICAL INTERIOR FRAMING
3/8" = 1'-0"



NOTES:
1. THIS DETAIL APPLIES TO PARTITIONS WALLS SUPPORTING OVERHEAD AND/OR BASE CABINETS OR EQUIPMENT ON ONE SIDE OF THE WALL, DISTRIBUTING UP TO 152 LB. TOTAL VERTICAL LOAD PER STUD (114 PLF).
2. WHERE CABINETS OR EQUIPMENT OCCUR ON BOTH SIDES OF THE WALL, DISTRIBUTING UP TO 380 LB TOTAL VERTICAL LOAD PER STUD (285 PLF), THE FOLLOWING OPTION MAY BE USED: DOUBLE THE QUANTITY OF WALL STUDS, BOTTOM TRACK ANCHORAGE, & TOP TRACK ANCHORAGE.

2 BACKING PLATE DETAIL
1 1/2" = 1'-0"



A TYP DOUBLE JAMB STUD DETAIL

B1 DOUBLE JAMB STUD DETAIL

B2 DOUBLE JAMB STUD DETAIL (ALTERNATE)

REQUIRED AT DOOR OPENINGS OVER 6'-0" WIDTH

3 DOUBLE JAMB STUD DETAILS
3" = 1'-0"

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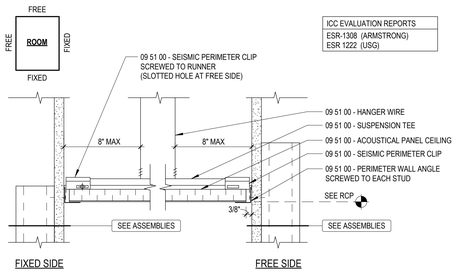
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INTERIOR DETAILS - FRAMING

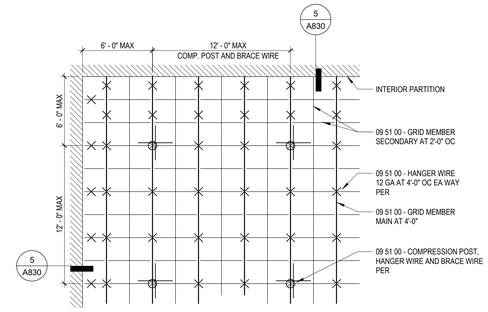
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PERMIT SET



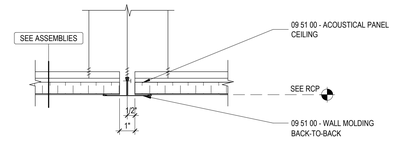
5 ACT PERIMETER

3" = 1'-0"



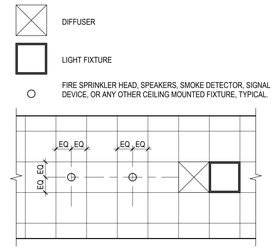
1 ACT SUSPENSION DIAGRAM

NTS



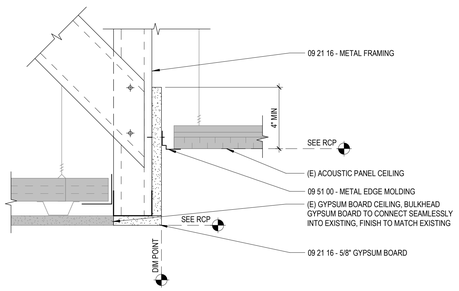
6 ACT FILLER STRIP

3" = 1'-0"



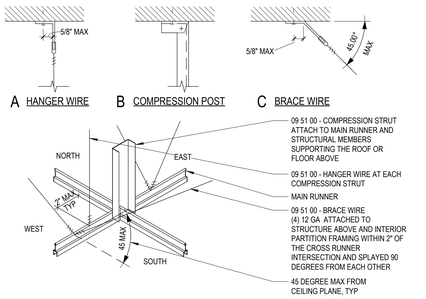
2 LOCATION REQUIREMENTS DIAGRAM

1/4" = 1'-0"



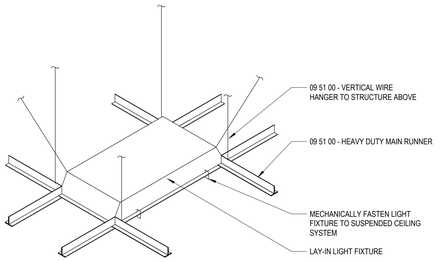
7 BULK HEAD AT EXISTING CEILINGS

3" = 1'-0"



3 ACT COMPRESSION POST DIAGRAM

NTS



4 ACT LIGHT FIXTURE SUPPORT

1/2" = 1'-0"

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REGISTERED ARCHITECT
GEORGE D. KAISER JR.
PORTLAND, OREGON
5193
STATE OF OREGON

YAMHILL COUNTY - GOVERNMENT SERVICES BUILDING (FORMERLY OMI)

YAMHILL COUNTY
400 NE BAKER ST
MCMINNVILLE, OR 97128

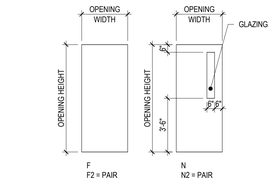
REVISIONS

CHECKED BY: KEB
ISSUE DATE: 29 OCT 2025
PROJECT NO: 2501001

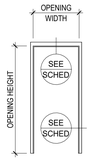
PERMIT SET

INTERIOR DETAILS - CEILINGS

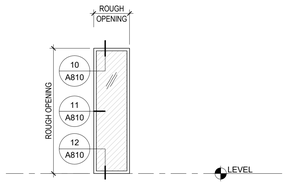
A830



1 DOOR TYPE LEGEND
1/4" = 1'-0"

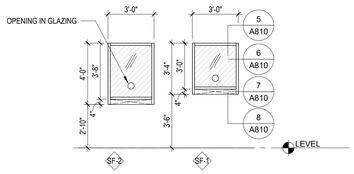


2 FRAME TYPE LEGEND
1/4" = 1'-0"



WINDOW SCHEDULE - TYPE A		
TYPE	RO HEIGHT	RO WIDTH
A.1	8'-2"	2'-4"

3 WINDOW SCHEDULE
1/4" = 1'-0"



4 STOREFRONT SCHEDULE
1/4" = 1'-0"

NEW DOOR OPENING SCHEDULE

NO	OPENING W	OPENING H	RATING (HOURS)	DOOR TYPE	DOOR MATL.	DOOR FIN	DOOR HDWR	DOOR GLAZING	FRAME TYPE	FRAME MATL.	FRAME FIN	DETAIL HEAD	DETAIL JAMB	DETAIL SILL	COMMENTS
LEVEL 01															
102A	3'-0"	8'-0"	---	F	SCW	HPL-1	01	---	01	PFN	AL-1	1/A810	1/A810	---	CARD READER, PANIC HARDWARE, DOOR TO UNLOCK UPON ACTIVATION OF FIRE ALARM
102B	3'-0"	8'-0"	---	F	SCW	HPL-1	02	---	01	PFN	AL-1	1/A810	1/A810	---	CLASSROOM LOCK
102C	3'-0"	8'-0"	---	F	SCW	HPL-1	02	---	01	PFN	AL-1	1/A810	1/A810	---	CLASSROOM LOCK
102D	3'-0"	8'-0"	---	F	SCW	HPL-1	02	---	01	PFN	AL-1	1/A810	1/A810	---	CLASSROOM LOCK
102E	3'-0"	8'-0"	---	F	SCW	HPL-1	05	---	01	PFN	AL-1	1/A810	1/A810	11/A801	CARD READER, NONREMOVABLE HINGE PINS
102E.1	3'-0"	8'-0"	---	F	SCW	HPL-1	05	---	01	PFN	AL-1	1/A810	1/A810	11/A801	CARD READER
102F	3'-0"	8'-0"	---	F	SCW	HPL-1	05	---	01	PFN	AL-1	1/A810	1/A810	---	CARD READER
102G	3'-0"	8'-0"	---	F	SCW	HPL-1	05	---	01	PFN	AL-1	1/A810	1/A810	---	CARD READER
102H	3'-0"	8'-0"	---	F	SCW	HPL-1	05	---	01	PFN	AL-1	1/A810	1/A810	11/A801	CARD READER
103	6'-0"	8'-0"	---	F2	SCW	HPL-1	06	---	01	PFN	AL-1	1/A810	1/A810	---	CARD READER
104A.1	3'-0"	8'-0"	---	N	SCW	HPL-1	05	GL-1	01	PFN	AL-1	1/A810	1/A810	---	CARD READER
104B	3'-0"	8'-0"	---	N	SCW	HPL-1	05	GL-1	01	PFN	AL-1	1/A810	1/A810	---	CARD READER
105C	3'-0"	8'-0"	---	F	SCW	P-1	04	---	01	PFN	AL-1	1/A810	1/A810	---	STOREROOM LOCK
C103.2	3'-0"	8'-0"	---	F	SCW	HPL-1	08	---	01	PFN	AL-1	1/A810	1/A810	---	CARD READER
C104.1	3'-0"	8'-0"	---	F	SCW	HPL-1	05	---	01	PFN	AL-1	1/A810	1/A810	---	CARD READER, NONREMOVABLE HINGE PINS
C104.2	6'-0"	8'-0"	---	F2	HM	---	12	---	41	---	---	---	---	---	REPLACEMENT OF EXISTING DOOR PANELS AND HARDWARE. DOOR VIEWER WITH PRIVACY COVER, DOOR FINISH TO MATCH EXISTING
LEVEL 02															
201A	3'-0"	8'-0"	---	F	SCW	HPL-1	05	---	01	PFN	AL-1	1/A810	1/A810	---	CARD READER
203A	3'-0"	8'-0"	---	F	SCW	HPL-1	09	---	01	PFN	AL-1	1/A810	1/A810	---	CARD READER
203B.1	3'-0"	8'-0"	---	N	SCW	HPL-1	10	GL-1	01	PFN	AL-1	1/A810	1/A810	---	PASS THROUGH HARDWARE
203L.2	3'-0"	8'-0"	---	F	SCW	HPL-1	11	---	01	PFN	AL-1	1/A810	1/A810	---	CARD READER
C202B	3'-0"	8'-0"	---	F	SCW	HPL-1	11	---	01	PFN	AL-1	1/A810	1/A810	---	CARD READER
LEVEL 03															
303A	3'-0"	8'-0"	---	F	SCW	HPL-1	02	---	01	PFN	AL-1	1/A810	1/A810	---	CLASSROOM LOCK
303B	3'-0"	8'-0"	---	F	SCW	HPL-1	02	---	01	PFN	AL-1	1/A810	1/A810	---	CLASSROOM LOCK
303C	3'-0"	8'-0"	---	F	SCW	HPL-1	02	---	01	PFN	AL-1	1/A810	1/A810	---	CLASSROOM LOCK
303D	3'-0"	8'-0"	---	F	SCW	HPL-1	02	---	01	PFN	AL-1	1/A810	1/A810	---	CLASSROOM LOCK
303E	3'-0"	8'-0"	---	F	SCW	HPL-1	02	---	01	PFN	AL-1	1/A810	1/A810	---	CLASSROOM LOCK
303F	3'-0"	8'-0"	---	F	SCW	HPL-1	02	---	01	PFN	AL-1	1/A810	1/A810	---	CLASSROOM LOCK
303G	3'-0"	8'-0"	---	F	SCW	HPL-1	02	---	01	PFN	AL-1	1/A810	1/A810	---	CLASSROOM LOCK

EXISTING DOOR OPENING SCHEDULE

NO	DOOR HDWR	COMMENTS
LEVEL 01		
(E)100E	ETR	---
(E)100W	ETR	---
(E)101	13	CARD READER
(E)101A	ETR	---
(E)101B	ETR	---
(E)101C	ETR	---
(E)102	14	REVISED LOCATION OF EXISTING SALVAGED DOOR AND CARD READER, PANIC HARDWARE
(E)104A.2	13	REVISED LOCATION OF EXISTING DOOR, CARD READER
(E)105.1	21	CARD READER
(E)105.2	14	CARD READER
(E)105B	ETR	---
(E)106.1	ETR	---
(E)106.2	ETR	---
(E)106A	ETR	---
(E)106B	ETR	---
(E)106C	ETR	---
(E)106D	ETR	---
(E)106E	ETR	---
(E)106F.1	ETR	---
(E)106F.2	ETR	---
(E)106G	ETR	---
(E)106H	ETR	---
(E)107.1	ETR	---
(E)107.2	ETR	---
(E)107.3	ETR	---
(E)107.4	ETR	---
(E)B101	17	REVISED DOOR HARDWARE, STOREROOM LOCK
(E)B102	ETR	---
(E)B102.1	19	CARD READER, PRIVACY INDICATOR
(E)B103	ETR	---
(E)B103.2	19	CARD READER, PRIVACY INDICATOR
(E)B103.2	19	CARD READER, PRIVACY INDICATOR
(E)B104	17	REVISED DOOR HARDWARE, STOREROOM LOCK
(E)B105	ETR	---
(E)B106.1	ETR	---
(E)B106.2	17	REVISED DOOR HARDWARE, STOREROOM LOCK
(E)B107	ETR	---
(E)C100	ETR	---
(E)C101	ETR	---
(E)C102	ETR	---
(E)C103.1	ETR	---
(E)S101.1	15	REVISED DOOR HARDWARE, PANIC HARDWARE
(E)S101.2	ETR	---
(E)S102.1	ETR	---
(E)S102.2	14	CARD READER
(E)S102.3	ETR	---
LEVEL 02		
(E)201	ETR	---
(E)201B	ETR	---
(E)201C	ETR	---
(E)201D	ETR	---
(E)202	ETR	---
(E)202A	ETR	---
(E)202C	ETR	---
(E)202D.1	ETR	---
(E)202D.2	13	CARD READER
(E)202E	ETR	---
(E)202F	ETR	---
(E)203	13	CARD READER
(E)203B.2	16	PASS THROUGH HARDWARE
(E)203C	18	REVISED DOOR HARDWARE, CLASSROOM LOCK
(E)203D	18	REVISED DOOR HARDWARE, CLASSROOM LOCK
(E)203E	18	REVISED DOOR HARDWARE, CLASSROOM LOCK
(E)203F	18	REVISED DOOR HARDWARE, CLASSROOM LOCK
(E)203G	ETR	---
(E)203I	ETR	---
(E)203J	ETR	---

EXISTING DOOR OPENING SCHEDULE

NO	DOOR HDWR	COMMENTS
(E)203K	ETR	---
(E)203L.1	ETR	---
(E)203M.1	13	CARD READER
(E)203M.2	ETR	---
(E)203N	ETR	---
(E)203O	ETR	---
(E)203P	16	REUSE EXISTING SALVAGED DOOR, PASS THROUGH HARDWARE
(E)B201	17	REVISED DOOR HARDWARE, STOREROOM LOCK
(E)B202	ETR	---
(E)B203	ETR	---
(E)B204	ETR	---
(E)B204.1	ETR	---
(E)S201	ETR	---
(E)S202	ETR	---
(E)S203	ETR	---
LEVEL 03		
(E)301	ETR	---
(E)301A	ETR	---
(E)301B.1	ETR	---
(E)301B.2	ETR	---
(E)301C.1	ETR	---
(E)301C.2	ETR	---
(E)301D	ETR	---
(E)301E.1	ETR	---
(E)301E.2	ETR	---
(E)301F	ETR	---
(E)301G.1	ETR	---
(E)301G.2	ETR	---
(E)301H.1	ETR	---
(E)301H.2	ETR	---
(E)301I.1	ETR	---
(E)301I.2	ETR	---
(E)301J	ETR	---
(E)302.1	ETR	---
(E)302.2	ETR	---
(E)302.3	ETR	---
(E)302A.1	13	CARD READER
(E)302A.2	ETR	---
(E)302A.3	ETR	---
(E)303	14	REVISED LOCATION OF EXISTING DOOR, CARD READER
(E)303I	ETR	---
(E)303J	ETR	---
(E)303K.1	ETR	---
(E)303K.2	ETR	---
(E)303L	ETR	---
(E)303M	ETR	---
(E)304	20	DOOR TO UNLOCK UPON ACTIVATION OF FIRE ALARM
(E)304.1	ETR	---
(E)304B	ETR	---
(E)304C	ETR	---
(E)304D	ETR	---
(E)305.1	ETR	---
(E)305.2	ETR	---
(E)306	ETR	---
(E)306A	ETR	---
(E)306B	ETR	---
(E)306C	ETR	---
(E)306D	ETR	---
(E)306E	ETR	---
(E)306F	ETR	---
(E)306G	ETR	---
(E)306H	ETR	---
(E)B301	17	REVISED DOOR HARDWARE, STOREROOM LOCK
(E)B302	ETR	---
(E)B303	ETR	---
(E)B304	ETR	---
(E)S301	15	REVISED DOOR HARDWARE, PANIC HARDWARE
(E)S303	ETR	---

GENERAL NOTES - DOOR SCHEDULE

A. DOOR SCHEDULE KEYED NOTES APPLY TO A900 SERIES SHEETS ONLY. ALL KEYED NOTES MAY NOT OCCUR ON THIS SHEET AND DO NOT APPLY TO ANY OTHER SHEETS EXCEPT THOSE NOTED.

B. OPENING DIMENSIONS SHOWN ARE TO THE ROUGH OPENING. VERIFY ALL ROUGH OPENING SIZES PRIOR TO FABRICATION.

C. PROVIDE SAFETY GLAZING PER 08 80 00 WHERE REQUIRED BY BUILDING CODE.

D. ALL GLASS IN RATED ASSEMBLIES TO BE 08 80 00 FIRE RATED GLASS, UNO.

E. EXISTING DOOR HEIGHT, WIDTH AND HARDWARE TO BE VERIFIED IN FIELD.

F. CONTRACTOR TO VERIFY EXISTING DOOR PREP AND HANDING IS COMPATIBLE WITH NEW LOCATION OF SALVAGED DOORS, HANDING, AND NEW HARDWARE (IF REQUIRED).

DOOR OPENING SCHEDULE CODES

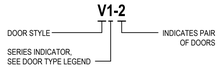
SCHEDULE CODES

NO	DOOR NUMBER
RATING	FIRE RATED ASSEMBLY LISTED AND LABELED AS INDICATED
TYPE	DOOR OR FRAME TYPE, SEE TYPE LEGEND THIS SHEET
MATL	DOOR OR FRAME MATERIAL CODE, SEE BELOW
FIN	DOOR OF FRAME FINISH, SEE SCHEDULE OF FINISHES
HDWR	HARDWARE GROUP PER SECTION 08 71 00
DETAIL	PER DRAWING NUMBER ON SHEET NUMBER INDICATED

MATERIAL CODES:

AE	AUTOMATIC ENTRANCES PER SECTION 08 42 29
AG	ALL-GLASS ENTRANCES AND STOREFRONTS PER SECTION 08 41 26
AL	ALUMINUM-FRAMED ENTRANCES PER SECTION 08 43 13
FD	FOLDING DOORS PER SECTION 08 35 13
FGL	FIBERGLASS DOORS AND FRAMES PER SECTION 08 16 13
GT	DECORATIVE METAL FENCES AND GATES PER SECTION 32 31 19
HCW	PRE-HUNG WOOD DOORS PER SECTION 08 17 23
HM	HOLLOW METAL DOORS AND FRAMES PER SECTION 08 11 13
LS	SEE LANDSCAPE DRAWINGS
MCW	METAL CLAD WOOD DOORS AND FRAMES PER SECTION 08 14 53
MW	MOLDED MDF WOOD DOORS PER SECTION 08 14 26
OCD	OVERHEAD COILING DOORS PER SECTION 08 33 23
OCG	OVERHEAD COILING GRILLE PER SECTION 08 33 26
PFN	PREFINISHED HOLLOW METAL FRAMES PER SECTION 08 12 14
SCD	SOUND CONTROL DOOR ASSEMBLIES PER SECTION 08 34 73
SCW	FLUSH WOOD DOORS PER SECTION 08 14 16
SD	SECTIONAL DOORS PER SECTION 08 36 13
SFW	SLIDING AND FOLDING GLAZED WALLS AND DOORS PER SECTION 08 32 23
SG	SAFETY GLAZING PER SECTION 08 80 00
SGD	SLIDING GLASS DOORS PER SECTION 08 32 00
SPD	SLIDING PANEL DOORS PER SECTION 08 36 16
SRW	STILE AND RAIL WOOD DOORS PER SECTION 08 14 33
TD	TRAFFIC DOORS PER SECTION 08 38 00
VIN	VINYL DOORS AND FRAMES PER SECTION 08 15 10
VLD	MULTI-LEAF VERTICAL LIFT DOORS PER SECTION 08 36 19

DOOR TYPE CODE - KEY



GENERAL NOTES - WINDOW SCHEDULE

A. OPENING DIMENSIONS SHOWN ARE TO THE ROUGH OPENING. VERIFY ALL ROUGH OPENING SIZES PRIOR TO WINDOW FABRICATION. REFER TO SPECIFIC DETAILS FOR REQUIRED CLEARANCES FROM THE ROUGH OPENING TO THE WINDOW UNIT.

B. PROVIDE SAFETY GLAZING PER 08 80 00 WHERE REQUIRED BY CODE SECTION 2406.4. AND 2406.5.

C. WINDOW TYPES SHOWN MAY BE REVERSED FROM THE ELEVATION SHOWN.

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REGISTERED ARCHITECT
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YAMHILL COUNTY - GOVERNMENT SERVICES BUILDING (FORMERLY OMI)

YAMHILL COUNTY
400 NE BAKER ST
MCMINNVILLE, OR 97128

REVISIONS

CHECKED BY: KEB
ISSUE DATE: 29 OCT 2025
PROJECT NO: 2501001

PERMIT SET

DOOR & GLAZING SCHEDULES

A911

ROOM FINISH SCHEDULE LEVEL 01

ROOM		FLOOR		WALLS				CASEWORK							
NUMBER	NAME	FINISH	BASE	NORTH	EAST	SOUTH	WEST	BASE CABINETS	COUNTERTOP	UPPER CABINETS	CABINET HARDWARE	CEILING	WINDOW COVERING	NOTES	LIGHTING CONTROLS
100E	REAR VESTIBULE	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC		
100W	VESTIBULE	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC		NIC
101	HR OFFICE	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC		NIC
101A	FILE ROOM	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC		NIC
101B	OFFICE HR-002	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC		NIC
101C	OFFICE HR-001	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC		NIC
102	COUNTY CLERK/LOBBY	ETR	RB-01	P-01	P-01	P-01	P-01	---	CTP-01	---	---	ACT-01	---		LCP DUAL LEVEL
102A	CLERK OPEN OFFICE	ETR	RB-01	P-01	P-01	P-01	P-01	PL-01	CTP-01	PL-01	CHW-01	ACT-01	---		LCP DUAL LEVEL
102B	OFFICE	ETR	RB-01	P-01	P-01	P-01	P-01	---	---	---	---	ACT-01			OCCUPANCY SENSOR 2 POLE
102C	STORAGE	ETR	RB-01	P-01	P-01	P-01	P-01	---	---	---	---	ACT-01	---		OCCUPANCY SENSOR 2 POLE
102D	OFFICE	ETR	RB-01	P-01	P-01	P-01	P-01	---	---	---	---	ACT-01	---		OCCUPANCY SENSOR 2 POLE
102E	TALLY ROOM	CPT-02	RB-01	P-01	P-01	P-01	P-01	---	---	---	---	ACT-01	---		LCP SINGLE LEVEL
102E.1	SIDE TALLY / ELECTION STORAGE	ETR	RB-01	P-01	P-01	P-01	P-01	---	---	---	---	ACT-01	---		OCCUPANCY SENSOR 2 POLE
102F	SHUFFLE ROOM	ETR	RB-01	P-01	P-01	P-01	P-01	---	---	---	---	ACT-01	---		OCCUPANCY SENSOR 2 POLE
102G	ELECTION ARCHIVE	ETR	RB-01	P-01	P-01	P-01	P-01	---	---	---	---	ACT-01	---		OCCUPANCY SENSOR 2 POLE
102H	MAIN ELECTION ROOM	CPT-02	RB-01	P-01	P-01	P-01	P-01	---	---	---	---	ACT-01	---		LCP DUAL LEVEL
103	ARCHIVE	ETR	RB-01	P-01	P-01	P-01	P-01	---	---	---	---	ACT-01	---		LCP DUAL LEVEL
104A	LUNCHROOM	RF-01	RB-01	P-01	P-01	P-01	P-01	---	---	---	---	ACT-01	---		OCCUPANCY SENSOR 2 POLE
104B	KITCHENETTE	RF-01	ETR	ETR	P-01	ETR	ETR	SEE NOTE 1	CTP-03, SEE NOTE 2	ETR	ETR	ETR	---	NOTE 1: BASE CABINET END PANEL TO BE ADDED AT NEWLY EXPOSED SIDE. MATCH EXISTING FINISH. NOTE 2. COUNTERTOP TO BE PATCHED AND REPAIRED AS REQUIRED.	
105	BOC HEARING ROOM	CPT-01	WDB-01	P-04	P-04	P-04	WD-01, P-04	MDF-01, P-03	CTP-01, CTP-02	---	---	ACT-01	---		LCP DUAL LEVEL AT TROFFERS, LCP DIMMABLE AT RECESSED DOWNLIGHTS. PROVIDE ADDITIONAL MANUAL SWITCH WHERE SHOWN ON RCP
105B	AV	CPT-01	RB-01	P-01	P-01	P-01	P-01	---	---	---	---	---	---		OCCUPANCY SENSOR SINGLE LEVEL
105C	STORAGE	CPT-01	RB-01	P-01	P-01	P-01	P-01	---	---	---	---	---	---		OCCUPANCY SENSOR SINGLE LEVEL
106	IT - OPEN OFFICE	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC		NIC
106A	OFFICE	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC		NIC
106B	OFFICE	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC		NIC
106C	OFFICE	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC		NIC
106D	OFFICE	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC		NIC
106E	OFFICE	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC		NIC
106F	CONFERENCE	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC		NIC
106G	OFFICE	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC		NIC
106H	OFFICE	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC		NIC
107	CONFERENCE	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC		NIC
B101	JANITOR	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC		NIC
B102	MENS	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC		NIC
B102.1	SHOWER	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC		NIC
B103	WOMENS	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC		NIC
B103.1	QUIET ROOM	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC		NIC
B103.2	SHOWER	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC		NIC
B104	STORAGE	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC		NIC
B106	TELE/ELEC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC		NIC
B107	SERVER	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC		NIC
C100	LOBBY	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC		NIC
C102	CIRCULATION	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC		
C103	CIRCULATION	ETR	RB-01	P-01	P-01	P-01	P-01	---	---	---	---	ACT-01	---		LCP SINGLE LEVEL
C104	CIRCULATION	ETR	RB-01	P-01, FRP-01	P-01	P-01, FRP-01	P-01, FRP-01	---	---	---	---	ACT-01	---	FRP-01 FINISH TO BE INSTALLED AT THE BOTTOM 4' OF THE WALL.	LCP SINGLE LEVEL

ROOM FINISH SCHEDULE LEVEL 02

ROOM		FLOOR		WALLS				CASEWORK							
NUMBER	NAME	FINISH	BASE	NORTH	EAST	SOUTH	WEST	BASE CABINETS	COUNTERTOP	UPPER CABINETS	CABINET HARDWARE	CEILING	WINDOW COVERING	NOTES	LIGHTING CONTROLS
200	A&T LOBBY	ETR	RB-01	P-01	P-01	P-01	P-01	---	CTP-01	---	---	ETR	---		---
201A	A&T - OPEN OFFICE	ETR	RB-01	P-01	P-01	---	P-01	---	---	---	---	ETR	---	FINISHES APPLIED WITHIN WORK LIMIT ONLY. ALL OTHER AREAS NIC	---
201B	STORAGE	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC		NIC
201C	CONFERENCE	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC		NIC
201D	CONFERENCE	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC		NIC
201E	HALLWAY	ETR	RB-01	---	P-01	---	---	---	---	---	---	ETR	---	FINISHES APPLIED WITHIN WORK LIMIT ONLY. ALL OTHER AREAS NIC	EXISTING RECESSED CAN LIGHTS TO BE CONTROLLED FROM A&T LOW LEVEL CIRCUIT
202	PLANNING DEPT - OPEN OFFICE	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC		NIC
202A	STORAGE	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC		NIC
202B	COPY	ETR	RB-01	---	P-01	---	---	---	---	---	---	ETR	---	FINISHES APPLIED WITHIN WORK LIMIT ONLY. ALL OTHER AREAS NIC	EXISTING TROFFER TO BE CONTROLLED FROM NW QUADRANT'S LOW LEVEL CIRCUIT
202C	OFFICE	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC		NIC
202D	CONFERENCE	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC		NIC
202E	OFFICE	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC		NIC
202F	OFFICE	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC		NIC
202G	HALLWAY	ETR	RB-01	---	P-01	---	---	---	---	---	---	ETR	---	FINISHES APPLIED WITHIN WORK LIMIT ONLY. ALL OTHER AREAS NIC	EXISTING RECESSED CAN LIGHTS TO BE CONTROLLED FROM WEST QUADRANT LOW LEVEL CIRCUIT
203	LOBBY	ETR	RB-01	P-01	P-01	P-01	P-01	---	---	---	---	ETR	---	PATCH AND REPAIR EXISTING CARPET WITH ATTIC STOCK FLOORING	LCP DUAL LEVEL
203A	VESTIBULE	ETR	RB-01	P-01	P-01	P-01	P-01	---	---	---	---	ETR	---		LCP DUAL LEVEL
203B	CONFERENCE	ETR	RB-01	P-01	P-01	P-01	P-01	---	---	---	---	ETR	---	PATCH AND REPAIR EXISTING CARPET WITH ATTIC STOCK FLOORING	OCCUPANCY SENSOR 2 POLE
203C	OFFICE	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC		NIC
203D	OFFICE	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC		NIC
203E	OFFICE	ETR	RB-01	P-01	P-01	P-01	P-01	---	---	---	---	ETR	---		OCCUPANCY SENSOR 2 POLE
203F	OFFICE	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC		NIC
203G	HHS - OPEN OFFICE	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC		NIC
203H	COPY	ETR	RB-01	---	---	---	P-01	---	---	---	---	ETR	---	FINISHES APPLIED WITHIN WORK LIMIT ONLY. ALL OTHER AREAS NIC	EXISTING TROFFER TO BE CONTROLLED FROM HHS LOW LEVEL CIRCUIT
203I	CONFERENCE	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC		NIC
203J	OFFICE	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC		NIC
203K	OFFICE	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC		NIC
203L	HHS - OPEN OFFICE	ETR	RB-01	---	---	---	P-01	---	---	---	---	ETR	---	FINISHES APPLIED WITHIN WORK LIMIT ONLY. ALL OTHER AREAS NIC	NIC
203M	CONFERENCE	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC		NIC
203N	OFFICE	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC		NIC
203O	OFFICE	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC		NIC
203P	CONFERENCE	ETR	RB-01	P-01	P-01	P-01	P-01	---	---	---	---	ETR	---	PATCH AND REPAIR EXISTING CARPET WITH ATTIC STOCK FLOORING	OCCUPANCY SENSOR 2 POLE
203Q	HALLWAY	ETR	RB-01	---	---	---	P-01	---	---	---	---	ETR	---	FINISHES APPLIED WITHIN WORK LIMIT ONLY. ALL OTHER AREAS NIC	EXISTING RECESSED CAN LIGHTS TO BE CONTROLLED FROM HHS LOW LEVEL CIRCUIT
B104.1	TELCO	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC		NIC
B201	JANITOR	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC		NIC
B202	MENS	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC		NIC
B203	WOMENS	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC		NIC
B204	STORAGE	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC		NIC
C201	ELEVATOR LOBBY	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC		NIC
C203	CIRCULATION	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC		NIC

ROOM FINISH SCHEDULE LEVEL 03

ROOM		FLOOR		WALLS				CASEWORK							
NUMBER	NAME	FINISH	BASE	NORTH	EAST	SOUTH	WEST	BASE CABINETS	COUNTERTOP	UPPER CABINETS	CABINET HARDWARE	CEILING	WINDOW COVERING	NOTES	LIGHTING CONTROLS
301	OMI - EXECUTIVE DEPARTMENT	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC		NIC
301A	EXECUTIVE OFFICE	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC		NIC
301B	EXECUTIVE OFFICE	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC		NIC
301C	EXECUTIVE OFFICE	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC		NIC
301D	CONFERENCE	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC		NIC
301E	EXECUTIVE OFFICE	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC		NIC
301F	CONFERENCE	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC		NIC
301G	EXECUTIVE OFFICE	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC		NIC
301H	EXECUTIVE OFFICE	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC		NIC
301I	EXECUTIVE OFFICE	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC		NIC
301J	STORAGE	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC		NIC
302	BOARD ROOM	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC		
302A	PANTRY	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC		
303	BOC - OPEN OFFICE	CPT-02	WDB-02	P-01, WDV-01, WDT-01	P-01, WDV-01, WDT-01	P-01, WDV-01, WDT-01	P-01, WDV-01, WDT-01	WD-02	CTP-01	WD-02	CHW-01	ACT-01	---		LCP DUAL LEVEL
303A	COUNTY ADMINISTRATOR EA-001	CPT-02	WDB-01	P-01	P-01	P-01	P-01	---	---		---	ACT-01	---		OCCUPANCY SENSOR DIMMABLE
303B	COMMISSIONER EA-002	CPT-02	WDB-01	P-01	P-01	P-01	P-01	---	---	---	---	ACT-01	---		OCCUPANCY SENSOR DIMMABLE
303C	COMMISSIONER EA-003	CPT-02	WDB-01	P-01	P-01	P-01	P-01	---	---	---	---	ACT-01	---		OCCUPANCY SENSOR DIMMABLE
303D	COMMISSIONER EA-004	CPT-02	WDB-01	P-01	P-01	P-01	P-01	---	---	---	---	ACT-01	---		OCCUPANCY SENSOR DIMMABLE
303E	DEPUTY COUNTY ADMIN EA-012	CPT-02	WDB-01	P-01	P-01	P-01	P-01	---	---	---	---	ACT-01	---		OCCUPANCY SENSOR DIMMABLE
303F	CONFERENCE	CPT-02	WDB-01	P-01	P-01	P-01	P-01	---	---	---	---	ACT-01	---		OCCUPANCY SENSOR DIMMABLE
303G	COUNTY COUNSEL EA-006	CPT-02	WDB-01	P-01	P-01	P-01	P-01	---	---	---	---	ACT-01	---		OCCUPANCY SENSOR DIMMABLE
303I	ATTORNEY EA-009	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC		NIC
303J	ATTORNEY EA-007	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC		NIC
303K	CONFERENCE	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC		NIC
303L	OFFICE MANAGER EA-005	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	---		NIC
303M	STORAGE	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC		NIC
304	FINANCE - OPEN OFFICE	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC		NIC
304A	COPY	ETR	RB-01	---	---	---	P-01	---	---	---	---	ETR	---	FINISHES APPLIED WITHIN WORK LIMIT ONLY. ALL OTHER AREAS NIC	---
304B	HHS OFFICE	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC		
304C	OFFICE FN-002	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC		
304D	OFFICE FN-001	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC		
305	CLASSROOM	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC		NIC
306	OMI - OPEN OFFICE	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC		NIC
306A	CONFERENCE	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC		NIC
306B	OFFICE	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC		NIC
306C	OFFICE	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC		NIC
306D	OFFICE	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC		NIC
306E	CONFERENCE ROOM	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC		NIC
306F	OFFICE	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC		NIC
306G	OFFICE	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC		NIC
306H	FILE/COPY	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC		NIC
B301	JANITOR	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC		NIC
B302	MENS	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC		NIC
B303	WOMENS	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC		NIC
B304	STORAGE	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC		NIC
B304.1	TELCO	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC		NIC
C301	ELEVATOR LOBBY	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC		NIC
C302	HALLWAY	ETR	RB-01	---	---	---	P-01	---	---	---	---	ETR	---	FINISHES APPLIED WITHIN WORK LIMIT ONLY. ALL OTHER AREAS NIC	---

12 36 00 - COUNTERTOPS

NAME	DESCRIPTION	PRODUCT	COMMENTS
CTP-01	COUNTERTOP	MFG: CAESARSTONE STYLE: QUARTZ COLOR: SYMPHONY GREY 5133 FINISH: POLISHED PROFILE: EASED EDGE THICKNESS: 3CM ACCESSORIES: METAL GROMMET AS SHOWN ON PLANS, SATIN NICKEL FINISH, 2" MAX DIAMETER. BOD MOCKETT PS-1B-1 3/4" FLUSH MOUNT METAL DESK...	
CTP-02	HEARING ROOM DIAS METAL COUNTERTOP	MFG: CUSTOM FABRICATION STYLE: STAINLESS STEEL 304 18/8 SQUARE EDGE PROFILE FINISH: BLACKENED OXIDE, COLOR TO MATCH ARCHITECTURE SAMPLE THICKNESS: 16 GAUGE	
CTP-03	KITCHEN	MFG: WILSONART STYLE: HIGH PRESSURE LAMINATE COLOR: WINDSWEPT PEWTER 4795-60 FINISH: MATCH EXISTING PROFILE: MATCH EXISTING THICKNESS: MATCH EXISTING	PATCH AND REPAIR COUNTERTOP AS REQUIRED.

BOD LIGHTING FIXTURES

NAME	DESCRIPTION	PRODUCT	COMMENTS
L1	TROFFER	MFG: BOD, FOCAL POINT STYLE: LUNA2X4 LED TROFFER, FLUL-24 COLOR TEMPERATURE TO MATCH EXISTING LIGHTING	DIMMABLE LIGHTING CONTROL
R1	RECESSED CAN LIGHT	MFG: BOD, DMF LIGHTING STYLE: 6" ROUND RECESSED CANNED LIGHT FINISH: WHITE TRIM, BLACK REFLECTOR COLOR TEMPERATURE TO MATCH EXISTING LIGHTING	
T1	DIAS TAPE LIGHT, UNDER CABINET LIGHTING	MFG: BOD, KELVIX STYLE: LED TAPE LIGHT TEMPERATURE: 3000 K DIMENSIONS: LENGTH AS REQUIRED	
S1	BOH SUSPENDED LINEAR LIGHT	MFG: BOD, ORACLE LIGHTING STYLE: 4' SUSPENDED LINEAR TEMPERATURE: 3000K FINISH: WHITE	

06 20 00 - FINISH CARPENTRY

NAME	DESCRIPTION	PRODUCT	COMMENTS
WDB-01	WOOD BASE	SPECIES: MDF COLOR: PAINT TO MATCH WALL COLOR SHEEN: SATIN SIZE: 4"	
WDB-02	WOOD BASE MOLDING	SPECIES: MAPLE PROFILE: MATCH EXISTING TRIM PROFILE COLOR: STAIN TO MATCH EXISTING SHEEN: MATCH EXISTING SIZE: SEE DRAWINGS, MATCH EXISTING	BOC OPEN OFFICE
WDT-01	WOOD WALL TRIM	SPECIES: MAPLE PROFILE: MATCH EXISTING PROFILE COLOR: STAIN TO MATCH EXISTING SHEEN: MATCH EXISTING SIZE: SEE DRAWINGS, MATCH EXISTING	BOC OPEN OFFICE
MDF-01	DIAS FRONT FACING MDF PANELING	SPECIES: MDF MFR: HEARTWOOD CARVING PATTERN: TEXTURE PANEL #21L COLOR: PAINT P-03 SHEEN: EGGSHELL	INSTALL VERTICALLY. COORDINATE WITH ARCHITECT BEFORE INSTALLATION.
WD-01	LIVE EDGE WOOD SLABS	SPECIES: DOUGLAS FIR STYLE: SOLID LIVE EDGE WOOD SLABS FINISH: CLEAR, MATTE FINISH SIZE: SEE PLANS, DETAILS, AND ELEVATIONS, VERIFY IN FIELD	HEARING ROOM LIVE EDGE ACCENT WALL
WDV-01	WOOD VENEER WALL PANELING	SPECIES: MAPLE, CURLY HIGHLY FIGURED COLOR: STAIN TO MATCH EXISTING MATCH: BOOK MATCH SHEEN: MATCH EXISTING THICKNESS: 1/2" HEIGHT: SEE DRAWINGS	BOC OPEN OFFICE

06 41 00 - ARCHITECTURAL WOOD CASEWORK

NAME	DESCRIPTION	PRODUCT	COMMENTS
PL-01	PLASTIC LAMINATE	MFR: FORMICA STYLE: CHESTNUT WOODLINE 5884-58 FINISH: MATTE	EURO STYLE STYLE CABINETS, FLAT PANEL, SEE ELEVATIONS FOR ADDITIONAL INFORMATION
CHW-01	CABINET HARDWARE	MFG: BERENSON STYLE: METRO 160 MM 4118-18PN-P FINISH: BRUSHED NICKEL SIZE: 160 MM/6 11/16"	
MTL-02	DECORATIVE METAL REGLETS	MFG: BOD, FRY STYLE: SEE DETAILS FINISH: BRUSHED NICKEL SIZE: VERIFY	DIAS CASEWORK
WD-02	CABINET CASEWORK	SPECIES: MATCH WDV-01 COLOR: STAIN TO MATCH WDV-01 MATCH: BOOK MATCH SHEEN: MATTE	EURO STYLE STYLE CABINETS, FLAT PANEL, SEE ELEVATIONS FOR ADDITIONAL INFORMATION

06 82 05 - FIBERGLASS REINFORCED PLASTIC PANELING

NAME	DESCRIPTION	PRODUCT	COMMENTS
FRP-01	FIBERGLASS REINFORCED PLASTIC PANELING	MFG: NUDO STYLE: FIBERLITE FRP WALL PANELS, CLASS A FIRE RATING COLOR: WHITE 151 FINISH: EMBOSSED SIZE: 4' HIGH ACCESSORIES: COORDINATING TOP, SIDE, AND CORNER TRIM AS REQUIRED	

08 80 00 - GLAZING

NAME	DESCRIPTION	PRODUCT	COMMENTS
GLF-1	IMPACT RESISTANT GLAZING FILM	MFR: 3M PRODUCT: SCOTCHSHIELD SECURITY WINDOW FILM S2400	SEE PLANS FOR LOCATION. TO BE APPLIED FULL HEIGHT AND WIDTH OF WINDOWS AT EACH LITE
GL-1	LAMINATED SAFETY GLAZING	REFER TO SPEC SECTION 08 80 00	

09 51 00 - ACOUSTIC CEILING

NAME	DESCRIPTION	PRODUCT	COMMENTS
ACT-01	ACOUSTIC CEILING TILE	MFR: ARMSTRONG PRODUCT: DUNE 1774, ANGLED TEGULAR 15/16" SIZE: 24" X 24"	COLOR TO MATCH EXISTING ACT CEILING

09 65 00 - RESILIENT FLOORING

NAME	DESCRIPTION	PRODUCT	COMMENTS
RF-01	LINOLEUM ROLLED GOOD	MFG: FORBO STYLE: MARMOLEUM, REAL AUTHENTIC COLOR: 3053 DOVE BLUE TOTAL THICKNESS: .08 INCH WIDTH: 78.74"	LUNCHROOM, KITCHEN, MATCH EXISTING SPECIFICATION IN THE PROJECT
RB-01	RUBBER BASE	MFG: BOD ROPPE STYLE: STRAIGHT AT CARPET, COVE AT RESILIENT FLOOR COLOR: BLACK BROWN P193 HEIGHT: 4" AT CARPET, 6" AT RESILIENT FLOOR	
RN-01	RUBBER NOSING	MFG: BOD ROPPE STYLE: #16 DOUBLE FLANGE CARPET STAIR NOSING COLOR: BLACK BROWN P193	

09 68 13 - TILE CARPETING

NAME	DESCRIPTION	PRODUCT	COMMENTS
CPT-01	CARPET TILE	MFG: SHAW CONTRACT STYLE: REWOVEN SCULPT 5T007 COLOR: 83761 CLAY FIBER: NYLON BACKING: ECOWORX SIZE: 24" X 24" INSTALLATION PATTERN: MONOLITHIC	BOC HEARING ROOM
CPT-02	CARPET TILE	MFG: MANNINGTON STYLE: BOUCLE MODERNE COLOR: STORMY SLATE 14505 BACKING: INFINITY II MODULAR SIZE: 24" X 24" INSTALLATION PATTERN: MONOLITHIC	ELECTION ROOM, TALLY ROOM, COUNTY CLERK LOBBY, BOC OPEN OFFICE, 303A-G PRIVATE OFFICES

09 90 00 - PAINTING AND COATING

NAME	DESCRIPTION	PRODUCT	COMMENTS
P-01	GENERAL PAINT	MFG: MATCH EXISTING, ICI COLOR:MATCH EXISTING P-1, 541 DESERT CASTLE FINISH: SEE COMMENTS	WALLS:MATCH EXISTING SHEEN TRIM: MATCH EXISTING SHEEN
P-02	ACCENT PAINT	MFG: SHERWIN WILLIAMS COLOR: TRICORN BLACK SW6258 FINISH: EGGSHELL	
P-03	ACCENT PAINT-DIAS FRONT FACING PANELING	MFG: SHERWIN WILLIAMS COLOR: BALANCED BEIGE SW7037 FINISH: EGGSHELL	
P-04	GENERAL PAINT-HEARING ROOM	MFG: SHERWIN WILLIAMS COLOR: ALABASTER WHITE SW7008 FINISH: EGGSHELL	

10 26 01 - WALL AND CORNER GUARDS

NAME	DESCRIPTION	PRODUCT	COMMENTS
CG-01	CORNER GUARD	MFG: BOD TARKETT JOHNSONITE STYLE: VBG-08 A48 CORNER GUARD COLOR: O8 ICICLE SIZE: 1 1/2" , 4' HEIGHT	

12 24 00 - WINDOW SHADES

NAME	DESCRIPTION	PRODUCT	COMMENTS
WT-01	WINDOW SHADES, MANUAL	MFG: MATCH EXISTING STYLE: MATCH EXISTING OPACITY: MATCH EXISTING COLOR: MATCH EXISTING FASCIA PANEL: HARDWARE COLOR: MATCH EXISTING	

SERA

ARCHITECTURE
URBAN DESIGN + PLANNING
INTERIOR DESIGN

P

Addendum

SERA ARCHITECTURE URBAN DESIGN + PLANNING INTERIOR DESIGN

Project Name	**Yamhill County - Government Services Building (Formerly OMI)**
Project Number	2501001
Project Address	400 NE Baker St McMinnville, OR 97128
Company Name	SERA Architects, Inc
Address	600 SW 10th Ave Portland, OR 97205
Addendum #	**A**
Date of Issuance	**03 December 2025**

To: All Contract Document Holders

This Addendum forms a part of the Contract Documents and modifies the original Project Manual and Drawings, dated 29 OCT 2025, as noted below. Acknowledge receipt of this Addendum in the space provided on the Bid Form. Failure to do so may subject bidder to disqualification.

This Addendum consists of two (2) addendum pages and ten (10) attachments:

ATTACHMENTS

1. Revision Drawings – General: G001, dated 03 December 2025
   Revision Drawings – Architectural: A152B, A251B, A251C, A251D, A252A, A252B, A252C, A253D, A911 dated 03 December 2025.

DRAWINGS

Sheet G001 - Cover Sheet

1. Add: General Notes – Design/Build Coordination, notes “A. Mechanical”, “g.”, and “D. AV/IT/Telecom”, “c.”,

Sheets A152B - Enlarged Plan - Level 02 SE Quadrant

1. Delete: Door 203B.1, and three-way light switch.
2. Add: Door tag for (E)203C, (E)203D, (E)203E, (E)203F.
3. Change: Door (E)203, existing to remain.
4. Delete: Door (E)203’s corresponding card reader and hardware.

Sheet A251B - Enlarged RCP – Level 01 SE Quadrant

1. Change: Quantity and location of ceiling mounted speakers.
2. Change: Location of lighting and mechanical return grilles revised to accommodate the AV speaker layout.
3. Add: Keyed Note 13, revised to ceiling hung projection screen.

Sheet A251C, A251D, A252A, A252B, A252C, A253D – Enlarged RCP

1. Add: Keyed Note 13, revised to ceiling hung projection screen.

Sheet A911 – Door & Glazing Schedules

1. Delete: Door 203B.1
2. Change: Door (E)203, existing to remain

END OF ADDENDUM A

YAMHILL COUNTY - GOVERNMENT SERVICES BUILDING (FORMERLY OMI)

YAMHILL COUNTY



PROJECT DIRECTORY

OWNER: **YAMHILL COUNTY, OREGON**
434 NE EVANS STREET
MCMINNVILLE, OR 97128
TEL: (503) 434-7501

ATTN:
KEN HUFFER, COUNTY ADMINISTRATOR
HUFFERK@YAMHILLCOUNTY.GOV

ARCHITECT OF RECORD: **SERA ARCHITECTS, INC**
600 SW 10TH AVENUE
PORTLAND, OR 97205
TEL: (503) 445-7372

ATTN: ERIC PHILPS, PROJECT MANAGER
ERICP@SERADESIGN.COM

DELEGATED DESIGN AND DEFERRED SUBMITTALS

REFERENCE SECTION 01 35 73 - DELEGATED DESIGN PROCEDURES FOR ADDITIONAL INFORMATION
SEE PROJECT DRAWINGS AND SPECIFICATIONS FOR BALANCE OF DELEGATED DESIGN COMPONENTS AND SYSTEMS

SECTION	SECTION NAME	DELEGATED DESIGN	DEFERRED SUBMITTAL	SEPARATE PERMIT	ITEMS FOR AHJ REVIEW
08 80 00	GLAZING	YES	YES	NO	SHOP DRAWINGS AND CALCULATIONS
09 51 00	ACOUSTICAL CEILINGS	YES	YES	NO	SUSPENDED CEILINGS AND SEISMIC BRACING REQUIREMENTS
21 00 00	FIRE SUPPRESSION	YES	NO	YES	SEPARATE PERMIT BY DESIGN-BUILD CONTRACTOR
22 00 00	PLUMBING	YES	NO	YES	SEPARATE PERMIT BY DESIGN-BUILD CONTRACTOR
23 00 00	HVAC	YES	NO	YES	SEPARATE PERMIT BY DESIGN-BUILD CONTRACTOR
26 00 00	ELECTRICAL	YES	NO	YES	SEPARATE PERMIT BY DESIGN-BUILD CONTRACTOR
28 00 00	ELECTRICAL SAFETY AND SECURITY	YES	NO	YES	SEPARATE PERMIT BY DESIGN-BUILD CONTRACTOR

DESIGN-BUILD CONTRACTOR TO DESIGN "FULLY CODE COMPLIANT SYSTEM" CONCURRENTLY WITH ARCHITECT'S DOCUMENTS. SEISMIC RESTRAINT AND BRACING AND SECUREMENT OF ALL ASSOCIATED EQUIPMENT SHALL BE PROVIDED WHERE THE MOVEMENT AND OVERTURNING DUE TO SEISMIC DISPLACEMENT OF SUCH ITEMS COULD CREATE A LIFE SAFETY HAZARD EITHER BY DIRECT INJURY OR INDIRECTLY BY BLOCKING SAFE EGRESS FROM THE BUILDING.

SEPARATE FIRE PROTECTION REQUIREMENTS

GENERAL CONTRACTOR SHALL OBTAIN FIRE PROTECTION PERMITS FROM THE FIRE MARSHAL'S OFFICE FOR THE FOLLOWING ITEMS:

FIRE SPRINKLERS (PERMIT)
FIRE ALARM SYSTEMS (PERMIT)

GENERAL NOTES

A. DIMENSIONS TAKE PRECEDENCE OVER DRAWINGS. DO NOT SCALE DRAWINGS.

B. DETAILS NOTED AS "TYPICAL" OR "TYP" APPLY IN ALL CASES UNLESS SPECIFICALLY REFERENCED. DETAILS THAT ARE SPECIFICALLY REFERENCED SHALL TAKE PRECEDENCE OVER DETAILS NOTED AS "TYPICAL" OR "TYP".

C. SPECIFIC NOTES AND DETAILS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND DETAILS.

GENERAL NOTES - DEMOLITION

A. REFER TO SPECIFICATION SECTION 02 41 00 - DEMOLITION AND 01 70 00 - EXECUTION AND CLOSEOUT REQUIREMENTS FOR ADDITIONAL INFORMATION.

B. DEMOLITION DRAWINGS ARE DIAGRAMMATIC AND PROVIDE A GENERALIZED SCOPE OF WORK. DEMOLITION DRAWINGS ARE TO BE USED IN CONJUNCTION WITH BALANCE OF CONTRACT DOCUMENTS.

C. COORDINATE DEMO WORK WITH NEW CONSTRUCTION. DEMOLITION AND REMOVAL WORK SHALL BE DONE AS NEATLY AND CAREFULLY AS POSSIBLE TO PREVENT DAMAGE TO ADJACENT SURFACES AND/OR EQUIPMENT. CUTTING SHALL BE DONE IN NEAT, STRAIGHT, TRUE LINES USING THE PROPER CUTTING TOOLS WITH MINIMAL OR NO DAMAGE TO REMAINING MATERIAL. PRIOR TO CUTTING STRUCTURAL ITEMS THE CONTRACTOR SHALL HAVE THE STRUCTURAL ENGINEER REVIEW REMOVAL METHODS.

GENERAL NOTES - DESIGN/BUILD COORDINATION

A. MECHANICAL:
a. ALL MECHANICAL SUPPLY AND RETURN GRILLS LOCATED ON PLANS SHOW DESIGN INTENT AND ARE NOT THE FINAL LOCATIONS OR COUNTS. CONTRACTOR TO VERIFY IF ADDITIONAL GRILLS ARE REQUIRED PER CODE. AT WALLS THAT EXTEND TO STRUCTURE, CONTRACTOR TO VERIFY QUANTITY AND LOCATION OF TRANSFER GRILLS.

b. CONTRACTOR TO COORDINATE SUPPLY AND RETURN GRILL LOCATIONS WITH FURNITURE LOCATIONS.

c. CONTRACTOR SHALL COORDINATE NEW OR RELOCATED HVAC EQUIPMENT WITH THE BUILDING'S BUILDING AUTOMATION SYSTEM (BAS) INCLUDING, BUT NOT LIMITED TO, SERVICE POINT LABELING, SET POINTS, AND MONITORING.

d. AT CLERK'S SUITE (GROUND FLOOR NORTH END), CONTRACTOR SHALL COORDINATE ANY SPECIALTY EQUIPMENT HVAC NEEDS. ADDITIONAL AIRFLOW MAY BE REQUIRED DUE TO SPECIALTY EQUIPMENT UNIQUE TO THE CLERK 'S SUITE.

e. AT TALLY ROOM 102E AND SERVER B107, CONTRACTOR SHALL COORDINATE AND RELOCATE EXISTING HVAC EQUIPMENT AND SERVICE LINES IN EXISTING SPACES AS REQUIRED FOR RENOVATION WORK.

f. MECHANICAL CONTRACTOR SHALL COORDINATE, LOCATE, TEST AND BALANCE THE BUILDING SUPPLY AND RETURN SYSTEM IN EACH SPACE FOR BELOW FLOOR SUPPLY PLENUM AND ABOVE CEILING RETURN PLENUM. AT FULL HEIGHT WALLS AT SECURE LOCATIONS, COORDINATE INTRUSION SECURITY. AT PARTIAL HEIGHT WALLS AT ACOUSTIC LOCATIONS, PROVIDE ACOUSTIC BOOTS AT CEILING RETURN GRILL LOCATIONS WHERE INDICATED.

A/9 AT END OF CONSTRUCTION, CONTRACTOR TO PROVIDE NEW FITERS, COORDINATE WITH OWNERSHIP ON TYPE AND QUANTITY.

B. ELECTRICAL:
a. CONTRACTOR SHALL LOCATE ADDITIONAL OUTLETS NOT SHOWN ON PLANS AS REQUIRED PER CODE AND COORDINATE WITH OWNER'S EQUIPMENT AND FURNITURE. ALL CIRCUITING TO BE DESIGNED AND VERIFIED BY CONTRACTOR.

b. CONTRACTOR SHALL CONTACT THE OWNER IMMEDIATELY IF NEW BRANCH PANELS ARE REQUIRED DUE TO ADDITIONAL CIRCUITING.

c. CONTRACTOR SHALL COORDINATE WITH OWNER 'S AV/ IT/ TELECOM STAFF AND CONSULTANT REGARDING EQUIPMENT POWER REQUIREMENTS, FINAL LOCATIONS, CIRCUITING, ETC.

d. CONTRACTOR SHALL COORDINATE OUTLET LOCATIONS REQUIRED BY OWNER THAT MAY OCCUR BELOW OR ABOVE COUNTERTOPS.

e. CONTRACTOR SHALL COORDINATE AND LOCATE CONVENIENCE AND HOUSEKEEPING OUTLETS WITH OWNER IN ALL AREAS OF THE WORK.

f. CONTRACTOR SHALL COORDINATE POWER EQUIPMENT REQUIREMENTS WITH OWNER REGARDING ANY NEW OR RELOCATED EQUIPMENT.

g. AT THE CLERK'S SUITE (GROUND FLOOR NORTH END), CONTRACTOR SHALL COORDINATE WITH OWNER REGARDING SPECIALTY EQUIPMENT UNIQUE TO THE CLERK'S SUITE.

C. LIGHTING:
a. LIGHTING LAYOUT ON REFLECTED CEILING PLANS SHOWS DESIGN INTENT. CONTRACTOR SHALL LOCATE AND PROVIDE REQUIRED LIGHTING LEVELS FOR EGRESS LIGHTING AS REQUIRED BY CODE. SWITCHING AND CIRCUITING TO BE VERIFIED BY CONTRACTOR AND COORDINATED WITH OWNER.

b. CONTRACTOR SHALL COORDINATE WITH OWNER REGARDING LIGHTING CONTROLS AND SWITCHING. SEE ROOM FINISH SCHEDULE FOR ADDITIONAL LIGHTING CONTROL INFORMATION.

c. WHERE DIFFERENT LAMP TYPES ARE REQUIRED, CONTRACTOR SHALL IMMEDIATELY BRING TO THE OWNER ANY COMPATIBILITY ISSUES REGARDING ITEMS SUCH AS FIXTURES, CONTROLS, VOLTAGE, AND CONTROL PANELS AND MODULES.

D. AV / IT / TELECOM:
A. ALL AV/ IT/ TELECOM EQUIPMENT CONNECTIONS SHOWN ARE BASED ON INFORMATION AVAILABLE AT THE TIME FROM OWNER.

b. CONTRACTOR SHALL COORDINATE WITH OWNER 'S AV/ IT/ TELECOM STAFF AND CONSULTANT FOR FINAL EQUIPMENT, POWER AND TELECOM LOCATIONS.

A/c CONTRACTOR TO PROVIDE ELECTRICAL POWER FOR ALL DEVICES AND WIRING PATH AND CHANNELS. CONTRACTOR TO COORDINATE WITH OWNER'S CONSULTANT ON REQUIREMENTS.

E. HARDWARE:
a. CONTRACTOR SHALL PROVIDE POWER AND DATA FOR NEW CARD READERS.

b. CONTRACTOR SHALL VERIFY THAT DOOR HANDING, SWING AND HARDWARE ARE COMPATIBLE WITH SALVAGED AND REUSED DOOR LEAVES AND HARDWARE WHERE APPLICABLE.

F. FIRE ALARM:
a. CONTRACTOR SHALL COORDINATE AND VERIFY WITH ARCHITECT AND OWNER REGARDING ALL LOCATIONS OF FIRE ALARM ELEMENTS IN EACH SPACE OF THE WORK. THIS SHALL INCLUDE ALL LOCATIONS OF AUDIBLE HORN ALARMS, VISUAL STROBE ALARMS, SPRINKLER PULL STATIONS, ETC WHERE REQUIRED BY CODE.

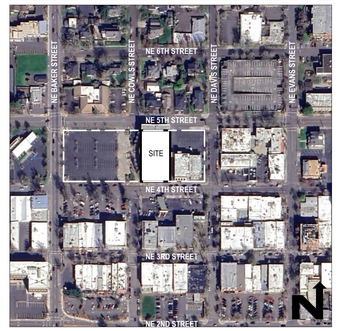
G. FIRE SPRINKLER:
a. CONTRACTOR SHALL COORDINATE AND PROVIDE NEW OR MODIFIED SPRINKLER LOCATIONS IN EACH SPACE OF THE WORK AS REQUIRED BY CODE.

b. NEW FIRE SPRINKLER SYSTEM ELEMENTS SHALL BE COMPATIBLE WITH THE EXISTING FIRE SPRINKLER SYSTEM.

SHEET INDEX

SHEET NUMBER	SHEET NAME	75% CD	PERMIT
GENERAL			
G001	COVER SHEET	■	■
G052	CODE COMPLIANCE SUMMARY	■	■
G101	CODE COMPLIANCE FLOOR PLANS LEVEL 01 AND 02	■	■
G102	CODE COMPLIANCE FLOOR PLAN LEVEL 03	■	■
G801	ACCESSIBILITY DIAGRAMS - PUBLIC AND COMMON AREAS	■	■
ARCHITECTURE			
AD101	DEMOLITION PLAN - LEVEL 01	■	■
AD102	DEMOLITION PLAN - LEVEL 02	■	■
AD103	DEMOLITION PLAN - LEVEL 03	■	■
AD201	DEMOLITION CEILING PLAN - LEVEL 01	■	■
AD202	DEMOLITION CEILING PLAN - LEVEL 02	■	■
AD203	DEMOLITION CEILING PLAN - LEVEL 03	■	■
ARCHITECTURE			
A001	SYMBOLS AND ANNOTATION	■	■
A002	ASSEMBLIES	■	■
A151B	ENLARGED PLAN - LEVEL 01 SE QUADRANT	■	■
A151C	ENLARGED PLAN - LEVEL 01 NE QUADRANT	■	■
A151D	ENLARGED PLAN - LEVEL 01 NW QUADRANT	■	■
A152A	ENLARGED PLAN - LEVEL 02 SW QUADRANT	■	■
A152B	ENLARGED PLAN - LEVEL 02 SE QUADRANT	■	■
A152C	ENLARGED PLAN - LEVEL 02 NE QUADRANT	■	■
A153D	ENLARGED PLAN - LEVEL 03 NW QUADRANT	■	■
A251B	ENLARGED RCP - LEVEL 01 SE QUADRANT	■	■
A251C	ENLARGED RCP - LEVEL 01 NE QUADRANT	■	■
A251D	ENLARGED RCP - LEVEL 01 NW QUADRANT	■	■
A252A	ENLARGED RCP - LEVEL 02 SW QUADRANT	■	■
A252B	ENLARGED RCP - LEVEL 02 SE QUADRANT	■	■
A252C	ENLARGED RCP - LEVEL 02 NE QUADRANT	■	■
A253D	ENLARGED RCP - LEVEL 03 NW QUADRANT	■	■
A601	INTERIOR ELEVATIONS	■	■
A801	INTERIOR DETAILS	■	■
A802	INTERIOR DETAILS	■	■
A810	INTERIOR DETAILS - OPENINGS	■	■
A820	INTERIOR DETAILS - FRAMING	■	■
A830	INTERIOR DETAILS - CEILINGS	■	■
A911	DOOR & GLAZING SCHEDULES	■	■
A921	FINISHES & ROOM FINISH SCHEDULE	■	■

VICINITY MAP



DISCLAIMER

THE WRITTEN AGREEMENT, DRAWINGS, SPECIFICATIONS AND ANY ADDENDA COMPRISE THE CONTRACT FOR THIS PROJECT. THEY SHALL BE TREATED AS ONE ENTITY, EQUALLY, WITHOUT PRIORITY. ITEMS, ELEMENTS, FIXTURES, SYSTEMS AND EQUIPMENT SHOWN SHALL BE FURNISHED AND INSTALLED EVEN THOUGH TYPICALLY SHOWN ELSEWHERE. THEREFORE IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO READ AND COMPREHEND ALL THESE DOCUMENTS IN ORDER TO COMPLETE THE WORK. IF A CONTRACTOR CHOOSES TO NOT THOROUGHLY REVIEW THE ENTIRE SET OF CONTRACT DOCUMENTS, THEY DO SO AT THEIR OWN RISK AND AGREE TO FURNISH & INSTALL ALL ITEMS NOTED ABOVE AT NO ADDITIONAL COST OR DELAY TO THE OWNER. (THE ONLY EXCEPTION TO THIS IS THAT THE SPECIFICATIONS SHALL TAKE PRECEDENCE OVER GENERAL NOTES ON THIS SHEET.)

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REGISTERED ARCHITECT
GEORGE D. HAGER JR.
PORTLAND, OREGON
5193
STATE OF OREGON

YAMHILL COUNTY - GOVERNMENT SERVICES BUILDING (FORMERLY OMI)

YAMHILL COUNTY
400 NE BAKER ST
MCMINNVILLE, OR 97128

REVISIONS

A	ADDENDUM A	03 DEC 2025

CHECKED BY: KEB
ISSUE DATE: 29 OCT 2025
PROJECT NO: 2501001

PERMIT SET

COVER SHEET

G001

LEGEND - FLOOR PLAN

- NOT IN SCOPE
- WORK LIMIT
- WALL (EXISTING TO REMAIN)
- WALL (NEW)
- DOOR (EXISTING TO REMAIN)
- DOOR (NEW)
- CR — CARD READER
- ETR — FLOOR TRANSITION LOCATION WITH EXISTING FLOORING TO REMAIN
- ETD — FLOOR TRANSITION LOCATION WITH EXISTING FLOORING TO BE REMOVED
- FEC — FIRE EXTINGUISHER AND CABINET
- E/FEC — EXISTING FIRE EXTINGUISHER AND CABINET
- CCTV — WEB CAMERA

KEYED NOTES - ENLARGED PLAN

1 ALIGN
2 RECESSED FIRE EXTINGUISHER CABINET, OFCI
3 BUILDING STANDARDS ROLLING CHAIR
5 BOOKSHELF TO MATCH WORKSTATION HEIGHT
6 FILE CABINETS TO BE SELECTED FROM COUNTY SURPLUS INVENTORY
7 PROVIDE CHAIR FROM OMI INVENTORY FOR STAFF THAT DO NOT HAVE ONE SPECIFIED ON DEPARTMENT'S INVENTORY LIST
8 GLAZING TO RECEIVE GLF-1, APPLIED TO INTERIOR OF WINDOWS, FULL HEIGHT AND WIDTH
9 BUILDING STANDARD WORKSTATION PARTITIONS AND SURFACES, OFOI
10 COUNTERTOP
11 PATCH AND REPAIR EXISTING COUNTERTOP, CTP-03
12 FINISHED END PANEL TO BE APPLIED TO CASEWORK, FINISH TO MATCH EXISTING
13 CORNER GUARDS
14 LOCKERS, OFOI, CONTRACTOR TO PROVIDE IN WALL BLOCKING

KEYED NOTES - ENLARGED PLAN

15 UNDER CABINET LIGHTS ABOVE
16 TAPE LIGHTS ABOVE SEE A801 FOR DETAIL
17 GROMMET, TYP
18 FLOOR MOUNTED QUAD, PROVIDE POWER, HDMI, AND (2) XLR CONNECTIONS. COORDINATE LOCATION WITH OWNER
19 FRP EXTENTS
20 AV RACK, OFOI
21 DIAS FLOOR ACCESS PANEL, LOCATED OVER OPEN (E) ACCESS PANEL BELOW. CONTRACTOR TO COORDINATE LOCATIONS WITH OWNER AND ARCHITECT
22 WALL MOUNTED WEB CAMERA LOCATION, COORDINATE FINAL LOCATION WITH OWNER
23 WALL COVERING TO MATCH EXISTING, VERIFY EXTENTS IN FIELD
24 MECHANICAL AT WINDOW SILL TO BE RELOCATED. CONTRACTOR TO COORDINATE LOCATION WITH ARCHITECT
25 LOCATION OF WOOD WALL PANEL IN PLACE MOCK UP

GENERAL NOTES - ENLARGED PLAN

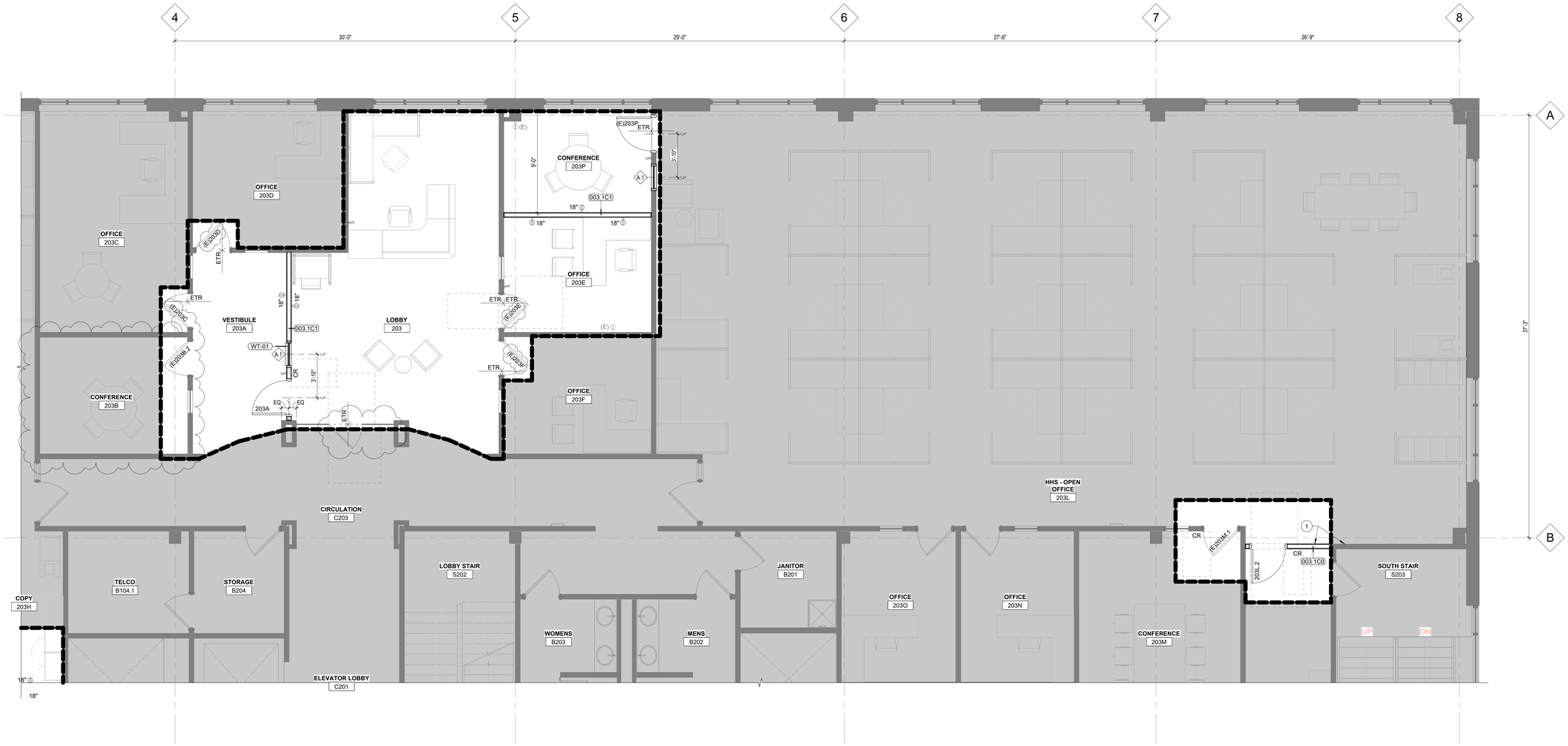
A. ENLARGED PLAN KEYED NOTES APPLY TO A150 SERIES SHEETS. ALL KEYED NOTES MAY NOT OCCUR ON THIS SHEET AND DO NOT APPLY TO ANY OTHER SHEETS EXCEPT THOSE NOTED.

B. SEE SHEET G801 FOR TYPICAL ACCESSIBILITY CLEARANCES AND MOUNTING HEIGHT INFORMATION.

C. SEE THE ROOM FINISH SCHEDULE FOR ADDITIONAL FINISH AND MATERIAL INFORMATION.

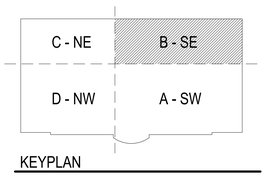
D. REFERENCE A800 SERIES SHEETS FOR DETAILS OF TRANSITIONS BETWEEN FLOORING MATERIALS.

E. WHERE REQUIRED, CARPET TO BE PATCHED AND REPAIRED UTILIZING ATTIC STOCK.



1 ENLARGED PLAN - LEVEL 02 - SE QUADRANT - HHS

1/4" = 1'-0"



KEYPLAN

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URBAN DESIGN + PLANNING
INTERIOR DESIGN

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REGISTERED ARCHITECT
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MCMINNVILLE, OR 97128

REVISIONS

A	ADDENDUM A	03 DEC 2025

CHECKED BY: KEB
ISSUE DATE: 29 OCT 2025
PROJECT NO: 2501001

PERMIT SET

ENLARGED PLAN - LEVEL 02 SE QUADRANT

A152B

LEGEND - LIGHT FIXTURE SYMBOLS

SYMBOL	DESIGNATION	DESCRIPTION
	R1	RECESSED DOWNLIGHT (ROUND)
	R-E	(EXISTING) RECESSED DOWNLIGHT (ROUND) TO BE REMOVED AND REINSTALLED IN NEW LOCATION AS SHOWN ON PLAN
	L1	(NEW) LAYIN TROFFER
	L-E	(EXISTING) LAYIN TROFFER TO BE REMOVED AND RE-INSTALLED IN NEW LOCATION AS SHOWN ON PLAN
	S1	SUSPENDED LINEAR

LEGEND - REFLECTED CEILING PLAN

- NOT IN SCOPE
- WORK LIMIT
- ACOUSTIC CEILING TILE 2' x 2', 9'-7" AFF UNO
- EXISTING ACOUSTIC CEILING TILE TO REMAIN AS POSSIBLE
- EXISTING PT GB CEILING TILE TO REMAIN AS POSSIBLE
- SUPPLY : RETURN : EXHAUST CONTRACTOR VERIFY QUANTITY AND LOCATION
- 9' - 0" CEILING TAG - CEILING HEIGHT RELATIVE TO FINISH FLOOR
- LIGHTED EXIT SIGN - SHADING INDICATES LIGHTED FACE(S) DIRECTION ARROW CORRESPONDS TO DIRECTION ON SIGN
- LIGHTED EXIT SIGN - CEILING MOUNTED
- LIGHTED EXIT SIGN - WALL MOUNTED
- CEILING MOUNTED SPEAKER, COORDINATE LOCATION WITH OWNER

KEYED NOTES - REFLECTED CEILING PLAN

1 ALIGN
2 NEW AND REINSTALLED EXISTING LIGHT FIXTURES NOT TO BE LOCATED WITHIN THE SAME SPACE
3 OUTLINE OF DAIS BELOW
4 NEW ACT CEILING TO TIE INTO EXISTING, CONTRACTOR TO VERIFY CEILING HEIGHTS ALIGN
5 OPEN TO STRUCTURE ABOVE
6 CEILING MOUNTED PROJECTOR AND FLUSH RECESSED SCREEN, PROVIDE POWER, COORDINATE LOCATION WITH OWNER, OFCI
7 ABOVE CEILING PLENUM RETURN AIR OPENING IN WALL. MECHANICAL CONTRACTOR TO COORDINATE RETURN AIR IN EACH SPACE WITH BUILDING SUPPLY AND RETURN SYSTEM. PROVIDE INTRUSION SECURITY SCREEN AT EACH OPENING
8 UNDER CABINET LIGHTING
9 EXISTING RETURN GRILLES TO BE REUSED AND RELOCATED
10 PROVIDE (1) ADDITIONAL DIMMABLE MANUAL SWITCH FOR (3) CENTRAL LIGHTS AT DIAS
11 PROVIDE CEILING MOUNTED OCCUPANCY SENSOR, MATCH EXISTING FIXTURES
12 OCCUPANCY SENSOR INTEGRATED INTO WALL SWITCH
A13 CEILING MOUNTED PROJECTOR AND CEILING HUNG SCREEN, PROVIDE POWER, COORDINATE LOCATION WITH OWNER, OFCI

GENERAL NOTES - RCP

A. REFLECTED CEILING PLAN KEYED NOTES APPLY TO A200 SERIES SHEETS. ALL KEYED NOTES MAY NOT OCCUR ON THIS SHEET AND DO NOT APPLY TO ANY OTHER SHEETS EXCEPT THOSE NOTED.

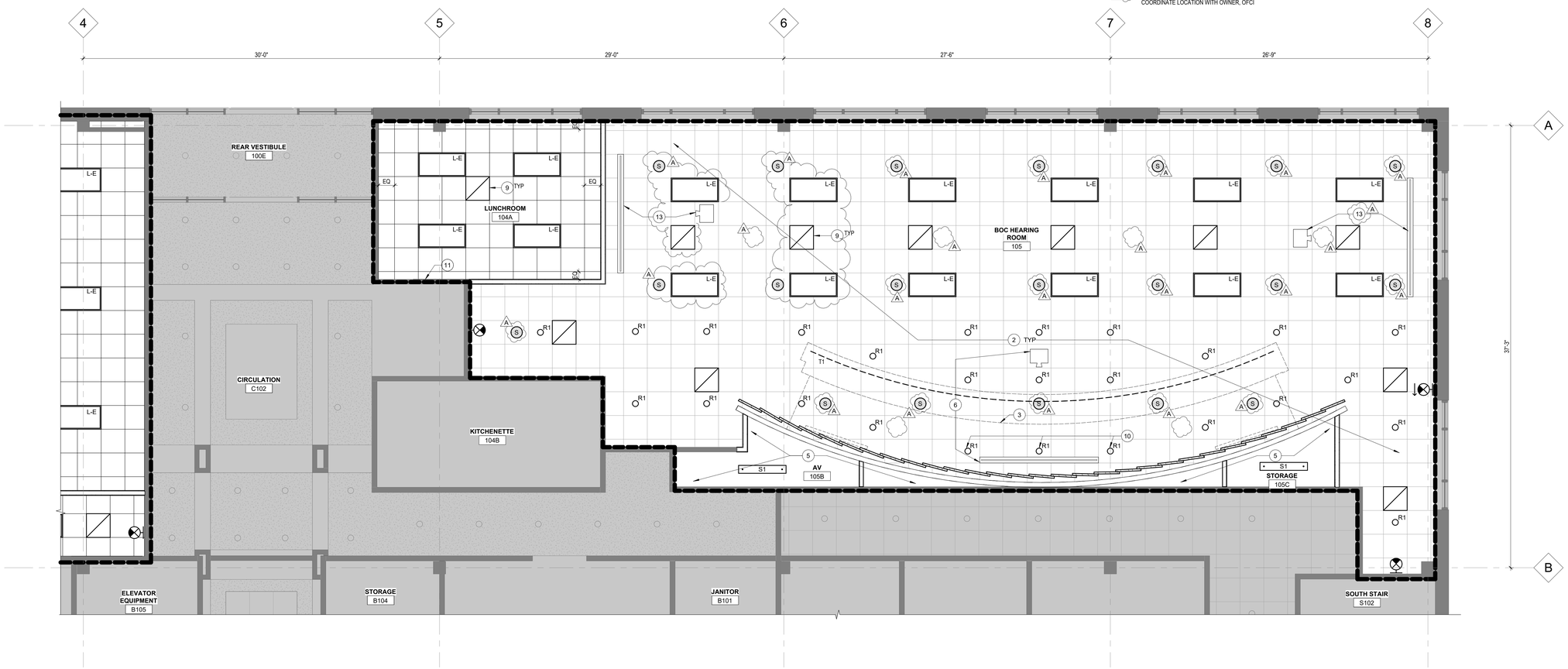
B. GRIDS ARE FOR REFERENCE ONLY. CONTRACTOR TO SET CONTROL POINTS FOR LAYOUT.

C. ALL CEILING HEIGHTS ARE RELATIVE TO FINISHED FLOOR, UNO.

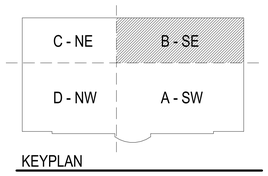
D. CENTER LIGHT FIXTURES/JUNCTION BOXES IN ROOM, UNO.

E. CENTER CEILING GRIDS IN ROOM, UNO.

F. SEE ROOM FINISH SCHEDULE FOR ADDITIONAL LIGHTING CONTROL INFORMATION.



1 REFLECTED CEILING PLAN - LEVEL 01 - SE QUADRANT
1/4" = 1'-0"



KEYPLAN

SERA

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A ADDENDUM A 03 DEC 2025

CHECKED BY: KEB
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ENLARGED RCP - LEVEL 01 SE QUADRANT

A251B

PERMIT SET

12/2/2025 1:43:36 PM SERA Architects, Inc. A251B ENLARGED RCP - LEVEL 01 SE QUADRANT

LEGEND - LIGHT FIXTURE SYMBOLS

SYMBOL	DESIGNATION	DESCRIPTION
	R1	RECESSED DOWNLIGHT (ROUND)
	R-E	(EXISTING) RECESSED DOWNLIGHT (ROUND) TO BE REMOVED AND REINSTALLED IN NEW LOCATION AS SHOWN ON PLAN
	L1	(NEW) LAYIN TROFFER
	L-E	(EXISTING) LAYIN TROFFER TO BE REMOVED AND RE-INSTALLED IN NEW LOCATION AS SHOWN ON PLAN
	S1	SUSPENDED LINEAR

LEGEND - REFLECTED CEILING PLAN

NOT IN SCOPE	SUPPLY ; RETURN ; EXHAUST CONTRACTOR VERIFY QUANTITY AND LOCATION
WORK LIMIT	9' - 0" CEILING TAG - CEILING HEIGHT RELATIVE TO FINISH FLOOR
ACOUSTIC CEILING TILE 2' x 2', 9'-7" AFF UNO	LIGHTED EXIT SIGN - SHADING INDICATES LIGHTED FACE(S) DIRECTION ARROW CORRESPONDS TO DIRECTION ON SIGN
EXISTING ACOUSTIC CEILING TILE TO REMAIN AS POSSIBLE	LIGHTED EXIT SIGN - CEILING MOUNTED
EXISTING PT GB CEILING TILE TO REMAIN AS POSSIBLE	LIGHTED EXIT SIGN - WALL MOUNTED
	CEILING MOUNTED SPEAKER, COORDINATE LOCATION WITH OWNER

KEYED NOTES - REFLECTED CEILING PLAN

1 ALIGN
2 NEW AND REINSTALLED EXISTING LIGHT FIXTURES NOT TO BE LOCATED WITHIN THE SAME SPACE
3 OUTLINE OF DAIS BELOW
4 NEW ACT CEILING TO TIE INTO EXISTING, CONTRACTOR TO VERIFY CEILING HEIGHTS ALIGN
5 OPEN TO STRUCTURE ABOVE
6 CEILING MOUNTED PROJECTOR AND FLUSH RECESSED SCREEN, PROVIDE POWER, COORDINATE LOCATION WITH OWNER, OFCI
7 ABOVE CEILING PLENUM RETURN AIR OPENING IN WALL. MECHANICAL CONTRACTOR TO COORDINATE RETURN AIR IN EACH SPACE WITH BUILDING SUPPLY AND RETURN SYSTEM. PROVIDE INTRUSION SECURITY SCREEN AT EACH OPENING
8 UNDER CABINET LIGHTING
9 EXISTING RETURN GRILLES TO BE REUSED AND RELOCATED
10 PROVIDE (1) ADDITIONAL DIMMABLE MANUAL SWITCH FOR (3) CENTRAL LIGHTS AT DIAS
11 PROVIDE CEILING MOUNTED OCCUPANCY SENSOR, MATCH EXISTING FIXTURES
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A/13 CEILING MOUNTED PROJECTOR AND CEILING HUNG SCREEN, PROVIDE POWER, COORDINATE LOCATION WITH OWNER, OFCI

GENERAL NOTES - RCP

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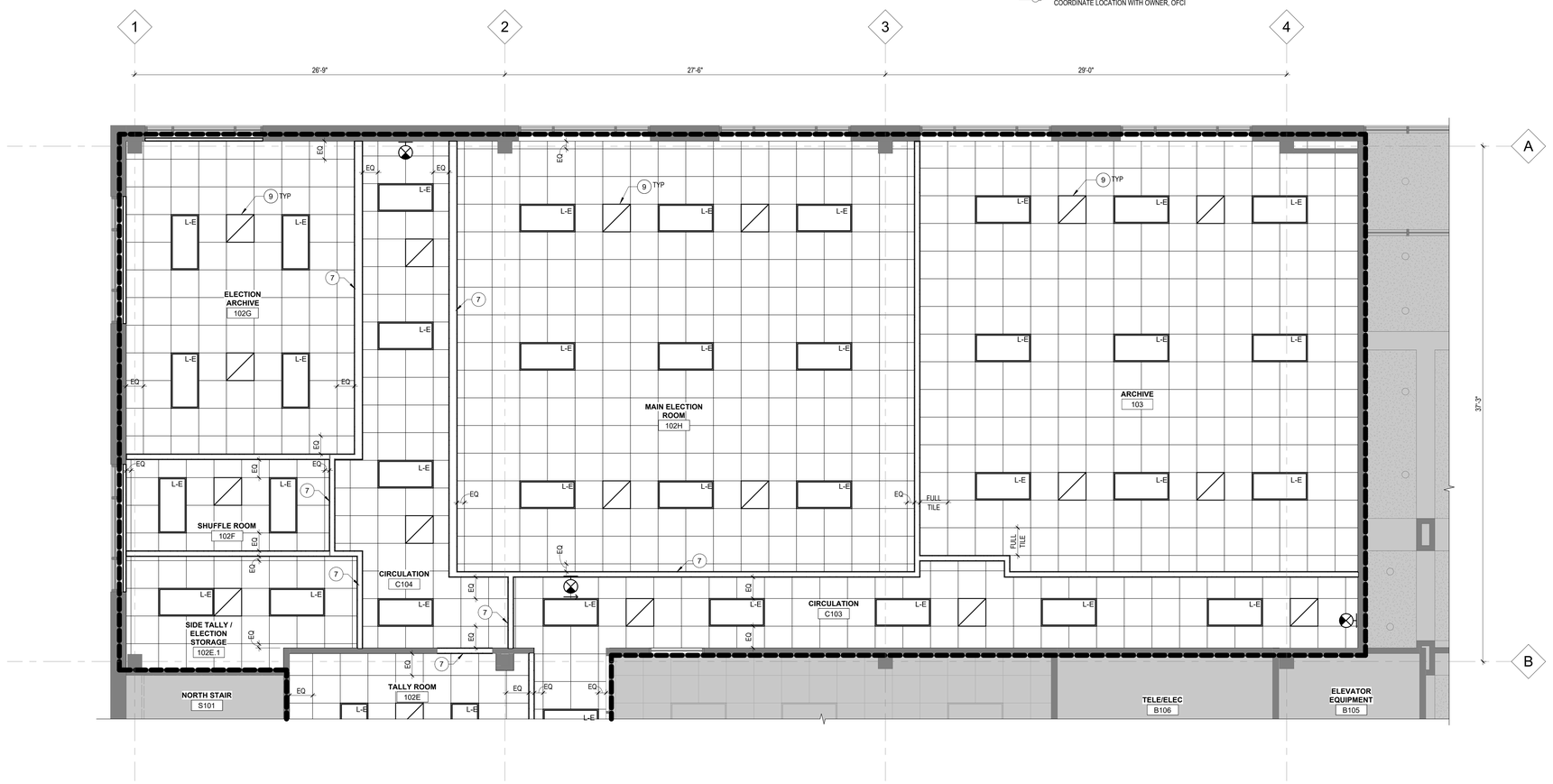
B. GRIDS ARE FOR REFERENCE ONLY. CONTRACTOR TO SET CONTROL POINTS FOR LAYOUT.

C. ALL CEILING HEIGHTS ARE RELATIVE TO FINISHED FLOOR, UNO.

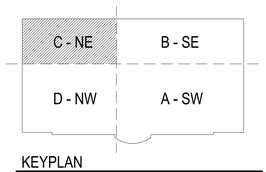
D. CENTER LIGHT FIXTURES/JUNCTION BOXES IN ROOM, UNO.

E. CENTER CEILING GRIDS IN ROOM, UNO.

F. SEE ROOM FINISH SCHEDULE FOR ADDITIONAL LIGHTING CONTROL INFORMATION.



1 REFLECTED CEILING PLAN - LEVEL 01 - NE QUADRANT
1/4" = 1'-0"



KEYPLAN

SERA
ARCHITECTURE
URBAN DESIGN + PLANNING
INTERIOR DESIGN
PORTLAND | OAKLAND
SERADESIGN.COM

REGISTERED ARCHITECT
GEORGE D. HAGER JR.
PORTLAND, OREGON
5193
STATE OF OREGON

YAMHILL COUNTY - GOVERNMENT SERVICES BUILDING (FORMERLY OMI)

YAMHILL COUNTY
400 NE BAKER ST
MCMINNVILLE, OR 97128

REVISIONS
A ADDENDUM A 03 DEC 2025

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ISSUE DATE: 29 OCT 2025
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PERMIT SET

ENLARGED RCP - LEVEL 01 NE QUADRANT

A251C

LEGEND - LIGHT FIXTURE SYMBOLS

SYMBOL	DESIGNATION	DESCRIPTION
○	R1	RECESSED DOWNLIGHT (ROUND)
○	R-E	(EXISTING) RECESSED DOWNLIGHT (ROUND) TO BE REMOVED AND REINSTALLED IN NEW LOCATION AS SHOWN ON PLAN
▭	L1	(NEW) LAYIN TROFFER
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• •	S1	SUSPENDED LINEAR

LEGEND - REFLECTED CEILING PLAN

- NOT IN SCOPE
- WORK LIMIT
- ACOUSTIC CEILING TILE 2' x 2', 9'-7" AFF UNO
- EXISTING ACOUSTIC CEILING TILE TO REMAIN AS POSSIBLE
- EXISTING PT GB CEILING TILE TO REMAIN AS POSSIBLE
- SUPPLY ; RETURN ; EXHAUST CONTRACTOR VERIFY QUANTITY AND LOCATION
- 9' - 0" CEILING TAG - CEILING HEIGHT RELATIVE TO FINISH FLOOR
- LIGHTED EXIT SIGN - SHADING INDICATES LIGHTED FACE(S) DIRECTION ARROW CORRESPONDS TO DIRECTION ON SIGN
- LIGHTED EXIT SIGN - CEILING MOUNTED
- LIGHTED EXIT SIGN - WALL MOUNTED
- S CEILING MOUNTED SPEAKER, COORDINATE LOCATION WITH OWNER

KEYED NOTES - REFLECTED CEILING PLAN

1 ALIGN
2 NEW AND REINSTALLED EXISTING LIGHT FIXTURES NOT TO BE LOCATED WITHIN THE SAME SPACE
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GENERAL NOTES - RCP

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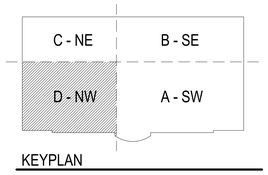
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F. SEE ROOM FINISH SCHEDULE FOR ADDITIONAL LIGHTING CONTROL INFORMATION.



1 REFLECTED CEILING PLAN - LEVEL 01 - NW QUADRANT
1/4" = 1'-0"



KEYPLAN

SERA

ARCHITECTURE
URBAN DESIGN + PLANNING
INTERIOR DESIGN

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SERADESIGN.COM

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ENLARGED RCP - LEVEL 01 NW QUADRANT

A251D

12/22/2025 12:47:18 PM SERA Architects, Inc. A251D ENLARGED RCP - LEVEL 01 NW QUADRANT

LEGEND - LIGHT FIXTURE SYMBOLS

SYMBOL	DESIGNATION	DESCRIPTION
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• •	S1	SUSPENDED LINEAR

LEGEND - REFLECTED CEILING PLAN

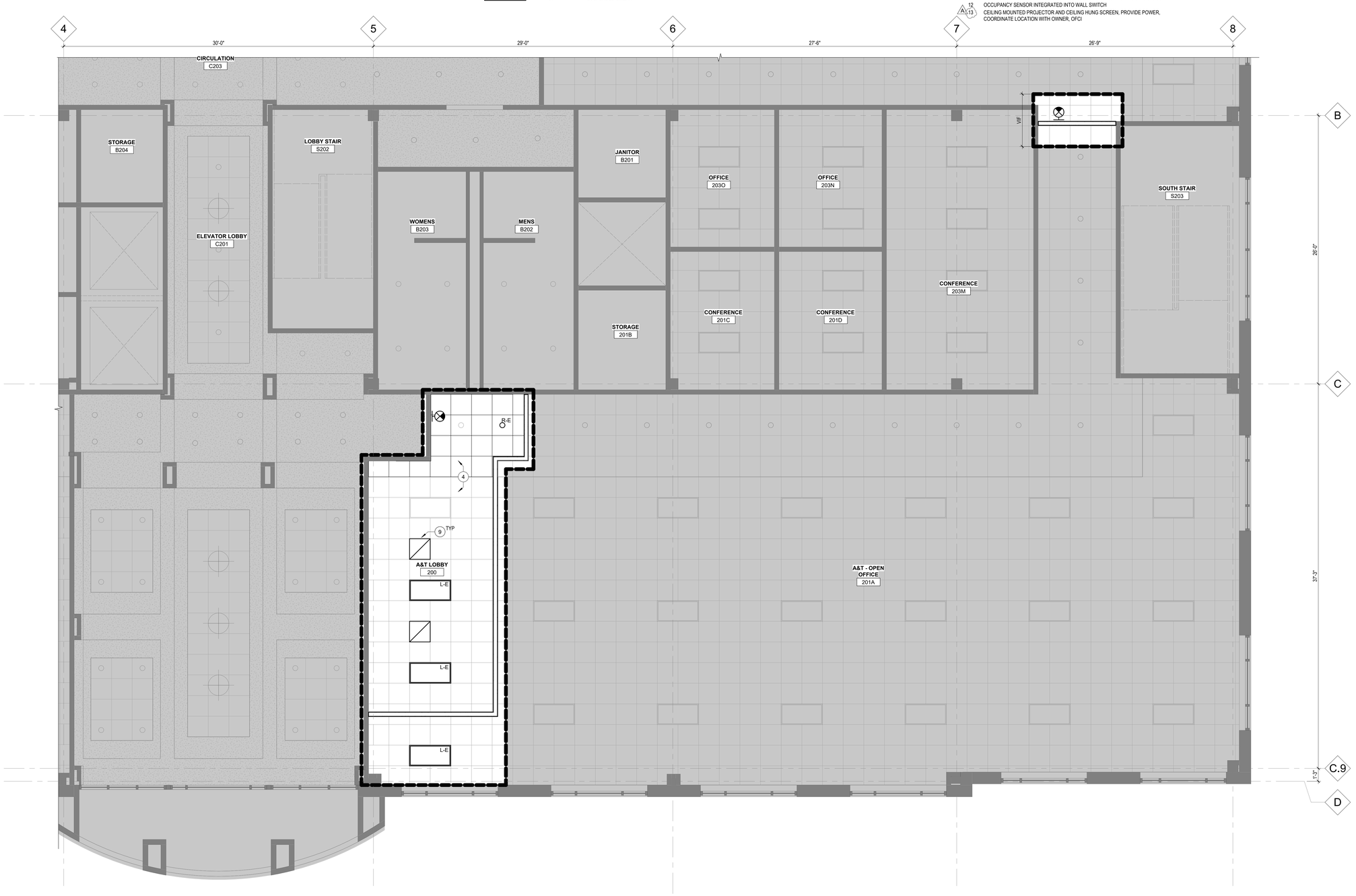
- NOT IN SCOPE
- WORK LIMIT
- ACOUSTIC CEILING TILE 2' x 2', 9'-7" AFF UNO
- EXISTING ACOUSTIC CEILING TILE TO REMAIN AS POSSIBLE
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- SUPPLY ; RETURN ; EXHAUST CONTRACTOR VERIFY QUANTITY AND LOCATION
- 9' - 0" CEILING TAG - CEILING HEIGHT RELATIVE TO FINISH FLOOR
- LIGHTED EXIT SIGN - SHADING INDICATES LIGHTED FACE(S) DIRECTION ARROW CORRESPONDS TO DIRECTION ON SIGN
- LIGHTED EXIT SIGN - CEILING MOUNTED
- LIGHTED EXIT SIGN - WALL MOUNTED
- S CEILING MOUNTED SPEAKER, COORDINATE LOCATION WITH OWNER

KEYED NOTES - REFLECTED CEILING PLAN

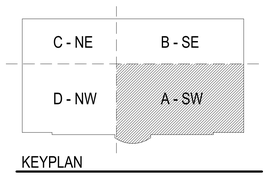
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GENERAL NOTES - RCP

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B. GRIDS ARE FOR REFERENCE ONLY. CONTRACTOR TO SET CONTROL POINTS FOR LAYOUT.
C. ALL CEILING HEIGHTS ARE RELATIVE TO FINISHED FLOOR, UNO.
D. CENTER LIGHT FIXTURES/JUNCTION BOXES IN ROOM, UNO.
E. CENTER CEILING GRIDS IN ROOM, UNO.
F. SEE ROOM FINISH SCHEDULE FOR ADDITIONAL LIGHTING CONTROL INFORMATION.



1 REFLECTED CEILING PLAN - LEVEL 02 - SW QUADRANT
1/4" = 1'-0"



KEYPLAN

SERA
ARCHITECTURE
URBAN DESIGN + PLANNING
INTERIOR DESIGN
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SERADESIGN.COM

REGISTERED ARCHITECT
GEORGE D. HAGER JR.
PORTLAND, OREGON
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ENLARGED RCP - LEVEL 02 SW QUADRANT

A252A

LEGEND - LIGHT FIXTURE SYMBOLS

SYMBOL	DESIGNATION	DESCRIPTION
	R1	RECESSED DOWNLIGHT (ROUND)
	R-E	(EXISTING) RECESSED DOWNLIGHT (ROUND) TO BE REMOVED AND REINSTALLED IN NEW LOCATION AS SHOWN ON PLAN
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	S1	SUSPENDED LINEAR

LEGEND - REFLECTED CEILING PLAN

- NOT IN SCOPE
- WORK LIMIT
- ACOUSTIC CEILING TILE 2' x 2', 9'-7" AFF UNO
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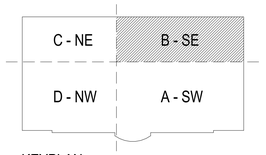
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F. SEE ROOM FINISH SCHEDULE FOR ADDITIONAL LIGHTING CONTROL INFORMATION.



1 REFLECTED CEILING PLAN - LEVEL 02 - SE QUADRANT
1/4" = 1'-0"



KEYPLAN

SERA

ARCHITECTURE
URBAN DESIGN + PLANNING
INTERIOR DESIGN

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SERADESIGN.COM

REGISTERED ARCHITECT
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ENLARGED RCP - LEVEL 02 SE QUADRANT

A252B

LEGEND - LIGHT FIXTURE SYMBOLS

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LEGEND - REFLECTED CEILING PLAN

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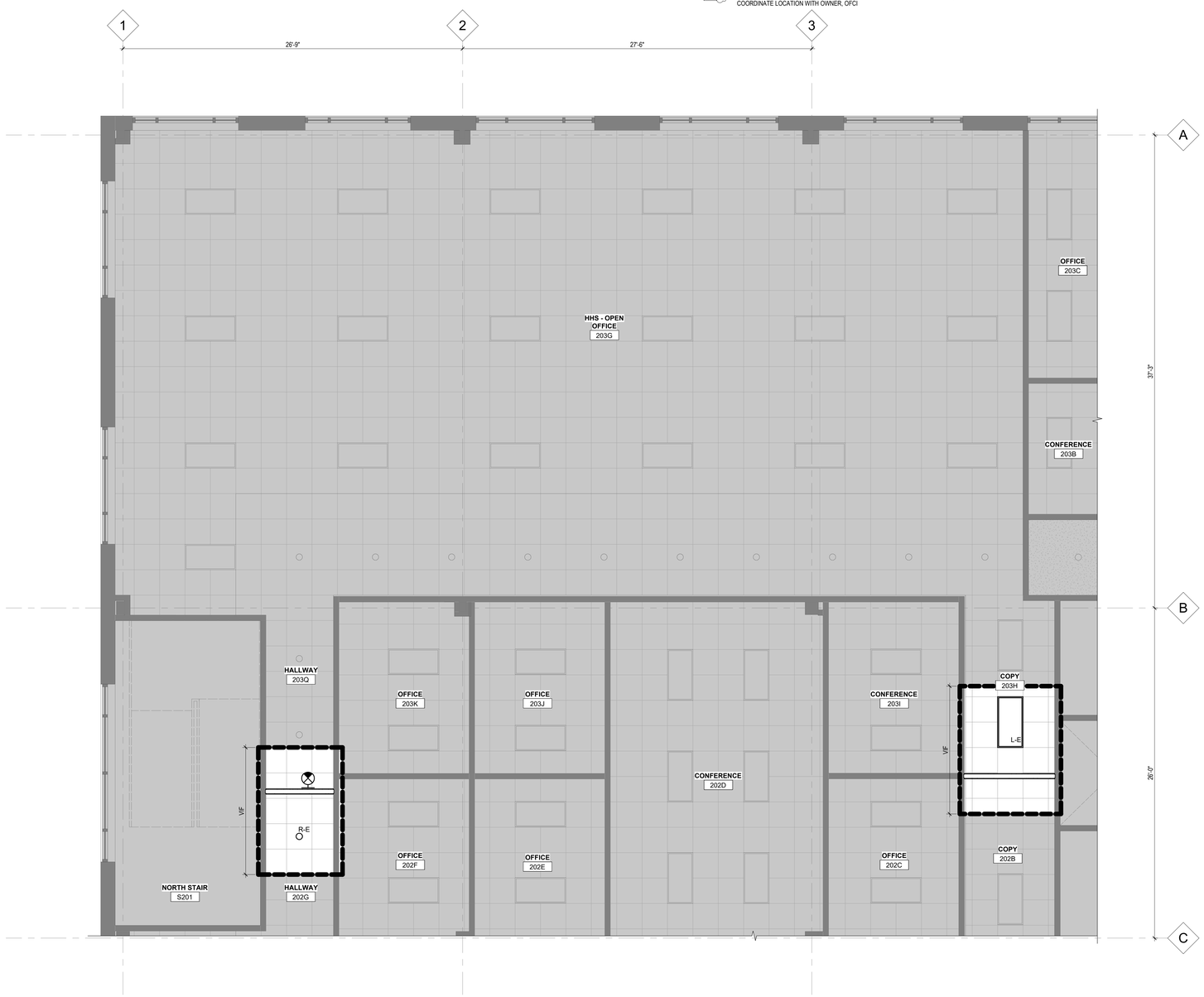
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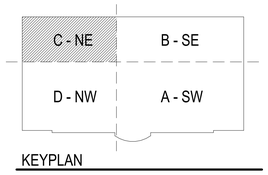
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1 REFLECTED CEILING PLAN - LEVEL 02 - NE QUADRANT
1/4" = 1'-0"



KEYPLAN

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A252C

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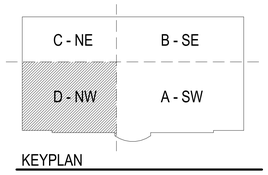
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GEORGE B. YAGER JR.
OREGON
PORTLAND, OREGON
5193
STATE OF OREGON

YAMHILL COUNTY - GOVERNMENT SERVICES BUILDING (FORMERLY OMI)

YAMHILL COUNTY
400 NE BAKER ST
MCMINNVILLE, OR 97128

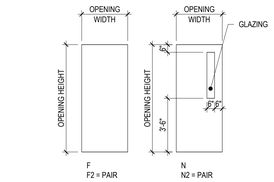
REVISIONS
A ADDENDUM A 03 DEC 2025

CHECKED BY: KEB
ISSUE DATE: 29 OCT 2025
PROJECT NO: 2501001

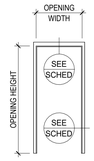
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ENLARGED RCP - LEVEL 03 NW QUADRANT

A253D

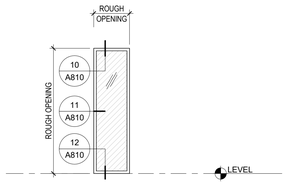


1 DOOR TYPE LEGEND
1/4" = 1'-0"



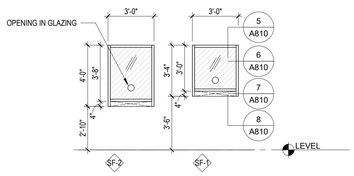
01

2 FRAME TYPE LEGEND
1/4" = 1'-0"



WINDOW SCHEDULE - TYPE A		
TYPE	RO HEIGHT	RO WIDTH
A.1	8'-2"	2'-4"

3 WINDOW SCHEDULE
1/4" = 1'-0"



4 STOREFRONT SCHEDULE
1/4" = 1'-0"

NEW DOOR OPENING SCHEDULE

NO	OPENING W	OPENING H	RATING (HOURS)	DOOR TYPE	DOOR MATL	DOOR FIN	DOOR HDWR	DOOR GLAZING	FRAME TYPE	FRAME MATL	FRAME FIN	DETAIL HEAD	DETAIL JAMB	DETAIL SILL	COMMENTS
LEVEL 01															
102A	3'-0"	8'-0"	---	F	SCW	HPL-1	01	---	01	PFN	AL-1	1/A810	1/A810	---	CARD READER, PANIC HARDWARE, DOOR TO UNLOCK UPON ACTIVATION OF FIRE ALARM
102B	3'-0"	8'-0"	---	F	SCW	HPL-1	02	---	01	PFN	AL-1	1/A810	1/A810	---	CLASSROOM LOCK
102C	3'-0"	8'-0"	---	F	SCW	HPL-1	02	---	01	PFN	AL-1	1/A810	1/A810	---	CLASSROOM LOCK
102D	3'-0"	8'-0"	---	F	SCW	HPL-1	02	---	01	PFN	AL-1	1/A810	1/A810	---	CLASSROOM LOCK
102E	3'-0"	8'-0"	---	F	SCW	HPL-1	05	---	01	PFN	AL-1	1/A810	1/A810	11/A801	CARD READER, NONREMOVABLE HINGE PINS
102E.1	3'-0"	8'-0"	---	F	SCW	HPL-1	05	---	01	PFN	AL-1	1/A810	1/A810	11/A801	CARD READER
102F	3'-0"	8'-0"	---	F	SCW	HPL-1	05	---	01	PFN	AL-1	1/A810	1/A810	---	CARD READER
102G	3'-0"	8'-0"	---	F	SCW	HPL-1	05	---	01	PFN	AL-1	1/A810	1/A810	---	CARD READER
102H	3'-0"	8'-0"	---	F	SCW	HPL-1	05	---	01	PFN	AL-1	1/A810	1/A810	11/A801	CARD READER
103	6'-0"	8'-0"	---	F2	SCW	HPL-1	06	---	01	PFN	AL-1	1/A810	1/A810	---	CARD READER
104A.1	3'-0"	8'-0"	---	N	SCW	HPL-1	05	GL-1	01	PFN	AL-1	1/A810	1/A810	---	CARD READER
104B	3'-0"	8'-0"	---	N	SCW	HPL-1	05	GL-1	01	PFN	AL-1	1/A810	1/A810	---	CARD READER
105C	3'-0"	8'-0"	---	F	SCW	P-1	04	---	01	PFN	AL-1	1/A810	1/A810	---	STOREROOM LOCK
C103.2	3'-0"	8'-0"	---	F	SCW	HPL-1	08	---	01	PFN	AL-1	1/A810	1/A810	---	CARD READER
C104.1	3'-0"	8'-0"	---	F	SCW	HPL-1	05	---	01	PFN	AL-1	1/A810	1/A810	---	CARD READER, NONREMOVABLE HINGE PINS
C104.2	6'-0"	8'-0"	---	F2	HM	---	12	---	41	---	---	---	---	---	REPLACEMENT OF EXISTING DOOR PANELS AND HARDWARE. DOOR VIEWER WITH PRIVACY COVER, DOOR FINISH TO MATCH EXISTING
LEVEL 02															
201A	3'-0"	8'-0"	---	F	SCW	HPL-1	05	---	01	PFN	AL-1	1/A810	1/A810	---	CARD READER
203A	3'-0"	8'-0"	---	F	SCW	HPL-1	09	---	01	PFN	AL-1	1/A810	1/A810	---	CARD READER
203L.2	3'-0"	8'-0"	---	F	SCW	HPL-1	11	---	01	PFN	AL-1	1/A810	1/A810	---	CARD READER
C202B	3'-0"	8'-0"	---	F	SCW	HPL-1	11	---	01	PFN	AL-1	1/A810	1/A810	---	CARD READER
LEVEL 03															
303A	3'-0"	8'-0"	---	F	SCW	HPL-1	02	---	01	PFN	AL-1	1/A810	1/A810	---	CLASSROOM LOCK
303B	3'-0"	8'-0"	---	F	SCW	HPL-1	02	---	01	PFN	AL-1	1/A810	1/A810	---	CLASSROOM LOCK
303C	3'-0"	8'-0"	---	F	SCW	HPL-1	02	---	01	PFN	AL-1	1/A810	1/A810	---	CLASSROOM LOCK
303D	3'-0"	8'-0"	---	F	SCW	HPL-1	02	---	01	PFN	AL-1	1/A810	1/A810	---	CLASSROOM LOCK
303E	3'-0"	8'-0"	---	F	SCW	HPL-1	02	---	01	PFN	AL-1	1/A810	1/A810	---	CLASSROOM LOCK
303F	3'-0"	8'-0"	---	F	SCW	HPL-1	02	---	01	PFN	AL-1	1/A810	1/A810	---	CLASSROOM LOCK
303G	3'-0"	8'-0"	---	F	SCW	HPL-1	02	---	01	PFN	AL-1	1/A810	1/A810	---	CLASSROOM LOCK

EXISTING DOOR OPENING SCHEDULE

NO	DOOR HDWR	COMMENTS
LEVEL 01		
(E)100E	ETR	---
(E)100W	ETR	---
(E)101	13	CARD READER
(E)101A	ETR	---
(E)101B	ETR	---
(E)101C	ETR	---
(E)102	14	REVISED LOCATION OF EXISTING SALVAGED DOOR AND CARD READER, PANIC HARDWARE
(E)104A.2	13	REVISED LOCATION OF EXISTING DOOR, CARD READER
(E)105.1	21	CARD READER
(E)105.2	14	CARD READER
(E)105B	ETR	---
(E)106.1	ETR	---
(E)106.2	ETR	---
(E)106A	ETR	---
(E)106B	ETR	---
(E)106C	ETR	---
(E)106D	ETR	---
(E)106E	ETR	---
(E)106F.1	ETR	---
(E)106F.2	ETR	---
(E)106G	ETR	---
(E)106H	ETR	---
(E)107.1	ETR	---
(E)107.2	ETR	---
(E)107.3	ETR	---
(E)107.4	ETR	---
(E)B101	17	REVISED DOOR HARDWARE, STOREROOM LOCK
(E)B102	ETR	---
(E)B102.1	19	CARD READER, PRIVACY INDICATOR
(E)B103	ETR	---
(E)B103.2	19	CARD READER, PRIVACY INDICATOR
(E)B103.2	19	CARD READER, PRIVACY INDICATOR
(E)B104	17	REVISED DOOR HARDWARE, STOREROOM LOCK
(E)B105	ETR	---
(E)B106.1	ETR	---
(E)B106.2	17	REVISED DOOR HARDWARE, STOREROOM LOCK
(E)B107	ETR	---
(E)C100	ETR	---
(E)C101	ETR	---
(E)C102	ETR	---
(E)C103.1	ETR	---
(E)S101.1	15	REVISED DOOR HARDWARE, PANIC HARDWARE
(E)S101.2	ETR	---
(E)S102.1	ETR	---
(E)S102.2	14	CARD READER
(E)S102.3	ETR	---
LEVEL 02		
(E)201	ETR	---
(E)201B	ETR	---
(E)201C	ETR	---
(E)201D	ETR	---
(E)202	ETR	---
(E)202A	ETR	---
(E)202C	ETR	---
(E)202D.1	ETR	---
(E)202D.2	13	CARD READER
(E)202E	ETR	---
(E)202F	ETR	---
(E)203	A ETR	C
(E)203B.2	16	PASS THROUGH HARDWARE
(E)203C	18	REVISED DOOR HARDWARE, CLASSROOM LOCK
(E)203D	18	REVISED DOOR HARDWARE, CLASSROOM LOCK
(E)203E	18	REVISED DOOR HARDWARE, CLASSROOM LOCK
(E)203F	18	REVISED DOOR HARDWARE, CLASSROOM LOCK
(E)203G	ETR	---
(E)203I	ETR	---
(E)203J	ETR	---

EXISTING DOOR OPENING SCHEDULE

NO	DOOR HDWR	COMMENTS
(E)203K	ETR	---
(E)203L.1	ETR	---
(E)203M.1	13	CARD READER
(E)203M.2	ETR	---
(E)203N	ETR	---
(E)203O	ETR	---
(E)203P	16	REUSE EXISTING SALVAGED DOOR, PASS THROUGH HARDWARE
(E)B201	17	REVISED DOOR HARDWARE, STOREROOM LOCK
(E)B202	ETR	---
(E)B203	ETR	---
(E)B204	ETR	---
(E)B204.1	ETR	---
(E)S201	ETR	---
(E)S202	ETR	---
(E)S203	ETR	---
LEVEL 03		
(E)301	ETR	---
(E)301A	ETR	---
(E)301B.1	ETR	---
(E)301B.2	ETR	---
(E)301C.1	ETR	---
(E)301C.2	ETR	---
(E)301D	ETR	---
(E)301E.1	ETR	---
(E)301E.2	ETR	---
(E)301F	ETR	---
(E)301G.1	ETR	---
(E)301G.2	ETR	---
(E)301H.1	ETR	---
(E)301H.2	ETR	---
(E)301I.1	ETR	---
(E)301I.2	ETR	---
(E)301J	ETR	---
(E)302.1	ETR	---
(E)302.2	ETR	---
(E)302.3	ETR	---
(E)302A.1	13	CARD READER
(E)302A.2	ETR	---
(E)302A.3	ETR	---
(E)303	14	REVISED LOCATION OF EXISTING DOOR, CARD READER
(E)303I	ETR	---
(E)303J	ETR	---
(E)303K.1	ETR	---
(E)303K.2	ETR	---
(E)303L	ETR	---
(E)303M	ETR	---
(E)304	20	DOOR TO UNLOCK UPON ACTIVATION OF FIRE ALARM
(E)304.1	ETR	---
(E)304B	ETR	---
(E)304C	ETR	---
(E)304D	ETR	---
(E)305.1	ETR	---
(E)305.2	ETR	---
(E)306	ETR	---
(E)306A	ETR	---
(E)306B	ETR	---
(E)306C	ETR	---
(E)306D	ETR	---
(E)306E	ETR	---
(E)306F	ETR	---
(E)306G	ETR	---
(E)306H	ETR	---
(E)B301	17	REVISED DOOR HARDWARE, STOREROOM LOCK
(E)B302	ETR	---
(E)B303	ETR	---
(E)B304	ETR	---
(E)S301	15	REVISED DOOR HARDWARE, PANIC HARDWARE
(E)S303	ETR	---

GENERAL NOTES - DOOR SCHEDULE

A. DOOR SCHEDULE KEYED NOTES APPLY TO A900 SERIES SHEETS ONLY. ALL KEYED NOTES MAY NOT OCCUR ON THIS SHEET AND DO NOT APPLY TO ANY OTHER SHEETS EXCEPT THOSE NOTED.

B. OPENING DIMENSIONS SHOWN ARE TO THE ROUGH OPENING. VERIFY ALL ROUGH OPENING SIZES PRIOR TO FABRICATION.

C. PROVIDE SAFETY GLAZING PER 08 80 00 WHERE REQUIRED BY BUILDING CODE.

D. ALL GLASS IN RATED ASSEMBLIES TO BE 08 80 00 FIRE RATED GLASS, UNO.

E. EXISTING DOOR HEIGHT, WIDTH AND HARDWARE TO BE VERIFIED IN FIELD.

F. CONTRACTOR TO VERIFY EXISTING DOOR PREP AND HANDING IS COMPATIBLE WITH NEW LOCATION OF SALVAGED DOORS, HANDING, AND NEW HARDWARE (IF REQUIRED).

DOOR OPENING SCHEDULE CODES

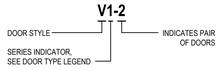
SCHEDULE CODES

NO	DOOR NUMBER
RATING	FIRE RATED ASSEMBLY LISTED AND LABELED AS INDICATED
TYPE	DOOR OR FRAME TYPE, SEE TYPE LEGEND THIS SHEET
MATL	DOOR OR FRAME MATERIAL CODE, SEE BELOW
FIN	DOOR OF FRAME FINISH, SEE SCHEDULE OF FINISHES
HDWR	HARDWARE GROUP PER SECTION 08 71 00
DETAIL	PER DRAWING NUMBER ON SHEET NUMBER INDICATED

MATERIAL CODES:

AE	AUTOMATIC ENTRANCES PER SECTION 08 42 29
AG	ALL-GLASS ENTRANCES AND STOREFRONTS PER SECTION 08 41 26
AL	ALUMINUM-FRAMED ENTRANCES PER SECTION 08 43 13
FD	FOLDING DOORS PER SECTION 08 35 13
FGL	FIBERGLASS DOORS AND FRAMES PER SECTION 08 16 13
GT	DECORATIVE METAL FENCES AND GATES PER SECTION 32 31 19
HCW	PRE-HUNG WOOD DOORS PER SECTION 08 17 23
HM	HOLLOW METAL DOORS AND FRAMES PER SECTION 08 11 13
LS	SEE LANDSCAPE DRAWINGS
MCW	METAL CLAD WOOD DOORS AND FRAMES PER SECTION 08 14 53
MW	MOLDED MDF WOOD DOORS PER SECTION 08 14 26
OCD	OVERHEAD COILING DOORS PER SECTION 08 33 23
OCG	OVERHEAD COILING GRILLE PER SECTION 08 33 26
PFN	PREFINISHED HOLLOW METAL FRAMES PER SECTION 08 12 14
SCD	SOUND CONTROL DOOR ASSEMBLIES PER SECTION 08 34 73
SCW	FLUSH WOOD DOORS PER SECTION 08 14 16
SD	SECTIONAL DOORS PER SECTION 08 36 13
SFW	SLIDING AND FOLDING GLAZED WALLS AND DOORS PER SECTION 08 32 23
SG	SAFETY GLAZING PER SECTION 08 80 00
SGD	SLIDING GLASS DOORS PER SECTION 08 32 00
SPD	SLIDING PANEL DOORS PER SECTION 08 36 16
SRW	STILE AND RAIL WOOD DOORS PER SECTION 08 14 33
TD	TRAFFIC DOORS PER SECTION 08 38 00
VIN	VINYL DOORS AND FRAMES PER SECTION 08 15 10
VLD	MULTI-LEAF VERTICAL LIFT DOORS PER SECTION 08 36 19

DOOR TYPE CODE - KEY



GENERAL NOTES - WINDOW SCHEDULE

A. OPENING DIMENSIONS SHOWN ARE TO THE ROUGH OPENING. VERIFY ALL ROUGH OPENING SIZES PRIOR TO WINDOW FABRICATION. REFER TO SPECIFIC DETAILS FOR REQUIRED CLEARANCES FROM THE ROUGH OPENING TO THE WINDOW UNIT.

B. PROVIDE SAFETY GLAZING PER 08 80 00 WHERE REQUIRED BY CODE SECTION 2406.4. AND 2406.5.

C. WINDOW TYPES SHOWN MAY BE REVERSED FROM THE ELEVATION SHOWN.

SERA

ARCHITECTURE
URBAN DESIGN + PLANNING
INTERIOR DESIGN

PORTLAND | OAKLAND
SERADESIGN.COM

REGISTERED ARCHITECT
GEORGE D. HAGER JR.
PORTLAND, OREGON
5193
STATE OF OREGON

YAMHILL COUNTY - GOVERNMENT SERVICES BUILDING (FORMERLY OMI)

YAMHILL COUNTY
400 NE BAKER ST
MCMINNVILLE, OR 97128

REVISIONS

A	ADDENDUM A	03 DEC 2025

CHECKED BY: KEB
ISSUE DATE: 29 OCT 2025
PROJECT NO: 2501001

DOOR & GLAZING SCHEDULES

A911

PERMIT SET

Yamhill County
Facilities Department

November 21, 2025

ADDENDUM NO. One (1)

ITB NO. FCP25-1104

Government Services Building Improvements

BIDS DUE: December 10, 2025 at 2:00PM

The Invitation to Bid (ITB) listed above is modified as set forth in this Addendum. The original ITB Documents and any previously issued addenda remain in full force and effect, except as modified by this Addendum, which is hereby made part of the ITB. Offerors shall take this Addendum into consideration when preparing and submitting its bid. Acknowledge receipt of the Addendum in spaces provided on the Bid Form Exhibit C. Distribute this Addendum to affected sub-contractors and suppliers.

INFORMATION		
Item No.	**Description**	**Pre-Bid Conference Attendees**
1.0	Attendees at the mandatory pre-bid conference are listed here. Bid Proposals will only be accepted from those General Contractors attending the mandatory pre-bid conference.	2KG Contractors 503-489-2020 bids@2kgcontractors.com Anderson Construction 541-579-5582 pbourgeois@andersen-const.com Andy Medcalf Construction 503-584-1416 bids@andymedcalfconstruction.com ASA Construction 971-237-8677 raymond@asaconstruction.com Blue Spruce Builders 503-435-8696 bids@bluesprucebuilders.com CB Const, Inc. 541-786-5315 dhoward@cbconst.us

		Cedar Mill Construction 971-313-1496 maguire.obrien@cedarmillcc.com Chrome Shield Renovations 971-732-0162 steve.rico@chromeshield.net E & E Painting 503-333-6250 edwardsptgbrett@gmail.com Farnham Electric 971-701-1028 kenny@farnhamelectric.com Fulcrum Construction 503-853-1639 ephraim.p@fulcrumpdx.com Haward S Wright Construction 503-381-2373 boulwarei@hswc.com Haworth Inc 971-237-5872 taylor@haworthinc.net Inline Construction 503-939-3430 bids@inline-cc.com IRS Environmental 503-720-9392 brucek@irsenvironmental.com Joseph Muller Construction 541-554-9926 bids@muller-construction.net Kirby Nagelhout Construction Co. 503-451-9509 danielj@kirbynagelhout.com NorthStar CG LP 971-420-7407 kboulton@northstar.com

		Pac Tech Construction 503-816-4842 tbesheone@pactechgroup.com Pacific Northwest Environmental LLC 503-218-2080 pm@pnwellc.com Petra Design Build, LLC 503-858-9437 eli@petradesignbuild.com Raeda Design & Construction LLC 503-977-0963 marc@raedadc.com Ross Builders NW, LLC 503-430-0316 bids@rossbuildersnw.com Salem Fire Alarm Inc. 503-302-1155 robert@salemfirealarm.com Santiam Heating & Sheet Metal, Inc. 503-932-8817 tverhines@santiamheating.com Sportech Construction & Excavation 503-209-6684 troy@sportechconstruction.com Unitus Services, LLC 360-229-5840 vern@unitus-services.com Woodburn Construction CM/GC 503-981-9504 bids@woodburnconstruction.com

ADDITIONAL CLARIFICATIONS		
Item No.	**Location**	**Q&A**
2.0	ITB Pages 5-6, Section D.2	**Comment:** ITB Section D.2 only references the BOLI prevailing wage rate amendment issued on October 5th, 2025 and should be corrected to clarify that the project is subject to the rate book released July 5th, 2025 for all

		occupations, with the October 5th amendment affecting only certain occupations. **County Response:** Based on the project advertisement date of November 4th, 2025, the project will be subject to the Oregon Bureau of Labor and Industries (BOLI) Prevailing Wage Rates for Public Works Contracts in Oregon issued July 5th, 2025, as amended, including but not limited to the October 5, 2025 amendment. Any occupations affected by the October 5th, 2025 amendment will be subject to its terms.
3.0	ITB Page 5, Section C.5	**Question:** We don't seem to be able to find the Bid Bond Form. Would you provide the form, please? **County Response:** Please see ITB section C.5. Yamhill County is not providing or requiring a specific form for the bid bond. Any bidding contractor must provide "a certified or cashier's check, irrevocable letter of credit issued by an insured institution as defined in ORS 706.008, or Bid Bond payable to Yamhill County in an amount equal to ten percent (10%) of the total amount of the Offer" and documentation binding them and their Surety to the terms in section C.5. AIA document A310-2010 would be acceptable.

END OF ADDENDUM

December 3, 2025

ADDENDUM NO. Two (2)

ITB NO. FCP25-1104

Government Services Building Improvements

BIDS DUE: December 10, 2025 at 2:00PM

The Invitation to Bid (ITB) listed above is modified as set forth in this Addendum. The original ITB Documents and any previously issued addenda remain in full force and effect, except as modified by this Addendum, which is hereby made part of the ITB. Offerors shall take this Addendum into consideration when preparing and submitting its bid. Acknowledge receipt of the Addendum in spaces provided on the Bid Form Exhibit C. Distribute this Addendum to affected sub-contractors and suppliers.

CLARIFICATIONS		
Item No.	**Description**	**Questions and Clarifications/Answers**
1.0	The following is the compiled list of questions, with Yamhill County responses, received in person at the Pre-Bid meeting and via email up to the end of day on 11/24/25. Some similar questions are grouped and provided one response, to avoid redundancy.	Pre-Bid and Emailed Questions Government Services Building Improvements Received November 17-24, 2025 1. Is the low voltage owner provided? A: The low voltage data cable runs, from the IDF switches on each floor to the terminations, in all remodeled areas, except the BOC Hearing Room - room 105, should be included in the scope of the general contractor and/or their sub-contractors. 2. Is there an engineer's estimate? 3. The Surety is requesting an approximate range for the project design estimate for their records; could you provide this information? 4. Is there a design estimate? A: There is no cost estimate available for this project. 5. Are the working hours 6:00a.m. to 6:00p.m.? 6. Will there be weekend work hours? A: Normal construction and delivery hours will be Monday - Friday 6:00am to 6:00pm, except for County holidays. Work outside these days/hours may be considered for approval by the County on a case-by-case basis, when requested at least 24 hours in advance. 7. Will background checks be required? A: Background checks will not be required of general contractor employees or sub-contractors.

		8. Will there be phasing or sequencing considering some areas will be occupied? 9. Will the phasing be prioritized based on departments? A: Yamhill County is hoping to have work on the 2nd floor HHS offices completed first to allow that department to vacate their current leased building. Logistics for material delivery and storage will likely put work in the 1st floor NE section of the County Clerk Office towards the end of construction. Any other sequencing is flexible and can be determined by the contractor. 10. Is the timeline for the contract from January to June? A: The construction contract execution is expected in January. The estimated timeline for construction is approximately 18 weeks in the January through June timeframe. 11. Is there an IT mechanical contractor or plans for the data centers? A: All work for the Clerk office, occurring next to the data center, will be the responsibility of the general contractor and their sub-contractors. Any down time or need to take existing building equipment offline shall be closely coordinated with Yamhill County. Any anticipated existing building equipment shall be part of the general contractor's forecasted look-ahead schedule to give Yamhill County time to notify tenants and make accommodations for County business operations. 12. Are fire alarms installed already? A: Yes 13. Is there existing mechanical plumbing? A: Existing MEP drawings will be made available with the existing construction drawing set. Please email POC Don Fairley, at fairleyd@yamhillcounty.gov, to request a file share link. 14. Are there attic materials or stock? A: There are limited amounts of some materials, mainly ceiling tile and carpet, available. 15. Will there be specs for the existing materials? A: SERA Architects has coordinated existing and new material specifications into the room finish schedule (sheet A921) based on available information from Yamhill County. Contractor to review existing drawings and verify in field for additional finishes not listed on the room finish schedule (sheet A921)

		16. Concerning the HVAC, the architect indicated that all existing equipment, such as RTUs and others, is to remain unless specified by the owner for demolition, and that we will utilize the existing systems for the project. Please confirm. 17. Will we maintain the existing HVAC? A: The existing HVAC will be used to supply newly demised construction areas. The system design – open floor plenum supply – allows floor tile diffusers to be moved as needed. The NE Clerk Office will require removal of an under-floor metal dam to allow supply air into the north side of the room. The HVAC in the Clerk Office Tally Room will need to be assessed for best function, since it is currently primarily supplied by the CRUs in the Data Center next to it. The general contractor shall test and balance each newly demised construction area for this project per GENERAL NOTES- DESIGN/ BUILD COORDINATION "A. Mechanical", note "f". 18. Is there deferred maintenance or any challenges anticipated? A: There is no known deferred maintenance that would present complications to the scope of work in this ITB. 19. Is there potential to re-use materials from demo of the building or other projects? A: Some materials, including but not limited to light fixtures, doors and components, ACT tiles, carpet, will be salvaged for reuse or stored by Yamhill County. Materials to be salvaged for reuse are specified in the drawing notes provided with the ITB. 20. Will As-Built's be provided? A: Yes, As-Builts are available upon request. Please email POC Don Fairley, at fairleyd@yamhillcounty.gov, to request a file share link. 21. Is the HVAC system locally controlled? A: Yes, the HVAC is controlled locally via Trane Tracer Summit DDC software. 22. Can the NE room of the future Clerk's space be used to store lights or will storage be off site? A: The NE room of the future Clerk's office will be available to store lighting or other materials until construction begins in that area. The back parking lot (5th St. and Evans St.) will also be made available as needed for storage. Temporary storage containers could be placed there. 23. Does the building unit have capacity for the Clerk as is? A: The RTU supplying the north half of the building is expected to have sufficient capacity to supply the currently unsupplied section of the NE Clerk Office.

		24. Will the Data Air CRU be returned to the County after removal? A: No, the Data Air CRU being decommissioned from the NE Clerk Office should be removed by the contractor. 25. Will demo for all three rooms in the future Clerk's space take place at once? A: Yamhill County is open to discuss the best approach with the general contractor. Efficiency as well as protection of existing areas, from dust or other disruption, should be considered. Any down time or need to take existing building equipment offline shall be closely coordinated with Yamhill County. Any anticipated existing building equipment shall be part of the general contractor's forecasted look-ahead schedule to give Yamhill County time to notify tenants and make accommodations for County business operations. 26. Will demo effect the HVAC units? A: Efforts should be made to contain dust within areas of demolition and reduce dust being pulled into return air. This will likely include sealing off ceiling returns. 27. Will the vendor for audio/video in the future hearing room demo the existing equipment? A: Yes. There is minimal equipment in the current room and the A/V vendor, Klasstech AV, and Yamhill County staff will demo existing A/V equipment. 28. Can we have a copy of the scope of work for the audio/video vendor? A: Yes, the Klasstech AV scope of work is included in this addendum. 29. Could you please confirm that the low voltage items are to be provided by the owner, including the demolition of existing systems and the installation of new? 30. Are we providing only infrastructure and the audio/video vendor will run the cabling? A: Specifically in the BOC Hearing Room - room 105, Klasstech will run all low voltage and A/V cabling and demo any existing A/V equipment. In all other spaces, the general contractor or their sub-contractor will run/ pull cabling, from the IDF switches on each floor to the terminations, and handle any demo, moving, or re-running of low voltage cabling. 31. Regarding the A/V and surveillance cameras, you mentioned that the owner has a designated vendor for these items; could you confirm that this is also owner-provided, including the demolition existing and installation of new? 32. Is there separate low voltage specific to the future hearing room only?

		A: The low voltage and A/V in the Hearing Room will be handled by a separate contract with Klasstech AV, and be out of scope for the general contractor. However, Klasstech and the GC will need to closely coordinate during work. Security cameras will also be owner provided. See as part of this addendum scope of work by Klasstech AV. There are elements of Klasstech's work that is to be provided by the general contractor (eg pathways). 33. Is the front wall in the Tax & Assessment office staying as is? A: The scope of work in the Tax & Assessment Office is shown in the drawings. The scope only includes adding new walls and does not include removal of existing walls. 34. Will Tax & Assessment be occupying the space during construction? A: Yes. Coordination with Yamhill County will be important to minimize disruption of the occupants. Care will be needed to avoid dust spread and noise during work hours. 35. Will the work in the Health & Human Services wings take place before and/or after working hours? A: Work in the HHS wings can be done during normal business hours. However, dust and noise control should be in place to minimize effects on the adjacent business areas to the west. 36. Will the HVAC system need filters for dust? A: Efforts should be made to contain dust within areas of demolition and reduce dust being pulled into return air. Yamhill County will change air handler filters as needed. 37. How will the dust from construction be kept out of the occupied areas of the building? A: Yamhill County will expect the general contractor and their sub-contractors to provide dust control measures, including but not limited to vent and return sealing, temporary plastic, minimizing dust through industry standards and construction techniques, or short-term HVAC shutdown. Any proposed measures should be discussed with Yamhill County facilities staff in a timely fashion and forecasted on all look-ahead schedules by the general contractor. 38. Is the HVAC system zoned? A: Yes. Each building quadrant is supplied via the open floor plenum. Recycling VAV fan power boxes, with strip reheats, are used to control several zones within each quadrant. 39. What are the expectations to protect the copy equipment in Oregon Mutual Insurances' section of the NE room of the future Clerk's space?

		A: Measures must be taken to keep dust out of the approximately 300 SF area where Yamhill County tenant, Oregon Mutual, will have active printers. This may include temporary plastic or walls. Noise will not be a concern in this location. Contractor shall provide ready access to this area for Oregon Mutual and keep pathway clear and safe for that access. 40. Please confirm, as mentioned by the owner, that the owner will remove all items from the project areas. 41. Will the County be removing the furniture before work begins? A: Yes, all construction areas will be cleared of furniture or any stored items prior to work beginning. 42. Will copies of the sign in sheets be distributed? A: Yes, the list was distributed via Addendum No. 1. 43. Is the air handler on the roof? A: Yes, the two main HVAC air handlers are roof top units. Each unit supplies all three floors of its respective North or South half of the building. 44. …I assume due to the year of the building constructed that there is no hazardous materials on site, would you confirm? A: There are no known hazardous materials in the building or site. Yamhill County will expect the general contractor to follow all required material testing and safe work regulations required by OSHA, DEQ, or any other governing entity having authority over their work.

ATTACHMENTS		
Item No.	**Description**	**Information**
2.0	Klasstech AV scope of work. **Note:** for the purposes of this ITB, work under the "Client Responsibilities" section will fall under the scope of the general contractor.	Klasstech AV Scope of Work is attached to this Addendum No. 2.

Scope Of Work
Yamhill County Commission Room Upgrade

Presented to:

Yamhill County

Prepared by:

7725 SW Cirrus Dr.
Suite 30-D Beaverton, OR 97008
888-552-7832
CCB#195268 WA#KLASSAV883DL

Yamhill Co.
Commission Room Upgrade
October 31st2025

Introduction

The following document defines the scope of the services that KlassTech AV Services (forward referred to as "KTAV") will provide to Yamhill County (forward referred to as "Client") at the Yamhill County Commission Room.

About this Document

This document is intended to ensure that KTAV and The Client share a common and agreed upon understanding of the desired end result that the Client intends for this project. The information contained within this document will describe the project scope and specify any and all hardware/software products to be included. Also included are services to be rendered by KTAV responsibilities and commitments of KTAV, and responsibilities and commitments of the Client.

Scope of Work / System Functionality – Yamhill Co. Commission Room.

KlassTech to Install & Integrate:

- Klasstech responsible for removing existing audio video equipment in room 32 and reusing existing equipment to make the new system properly work including:
  - Crestron Control System
  - BSS Audio DSPs
  - Shure Wired and Wireless Microphones
  - Denon Digital Recorder
  - Barco Clickshare
  - Streaming Equipment Including Camera's, Extenders and Extron Conversion Box
  - Existing TV's and Mounts

- **Klasstech To Provide and Install New Equipment:**

- Qty-3 Ceiling Mounted 8000 Lumens Epson Projectors.
- Qty-2 Low Profile TV Carts (for existing TV's).
- Qty-1 In ceiling Recessed Projection Screen
- Qty-2 Hanging Projection Screens
- Qty-1 35u Equipment Rack with Casters
- Qty-1 16x16 Crestron Matrix Switcher with needed Input/Output Cards
- Qty-4 Crestron Wallplate Transmitters (2 at Testimonial, 2 at Staff Location)
- Qty-2 LG TV's Mounted Behind Dias on Wall
- Qty-20 Crestron Speakers
- Qty-1 4 Channel LEA Amplifier
- Qty-1 Shure Antenna Distribution for Wireless Microphones
- Qty-6 Shure New Desktop Microphones
- Qty-1 BSS Audio Expansion Unit

- Qty-2 Custom Wallplate at Testimonial and Staff Location
- Qty-1 Araknis 24 port POE Switch with Access Point for Control System Connection
- Qty-2 Network Drops at Dias from Customer IDF

Programming, Testing & Training

- Both Audio and Control Programming will be performed for fine tuning the audio and system control operations.
- Thoroughly calibrate and test all of the newly installed system.
- Train the appropriate staff at Yamhill County on proper operation and usage.
- Warranty for equipment and labor as follows:
    - Equipment – Equipment Manufacturers Specified Warranty – usually listed at 1 year.
    - Labor - KlassTech Labor Warranty – 90 Days.

Additional Terms and Conditions

1. KTAV shall ensure that there are no defects in either the audio or video signal quality and, to the extent that KTAV has control over the physical and electrical conditions that affect that quality of signal, shall correct any conditions to bring the signal to an acceptable level and quality.

2. KTAV is not responsible for correcting audio signal quality and system control interference caused by other facility sources. Examples include, but are not limited to, Infrared control interference caused by florescent lighting and errant radio signals from communication equipment. KTAV may, at an additional cost, troubleshoot and recommend necessary modifications to the Client's existing system in order to improve any unforeseen audio or system control issues. These recommended modifications may be in the form of system changes, shielding or facility modifications.

3. KTAV is not responsible for correcting improper facilities electrical conditions (dirty power) that may contribute negatively to the audio or video reproduction quality nor shall KTAV be responsible for any damage to the equipment caused by Client or any of their other contractors. KTAV may, at an additional cost, troubleshoot and recommend necessary modifications to the Client's existing system in order to improve any unforeseen problems with audio or video signal quality due to facilities wiring issues. These recommended modifications may be in the form of facility electrical wiring modifications or the addition of ground isolation devices.

4. All material is guaranteed to be as specified. All work is to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from written specifications involving extra costs shall be executed upon written Change Order and shall be subject to an additional cost over and

above the stated cost set forth in this document. All agreements and schedules are contingent upon strikes, weather delays, accidents, or other delays beyond the Contractor's control.

Clients Responsibilities

This section will detail those areas where the Client will bear responsibility in order to help promote the efficiency of this engagement and to assist in ensuring that it remains in line with the quoted estimates:

1. The client is to provide electrical power for all devices. The same phase leg from the facility power distribution box shall power all AV components that are interconnected. All components shall be connected to a common earth ground. Power to the display device(s) shall be single-phase 120VAC from an independent 20A feed from the main distribution box. No lighting or lighting control devices are to be fed by any of the AV circuits. Devices needing power and location include 3 projectors roughly 14' from projection screen, 2 TV displays located behind the dias on the left and right, two dedicated quadruplex outlets – one each on the east and west walls in the AV closet for AV equipment, and 1 projection screen wired directly into screen case. Two other projection screens are pull down only and do not require power.
2. The client shall be responsible for relocating light fixtures, HVAC and fire suppression equipment if required.
3. Client shall provide a safe, clean, and unencumbered working environment free from any known hazardous materials.
4. The client is responsible for providing access to all pertinent areas for KTAV's work to be performed during agreed upon working hours and free from restrictions that may cost KTAV down time in their work. Any down time resulting in additional cost to KTAV may be billed as a change order at KTAV's discretion.
5. The client shall appoint a responsible individual who will serve as the primary contact point for KTAV. The primary contact shall have the authority to approve changes and to accept completed work.
6. The client shall provide a cable wiring path (4" conduit) located from rack closet to under dias hatch.
7. The client shall provide wire tray under dias with a minimum 3 hatches, located at each end and middle of dais, to access wiring under dias.
8. The client shall provide 6 built-in vertical wire channels – one channel between every two dais seats, connecting the in-floor wire tray to inset 2-gang receptacle boxes in dais wall above counter. Each channel should have an access with removable or openable cover located within 12 inches of the dais floor.
9. The client shall have the ceiling grid where the recessed projection screen is to be installed cut out for ease of installation and proper fitment of screen.
    a. The dimensions of the screen and size the cutout needs to be will be attached and highlighted in yellow.

Warranty Information

Equipment Warranty

All Contractor provided equipment shall be warranted as specified by the specific product manufacturer. Product repair, replacement and related shipping charges will be managed in accordance with the product manufacturer's written warranty.

Labor Warranty

In the event of a KTAV provided equipment failure, the KTAV shall provide the onsite labor to remove and reinstall the failed component at no charge to the Client for up to 365-days from the system signoff date. All labor and materials shall be warrantied against failure for one year from system acceptance.

Exclusions

KTAV's warranty coverage excludes damage related to Client's improper use and/or improper handling of equipment. Damage related to faulty power (power outages, brown outs, or surges), wind, rain, or acts of God are also excluded.

Current Service Rates

- Programming, Design and Consulting Services: $125.00 per hour
- Technical and Installation Services: non-BOLI $125.00 per hour
- Emergency Service (Less than 24-hour lead time) $350.00 per hour

Payment Terms

This proposal and the prices contained herein are valid for a period of 30 days from the date of issuance. Custom-built items are included in this proposal that require long lead times.
Custom built items may not be returned for credit or replacement without incurring cost for such items. Commencement of work is dependent upon date of receipt of Purchase Order and any preexisting commitments at that time. See Proposed Schedule section for detail.

FOB: Destination

Terms: Net 30

Unpaid balance subject to 3.5% interest per month from due date

Billing Schedule: **Down payment required to begin job/order equipment:**
100% Equipment Cost, Materials, Shipping/handling.

Second Invoice:
Labor costs (if equipment costs were billed an job inception) Or
Second 40% upon Substantial Completion*

Final Invoice:
10% – Invoiced upon system completion/Client Sign Off

*Substantial completion is equivalent to all equipment installed, calibrated and usable by the Client. At this stage, some software modifications may still be in flux.

Remit Address: KlassTech, LLC.
7725 SW Cirrus Drive

Space 30D Beaverton, OR. 97008

Billing Contact: Randy Soto, VP
randy@klasstech.com 503-577-7837

KTAV's
Representative: Mike Anderson, VP-Engineering & Project Management
mikea@klasstech.com 503-702-3030

END OF ADDENDUM

Exhibit B

Solicitation Response

EXHIBIT A

ITB No. FCP25-1104

PRICING SUBMITTAL FORM

Pricing Submittal Instructions. Offerors shall enter pricing and other required information for all bid Items listed in this Pricing Submittal Form. If this Pricing Submittal Form is replaced by a formal amendment issued via an Addendum, Offerors shall use the amended form to provide pricing and other required information. If the Pricing Submittal Form is only modified by an Addenda, Offerors shall follow the instructions in the Addenda for making modifications to the Pricing Submittal Form. Failure to supply the required information in the Pricing Submittal Form or subsequent Addenda may result in bid rejection as non-responsive.

Base Bid, Single-Prime (All Trades) Contract. The undersigned Offeror, having carefully examined the ITB, including the General Conditions, Drawings, Specifications, and all subsequent Addenda, having visited the site, and being familiar with all conditions and requirements of the Work, hereby agrees to furnish all material, labor, equipment and services, including all scheduled allowances, necessary to complete the construction of the Government Services Building Improvements, according to the requirements of ITB, for the stipulated sum of:

TOTAL BASE BID – LUMP SUM: $ 1,548,454.00

OFFEROR NAME: HAWORTH INC.

Contact Person: TROY HAWORTH

Telephone Number: (503) 550-3272

Email: troy@haworthinc.net

Fax Number: (503) 472-8478

Federal ID Number: 93-1078712

EXHIBIT B

FIRST-TIER SUBCONTRACTOR DISCLOSURE INSTRUCTIONS AND FORM

(1) Pursuant to ORS 279C.370 and YCC 3.20.049.0360, Offerors are required to disclose information about certain first-tier subcontractors when the County estimates the contract value for a Public Improvement to be greater than $100,000. Specifically, when the contract amount of a first-tier subcontractor furnishing labor, or labor and materials, would be greater than or equal to: (i) 5% of the project bid, but at least $15,000, or (ii) $350,000 regardless of the percentage, the Offeror must disclose the following information about that subcontract in its bid submission or within two (2) working hours after closing:

(a) The subcontractor's name,
(b) Dollar value and,
(c) The category of work that the subcontractor would be performing.

If the Offeror will not be using any subcontractors that are subject to the above disclosure requirements, the Offeror is required to indicate "NONE" on the Disclosure Form.

THE COUNTY MUST REJECT AN OFFER IF THE OFFEROR FAILS TO SUBMIT THE DISCLOSURE FORM WITH THIS INFORMATION BY THE STATED DEADLINE.

(2) An Offeror shall submit the disclosure form required by YCC 3.20.049.0360 either in its offer submission or within two (2) working hours after closing.

Compliance with the disclosure and submittal requirements is a matter of responsiveness. Offers which are submitted by closing, but for which the disclosure submittal has not been made by the specified deadline, are not responsive and shall not be considered for contract award.

(3) The County shall obtain, and make available for public inspection, the disclosure forms required by YCC 3.20.049.0360. The County shall also provide copies of disclosure forms to the Bureau of Labor and Industries as required by ORS 279C.835. The County is not required to determine the accuracy or completeness of the information submitted. Substitution of affected first-tier subcontractors shall be made only in accordance with ORS 279C.585.

FIRST-TIER SUBCONTRACTOR DISCLOSURE FORM

PROJECT NAME: Government Services Building Improvements

BID #: No. FCP25-1104 CLOSING: Date: 12/10/2025 Time: 2:00 pm

This form must be submitted at the location specified in the Invitation to Bid on the advertised closing date or within two working hours after the advertised closing time.

List below the name of each subcontractor that will be furnishing labor or will be furnishing labor and materials and that is required to be disclosed, the category of work that subcontractor will be performing and the dollar value of the subcontract. Enter "NONE" if there are no subcontractors that need to be disclosed. (ATTACH ADDITIONAL SHEETS IF NEEDED.)

SUBCONTRACTOR NAME	CATEGORY OF WORK	DOLLAR VALUE
Farnham Electric	Electrical	$ 253,171.00
Mark Newman Architectural Woodworking	Architecural Woodworking	$ 215,000.00
Sanitam Heating	HVAC	$ 198,000.00
Jesse Allen Construction	Framing/T-Bar/Gypsum	$ 265,000
		$

Failure to submit this form by the disclosure deadline will result in a nonresponsive bid. A nonresponsive bid will not be considered for award.

Form submitted by (Offeror name): HAWORTH INC

Contact name: TROY HAWORTH Phone no.: (503) 550-2813

EXHIBIT C

CERTIFICATIONS & ACKNOWLEDGMENT FORM

CCB REQUIREMENTS

(1) Offerors shall be licensed with the State of Oregon Construction Contractors Board (CCB) prior to bidding on Public Improvement Contracts. FAILURE TO COMPLY WITH THIS REQUIREMENT SHALL RESULT IN BID REJECTION.

(2) All subcontractors participating in the project shall be similarly registered with the Construction Contractors Board at the time they propose to engage in subcontract work. The CCB registration requirements apply to all public works contracts unless superseded by federal law.

Offerors SHALL provide their Construction Contractors Board (ORS 701.055) registration number below:

CONSTRUCTION CONTRACTORS BOARD REGISTRATION NO.: 82433

EXPIRATION DATE OF CCB NO.: 5/2026

ASBESTOS ABATEMENT LICENSING REQUIREMENTS

An asbestos abatement license under ORS 468A.720 will not be required of the contractor or its subcontractors, unless working with or disturbing suspected or confirmed asbestos containing materials. An abatement license would be required of any contractor doing asbestos abatement. Some material testing may be necessary, due to EPA Asbestos NESHAP Standards or other regulations, but positive results are less likely in the existing building materials due to building age.

ADDITIONAL LICENSING REQUIREMENTS

RESIDENCY INFORMATION

In determining the lowest responsive bid, the County shall apply the reciprocal preference as set forth in ORS 279A.120 and YCC 3.20.046.0300 – 3.20.046.0330 for a Nonresident Offeror.

"Resident Offeror" means an Offeror that has paid unemployment taxes or income taxes in this state during the 12 calendar months immediately preceding submission of the bid, has a business address in this County, and has stated in the bid whether the Offeror is a "resident Offeror". (ORS 279A.120(b))

"Nonresident Offeror" means an Offeror who is not a "Resident Offeror" as defined above.

a. Check one: Offeror is a: (X) Resident Offeror ( ) Non-resident Offeror

b. If a Resident Offeror, enter your Oregon business address: 13500 SW HWY 99W

MCMINNVILLE, OR 97128

c. If a Non-resident Offeror, enter state of residency and business address: _____

_____

_____

d. Check one: Offeror is a: (X) Corporation ( ) Non-Profit Organization

FOREIGN CONTRACTOR: If the amount of the contract exceeds ten thousand dollars ($10,000), and if Contractor is not domiciled in or registered to do business in the state of Oregon, Contractor shall promptly provide to the Oregon Department of Revenue all information required by that Department relative to the contract. The County shall be entitled to withhold final payment under the contract until Contractor has met this requirement. (ORS 279A.120(3))

CERTIFICATION OF COMPLIANCE WITH NON-DISCRIMINATION LAWS

By my signature on the Offeror Signature Form, Exhibit D, I certify that I am authorized to act on behalf of Offeror in this matter and that Offeror has not discriminated and will not discriminate against any disadvantaged business enterprise, minority-owned business, women-owned business, emerging small business, or business that a service-disabled veteran owns, in obtaining any required subcontracts. Failure to do so shall be grounds for disqualification.

INSURANCE INFORMATION

(1) The awarded contractor may employ workers, and if the awarded contractor employs workers, the awarded contractor must obtain and at all time keep in effect Workers' Compensation insurance. Offeror represents to the County that it presently maintains coverage sufficient to meet the requirements of Oregon law through:

Carrier: SAIF Policy No.: 488787

(2) The awarded contractor must obtain and at all times keep in effect, Commercial General Liability insurance covering activities and operations of the awarded contractor. Commercial general liability shall cover bodily injury, death, and property damage, and shall include personal injury liability, products and completed operation insurance. Such liability insurance, whatever the form, shall carry at least liability coverage sufficient to meet the requirements set forth in the Oregon Tort Claims Act as codified in ORS 30.260 to 30.300. Offeror has obtained insurance required by this section through:

Carrier: CINCINNATI INSURANCE CO. Policy No.: EPP0748363

(3) The awarded contractor must maintain Automobile Liability Insurance covering all owned, non-owned, and hired vehicles used in the performance of services awarded under this ITB. Automobile Liability Insurance coverage shall be sufficient to meet the requirements set forth in the Oregon Tort Claims Act as codified in ORS 30.260 to 30.300. Offeror has obtained insurance required by this section through:

Carrier: CINCINNATI INSURANCE CO. Policy No.: EPP0748363

ADDENDA ACKNOWLEDGEMENT

(1) The County reserves the right to make changes to the Invitation to Bid and the resulting contract, by written Addenda, prior to the closing time and date. Addenda will be available at the address provided in Section B.4.1 of the ITB. The County is not responsible for an Offerors failure to receive notice of Addenda if such are advertised in the foregoing manner. Addenda shall only be issued by the County and upon issuance are incorporated into the Invitation to Bid or the resulting contract.

(2) By Offeror's signature on the Offeror Signature Form, Exhibit D, Offeror ACKNOWLEDGES, AGREES and CERTIFIES TO THE FOLLOWING:

If any Addenda are issued in connection with this ITB, Offeror has received and duly considered such Addenda, and has completed the blanks below identifying all Addenda issued, and acknowledging and agreeing to the terms of all such Addenda as those terms revise the terms, conditions, Plans and Specifications of this ITB.

Addenda: No. 1 to No 2 & A inclusive.

CERTIFICATION OF COMPLIANCE WITH TAX LAWS

By my signature on the Offeror Signature Form, Exhibit D, I hereby attest or affirm under penalty of perjury: That I am authorized to act on behalf of the contractor in this matter, that I have authority and knowledge regarding the payment of taxes, and that the contractor is, to the best of my knowledge, not in violation of any Oregon Tax Laws. For purposes of this certification, "Oregon tax laws" are those tax laws imposed by ORS 320.005 to 320.150 and ORS 403.200 to 403.250 and ORS Chapters 118, 314, 316, 317, 318, 321 and 323; the elderly rental assistance program under ORS 310.630 to 310.706; and any local tax laws administered by the Oregon Department of Revenue under ORS 305.620.

CERTIFICATION OF DRUG-TESTING LAW REQUIREMENTS

Pursuant to ORS 279C.505(2), the Offeror certifies by its signature on the Offeror Signature Form, Exhibit D, that it has a Qualifying Drug Testing Program in place for its employees that includes, at a minimum, the following:

a) A written employee drug testing policy;

b) Required drug testing for all new Subject Employees or, alternatively, required testing of all Subject Employees every 12 months on a random selection basis; and
c) Required testing of a Subject Employee when the Offeror has reasonable cause to believe the Subject Employee is under the influence of drugs.

A drug testing program that meets the above requirements will be deemed a "Qualifying Employee Drug Testing Program." An employee is a "Subject Employee" only if that employee will be working on the Project job site.

If awarded a Public Improvement Contract as a result of this solicitation, the Offeror agrees that at the time of contract execution it shall represent and warrant to the County that its Qualifying Employee Drug Testing Program is in place and will continue in full force and effect for the duration of the Public Improvement Contract. The County's performance obligation (which includes, without limitation, the County's obligation to make payment) shall be contingent on the contractor's compliance with this representation and warranty.

If awarded a Public Improvement Contract as a result of this solicitation, Offeror also agrees that at the time of contract execution, and as a condition to County's performance obligation (which includes, without limitation, the County's obligation to make payment), it shall require each subcontractor providing labor for the Project to:

a) Demonstrate to the contractor that it has a Qualifying Employee Drug Testing Program for the subcontractor's Subject Employees, and represent and warrant to the contractor that the Qualifying Employee Drug Testing Program is in place at the time of subcontract execution and will continue in full force and effect for the duration of the subcontract; or
b) Require that the subcontractor's Subject Employees participate in the contractor's Qualifying Employee Drug Testing Program for the duration of the subcontract.

CERTIFICATION OF COMPLIANCE WITH OREGON PREVAILING WAGE LAWS

By my signature on the Offeror Signature Form, Exhibit D, Offeror certifies that it will comply with the applicable requirements of ORS 279C.800 through 279C.870, and fully understands the provisions thereunder, including, but not limited to, the following:

a) Each worker in each trade or occupation employed in the performance of this project, either by the contractor, subcontractor, or other person doing or contracting to do or contracting for the whole or any part of the work on the project, must be paid not less than the applicable prevailing wage rate.
b) Pursuant to ORS 279C.836, the contractor must file a public works bond with a corporate surety in the amount of $30,000.00 with the Construction Contractors Board before starting work under the contract.
c) Pursuant to ORS 279C.845, the contractor, or the contractor's surety, and every subcontractor, or the subcontractor's surety, must file certified statements with the County in writing, on a form prescribed by BOLI, certifying:
    a. The hourly rate of wage paid each worker whom the contractor or the subcontractor has employed under the contract; and
    b. That no worker employed under the contract has been paid less than the prevailing rate of wage or less than the minimum hourly rate of wage specified in the contract.
d) The County is required to withhold 25% of amounts to contractors if certified payrolls are not filed by the contractor as required for work performed under this contract.

CERTIFICATION OF COMPLIANCE WITH NON-DISCRIMINATION LAWS

By my signature on the Offeror Signature Form, Exhibit D, I certify that I am authorized to act on behalf of Offeror in this matter and that Offeror has not discriminated and will not discriminate against any disadvantaged business enterprise, minority-owned business, women-owned business, emerging small business, or business that a service-disabled veteran owns, in obtaining any required subcontracts. Failure to do so shall be grounds for disqualification.

MANAGING RETAINAGE

Pursuant to HB 2415(2019), Oregon Law now provides three options for managing retainage for construction contracts over $500,000 in value. If the total contract price bid exceeds $500,000, please indicate the method your firm prefers for the retainage on this contract:

_____ (a) Deposit a bond, or securities or other instruments with the County or in a bank or trust company, and have no retainage withheld, as described in ORS 279C.560(4);

__X__ (b) Have the County place the retainage as it is earned in an interest-bearing bank account, at no cost to you, and after completion you will receive all of the interest earned along with your retainage, pursuant to ORS 279C.560(5); or

_____ (c) Have the County place the retainage as it is earned in an interest-bearing escrow account, where you will be responsible for the costs of the escrow, and will receive the interest along with your retainage, with the amount reduced by the fees charged by the escrow agent.

If neither option (a) nor (b) are chosen, the default method required by the law will be that the retainage goes into an escrow account as described in option (c). Offerors should be aware that, under option (c), it is possible that the escrow fees to be deducted could be as much as or greater than the interest earned on the retainage. There is no charge or deduction for option (a) or (b).

EXHIBIT D

OFFEROR SIGNATURE FORM
by
OFFEROR'S DULY AUTHORIZED REPRESENTATIVE

THIS BID MUST BE SIGNED IN INK BY AN AUTHORIZED REPRESENTATIVE OF THE OFFEROR; ANY ALTERATIONS OR ERASURES TO THE BID MUST BE INITIALED IN INK BY THE UNDERSIGNED AUTHORIZED REPRESENTATIVE.

The undersigned acknowledges, attests and certifies individually and on behalf of the Offeror that:

(1) He/she is a duly authorized representative of the Offeror, has been authorized by Offeror to make all representations, attestations, and certifications contained in this bid and all Addenda, if any, issued.

(2) Offeror, acting through its authorized representatives, has read and understands all bid instructions, Specifications, Plans, terms and conditions contained in this bid document (including all listed attachments and Addenda, if any, issued).

(3) The bid submitted is in response to the specific language contained in the ITB, and Offeror has made no assumptions based upon either (a) verbal or written statements not contained in the ITB or (b) any previously-issued ITB.

(4) The County shall not be liable for any claims or be subject to any defenses asserted by Offeror based upon, resulting from, or related to, Offeror's failure to comprehend all requirements of the ITB.

(5) The County shall not be liable for any expenses incurred by Offeror in preparing and submitting its offer or in participating in the offer evaluation/selection process.

(6) The Offeror agrees to be bound by and comply with all applicable requirements of ORS 279C.800 through ORS 279C.870 and the administrative rules of the Bureau of Labor and Industries (BOLI), or when applicable, the Davis-Bacon Act (40 U.S.C. 3141 to 3148), regarding prevailing wage rates.

(7) No officer, agent, or employee of Yamhill County has a financial interest in this response, and the offer was prepared independently from all other Offerors, and without collusion, fraud, or other dishonesty.

(8) Offeror agrees to be bound by and comply with all requirements, Specifications, Plans, terms and conditions contained in this bid (including all listed attachments and Addenda, if any, issued).

(9) Offeror will furnish the designated item(s) or service(s) in accordance with the Specifications, Plans and requirements, and will comply in all respects with the terms of the resulting contract upon award.

(10) Offeror certifies, to the best of its knowledge and belief that neither it nor any of its principals are presently debarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded from submitting bids or proposals by any federal, state or local entity, department or agency.

(11) Offeror certifies that it has not and will not discriminate against a subcontractor in the awarding of a subcontractor because the subcontractor is a minority, women, or emerging small business enterprise certified under ORS 200.055.

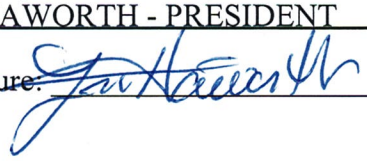
(12) Offeror represents and warrants that Offeror has the power and authority to enter into and perform the contract and that the contract, when executed and delivered, shall be a valid and binding obligation of the contractor enforceable in accordance with its terms.

(13) All affirmations and certifications contained in this bid response are true and correct.

Offeror Business Name: HAWORTH INC

Federal Employer Identification No.: 93-1078712

Name and Title of Duly Authorized Representative:
TROY HAWORTH - PRESIDENT

Authorized Signature:  Date: 12/10/2025

AIA® Document A310™ – 2010

Bid Bond

CONTRACTOR:
(Name, legal status and address)
HAWORTH, INC.
13500 SW HWY 99W
MCMINNVILLE OR 97128

SURETY:
(Name, legal status and principal place of business)
TRAVELERS CASUALTY AND SURETY COMPANY OF AMERICA
ONE TOWER SQUARE-2SHS
HARTFORD, CONNECTICUT 06183

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

Any singular reference to Contractor, Surety, Owner or other party shall be considered plural where applicable.

OWNER:
(Name, legal status and address)
YAMHILL COUNTY
434 NE EVANS ST
MCMINNVILLE OR 97128

BOND AMOUNT:
NOT TO EXCEED TEN PERCENT OF AMOUNT BID****** (****10%****)

PROJECT:
(Name, location or address, and Project number, if any)
GOVERNMENT SERVICES BUILDING IMPROVEMENTS

Project Number, if any:

The Contractor and Surety are bound to the Owner in the amount set forth above, for the payment of which the Contractor and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, as provided herein. The conditions of this Bond are such that if the Owner accepts the bid of the Contractor within the time specified in the bid documents, or within such time period as may be agreed to by the Owner and Contractor, and the Contractor either (1) enters into a contract with the Owner in accordance with the terms of such bid, and gives such bond or bonds as may be specified in the bidding or Contract Documents, with a surety admitted in the jurisdiction of the Project and otherwise acceptable to the Owner, for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof; or (2) pays to the Owner the difference, not to exceed the amount of this Bond, between the amount specified in said bid and such larger amount for which the Owner may in good faith contract with another party to perform the work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect. The Surety hereby waives any notice of an agreement between the Owner and Contractor to extend the time in which the Owner may accept the bid. Waiver of notice by the Surety shall not apply to any extension exceeding sixty (60) days in the aggregate beyond the time for acceptance of bids specified in the bid documents, and the Owner and Contractor shall obtain the Surety's consent for an extension beyond sixty (60) days.

If this Bond is issued in connection with a subcontractor's bid to a Contractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

When this Bond has been furnished to comply with a statutory or other legal requirement in the location of the Project, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

Signed and sealed this 8 day of DECEMBER 2025

(Witness)	HAWORTH, INC. *(Principal)* *(Seal)*
	(Title)
(Witness)	TRAVELERS CASUALTY AND SURETY COMPANY OF AMERICA *(Surety)* *(Seal)*
	(Title) ROBIN BAIRD, ATTORNEY-IN-FACT

Init.
/

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TRAVELERS

Travelers Casualty and Surety Company of America
Travelers Casualty and Surety Company
St. Paul Fire and Marine Insurance Company

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That Travelers Casualty and Surety Company of America, Travelers Casualty and Surety Company, and St. Paul Fire and Marine Insurance Company are corporations duly organized under the laws of the State of Connecticut (herein collectively called the "Companies"), and that the Companies do hereby make, constitute and appoint **Robin Baird** of **SPRINGFIELD**, **Oregon**, their true and lawful Attorney(s)-in-Fact to sign, execute, seal and acknowledge any and all bonds, recognizances, conditional undertakings and other writings obligatory in the nature thereof on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

IN WITNESS WHEREOF, the Companies have caused this instrument to be signed, and their corporate seals to be hereto affixed, this **21st** day of **April**, **2021**.

State of Connecticut

City of Hartford ss.

By: _____
Robert L. Raney, Senior Vice President

On this the **21st** day of **April**, **2021**, before me personally appeared **Robert L. Raney**, who acknowledged himself to be the Senior Vice President of each of the Companies, and that he, as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing on behalf of said Companies by himself as a duly authorized officer.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My Commission expires the **30th** day of **June**, **2026**

_____
Anna P. Nowik, Notary Public

This Power of Attorney is granted under and by the authority of the following resolutions adopted by the Boards of Directors of each of the Companies, which resolutions are now in full force and effect, reading as follows:

RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President, any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary may appoint Attorneys-in-Fact and Agents to act for and on behalf of the Company and may give such appointee such authority as his or her certificate of authority may prescribe to sign with the Company's name and seal with the Company's seal bonds, recognizances, contracts of indemnity, and other writings obligatory in the nature of a bond, recognizance, or conditional undertaking, and any of said officers or the Board of Directors at any time may remove any such appointee and revoke the power given him or her; and it is

FURTHER RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President may delegate all or any part of the foregoing authority to one or more officers or employees of this Company, provided that each such delegation is in writing and a copy thereof is filed in the office of the Secretary; and it is

FURTHER RESOLVED, that any bond, recognizance, contract of indemnity, or writing obligatory in the nature of a bond, recognizance, or conditional undertaking shall be valid and binding upon the Company when (a) signed by the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary and duly attested and sealed with the Company's seal by a Secretary or Assistant Secretary; or (b) duly executed (under seal, if required) by one or more Attorneys-in-Fact and Agents pursuant to the power prescribed in his or her certificate or their certificates of authority or by one or more Company officers pursuant to a written delegation of authority; and it is

FURTHER RESOLVED, that the signature of each of the following officers: President, any Executive Vice President, any Senior Vice President, any Vice President, any Assistant Vice President, any Secretary, any Assistant Secretary, and the seal of the Company may be affixed by facsimile to any Power of Attorney or to any certificate relating thereto appointing Resident Vice Presidents, Resident Assistant Secretaries or Attorneys-in-Fact for purposes only of executing and attesting bonds and undertakings and other writings obligatory in the nature thereof, and any such Power of Attorney or certificate bearing such facsimile signature or facsimile seal shall be valid and binding upon the Company and any such power so executed and certified by such facsimile signature and facsimile seal shall be valid and binding on the Company in the future with respect to any bond or understanding to which it is attached.

I, **Kevin E. Hughes**, the undersigned, Assistant Secretary of each of the Companies, do hereby certify that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies, which remains in full force and effect.

Dated this **8** day of **DECEMBER**, **2025**.

_____
Kevin E. Hughes, Assistant Secretary

To verify the authenticity of this Power of Attorney, please call us at 1-800-421-3880.
Please refer to the above-named Attorney(s)-in-Fact and the details of the bond to which this Power of Attorney is attached.

Exhibit C

Change Order Form

13500 SW HWY 99W MCMINNVILLE, OR 97128
PH.503.472.2452 CCB#82433

CHANGE ORDER

AIA DOCUMENT G701

PROJECT:
(NAME, ADDRESS)

CHANGE ORDER NUMBER:

DATE:

OWNER:
(NAME, ADDRESS)

CONTRACTOR: Haworth Inc.
(NAME, ADDRESS) 13500 SW Hwy 99W
McMinnville, OR 97128

The Contract is changed as follows:

Not valid until signed by the Owner, Architect and Contractor

The original (Contract Sum)(Guaranteed Maximum Price) was	.....	
Net change by previously authorized Change Orders	.....	
The (Contract Sum)(Guaranteed Maximum Price) prior to this Change Order was.....	.....	$ -
The (Contract Sum)(Guaranteed Maximum Price) will be (increased)(decreased) (unchanged) by this Change Order in the amount of.....	.....	
The new (Contract Sum)(Guaranteed Maximum Price) including this Change Order will be		$ -
The Contract Time will be (increased)(decreased)(unchanged) by		$ - (days)
The date of Substantial Completion as of the date of this Change Order therefore is		

Architect	Haworth Inc. Contractor	Owner/ Representative
	13500 SW Hwy 99W McMinnville, OR 97128	
Address	Address	Address
By	By:	By:
Date	Date:	Date:

Agenda Item I6

BOARD OF COUNTY COMMISSIONERS

KIT JOHNSTON • MARY STARRETT • DAVID "BUBBA" KING

535 NE Fifth Street • McMinnville, OR 97128-4523
(503) 434-7501 • Fax (503) 434-7553
TTY (800) 735-2900 • www.yamhillcounty.gov

Dear Mr. Winegardner,

On behalf of the Yamhill County Board of Commissioners, we are pleased to offer our strong support for the Northwest Early Learning Academy (NELA) and their request for $1.5 million in funding through Business Oregon.

NELA represents an exceptional cross-sector partnership between A-dec, George Fox University, and Northwest Christian Church—bringing together business, higher education, and community stakeholders to address one of the most pressing challenges facing Yamhill County: access to affordable, high-quality childcare. Yamhill County is officially designated as a childcare desert, and the lack of available childcare remains a significant barrier to workforce participation and economic stability for families across our region.

The Northwest Early Learning Academy will provide approximately 200 new childcare spaces, directly supporting working families while strengthening local employers' ability to recruit and retain a stable workforce. Access to reliable early learning is essential not only for parents and caregivers, but also for the long-term health of our local economy. Projects like NELA help ensure that businesses can grow, employees can remain in the workforce, and children have access to high-quality early education during their most formative years.

We are particularly encouraged by the strong foundation already in place for this project. NELA has secured state, county, and local grant funding, received city fee waivers, and benefited from significant private investment from A-dec and George Fox University, as well as generous contributions from members of Northwest Christian Church. This level of shared commitment reflects broad community confidence in the project and its long-term impact. The project's receipt of the Innovation in Philanthropy Award further underscores its collaborative and forward-thinking approach.

The Yamhill County Board of Commissioners recognizes NELA as a critical investment in community wellbeing, workforce readiness, and economic resilience. We believe the requested Business Oregon funding will play an essential role in bringing this project to completion and ensuring its success for years to come.

Thank you for your consideration of this important request. We strongly encourage Business Oregon to support the Northwest Early Learning Academy and their efforts to expand childcare access in Yamhill County and the greater region.

Sincerely,

Kit Johnston	Mary Starrett	David "Bubba" King
Chair	Vice-Chair	Commissioner

Agenda Item I7

C-PACE Program Benefits for Oregon Counties

Commercial Property Assessed Clean Energy (CPACE) Program

What is CPACE?

The CPACE program allows owners of eligible commercial property to obtain long-term, low-interest rate financing from private capital providers for certain qualified projects. Eligible properties may include any privately-owned commercial, industrial, agricultural, or multi-family (with five or more dwelling units) real property.

Background

CPACE was authorized by the Oregon State Legislature under ORS 223.680 and ORS 223.685 but it must be enacted by a cities or counties.

Benefits

CPACE offers benefits to eligible privately-owned commercial, industrial, agricultural, or multi-family (with five or more dwelling units) properties.

For Building Owners and Developers:

One of the biggest barriers to converting potential projects to completed projects for efficiency and seismic upgrades are the up-front cost of the types of measures identified in the statute as qualifying improvements. CPACE financing typically requires little up-front investment, and qualifying improvements improve property value. Energy efficiency measures also lower operating costs. In addition, CPACE financing has the following benefits:

- **Up to 100%, long-term financing**: Many owners lack the capital to complete efficiency and seismic improvements. All direct and indirect costs incidental to the qualified improvements can be wrapped into CPACE financing.
- **Transferable upon sale:** Some owners may want to sell the building before the financing is repaid. The CPACE lien and assessment are attached to the property and transfers to the new owner.
- **Cash flow benefits:** CPACE financing may be repaid over the useful life of the improvements which, because of the long-term financing options, can have positive effects on cash flow.
- **Triple-net and Full-net leases may allow pass-through of assessment installments to tenants:** Under triple/full net leases, CPACE payments can be

passed along to tenants, who also typically derive benefit from any energy savings through reduced operating costs.

For Cities & Counties

- **No government funding at risk:** the private capital provider relies solely on the property assessment for repayment. There is no local government obligation or liability for nonpayment by a real estate property owner.
- **Limited administrative burden:** the local government's role is to review applications for adherence to the established program. It follows a "check the box" administrative model which greatly reduces staff review time. This role can also be delegated to third party administrators for application reviews and approval recommendations.
- **Assists in achieving public purposes such as climate change / GhG reduction*:*** Improved properties are more energy efficient and resilient.
- **C-PACE is an economic development tool:** By incentivizing retrofits and new construction, C-PACE creates jobs in the local economy.

***For Energy Auditors, Architects, Building Engineers, and Contractors*:**

By allowing a property owner to access 100% up-front financing for longer terms than are typically available for conventional financing, more substantial efficiency and seismic improvements are now more affordable with CPACE. Energy auditors, architects, engineers, and contractors can suggest CPACE financing as a way for their clients to implement needed energy or seismic upgrades that might otherwise be unaffordable. Since the demand for building efficiency and seismic improvements will grow in a CPACE-enabled jurisdiction, CPACE is a powerful business growth catalyst for building professionals like energy auditors and contractors.

For Existing Lien Holders:

CPACE improvements can enhance property value and typically improve a building's longevity, thereby reducing the risk of property value decline over time. In addition, CPACE financing is non-accelerating, meaning only current or past due annual payments can be collected each year while future payments stay with the property. As such, existing mortgage holders see their collateral improved without substantial increase in credit risk and with only a modest impact on lien priority. CPACE financing is not permitted without the consent of all existing lien holders and, under certain circumstances, the holders of certain other obligations encumbering commercial residential property.

Qualifying Projects

CPACE program in Oregon enables financing for commercial property owners to make certain qualified energy efficiency, renewable energy, water conservation, and seismic rehabilitation improvements. Funds must be used for eligible expenses, which may fall into one of these categories:

- Energy Efficiency: Decrease energy consumption or demand through the use of efficiency technologies, products, or activities that reduce or support the reduction of energy consumption or allow for the reduction in demand or reduce greenhouse gas emissions.
- Renewable Energy: Support the production of clean, renewable energy, including but not limited to a product, device, or interacting group of products or devices on the customer's side of the meter that generates electricity, provides thermal energy, or regulates temperature.
- Water Conservation: Decrease water consumption or demand and address safe drinking water through the use of efficiency technologies, products, or activities that reduce or support the reduction of water consumption, allow for the reduction in demand, or reduce or eliminate lead from water which may be used for drinking or cooking.
- Seismic Rehabilitation Improvements: Make improvements to qualifying real property that are intended to reduce or prevent harm to persons and property due to the effects of seismic activity on the property.

(State) C-PACE Program Overview

PRESENTED TO: CITY COUNCIL (CITY), (STATE)
DATE: (DATE)

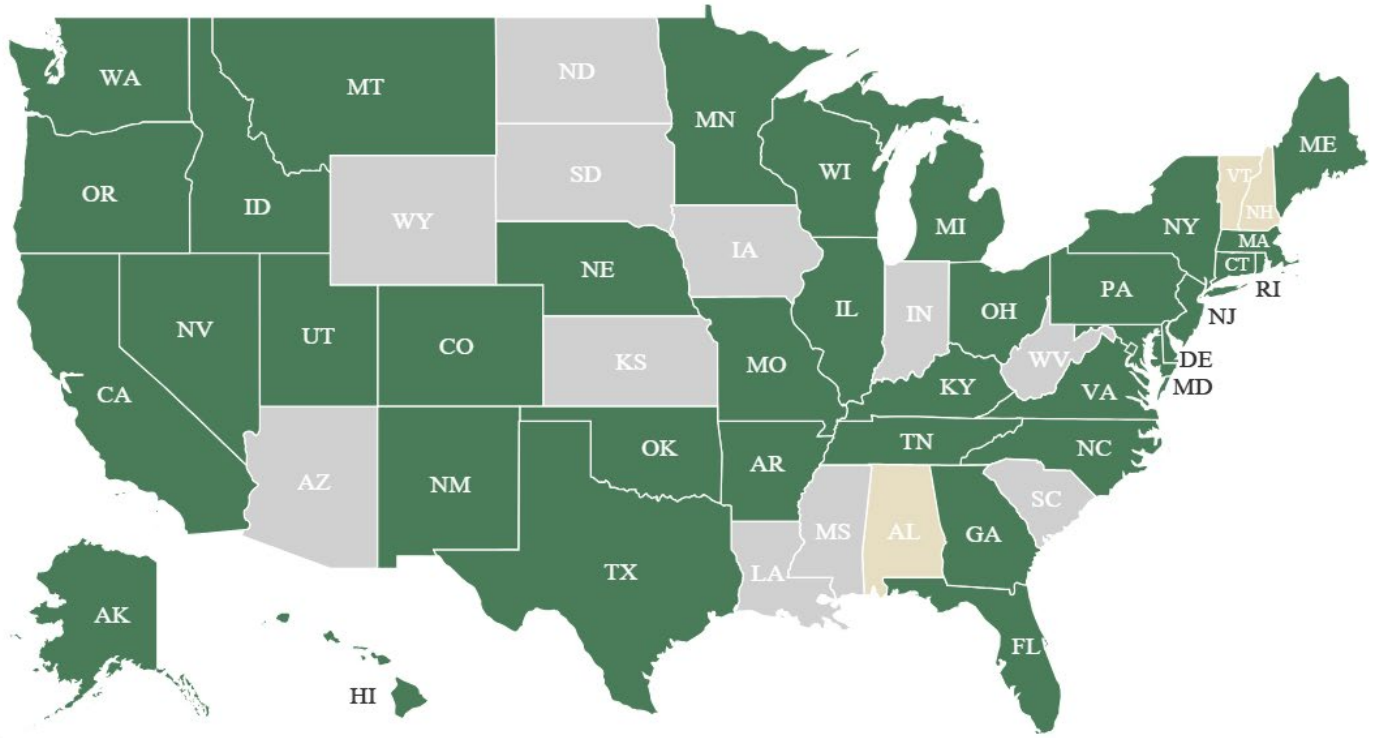
Agenda

- Background
  - What is C-PACE?
  - Where is it Available?
- C-PACE in (State)
  - Legislation
  - Current Programs
- Eligible Properties & Qualified Improvements
- Benefits
  - Building Owners & Developers
  - Local Governments
- Application Process
- Safeguards
- Wrap Up

What is C-PACE?

- Economic Development Financing Tool
- Commercial - Property Assessed *Capital Expenditure or Clean Energy (depends on state legislation)*(C-PACE)
- Private Capital to fund building improvements related to energy efficiency, water conservation, and resiliency/seismic
- Repayment secured by a voluntary property assessment lien

Where is C-PACE Available?



Map key

Active program(s)

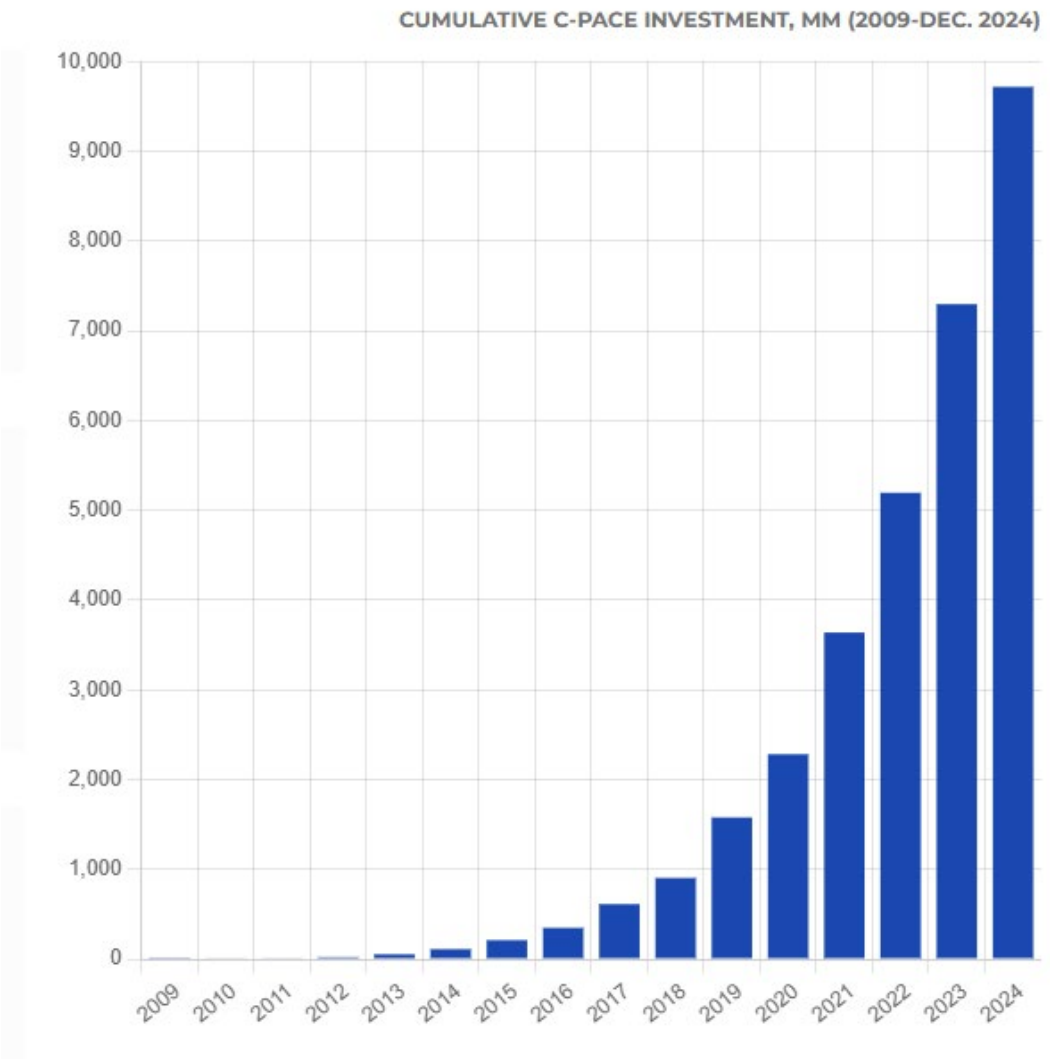
Program in development

PACE-enabled

To Date:

$9.7B Funded

3,581 Projects



C-PACE in (State)

- (insert governing legislation) authorized local governments to establish C-PACE programs
- Local governments adopt resolutions to launch programs & define boundaries
- Program Administrator designated to review applications and record liens

List Cities & Counites that have a current program

Insert Outline of State Showing Locations of Existing Programs

Eligible Properties & Qualified Improvements



HVAC EQUIPMENT & CONTROLS



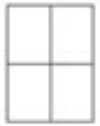
ELEVATOR/ ESCALATOR



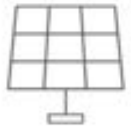
ROOFING



INDOOR **AIR QUALITY**



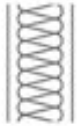
WINDOWS



RENEWABLE ENERGY & ENERGY STORAGE



SEISMIC & RESILIENCY



INSULATION & ENVELOPE



EV CHARGING



INDOOR & OUTDOOR **LIGHTING**



WATER EFFICIENCY & PLUMBING



ENERGY RECOVERY

Note: This is not an exhaustive list. Every state has unique options for eligibility.



Hospitality
Senior living
Multifamily
Office
Retail
Multi-use
Storage
Industrial

Benefits:

Building Owners & Developers

- Up to 100% long-term financing for improvements
- Positive cash flow: repayments spread over useful life & reduced operating costs
- Increases Property Value
- Lien transfers with property upon sale
- Costs may be passed through to tenants under net leases

Benefits:

Local Governments

- Economic development tool: jobs, improved building stock, housing
- Higher property values → increased tax revenues
- No government funding at risk
- Fees - local governments establish their desired fee structure; revenue source
- Public Benefit: better buildings are more efficient, resilient, and healthy
- Minimal administrative burden

Application Process

- Property Owner + Capital Provider prepare application
- Program Administrator reviews within X business days
- Approval or conditional approval issued
- Closing documents executed and recorded
- Capital Provider disburses funds
- Repayment made via assessment installments direct billed by capital provider

Safeguards

- Mortgage holder consent required
- Non-accelerating lien structure
- Local government has no liability or financial responsibility
- Standardized forms ensure compliance

Conclusion

- C-PACE is a **win-win tool** for property owners, local governments, and communities
- Supports modernization, sustainability, and economic growth
- City Council action: adopt a resolution to establish a local C-PACE program and designate an administrator

Thank You

Don Schulz

Email: dschulz@PACE-Equity.com

Phone: (206) 618-5365

Q&A

Agenda Item J1

Public Hearing Docket

C-03-22

https://www.yamhillcounty.gov/DocumentCenter/View/19122/C-03-22Packet-PDF

WRITTEN PUBLIC COMMENTS RECEIVED

PRIOR TO THE

BOARD OF COMMISSIONERS' SESSION

ON

Thursday, January 15, 2026

AT

10:00 A.M.

Questions, concerns or comments about these items can be directed
to staff or the Commissioners by contacting the Commissioners' office at

(503) 434-7501

OR

BOCINFO@yamhillcounty.gov

From: Jane Moore
To: BOC Info
Subject: G-01-25
Date: Thursday, January 8, 2026 8:09:12 AM

CAUTION: External Sender. Use caution when opening attachments, clicking links, or responding.

Please keep the Yamhelas-Westsider Trail corridor in the Transportation System Plan and protect our public land . Thank you. Doris Jane Moore
Sent from my iPhone

From: hope9robert@gmail.com
To: BOC Info
Subject: "Docket G-01-25
Date: Thursday, January 8, 2026 9:29:47 AM

CAUTION: External Sender. Use caution when opening attachments, clicking links, or responding.

Dear County Commissioners,

There is tremendous public support for keeping the Yamhalis-Westsider Trail Corridor in our county's transportation plan. This rare opportunity to create a wonderful trail for the residents of Yamhill County and visitors to the wine country to enjoy should not be let go. I have developed trail systems on both the east coast and in southern Oregon. Gaining access to a former rail corridor is a fabulous chance to create something that is sorely lacking in our county – trails. Its one of my biggest disappointment about living here after living in southern Oregon where there were hundreds of miles of trails for all of us to enjoy. It would be a short-sighted decision to slam the door on this chance to build a new trail. Rails to trails exist through farmland all over the US and its been done very successfully. There are some easy management steps that can be taken to reduce any conflicts. Recreation is an important amenity for any area and a key contributor to economic health. Please do not destroy this chance to add a trail that really will be a major contribution to the majority of the population around our county.

Thank you,

Hope Robertson

McMinnville

From: Leann Bennett
To: BOC Info
Subject: Docket G-01-25
Date: Thursday, January 8, 2026 9:32:25 AM

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Regarding the Yamhelas Westsider Trail

My husband and I are outdoor enthusiasts and whole heartedly support the trail.
We would ride our bikes, eat at the restaurants and stay at the lodging nearby and generally support the local economy when using this trail.
Having a safe alternative to the highway is the key factor. I lost an old friend (Larry Jacobs) in October hit and killed on HWY 240.
A pedestrian hit by a car while getting his mail and visiting with his neighbor.

In my mind there is no valid reason to not proceed with the development of this trail, and I would think any commissioner that opposes this opposes safety.

Thank you,
Leann Bennett
Parrett Mt.

From: Dave Rucklos
To: BOC Info
Subject: C-PACE Letter of Support
Date: Tuesday, January 13, 2026 1:16:15 PM
Attachments: Letter of Support-C-PACE.docx

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Please see attached letter of support to be included in your Thursday, January 15 meeting. Should you have any questions please be sure and reach out.

Dave Rucklos
Economic Development & Tourism Director
416 Ferry Street
Dayton, Oregon 97114
Phone: 503.864.2221
Cell: 503.427.4850
www.daytonoregon.gov

January 13, 2026

Re: C-PACE Program

Yamhill County Board of Commissioners,

I am writing to urge Yamhill County to recognize and adopt the Commercial Property Assessed Clean Energy (C-PACE) program as a strategic economic development tool.

I was first introduced to the C-PACE financing concept when a developer was evaluating a major construction project in Dayton. At that time, it was explained that more than 30 states currently offer C-PACE programs, including Oregon. Within the state, counties such as Multnomah, Deschutes, and Benton have already implemented programs that allow property owners to access low-cost, long-term capital for building improvements, many of which effectively pay for themselves through energy and operational savings.

For new construction in particular, C-PACE provides financing support for cost-reducing, long-term improvements that traditional commercial loans do not incentivize. The program's low administrative fee can be absorbed by the developer, while the resulting reductions in energy consumption improve efficiency and lower operating costs over time. This structure minimizes upfront barriers and eliminates the need for costly third-party facilitation.

Importantly, C-PACE financing allows liens and assessments to transfer upon sale of the property. Unlike traditional loans that must be paid off at the time of sale, this feature removes a significant disincentive for developers, encouraging investment even when long-term ownership is not planned. As a result, C-PACE reduces development risk and supports projects that might otherwise be delayed or abandoned.

By enabling access to affordable capital, improving project feasibility, and encouraging sustainable development, C-PACE represents a proven tool to stimulate local investment and economic growth. I strongly encourage Yamhill County to consider adopting this program to enhance competitiveness, attract development, and support long-term efficiency gains across the county.

Sincerely,

Dave Rucklos
Tourism and Economic Development Director
City of Dayton

cityofdayton@daytonoregon.gov
416 Ferry Street / PO Box 339, Dayton, Oregon 97114
503-864-2221
www.DaytonOregon.gov

From: Amanda Kerber
To: BOC Info
Subject: Eloheh appeal
Date: Wednesday, January 14, 2026 8:01:55 AM

Spam
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Good morning Yamhill Board of Commissioners,

I'm reaching out to voice my support for Eloheh Indigenous Center's appeal for religious accommodation. I understand they have a hearing before the board on February 12 regarding permit restrictions for the use of their land.

I wholeheartedly support the work of Eloheh and have benefited from their wisdom and teaching, and been inspired by their writings and practices.

I ask that you accommodate their religious practice which requires extended land- based gathering.

Thank you
Amanda Kerber

From: Deena Jones
To: BOC Info
Subject: Eloheh Indigenous Center
Date: Wednesday, January 14, 2026 7:20:19 AM

Spam
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Dear People:
I am a Christian and I support religious freedom for all.
I have been a guest at Eloheh Center and am a better person today because of what I learned there. Please do not restrict their ability to practice their faith on their own land.
Respectfully,
--

Rev. Deena Jones

From: Brian Barclay
To: BOC Info
Subject: Eloheh/ Woodley support
Date: Wednesday, January 14, 2026 7:32:24 AM

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Dear Board of Commissioners,
As you consider religious accommodation for Eloheh Indigenous Center, I hope you will notice the goodness, health and peacemaking already evident at and through Eloheh, and seriously consider how to accommodate the unique needs of this organization for the benefit of the local and wider community. It would be good for this organization and people around it for it to be allowed to pursue its full vision for teaching, land care, spiritual development and relationship building.

I met Randy Woodley more than a decade ago when he led a workshop at a national Christian conference. Randy and Edith are cultural bridgebuilders, making it possible for different groups to communicate and grow together. Books of his have helped my wife and I, and our church, widen our view of how diverse the Church is intended to be, and the deficit caused by Sunday morning segregation. They and their organization are teaching time-proven ways of earth care which the land- and its inhabitants and decision-makers- desperately need these days.

Respectfully,
Brian
(if helpful to know- i'm a caucasian follower of Jesus who cares deeply about healthy cross-cultural relationships, ecological thriving and social justice. I would love to attend events at their property, though that's challenging since I live on the east coast.)

Brian Barclay
75 Ference Rd
Ashford, CT

From: Jim Ewan
To: BOC Info
Subject: Eloheh"s Right to Worship
Date: Wednesday, January 14, 2026 6:18:41 AM

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I am writing this in support of Eloheh Indigenous Center. Please allow them the religious rights that they are due as Americans.

Indigenous spirituality is not like traditional religions. Indigenous spirituality

requires extended, land-based gatherings and is not limited to an hour on a given day.

The people in charge, the Woodleys, are respected educators and authors who have served Indigenous communities for over 30 years. Please allow them to continue offering the valuable services that they need and want to provide.

Religious freedom should not be limited to the mainline traditional faiths, but it should protect all faiths, including those whose practices differ from traditional Christianity.

Please, allow Eloheh to practice their religion as needed rather than restricting their faith.

Jim Ewan

May You Have Happiness, May You Be Free

From:	Drew Jennings-Grisham
To:	BOC Info
Subject:	I support Eloheh Indigenous Center"s appeal for religious accommodation
Date:	Wednesday, January 14, 2026 6:10:59 AM

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Dear Yamhill County Board of Commissioners,

I am not a Yamhill County resident, but I have visited your beautiful land where I have participated in learning and ceremonial gatherings at Eloheh Farm and Indigenous Center. Recently it came to my attention that you have put into place certain permit restrictions that limit how often places like Eloheh can host overnight gatherings on their own land. The restrictions would make many of their traditional ceremonies—sweat lodges, cedar fire ceremony, seasonal gatherings—nearly impossible to hold.

Indigenous spirituality requires extended, land-based gathering—it cannot be practiced in a building for an hour on Sunday, and the religious freedom enshrined in our nation's constitution should protect all faiths in their ability to practice their beliefs.

Randy and Edith Woodley are friends, mentors and trusted teachers to many people, myself included, and the work they are doing at their farm is only benefiting Yamhill County, and beyond, and I believe they should be allowed to continue their farm and educational and spiritual gatherings. Their work is helping educate people in ways that help to bring health and wellness to your county. I ask you to please consider accommodating their request for exemption to this permit restriction.

Sincerely,
Drew Jennings-Grisham

From: Janeen Bertsche Johnson
To: BOC Info
Subject: Please allow indigenous faith gatherings
Date: Wednesday, January 14, 2026 5:49:27 AM

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Dear Yamhill County Board of Commissioners,
I am a Mennonite pastor in Indiana serving as campus pastor of Anabaptist Mennonite Biblical Seminary. I organize a biennial conference at our seminary that draws participants from across North America. A few years ago, Randy Woodley was one of our keynote speakers. He is a respected theologian who integrates indigenous spirituality into his Christian faith.

I have watched as Randy and Edith built Eloheh Indigenous Center into a gathering place to teach people how to live in harmony with God and the land. We need their witness desperately in the midst of climate change and ecological crisis. I am writing to request that you adjust your permit restrictions to allow them and their guests to practice faith freely, able to incorporate the indigenous practices that many people observe.

As a Christian leader from a denomination that has sometimes been persecuted for our beliefs, I am grateful for government protections of religious freedom. Please extend those protections to the Eloheh Indigenous Center.

Sincerely,

Janeen Bertsche Johnson
Campus Pastor
Anabaptist Mennonite Biblical Seminary
"Rooted in the Word, Growing in Christ"

From: Myrna Honda
To: BOC Info
Subject: A plea for Indigenous communities
Date: Wednesday, January 14, 2026 7:22:57 AM

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Board,
I am making a plea to you on behalf of Elohey and all my indigenous family. Spirituality and worship has not been in a church for my ancestors. It has been one in nature with all creation.
I beg you prevent the law from restricting our worship practices and places those take place.
Thank you for hearing me,
Myrna Andersen, Turtle Mountain Chippewa