



The lowest bid, submitted by Custom Tech Design, Inc., was deemed non-responsive since they failed to submit a valid bid bond. They were notified in writing to inform them of their non-responsive bid. Thomco Construction, Inc. is therefore the lowest qualified bidder.

FINANCIAL IMPACT

The financial impact is \$178,069.00 to the general fund. Funds are available as part of the fiscal year 2008/09 budget.


COMMUNITY VISION IMPLEMENTATION

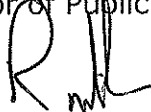
Our vision is to provide an updated, safe and comfortable facility to assist in providing excellent service for a high quality of life, as outlined in the City of Garden Grove's Strategic Plan.

RECOMMENDATION

It is recommended that City Council:

- Award the contract to the lowest qualified bidder, Thomco Construction, Inc., Anaheim, CA. for the two library remodels in the amount of \$178,069.00.
- Authorize the City Manager and City Clerk to execute the agreement on behalf of the City.

  
KEITH G. JONES  
Director of Public Works



By: Ron Meislahn  
Facilities Manager

**Recommended for Approval**

  
**Matthew Fertal**  
City Manager

Attachment: Thomco Agreement

**SECTION 4 - AGREEMENT**

**PROJECT AGREEMENT**

**THIS AGREEMENT** is made this \_\_\_\_\_ day of \_\_\_\_\_, 2008 by the CITY OF GARDEN GROVE, a municipal corporation, ("CITY"), and **Thomco Construction Inc.**, hereinafter referred to as ("CONTRACTOR").

**RECITALS:**

The following recitals are a substantive part of this Agreement:

This Agreement is entered into pursuant to Garden Grove COUNCIL AUTHORIZATION, DATED \_\_\_\_\_.

CITY desires to utilize the services of CONTRACTOR to Furnish all Labor, Materials, Tools, and Equipment Necessary for and Incidental for Refurbishment Projects at Chapman Avenue Branch and West Garden Grove Branch Libraries.

CONTRACTOR is qualified by virtue of experience, training, education, and expertise to accomplish services.

**AGREEMENT**

THE PARTIES MUTUALLY AGREE AS FOLLOWS:

- 4.0 **Compensation.** CONTRACTOR shall be compensated as follows:  
Compensation under this agreement shall be a Firm Fixed Price (FFP) in the amount of One Hundred Seventy Eight Thousand and Sixty Nine Dollars (\$178,069.00) payable in arrears. Payment for work under this Agreement shall be made per invoice for work completed. All work shall be in accordance with Bid No. S-1027 and Proposal and Technical Specification (Attachment "A").
- 4.1 **General Conditions.** CONTRACTOR certifies and agrees that all the terms, conditions and obligations of the Contract Documents as hereinafter defined, the location of the job site, and the conditions under which the work is to be performed have been thoroughly reviewed, and enters into this Contract based upon CONTRACTOR'S investigation of all such matters and is in no way relying upon any opinions or representations of CITY. It is agreed that this Contract represents the entire agreement. It is further agreed that the Contract Documents including the Notice Inviting Bids, Special Instructions to Bidders, if any, and Contractor's Proposal, are incorporated in this Contract by reference, with the same force and effect as if the same were set forth at length herein, and that CONTRACTOR and its subcontractors, if any, will be and are bound by

any and all of said Contract Documents insofar as they relate in any part or in any way, directly or indirectly, to the work covered by this Contract.

**"Project"** as used herein defines the entire scope of the work covered by all the Contract Documents. Anything mentioned in the Specifications and not indicated in the Plans, or indicated in the Plans and not mentioned in the Specifications, shall be of like effect as if indicated and mentioned in both. In case of discrepancy in the Plans or Specifications, the matter shall be immediately submitted to City's Engineer, without whose decision CONTRACTOR shall not adjust said discrepancy save only at CONTRACTOR'S own risk and expense. The decision of the Engineer shall be final.

**4.2 Materials and Labor.** CONTRACTOR shall furnish, under the conditions expressed in the Plans and Specifications, at CONTRACTOR'S own expense, all labor and materials necessary, except such as are mentioned in the Specifications to be furnished by the CITY, to complete the project, in good workmanlike and substantial order. If CONTRACTOR fails to pay for labor or materials when due, CITY may settle such claims by making demand upon the surety to this Agreement. In the event of the failure of refusal of the surety to satisfy said claims, CITY may settle them directly and deduct the amount of payments from the Contract price and any amounts due to CONTRACTOR. In the event CITY receives a stop notice from any laborer or material supplier alleging non-payment by CONTRACTOR, CITY shall be entitled to deduct all of its costs and expenses incurred relating thereto, including but not limited to administrative and legal fees.

**4.3 Project. The PROJECT is described as:** Furnish all Labor, Materials, Tools, and Equipment Necessary for and Incidental for Refurbishment Projects at Chapman Avenue Branch and West Garden Grove Branch Libraries.

**4.4 Plans and Specifications.** The work to be done is described in a set of detailed Plans and Specifications entitled: Furnish all Labor, Materials, Tools, and Equipment Necessary for and Incidental for Refurbishment Projects at Chapman Avenue Branch and West Garden Grove Branch Libraries. Said Plans and Specifications and any revisions, amendments or addenda thereto are attached hereto and incorporated herein as part of this Contract and referred to by reference. The work to be done must also be in accordance with the General Provisions, Standard Specifications and Standard Plans of City which are also incorporated herein and referred to by reference.

**4.5 Time of Commencement and Completion.** CONTRACTOR agrees to commence the Project with TEN (10) calendar days from the date set forth in the "Notice to Proceed" sent by City and shall diligently prosecute the work to completion within sixty (60) calendar days, **per site**, from commencement of work excluding delays caused or authorized by the CITY as set forth in Sections 4.7, 4.8 and 4.9 hereof. The completion dates shall include any material delivery.

**4.6 Time is of the Essence.** Time is of the essence of this Contract. As required by the Contract Documents, CONTRACTOR shall prepare and obtain approval of all shop drawings, details and samples, and do all other things necessary and incidental to the prosecution of CONTRACTOR'S work in conformance with an approved construction progress schedule. CONTRACTOR shall coordinate the work covered by this Contract with that of all other contractors, subcontractors and of the CITY, in a manner that will facilitate the efficient completion of the entire work in accordance with Section 4.5 herein. CITY shall have complete control of the premises on which the work is to be performed and shall have the right to decide the time or order in which the various portions of the work shall be installed or the priority of the work of other subcontractors, and, in general, all matters representing the timely and orderly conduct of the work of CONTRACTOR on the premises.

**4.7 Excusable Delays.** CONTRACTOR shall be excused for any delay in the prosecution or completion of the Project caused by acts of God; inclement weather; damages caused by fire or other casualty for which CONTRACTOR is not responsible; and act, neglect or default of CITY; failure of CITY to make timely payments to CONTRACTOR; late delivery of materials required by this CONTRACT to be furnished by CITY; combined action of the workers in no way caused by or resulting from default or collusion on the part of CONTRACTOR; a lockout by CITY; or any other delays unforeseen by CONTRACTOR and beyond CONTRACTOR'S reasonable control.

City shall extend the time fixed in Section 4.5 herein for completion of the Project by the number of days CONTRACTOR has thus been delayed, provided that CONTRACTOR presents a written request to CITY for such time extension within fifteen (15) days of the commencement of such delay and CITY finds that the delay is justified. CITY'S decision will be conclusive on the parties to this Contract. Failure to file such request within the time allowed shall be deemed a waiver of the claim by CONTRACTOR.

No claims by CONTRACTOR for additional compensation or damages for delays will be allowed unless CONTRACTOR satisfies CITY that such delays were unavoidable and not the result of any action or inaction of CONTRACTOR and that CONTRACTOR took all available measures to mitigate such damages. Extensions of time and extra compensation as a result of incurring undisclosed utilities will be determined in accordance with Section 9-103A of the State of California Department of Transportation Standard Specifications. The CITY'S decision will be conclusive on all parties to this Contract.

**4.8 Extra Work.** The Contract price includes compensation for all work performed by CONTRACTOR, unless CONTRACTOR obtains a written change order signed by a designated representative of CITY specifying the exact nature of the extra work and the amount of extra compensation to be paid all as more particularly set forth in Section 4.9 hereof. CITY shall extend the time fixed in Section 4.5 for completion of the Project by the number of days reasonably required for CONTRACTOR to perform the extra work, as determined by CITY'S Engineer. The decision of the Engineer shall be final.

## **4.9 Changes in Project.**

- 4.9.1** CITY may at any time, without notice to any surety, by written order designated or indicated to be a change order, make any change in the work within the general scope of the Contract, including but not limited to changes:
- a. in the Specifications (including drawings and designs);
  - b. in the time, method or manner of performance of the work;
  - c. in the City-furnished facilities, equipment, materials, services or site; or
  - d. directing acceleration in the performance of the work.
- 4.9.2** A change order shall also be any other written order (including direction, instruction, interpretation or determination) from the CITY which causes any change, provided CONTRACTOR gives the CITY written notice stating the date, circumstances and source of the order and that CONTRACTOR regards the order as a change order.
- 4.9.3** Except as provided in this Section 4.9, no order, statement or conduct of the CITY or its representatives shall be treated as a change under this Section 9 or entitle CONTRACTOR to an equitable adjustment.
- 4.9.4** If any change under this Section 4.9 causes an increase or decrease in CONTRACTOR'S actual, direct cost or the time required to perform any part of the work under this Contract, whether or not changed by any order, the CITY shall make an equitable adjustment and modify the Contract in writing. Except for claims based on defective specifications, no claim for any change under paragraph (4.9.2) above shall be allowed for any costs incurred more than 20 days before the CONTRACTOR gives written notice as required in paragraph (4.9.2). In the case of defective specifications for which the CITY is responsible, the equitable adjustment shall include any increased direct cost CONTRACTOR reasonably incurred in attempting to comply with those defective specifications.
- 4.9.5** If CONTRACTOR intends to assert a claim for an equitable adjustment under this Section 4.9, it must, within thirty (30) days after receipt of a written change order under paragraph (4.9.1) or the furnishing of a written notice under paragraph (4.9.2), submit a written statement to the CITY setting forth the general nature and monetary extent of such claim. The CITY may extend the 30-day period. CONTRACTOR may include the statement of claim in the notice under paragraph (4.9.2) of this Section 4.9.
- 4.9.6** No claim by CONTRACTOR for an equitable adjustment shall be allowed if made after final payment under this Agreement.

**4.9.7** CONTRACTOR hereby agrees to make any and all changes, furnish the materials and perform the work that CITY may require without nullifying this Contract. CONTRACTOR shall adhere strictly to the Plans and Specifications unless a change there from is authorized in writing by the CITY. Under no condition shall CONTRACTOR make any changes to the Project, either in additions or deduction, without the written order of the CITY and the CITY shall not pay for any extra charges made by CONTRACTOR that have not been agreed upon in advance in writing by the CITY. CONTRACTOR shall submit immediately to the CITY written copies of its firm's cost or credit proposal for change in the work. Disputed work shall be performed as ordered in writing by the CITY and the proper cost or credit breakdowns therefore shall be submitted without delay by CONTRACTOR to CITY.

**4.10 Liquidated Damages for Delay.** The parties agree that if the total work called for under this Contract, in all parts and requirements, is not completed within the time specified in Section 4.5 herein, plus the allowance made for delays or extensions authorized under Section 4.7, 4.8 and 4.9 herein, the CITY will sustain damage which would be extremely difficult and impractical to ascertain. The parties therefore agree that CONTRACTOR will pay to CITY the sum of two hundred and fifty dollars (\$250.00) per day for each and every calendar day during which completion of the Project is so delayed. CONTRACTOR agrees to pay such liquidated damages and further agrees that CITY may offset the amount of liquidated damages from any moneys due or that may become due CONTRACTOR under the Contract.

**4.11 Contract Price and Method of Payment.** CITY agrees to pay and the CONTRACTOR agrees to accept as full consideration for the faithful performance of this Contract, subject to any subsequent additions or deductions as provided in approved change orders, the sum as itemized in the bid proposal.

Progress payments shall be made to the CONTRACTOR per month for each successive month as the work progresses. The CONTRACTOR shall be paid such sum as will bring the total payments received since the commencement of the work up to ninety percent (90%) of the value of the work completed, less all previous payments, provided that the CONTRACTOR submits the request for payment prior to the end of the day required to meet the payment schedule. The CITY will retain ten percent (10%) of the amount of each such progress estimate and material cost until 30 days after the recordation of the Notice of Completion.

Payments shall be made on demands drawn in the manner required by law, accompanied by a certificate signed by the CITY'S Engineer, stating that the work for which payment is demanded has been performed in accordance with the terms of the Contract. Partial payments of the Contract price shall not be considered as an acceptance of any part of the work.

**4.12 Substitution of Securities in Lieu of Retention of Funds.** Pursuant to California Public Works Contract Code Section 22300, the CONTRACTOR will be entitled to post approved securities with the CITY or an approved financial institution in order to have the CITY release funds retained by the CITY to ensure performance of the Contract. CONTRACTOR shall be required to execute an addendum to this Contract together with escrow instructions and any other documents in order to effect this substitution.

**4.13 Completion.** CITY may require affidavits or certificates of payment and/or releases from any subcontractor, laborer or material supplier in connection with Stop Notices which have been filed under the provisions of the statutes of the State of California.

**4.14 Contractor's Employee Compensation.**

**4.14.1 General Prevailing Rate.** CITY has ascertained from the State of California Director of Industrial Relations, the general prevailing rate of per diem wages and the general prevailing rate for legal holiday and over time work in the locality in which the work is to be performed for each craft or type of work needed to execute this Contract, and copies of the same are on file in the Office of the City Engineer. The CONTRACTOR agrees that not less than said prevailing rates shall be paid to workers employed on this public works contract as required by Labor Code Section 1774 of the State of California.

**4.14.2 Forfeiture for Violation.** CONTRACTOR shall, as a penalty to the CITY, forfeit fifty dollars (\$50.00) for each calendar day or portion thereof for each worker paid (either by the CONTRACTOR or any subcontractor under it) less than the prevailing rate of per diem wages as set by the Director of Industrial Relations, in accordance with Sections 1770-1780 of the California Labor Code for the work provided for in this Contract, all in accordance with Section 1775 of the Labor Code of the State of California.

**4.14.3 Travel and Subsistence Pay.** Section 1773.8 of the Labor Code of the State of California, regarding the payment of travel and subsistence payments, is applicable to this Contract and CONTRACTOR shall comply therewith.

**4.14.4 Apprentices.** Section 1777.5, 1777.6 and 1777.7 of the Labor Code of the State of California, regarding the employment of apprentices is applicable to this Contract and the CONTRACTOR shall comply therewith if the prime contract involves thirty thousand dollars (\$30,000.00) or more or twenty (20) working days, or more; or if contracts of specialty contractors not bidding for work through the general or prime contractor are two thousand dollars (\$2,000.00) or more for five (5) working days or more.



**4.14.5 Workday.** In the performance of this Contract, not more than eight (8) hours shall constitute a day's work, and CONTRACTOR shall not require more than eight (8) hours of labor in a day from any person employed by him there under except as provided in paragraph (4.14.2) above. CONTRACTOR shall conform to Article 3, Chapter 1, Part 7 (Sections 1810 et sep.) of the Labor Code of the State of California and shall forfeit to the CITY as a penalty, the sum of twenty-five dollars (\$25.00) for each worker employed in the execution of this Contract by CONTRACTOR or nay subcontractor for each calendar day during which any worker is required or permitted to labor more than eight (8) hours in any one calendar day and forty (40) hours in any one week in violation of said Article. CONTRACTOR shall keep an accurate record showing the name and actual hours worked each calendar day and each calendar week by each worker employed by CONTRACTOR in connection with the Project.

**4.14.6 Records of wages: Inspection.** CONTRACTOR agrees to maintain accurate payroll records showing the name, address, social security number, work classification, straight-time and overtime hours worked each day and week, and the actual per diem wages paid to each journeyman, apprentice, worker or other employee employed by it in connection with the Project and agrees to require that each of its subcontractors does the same. All payroll records shall be certified as accurate by the applicable contractor or subcontractor or its agent have authority over such matters. CONTRACTOR further agrees that its payroll records and those of its subcontractors shall be available to the employee or employee's representative, the Division of Labor Standards Enforcement, and the Division of Apprenticeship Standards and shall comply with all the provisions of Labor Code Section 1776, in general.

**4.15 Surety Bonds.** CONTRACTOR shall, upon entering into performance of this Agreement, furnish bonds in the amount of one hundred percent (100%) of the Contract price bid, to guarantee the faithful performance of the work, and the other in the amount of one hundred percent (100%) of the Contract price bid to guarantee payment of all claims for labor and materials furnished. This Contract shall not become effective until such bonds are supplied to and approved by the CITY. The Surety Company must have an AM Best rating of A- VII or better.

#### **4.16 Insurance.**

**4.16.1** CONTRACTOR is also aware of the provisions of Section 3700 of the Labor Code which requires every employer to be insured against liability for Workers' Compensation or undertake self-insurance with

provisions of that Code and will comply with such provisions before commencing the performance of the work of this Contract.

**4.16.2** CONTRACTOR and all subcontractors will carry workers' compensation insurance for the protection of its employees during the progress of the work. The insurer shall waive its rights of subrogation against the CITY, its officers, agents and employees and shall issue an endorsement to the policy evidencing same.

**4.16.3** CONTRACTOR shall at all times carry, for all operations hereunder policies of insurance for: (1) bodily injury, including death, and property damage liability insurance; (2) auto liability including mobile equipment if any, for bodily injury and property damage coverage; (3) and builders' all risk insurance. All insurance coverage shall be in amounts specified by CITY in Section 4.16.4 Insurance Requirements. CONTRACTOR shall provide evidence of insurance coverage by the issuance of a certificate of insurance and endorsements in a form prescribed by the CITY. Policies shall be underwritten by insurance companies satisfactory to CITY for all operations, subcontract work, contractual obligations, on-going, products and completed operations, all hired, leased, owned and non-owned vehicles., and mobile equipment if any. Said insurance coverage obtained by the CONTRACTOR, excepting workers' compensation coverage, shall name the CITY, its Officers, Agents, Employees, Engineers, and Consultants for this Contract, and all public agencies from whom permits will be obtained and their Directors, Officers, Agents and Employees, as determined by the CITY, as additional insured on said policies.

For any claims related to this Agreement, CONTRACTOR'S insurance coverage shall be primary insurance as respects CITY, its officers, officials, employees, agents, and volunteers. Any insurance or self-insurance maintained by the CITY, its officers, officials, employees, agents, or volunteers shall by excess of the CONTRACTOR'S insurance and shall not contribute with it

**4.16.4** Before CONTRACTOR performs any work at, or prepares or delivers materials to, the site of construction, CONTRACTOR shall furnish certificates of insurance and endorsements evidencing the foregoing insurance coverage and such certificates of insurance and endorsements shall provide the name and policy number of each carrier and that the insurance is in force and will not be canceled without thirty (30) days written notice to the CITY. CONTRACTOR shall maintain all of the foregoing insurance coverage in force until the work under this Contract is satisfactorily and fully completed. The requirement for carrying the foregoing insurance shall not derogate from the provisions for indemnification of CITY by Contractor under Section 4.17 of this Contract. Notwithstanding nor diminishing the obligations of CONTRACTOR with respect to the foregoing,

CONTRACTOR shall subscribe for and maintain in full force and effect during the life of this Contract, the following insurance in amounts not less than the amounts specified and issued by a company having a Best's Guide Rate of A-Class VII or better (claims made and modified occurrence policies are not acceptable):

- |   |  |
|---|--|
| -Workers' Compensation  | In accordance with the Workers' Compensation Act of the State of California. |
| -Commercial General Liability including mobile equipment, if any, written on a per occurrence basis: (Claims made and modified policies are not acceptable) | \$2,000,000 per occurrence, if any,  |
| -Automobile Liability including all owned, non-owned, leased, hired and mobile equipment, if any, written on a per occurrence basis                         | \$2,000,000 combined single limit  |

CITY or its representatives shall at all times have the right to inspect and receive the original or a certified copy of all said policies of insurance, including certificates of insurance and endorsements. CONTRACTOR shall pay all of the premiums on the insurance hereinabove and is required to maintain such insurance coverage during the term of the contract.

**4.17 Risk and Indemnification.** All work covered by this Contract done at the site of the Project or in preparing or delivering materials to the site shall be at the risk of CONTRACTOR alone. CONTRACTOR agrees to save, indemnify and keep CITY, its Officers, Agents, Employees, Engineers, and Consultants for this Contract, and all public agencies from whom permits will be obtained and their directors, Officers, Agents and Employees harmless against any and all liability, claims, judgments, costs and demands, including demands arising from injuries or death of persons (CONTRACTOR'S employees included) and damage to property, arising directly or indirectly out of the obligations herein undertaken or out of the operations conducted by CONTRACTOR, save and except claims or litigation arising through the sole negligence or sole willful misconduct of CITY and will make good to reimburse CITY for any ex expenditures, including reasonable attorneys' fees CITY may incur by reason of such matters, and if requested by CITY, will defend any such suits at the sole cost and expense of CONTRACTOR.

#### **4.18 Termination.**

**4.18.1** This Contract may be terminated in whole or in part in writing by the CITY for its convenience, provided that the CONTRACTOR is given (1) not less than ten (10) calendar days written notice (delivered by certified mail, return receipt requested) of intent to terminate, and (2) an opportunity for consultation with the terminating party prior to termination. Termination of contract shall conform to Section 8-1.11 of the State of California, Department of Transportation Standard Specifications.

**4.18.2** If termination for default or convenience is effected by the CITY, an equitable adjustment in the price provided for in this Contract shall be made, but (1) no amount shall be allowed for anticipated profit on unperformed services or other work, and (2) any payment due to the CONTRACTOR at the time of termination may be adjusted to cover any additional costs to the CITY because of the CONTRACTOR'S default. The equitable adjustment for any termination shall provide for payment to the CONTRACTOR for services rendered and expenses incurred in accordance with section 8-1.11 of the State of California, Department of Transportation Standard Specifications.

**4.18.3** Upon receipt of a termination action under paragraph (4.18.1) or (4.18.2) above, the CONTRACTOR shall (1) promptly discontinue all affected work (unless the notice directs otherwise), and (2) deliver or otherwise make available to the CITY all data, drawings, specifications, reports, estimates, summaries and such other information and materials as may have been accumulated by the CONTRACTOR in performing this Contract whether completed or in process.

**4.18.4** Upon termination under paragraphs (4.18.1) and (4.18.2) above, the CITY may take over the work and may award another party an agreement to complete the work under this Contract.

**4.19 Warranty.** The CONTRACTOR agrees to perform all work under this Contract in accordance with the CITY'S designs, drawings and specifications.

The CONTRACTOR guarantees for a period of one (1) year from the date of the notice of completion of the work that the completed work is free from all defects due to faulty materials, equipment or workmanship and that he shall promptly make whatever adjustments or corrections which may be necessary to cure any defects, including repairs or any damage to other parts of the system resulting from such defects. The CITY shall promptly give notice to the CONTRACTOR of observed defects. In the event that the CONTRACTOR fails to make adjustments, repairs, corrections or other work made necessary by such defects, the CITY may do so and charge the CONTRACTOR the cost incurred. The performance bond shall remain in full force and effect through the guarantee period.

The CONTRACTOR'S obligations under this clause are in addition to the CONTRACTOR'S other express or implied assurances provided under this Contract and in no way diminish any other rights that the CITY may have against the CONTRACTOR for faulty materials, equipment or work.

**4.20 Notices.** Any notice required or permitted under this Contract may be given by ordinary mail at the address set forth below. Any party whose address changes shall notify the other party in writing.

To:

a. (CONTRACTOR)  
Thomco Construction, Inc.  
Attention: Diana L. Thompson  
1279 N. Patt Street  
Anaheim, CA 92801

b. (Address of City Purchasing) (with a copy to):

City of Garden Grove 11222 Acacia Parkway Garden Grove, CA 92840	Garden Grove City Attorney 11222 Acacia Parkway Garden Grove, CA 92840
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**4.21. Payment of Taxes:** The contract prices paid for the work shall include full compensation for all taxes which CONTRACTOR is required to pay, whether imposed by Federal, State or local government.

**4.22 Safety Provisions:** CONTRACTOR shall conform to the rules and regulations established by the California Division of Industrial Safety.

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(Contract Signature Block On Next Page)

**IN WITNESS THEREOF**, these parties have executed this Project Agreement on the day and year shown below.

Date: \_\_\_\_\_

**"CITY"**  
**CITY OF GARDEN GROVE**

By: \_\_\_\_\_  
City Manager

**ATTEST:**

\_\_\_\_\_  
City Clerk

Date: \_\_\_\_\_

**"CONTRACTOR"**  
**Thomco Construction, Inc.**

Contractor's State Lic. No. 730401

Expiration Date. 2/28/10

By: *Blaine J. Harper*

Title: PRESIDENT

Date: 9/30/08

Tax ID No. 33-0728265

If CONTRACTOR is a corporation, a Corporate Resolution and/or Corporate Seal is required. If a partnership, Statement of Partnership must be submitted to the CITY.

**APPROVED AS TO FORM:**

*Omar Sandoval, for*  
Garden Grove City Attorney

ADDENDUM No. 1

Covering

CHANGE IN SPECIFICATIONS AND/OR PLANS

Date Issued: July 16, 2008

Date Effective: July 16, 2008

IFB No. S-1027

Contract: Furnish all Labor, Materials, Tools, and Equipment Necessary for and Incidental for Refurbishment Projects at Chapman Avenue Branch and West Garden Grove Branch Libraries

INTENT

1. This addendum is issued prior to receipt of proposals to provide for modifications in plans and/or specifications. Acknowledgment of this addendum shall be made and cost for work included in proposer's submittal.
2. Page 14, Project Agreement, was omitted and is attached to this addendum.
3. The contractor is hereby notified that Addendum No. 1 must be acknowledged in their bid document and submitted as part of the bid. Failure to do so could result in the City designating said bid as "Non Responsive". All other terms and conditions of the BID shall remain the same.

Issued by:

Sandra Segawa  
Purchasing Agent  
City of Garden Grove

ADDENDUM No. 2

Covering

CHANGE IN SPECIFICATIONS AND/OR PLANS

Date Issued: July 22, 2008

Date Effective: July 22, 2008

IFB No. S-1027

Contract: Furnish all Labor, Materials, Tools, and Equipment Necessary for and Incidental for Refurbishment Projects at Chapman Avenue Branch and West Garden Grove Branch Libraries

INTENT

1. This addendum is issued prior to receipt of proposals to provide for modifications in plans and/or specifications. Acknowledgment of this addendum shall be made and cost for work included in proposer's submittal.
2. Questions after the Pre-Bid Meeting and Site Walk:
  - A) **Question:** Is the wall between the mechanical Equipment Room #107 and the Staff Toilet Room #105 to be removed?  
  
**Answer:** Contractors are directed to leave the existing wall between the existing staff toilet and the Mechanical room, shown on sheet A4 as being removed. The remodeled restroom 105 will remain as drawn. See attached drawing.
  - B) **Question:** Is there work to be done to the sink in the Staff Room #102 and #103?  
  
**Answer:** There is no work to be done in these two rooms except the relocating of door #5 as required to accommodate the new west wall of restroom 105. The existing sinks and cabinets in these rooms are to remain as existing.
3. The contractor is hereby notified that Addendums No. 1 and 2 must be acknowledged in their bid document and submitted as part of the bid. Failure to do so could result in the City designating said bid as "Non Responsive". All other terms and conditions of the BID shall remain the same.

Issued by:

Sandra Segawa  
Purchasing Agent  
City of Garden Grove



ADDENDUM No. 3

Covering

CHANGE IN SPECIFICATIONS AND/OR PLANS

Date Issued: July 28, 2008

Date Effective: July 28, 2008

IFB No. S-1027

Contract: Furnish all Labor, Materials, Tools, and Equipment Necessary for and Incidental for Refurbishment Projects at Chapman Avenue Branch and West Garden Grove Branch Libraries

INTENT

1. This addendum is issued prior to receipt of proposals to provide for modifications in plans and/or specifications. Acknowledgment of this addendum shall be made and cost for work included in proposer's submittal.

2. Questions after the Pre-Bid Meeting and Site Walk:

A) **Question:** Detail 9 on A-7 shows alternate metal stud construction for interior partitions. Can ceilings also be framed with metal ceiling joists in lieu of wood joists?

**Answer:** Ceilings may be framed with metal ceiling joist provided they meet all requirements of the 2007 building code and are approved by the building department. Submittals describing materials and details of connection will be required by the Contractor if this option is selected.

B) **Question:** Do you have a make and model for the exhaust fans that are being called out?

**Answer:** No exhaust fans are being called out. The existing exhaust fan is to be re-used. Only the duct work need to be extended and registers relocated as noted on Sheet MP-2.

3. The contractor is hereby notified that Addendums No. 1, 2 and 3 must be acknowledged in their bid document and submitted as part of the bid. Failure to do so could result in the City designating said bid as "Non Responsive". All other terms and conditions of the BID shall remain the same.

Issued by:

Sandra Segawa  
Purchasing Agent  
City of Garden Grove

ADDENDUM No. 4

Covering

CHANGE IN SPECIFICATIONS AND/OR PLANS

Date Issued: August 1, 2008

Date Effective: August 1, 2008

IFB No. S-1027

Contract: Furnish all Labor, Materials, Tools, and Equipment Necessary for and Incidental for Refurbishment Projects at Chapman Avenue Branch and West Garden Grove Branch Libraries

INTENT

1. This addendum is issued prior to receipt of proposals to provide for modifications in plans and/or specifications. Acknowledgment of this addendum shall be made and cost for work included in proposer's submittal.
2. Questions after the Pre-Bid Meeting and Site Walk:

A) **Question:** Regarding to IFB No S-1027 on section 2-proposal indicated that the city carefully examined the Plans and Specification so that we just follow of what Plan and Specification called out. Moreover, we have intended the mandatory meeting for job walk and you said that we don't need to do the area of new exterior work; however, that only verbally agreement and we need an addendum to tell us that the change has been notified from you or any notification in writing so that we can provide the bid along with the change. Or you can advise us what need to be done so that we don't have any responsibility for the area of new exterior work as the Plan called out.

**Answer:** The above question is copied exactly as written. It is my understanding that the contractor is requesting in writing, confirmation that all exterior work shown on the Plans and Specifications should be omitted from the bid.

As stated at the job walk, all exterior work shown on the plans has been or will be accomplished by the City. It is therefore not the responsibility of the successful Contractor and should not be included in the bid.

B) **Question:** Can you please provide the manufacturer for the laminate doors and if you have a color specified?

**Answer:** We do not usually call out the manufacturer of these doors as long as

the manufacturer is reputable and the doors meet the requirement of the Plans and Specifications. An acceptable manufacturer is "Haley Architectural Doors" in Buena Park (714) 670-2113) and acceptable laminate manufacturers are "Wilson Art" and "Formica" from their standard colors. Actual colors to be selected at a later time. The doors are to be solid core as noted on schedule. Haley may be able to help you with local distributors.

3. The contractor is hereby notified that Addendums No. 1, 2, 3 and 4 must be acknowledged in their bid document and submitted as part of the bid. Failure to do so could result in the City designating said bid as "Non Responsive". All other terms and conditions of the BID shall remain the same.

Issued by:

Sandra Segawa  
Purchasing Agent  
City of Garden Grove

**ATTACHMENT "A"**  
**TECHNICAL SPECIFICATION**  
**IFB No. S-1027**

**Furnish all Labor, Materials, Tools, and Equipment Necessary for and  
Incidental for Refurbishment Projects at Chapman Avenue Branch and West  
Garden Grove Branch Libraries**

Chapman Avenue Branch  
9182 Chapman Ave.  
Garden Grove, CA 92841

West Garden Grove Branch  
11962 Bailey St.  
Garden Grove, CA 92845

**ARCHITECT:**

F. Earl Mellott & Assoc. Inc.  
12752 Garden Grove Blvd. Ste 100.,  
Garden Grove, CA 92643  
(714) 537-7403

**ATTACHMENT "A"**

**PROJECT DATA**

**NAME OF PROJECTS:** Chapman Avenue Branch Library Restroom Remodel  
9182 Chapman Avenue  
Garden Grove, CA 92841

West Garden Grove Branch Library Restroom Remodel  
11962 Bailey Street  
Garden Grove, CA 92845

**OWNER:** City of Garden Grove, CA  
c/o City of Garden Grove Public Works Dept.  
13802 Newhope Street  
Garden Grove, CA 92843  
(714) 741 5380

**OPERATED BY:** **Orange County Public Library**  
Randy Quillman, Project Manager  
Facilities Construction and Maintenance  
1501 E. St. Andrew Place, Santa Ana, CA,

**FLOOR AREA:** Existing Building: 5,100 s.f. Each

**Remodel Area:** Interior of existing building and site work.

**OCCUPANCY:** A-3

**Type of Construction** V-B

**ZONE:** (CPA 24) verify

**PARKING:** 24 spaces + 1 Handicapped (Typ. Each site)

# ATTACHMENT "A"

## SECTION 01001

### BASIC REQUIREMENTS

#### PART1 GENERAL

- 1 ATTACMENT 1 - INCLUDED AS A PART OF THESE SPECIFICATIONS BUT NOT BOUND HEREIN, ARE SUPPLEMENTAL REQUIREMENTS BY THE CITY OF GARDEN GROVE. IN CASE OF CONFLICT WITH THIS SECTION THE MORE RESTRICTIVE CONDITION SHALL GOVERN.**

#### SECTION INCLUDES

- A. Summary of Work:
- 1.1 Work by Contractor
  - 1.2 Work By Owner
- B. Contract Considerations:
- 1.3 Minimum Requirements.
  - 1.4 Use of Premises.
  - 1.5 Plans Permits and Licenses
  - 1.6 Inspection and Testing Allowances.
  - 1.7 Schedule of Values.
  - 1.8 Applications for Payment.
  - 1.9 Alternates.
- C. Coordination and Meetings:
- 1.10 Coordination.
  - 1.11 Field Engineering.
  - 1.12 Cutting and Patching.
  - 1.13 Conferences.
  - 1.14 Progress Meetings.
- D. Submittal:
- 1.15 Submittal Procedures.
  - 1.16 Construction Progress Schedules.
  - 1.17 Proposed Products List.
  - 1.18 Shop Drawings.
  - 1.19 Product Data.
  - 1.20 Samples.
  - 1.21 Manufacturers' Instructions.
  - 1.22 Manufacturers' Certificates.
- E. Quality Control:
- 1.23 Quality Assurance/Control of Installation.
  - 1.24 References.
  - 1.25 Field Samples.
  - 1.26 Inspection and Laboratory Services.

## ATTACHMENT "A"

### F. Construction Facilities and Temporary Controls:

- 1.27 Temporary Electricity.
- 1.28 Temporary Lighting.
- 1.29 Telephone Service.
- 1.30 Temporary Water Service.
- 1.31 Temporary Sanitary Facilities.
- 1.32 Barriers and Fencing.
- 1.33 Water Control.
- 1.34 Exterior Enclosures.
- 1.35 Protection of Installed Work.
- 1.36 Security.
- 1.37 Parking.
- 1.38 Progress Cleaning.
- 1.39 Field Offices and Sheds.
- 1.40 Removal of Utilities, Facilities and Controls.

### G. Material and Equipment:

- 1.41 Products.
- 1.42 Transportation, Handling, Storage and Protection.
- 1.43 Products Options.
- 1.44 Substitutions.

### H. Starting of Systems:

- 1.45 Starting Systems.
- 1.46 Demonstration and Instructions.
- 1.47 Testing, Adjusting, and Balancing.

### I. Contract Closeout:

- 1.48 Contract Closeout Procedures.
- 1.49 Final Cleaning.
- 1.50 Adjusting.
- 1.51 Project Record Documents.
- 1.52 Operation and Maintenance Data.
- 1.53 Warranties.
- 1.54 Spare Parts and Maintenance Materials.

A SUMMARY OF WORK:

1

**1.1 WORK BY CONTRACTOR:**

The new work shall be constructed in and around the existing building as noted on Drawings and Specifications.

**1.2 WORK BY OWNER**

Owner (City) will inspect the building for Asbestos, lead paint and mold. If any is uncovered, the City will pay for it's removal

**B. CONTRACT CONSIDERATIONS:**

**1.3 MINIMUM REQUIREMENTS:**

Details and specific requirements in these plans are minimum requirements only. All work shall conform to the Uniform Building Code (current prevailing edition), unless the governing building department has different standards. All local applicable ordinances, laws, standards and regulations shall be adhered to.

It shall be assumed that the mechanics, craftsmen and subcontractors are sufficiently competent and knowledgeable in their own specific areas of work to be familiar with these applicable codes and requirements at the time of bidding and claimed ignorance of these standards during constructions shall not constitute a basis for obtaining extra charges. The act of offering a bid proposal shall be interpreted as evidence that the contractor or subcontractor has fully examined the site, the plans and all contract documents affecting the work and unless he has notified the owner in writing of any conflict or condition, which would prevent him from producing a completed and operational project, he shall be held to performance of the contract in every way and as reasonably implied therein.

**Each site must be done separately since both library branches cannot be closed at the same time.**

**1.4 USE OF PREMISES**

- A. Limit use of premises to allow:
  - 1. Owner occupancy.
  - 2. Work by Others and Work by Owner.

As an essential condition of the contract, the owner may have access to and use of the premises without prejudicing any other condition of this contract. Before acceptance of the building by the owner, the building shall be fully operative, connected to all utilities and functioning perfectly with all on and off site work included in the contract completed to the satisfaction of the owner, local building officials and all parties having jurisdiction.

**1.5 PLANS, PERMITS AND LICENSES:**

- A. Plans for the building permit for the construction of this project shall be prepared by the Architect and paid for by the Owner but picked up and signed for by the General Contractor. Plans for permits required for individual Landscape, Plumbing, Electrical and HVAC subcontracts shall be prepared by the Architects respective consultants



## ATTACHMENT "A"

and paid for by the Owner but picked up and signed for by the individual subcontractor involved. Drawings required for any other permits such as fire sprinklers shall be prepared by and the permit paid for by that subcontractor

- B. The General Contractor and all subcontractors shall have a current business license from the City of Garden Grove before beginning work on this project. The cost of these licenses shall be born by the Contractor or Subcontractor involved.

### **1.6 INSPECTION AND TESTING ALLOWANCE**

- A. There is no Inspection and testing allowance in this contract. Cost of engaging an inspection or testing firm, execution of inspection or tests, and reporting of results, if required, shall be paid for by the General Contractor. Special testing required by the Owner, shall be as noted under section 1.26.

### **1.7 SCHEDULE OF VALUES**

- A. Submit schedule on AIA Form G703. Contractor's standard form or electronic media printout will be considered.
- B. Submit Schedule of Values in duplicate within 15 days after date of Owner-Contractor Agreement.

### **1.8 APPLICATIONS FOR PAYMENT**

- A. Submit three copies of each application on AIA Form G702.
- B. Content and Format: Utilize Schedule of Values for listing items in Application for Payment.
- C. Payment Period: Monthly.

### **1.9 ALTERNATES**

- A. Alternates (If any) quoted on Bid Forms will be reviewed and accepted or rejected at the Owner's option.
- B. Coordinate related Work and modify surrounding Work as required.
- C. Schedule of Alternates:
  - 1. Additional Fencing and Gates.

## **C. COORDINATION AND MEETINGS:**

### **1.10 COORDINATION**

- A. Coordinate scheduling, submittal, and Work of the various Sections of specifications to assure efficient and orderly sequence of installation of interdependent construction elements.
- B. Verify utility requirement characteristics of operating equipment are compatible with building utilities.
- C. Coordinate space requirements and installation of mechanical and electrical work

## ATTACHMENT "A"

which are indicated diagrammatically on Drawings. Follow routing shown for pipes, ducts, and conduit, as closely as practicable.

D. In finished areas, conceal pipes, ducts, and wiring within the construction.

### **1.11 FIELD ENGINEERING:**

- A. Employ a Land Surveyor to locate a reference datum and protect survey control and reference points.
- B. Establish elevations, lines, and levels and certify that elevations and locations of the Work conform with Contract Documents.

### **1.12 CUTTING AND PATCHING**

- A. Employ a skilled and experienced installer to perform cutting and patching new Work; restore Work with new Products.
- B. Submit written request in advance of cutting or altering structural or building enclosure elements.
- C. Fit Work tight to adjacent elements. Maintain integrity of wall, ceiling, or floor construction; completely seal voids.
- D. Refinish surfaces to match adjacent finishes.

### **1.13 CONFERENCES**

- A. City of Garden Grove will schedule a pre-construction conference after Notice of Award for all affected parties.
- B. When required in individual specification Section, convene a pre-installation conference at project site prior to commencing Work of the Section.

### **1.14 PROGRESS MEETINGS**

- A. Schedule and administer meetings throughout progress of the Work at maximum every two week intervals.
- B. Preside at meetings, record minutes, and distribute copies within two days to those affected by decisions made.

## **D. SUBMITTALS:**

### **1.15 SUBMITTAL PROCEDURES**

- A. Submittal form to identify Project, Contractor, Subcontractor or supplier; and pertinent Contract Document references.
- B. Apply Contractor's stamp, signed or initialed, certifying that review, verification of Products required, field dimensions, adjacent construction Work, and

## ATTACHMENT "A"

coordination of information is in accordance with the requirements of the Work and Contract Documents.

- C. Identify variations from Contract Documents and Product or system limitations which may be detrimental to successful performance of the completed Work.
- D. Revise and resubmit submittal as required; identify all changes made since previous submittal.

### **1.16 CONSTRUCTION PROGRESS SCHEDULES**

- A. Submit initial progress schedule in duplicate within 20 days after date of Owner-Contractor Agreement for City of Garden Grove review.
- B. Submit revised schedules with each Application for Payment, identifying changes since previous version. Indicate estimated percentage of completion for each item of Work at each submission.
- C. Submit a horizontal bar chart with separate line for each major section of Work or operation, identifying first work day of each week.

### **1.17 PROPOSED PRODUCTS LIST**

- A. Within 20 days after date of Owner-Contractor Agreement, submit complete list of major Products proposed for use, with name of manufacturer, trade name, and model number of each Product.

### **1.18 SHOP DRAWINGS**

- A. Submit in the form of one reproducible transparency and five 5 opaque reproduction.

### **1.19 PRODUCT DATA**

- A. Submit the number of copies which the Contractor requires, plus two copies which will be retained by the City of Garden Grove.
- B. Mark each copy to identify applicable products, models, options, and other data. Supplement manufacturers' standard data to provide information unique to this project.

### **1.20 SAMPLES**

- A. Submit samples to illustrate functional and aesthetic characteristics of the Product.
- B. Submit samples of finishes from the full range of manufacturers' standard colors, textures, and patterns for City of Garden Grove's selection.

### **1.21 MANUFACTURERS' INSTRUCTIONS**

- A. When specified in individual specification Sections, submit manufacturers' printed

## ATTACHMENT "A"

instructions for delivery, storage, assembly, installation, start-up, adjusting, and finishing, in quantities specified for Product Data.

### 1.22 MANUFACTURER'S CERTIFICATES

- A. When specified in individual specification Sections, submit manufacturers' certificate to City of Garden Grove for review, 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.

## E. QUALITY CONTROL:

### 1.23 QUALITY ASSURANCE/CONTROL OF INSTALLATION

- A. Monitor quality control over suppliers, manufacturers, Products, services, site conditions, and workmanship, to produce Work of specified quality.
- B. Comply fully with manufacturers' instructions.
- C. Comply with specified standards as a minimum quality for the Work except when more stringent tolerances, codes, or specified requirements indicate higher standards or more precise workmanship.

### 1.24 REFERENCES

- A. Conform to reference standard by date of issue current as of date of Contract Documents.
- B. Should specified reference standard conflict with Contract Documents, request clarification from City of Garden Grove before proceeding.

### 1.25 FIELD SAMPLES

- A. Construct field samples at the site for review as required by individual specifications Sections. Acceptable samples represent a quality level for the Work.

### 1.26 INSPECTION AND TESTING LABORATORY SERVICES

- A. If Owner requires additional testing, other than that normally required or called for in the plans and specifications, Owner will appoint and employ services of an independent firm to perform inspection and testing at Owners option. If after testing the item does not meet the required specification, Contractor shall pay for services of retesting. All other testing shall be paid for by the General Contractor.
- B. The independent firm will perform inspections, tests, and other services as required.
- C. Cooperate with independent firm; furnish samples as requested.
- D. Re-testing required because of non-conformance to specified requirements will be charged to the Contractor.

## ATTACHMENT "A"

- E. Report observations and site decisions or instructions that are supplemental or contrary to manufacturers' written instructions.

### **F. CONSTRUCTION FACILITIES AND TEMPORARY CONTROLS:**

#### **1.27 TEMPORARY ELECTRICITY**

- A. Connect to existing power service. Power consumption shall not disrupt Owner's need for continuous service. Owner to pay for power consumed.
- B. Provide power outlets for construction operations, branch wiring, distribution boxes, and flexible power cords as required.

#### **1.28 TEMPORARY LIGHTING**

- A. Provide and maintain temporary lighting for construction operations.
- B. Provide branch wiring from power source to distribution boxes with lighting conductors, pigtails, and lamps as required.
- C. Permanent building lighting may be utilized during construction.

#### **1.29 TELEPHONE SERVICE**

- A. Provide, maintain and pay for telephone service to field office at time of project mobilization.

#### **1.30 TEMPORARY WATER SERVICE**

- A. Connect to existing water source for construction operations.

#### **1.31 TEMPORARY SANITARY FACILITIES**

- A. Maintain required facilities and enclosures.
- B. Maintain in clean and sanitary condition.

#### **1.32 BARRIERS AND FENCING**

- A. Provide security to prevent unauthorized entry to construction areas and to protect existing facilities and adjacent properties from damage. Security may be in form of locking and maintaining existing doors in secure condition. Any demolition exposing area to unauthorized entry shall be secured by the General Contractor before leaving the premises each day. It is the General Contractors responsibility to maintain security of all areas of his work at all times.

#### **1.33 PROTECTION OF INSTALLED WORK**

- A. Protect installed Work and provide special protection where specified in individual specification Sections.

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- B. Prohibit traffic or storage upon waterproofed or roofed surfaces.

### 1.34 SECURITY

- A. Provide security and facilities to protect Work and existing facilities, and Owner's operations from unauthorized entry, vandalism, or theft. It shall be the General Contractors responsibility to pay for or replace any materials lost or stolen from the project.

### 1.35 PARKING

- A. Arrange for temporary parking areas to accommodate construction personnel.

### 1.36 PROGRESS CLEANING

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

### 1.37 PROJECT IDENTIFICATION

- A. Provide an 8 ft wide x 6 ft high project sign of exterior grade plywood and wood frame construction, painted, to City of Garden Grove's design and colors.
- B. Erect on site at location established by City of Garden Grove.

### 1.38 FIELD OFFICES AND SHEDS

- A. Office: Weather-tight, with lighting, electrical outlets, heating, cooling and ventilating equipment, and equipped with sturdy furniture and drawing display table. Use of interior room in area of work will be acceptable.

### 1.39 REMOVAL OF UTILITIES, FACILITIES, AND CONTROLS

- A. Remove temporary above grade or buried utilities, equipment, facilities, materials, prior to Substantial Completion Final Application for Payment inspection.
- B. Remove underground installations to a minimum depth of 2 ft Grade site as indicated.
- C. Clean and repair damage caused by installation or use of temporary work.
- D. Restore existing facilities used during construction to original condition. Restore permanent facilities used during construction to specified condition.

## G. MATERIAL AND EQUIPMENT:

### 1.40 PRODUCTS

- A. Products: Means new material, machinery, components, equipment, fixtures, and systems forming the Work, but does not include machinery and equipment used for preparation, fabrication, conveying and erection of the Work. Products may also include existing materials or components specifically identified for reuse.
- B. Do not use materials and equipment removed from existing premises, except as specifically identified or allowed by the Contract Documents.

## ATTACHMENT "A"

- C. Use interchangeable components of the same manufacture for similar components.

### **1.41 TRANSPORTATION, HANDLING, STORAGE AND PROTECTION**

- A. Transport, handle, store and protect Products in accordance with manufacturer's instructions.

### **1.42 PRODUCT OPTIONS**

- A. Products Specified by Reference Standards or by Description Only: Any Product meeting those standards or description.
- B. Products Specified by Naming One or More Manufacturers: Products of 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.

### **1.43 SUBSTITUTIONS**

- A. City of Garden Grove will consider requests for Substitutions only within 15 days after date of Owner-Contractor Agreement.
- B. Document each request with complete data substantiating compliance of proposed Substitution with Contract Documents.
- C. Submit three copies of requests for Substitution for consideration. Limit each request to one proposed Substitution.

## **H. STARTING SYSTEMS:**

### **1.44 STARTING SYSTEMS**

- A. Provide seven days notification prior to start-up of each item.
- B. Ensure that each piece of equipment or system is ready for operation.
- C. Execute start-up under supervision of responsible persons in accordance with manufacturers' instructions.
- D. Submit a written report that equipment or system has been properly installed and is functioning correctly.

### **1.45 DEMONSTRATION AND INSTRUCTIONS**

- A. Demonstrate operation and maintenance of Products to Owner's personnel two weeks prior to date of final inspection.

## ATTACHMENT "A"

- B. For equipment or systems requiring seasonal operation, perform demonstration for other season within six months.
- C. Demonstrate start-up, operation, control, adjustment, trouble-shooting, servicing, maintenance, and shutdown of each item of equipment at agreed-upon times, at equipment location.

### **1.46 TESTING, ADJUSTING, AND BALANCING**

- A. Contractor shall appoint and employ services of an independent firm to perform testing, adjusting, and balancing. Contractor shall pay for these services as part of the General Contract.
- B. Reports will be submitted by the independent firm to the City indicating observations and results of tests and indicating compliance or non-compliance with specified requirements and with the requirements of the Contract Documents.
- C. Cooperate with independent firm; furnish assistance as requested.
- D. Re-testing required because of non-conformance to specified requirements will be charged to the Contractor.

## **I. CONTRACT CLOSEOUT:**

### **1.47 CONTRACT CLOSEOUT PROCEDURES**

- A. Submit written certification that Contract Documents have been reviewed, Work has been inspected, and Work is complete in accordance with Contract Documents and ready for City of Garden Grove's inspection.
- B. Submit final Application for Payment identifying total adjusted Contract Sum/Price, previous payments, and amount remaining due.

### **1.48 FINAL CLEANING**

- A. Execute final cleaning prior to final inspection.
- B. Clean interior and exterior surfaces exposed to view. Vacuum carpeted and soft surfaces.
- C. Clean debris from site, roofs, gutters, downspouts, and drainage systems.
- D. Remove waste and surplus materials, rubbish, and construction facilities from the site.

### **1.49 ADJUSTING**

- A. Adjust operating Products and equipment to ensure smooth and unhindered operation.

### **1.50 PROJECT RECORD DOCUMENTS**

- A. Maintain on site, one set of Contract Documents to be utilized for record documents.
- B. Record actual revisions to the Work. Record information concurrent with construction progress.
- C. Specifications: Legibly mark and record at each Product Section a description of actual Products installed.



## ATTACHMENT "A"

- D. Record Documents and Shop Drawings: Legibly mark each item to record actual construction.
- E. Submit documents to City of Garden Grove with claim for final Application for Payment.

### **1.51 OPERATION AND MAINTENANCE DATA**

- A. Submit two sets prior to final inspection, bound in 8-1/2 x 11 inch text pages, three D side ring binders with durable plastic covers.
- B. Prepare binder cover with printed title "OPERATION AND MAINTENANCE INSTRUCTIONS", and title of project.
- C. Internally subdivide the binder contents with permanent page dividers, logically organized, with tab titling clearly printed under reinforced laminated plastic tabs.
- D. Contents:
  - 1. Directory, listing names, addresses, and telephone numbers of Architect, Contractor, Subcontractors, and major equipment suppliers.
  - 2. Operation and maintenance instructions, arranged by system.
  - 3. Project documents and certificates.

### **WARRANTIES**

- E. Contractors shall provide a one-year guarantee against defective workmanship and materials. The Contractor shall upon notification, immediately correct any and all defects that may occur within one year after signing the notice of completion. Contractor shall at the completion of the job, furnish the owner with all required "as built" drawings, all operating manuals for installed equipment and all manufacturers warranties and guarantees.
- F. Provide duplicate notarized copies.
- G. Execute and assemble documents from Subcontractors, suppliers, and manufacturers.
- H. Submit prior to final Application for Payment.

### **1.52 SPARE PARTS AND MAINTENANCE MATERIALS**

- A. Provide Products, spare parts, maintenance and extra materials in quantities specified in individual specification Sections.
- B. Deliver to Project site and place in location as directed; obtain receipt prior to final payment.

**END OF SECTION**

**SECTION 02055  
DEMOLITION**

**1 PART 1: GENERAL**

1.1 SCOPE OF WORK: Furnish all labor, material, tools and equipment necessary for and incidental to the completion of all DEMOLITION WORK as shown on the drawings or specified herein. This Section relies extensively on Section 01001 of these specifications and all requirements therein must be adhered to by this Contractor.

1.2 SECTION INCLUDES:

- A. Removal of existing partitions, finish material, ceilings, flooring etc. not required to remain to complete the project as drawn.
- B. Remove existing toilet partitions to be replaced with new, similar type, different color in configuration shown on plans.
- C. Removal of existing concrete floor, steps and finish material in area of new ramp inside of building required to complete project as noted on drawings.
- D. Remove existing ceramic floor tile on all restroom floors in area of new work.
- E. Remove existing ceramic wall tile on all restroom walls in area of new work.
- F. Remove existing FIREPLACE to North of Seniors Restrooms where shown on drawings. This to include chimney and masonry walls. Footing need not be removed if smooth surface of at least 4" of new concrete slab can be obtained.
- G. Remove existing toilet partitions to be replaced with new, similar type, different color in configuration shown on plans.

1.3 REGULATORY REQUIREMENTS

- A. Conform to the requirements of the City of Garden Grove and OSHA standards for demolition of structure, safety of adjacent structures, dust control, service utilities, discovered hazards, and asbestos removal if required.

**2 PART 2: PREPARATION**

- A. Notify adjacent occupants and owners of work which may affect their property, potential noise, utility outage, or disruption. Coordinate with owner.
- B. Protect existing carpet, floor tile and similar finishes not required to be removed in adjacent areas of work. General Contractor must replace all carpet soiled or damaged during construction at his own expense.
- C. Protect existing materials and structures which are not to be demolished.
- D. Erect and maintain weatherproof airtight closures for exterior openings.

- E. Protect existing items, which are not indicated to be removed.

**3 PART 3: EXECUTION**

**G3.1 DEMOLITION REQUIREMENTS**

- A. Conduct demolition to minimize interference with adjacent structures and building areas not scheduled to be removed.
- B. Maintain protected egress and access at all times. Do not close or obstruct roadways sidewalks without permits.
- C. Cease operations immediately if adjacent structures appear to be in danger. Notify Owner and Architect.

**3.2 SELECTIVE DEMOLITION**

- A. Demolish and remove components in an orderly and careful manner, in sequence as indicated on Drawings or as required by General Contractor to obtain an efficiently run operation.
- B. Protect existing supporting structural members and finishes scheduled to remain.

**3.3 PREPARATION**

- A. Provide, erect, and maintain temporary barriers and security devices.
- B. Erect and maintain weatherproof airtight closures for exterior openings.
- C. Protect existing items, which are not indicated to be removed.

**3.4 CLEAN UP**

- A. Remove demolished materials from site as work progresses. Leave areas of work in clean condition.

**END OF SECTION**

# ATTACHMENT "A"

## SECTION 02510

### ASPHALTIC CONCRETE PAVING and STRIPING

#### PART 1) GENERAL

##### a) SCOPE OF WORK:

Furnish all labor, material, tools and equipment necessary for and incidental to the completion of all ASPHALT PAVING WORK as shown on the drawings or specified herein. This Section contains no actual asphalt paving as such but specifies the restriping of the handicapped parking spaces and accessories related to all ADA requirements. Section 01001 of these specifications and all requirements therein must be adhered to by this Contractor.

##### b) SECTION INCLUDES

- i) Striping and Parking bumpers.
- ii) Seal Coat and Striping for existing parking area.

##### c) SYSTEM DESCRIPTION

This section describes materials and methods of construction of the on-site parking area. Paving of the street, if required must be accomplished per the City of Garden Grove standards and is not necessarily noted herein. It shall be the General Contractors responsibility to ascertain those requirements and do that portion of the work accordingly.

##### d) QUALITY ASSURANCE

- i) Perform Work in accordance with The Asphalt Institute Manual MS-8 and the State of California Dept. of Highway standards.
- ii) Mixing Plant: Conform to The Asphalt Institute Manual MS-3 and the State of California Dept. of Highway standards.

#### PART 2) PRODUCTS

##### a) PAVEMENT MATERIALS

- i) Seal Coat: The Asphalt Institute MS-19, fog type for new paving and slurry type for existing paving.

##### b) ACCESSORIES

- i) Striping Paint: White, Rapid Dry, acrylic emulsion base, #3080 acrylic traffic paint as manufactured by Pervo Paint Co. of Los Angeles, CA. Material shall meet TT-P-1952B, type 1 @ 2. Do not apply over water-soluble top sealers. Other colors as required by title 24 and ADA shall be similar material as recommended and manufactured by Pervo Paint Co.
- ii) Bumpers: Precast concrete; of standard profile.

**PART 3) EXECUTION**

**a) APPLICATION OF STRIPING:**

- i) Install per manufacturers recommendations.
- ii) Wait a minimum of 7 days after surfacing before striping.
- iii) Remove all sand, dirt etc. Oil and grease shall be removed with a strong solution of T.S.P.
- iv) Stripe with 4" white wide vinyl stripes. Letter all handicapped spaces, compact stalls, etc. noted on plans or required by building official. Install handicapped sign per code at handicapped stall. Do not apply when temperature is below 50% F.
- v) Do not install specified product over water-soluble top sealers.

**b) INSTALLATION OF BUMPERS:** Install concrete bumpers as noted on plans by fastening with steel rods.

**c) SCHEDULE**

- i) Existing Pavement Area: Patch as needed and apply new emulsion seal coat, restripe.

**END OF SECTION**

# ATTACHMENT "A"

## SECTION 03001

### CONCRETE

#### 1 PART 1 GENERAL

##### 1.1 SCOPE OF WORK:

Furnish all labor, material, tools and equipment necessary for and incidental to the completion of all CONCRETE WORK as shown on the drawings or specified herein. This Section relies extensively on Section 01001 of these specifications and all requirements therein must be adhered to by this Contractor.

##### 1.2 SECTION INCLUDES

- A. New concrete handicapped ramp and walkways outside of existing buildings.
- B. Replacing of concrete slabs where removed for plumbing and revised restrooms.

##### 1.3 WORK INCLUDED:

- A. Furnishing and installation of all dowels, bolts, sleeves and anchors embedded in concrete.
- B. All formwork required for concrete work.
- C. Furnishing and installation of all reinforcing steel embedded in concrete.
- D. Finishing and curing of all concrete work.

##### 1.4 GENERAL:

All work shall comply with the Uniform Building Code, (current prevailing edition), California Building code, Current ADA requirements and the requirements of the City of Garden Grove Building Department.

##### 1.5 PERMITS, LICENSES AND INSPECTIONS:

This Contractor shall call for all inspections required for his portion of construction by the City of Garden Grove. He shall show proof of workman's compensation insurance and pay for a CITY BUSINESS LICENSE per section 01001 of this specification.

##### 1.6 QUALITY ASSURANCE

- A. Construct and erect concrete formwork and cast-in-place concrete work in accordance with ACI 301, unless specified otherwise in this Section.
- B. Perform concrete reinforcing work in accordance with ACI 301 and Manual of Standard Practice ASTM A184, unless specified otherwise in this Section.

#### 2 PART 2 PRODUCTS

##### 2.1 REINFORCEMENT MATERIALS

- A. Reinforcing Steel: ASTM A615, intermediate grade 40 ksi (276 MPa) yield grade; deformed new billet steel bars.
- B. Welded Steel Wire Fabric: ASTM A185, plain type, in flat sheets.

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- C. Chairs, Bolsters, Bar Supports, Spacers: Sized and shaped for support of reinforcing.
- D. Fabricate concrete reinforcing in accordance with ACI 315.

### 2.2 CONCRETE MATERIALS

- A. Cement: ASTM C150, Type II, low alkali, Portland type,
- B. Fine and Coarse Aggregates: ASTM C33.
- C. Water: Clean, potable and not detrimental to concrete.

### 2.3 CONCRETE MIX

- A. Ready-mixed concrete shall conform to U.B.C. Standard no. 26-13. Mix and deliver concrete in accordance with ASTM C94.
- B. Provide concrete of the following strength:
  - 1. Compressive Strength: 1,650 psi (7 day).
  - 2. Compressive Strength: 2,500 psi (28 day).
  - 3. Slump: 4 to 5 inches.

## PART 3 EXECUTION

All concrete work shall be level, straight and even, or sloped when required as noted on plans. Then finished in the appropriate manner. Steel trowel finish on interior and light broom finish on exterior walks, slabs and steps. Exterior walks, slabs and steps shall be sloped for drainage at a rate of 1/4" per foot for drainage unless specified otherwise on drawings.

### 3.1 REINFORCEMENT PLACEMENT

- A. Place reinforcement, supported and secured against displacement prior to placing concrete.
- B. Ensure reinforcing is clean, free of loose scale, dirt, or other foreign coatings.
- C. Install #3 dowels (or larger if noted on plans) @ 18" o.c., embedded min. 4" into existing slab and projecting at least half way across opening at all saw cuts for plumbing or similar trenching. Embed into existing concrete using epoxy cement bond approved for this use.

### 3.2 PLACING CONCRETE

- A. Prepare previously placed concrete by cleaning with steel brush and applying bonding agent. Apply bonding agent in accordance with manufacturer's instructions.
- B. Place concrete continuously between predetermined expansion, control and construction joints. Do not break or interrupt successive pours such that cold joints occur.
- C. Where new concrete is dowelled to existing work, drill holes in existing concrete, insert steel dowels and pack with non-shrink grout.

### 3.3 CONCRETE WALK FINISHING

- A. Finish concrete walk surfaces in accordance with ACI 301. and ACI 302.
- B. Uniformly spread, screed, and float concrete.
- C. Steel trowel surfaces and finish with salt finish to match existing.

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### **3.4 CURING**

- A. CURING METHOD: Apply sodium silicate base curing compound "CURE-TREAT R.T.U." as manufactured by D.F.C.
- B. Maintain concrete with minimal moisture loss at relatively constant temperature for period necessary for hydration of cement and hardening of concrete.

### **3.5 DEFECTIVE CONCRETE**

- A. Modify or replace concrete not conforming to required lines, details and elevations, as directed by City of Garden Grove/Engineer.

**END OF SECTION**



# ATTACHMENT "A"

## SECTION 05120

### STRUCTURAL STEEL & MISC. METALS

#### 1. GENERAL

a. SCOPE OF WORK:

Furnish all labor, material, tools and equipment necessary for and incidental to the completion of all STRUCTURAL STEEL AND MISC. METAL WORK as shown on the drawings or specified herein. This Section relies extensively on Section 01001 of these specifications and all requirements therein must be adhered to by this Contractor.

b. SECTION INCLUDES

- i. Steel handrails at handicapped ramps.
- ii. Structural steel framing members, base plates, plates, anchor bolts, Pipe column & tubes, grouting under base plates.
- iii. Anchors for casting into concrete.
- iv. Simpson anchors, straps, clips, post bases, post caps, etc.

c. RELATED WORK NOTED ELSEWHERE:

- i. Section 03001 - CONCRETE: Placement of anchors for casting into concrete.

d. SUBMITTALS

- i. Shop Drawings: Indicate sizes, spacing, and locations of structural members, connections, cambers, loads, and welded connections.

e. QUALITY ASSURANCE

- i. Fabricate structural steel members per AISC Specification for the Design, Fabrication and Erection of Structural Steel for Buildings.
- ii. Perform design under direct supervision of a Professional Structural Engineer licensed at the place where the project is located.

#### 2. PRODUCTS

a. MATERIALS

- i. Structural Steel Members: ASTM A36, A572, Grade 50.
- ii. Framing anchors, post caps, post bases, straps, ties, saddles etc. shall be Simpson or approved equal.
- iii. Structural Tubing: ASTM A500, Grade B. ASTM A501.

i.

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- ii.
  - iv. Pipe: ASTM A53, Grade B.
  - v. Bolts, Nuts, and Washers: ASTM A325, galvanized to ASTM A153 for galvanized members.
  - vi. Anchor Bolts: ASTM A307.
  - vii. Welding Materials: AWS D1.1; type required for materials being welded.
  - viii. Grout: Non-shrink type, pre-mixed compound consisting of non-metallic aggregate, cement, water reducing and plasticizing additives, capable of developing a minimum compressive strength of 7,000 psi at 28 days;
  - ix. Shop and Touch-Up Primer: SSPC 15, Type 1, red oxide.
- b. **FABRICATION**
  - i. Continuously seal joined members by continuous welds. Grind exposed welds smooth.
- c. **FINISH**
  - i. Prepare structural component surfaces per SSPC SP 2.
  - ii. Shop prime structural steel members. Do not prime surfaces that will be field welded.

### EXECUTION

- d. **EXAMINATION AND PREPARATION**
  - i. Verify that field conditions are acceptable and are ready to receive work.
- e. **ERECTION**
  - i. Allow for erection loads. Provide temporary bracing to maintain framing in alignment until completion of erection and installation of permanent bridging and bracing.
  - ii. Do not field cut or alter structural members without approval of Architect/Engineer.
  - iii. After erection, prime welds, abrasions, and surfaces not shop primed or galvanized, except surfaces to be in contact with concrete.

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**FIELD QUALITY CONTROL**

Field inspection, if required, will be performed under provisions of Section 01001.

**\*\*\*END OF STEEL & MISC. METALS SECTION\*\*\***

# ATTACHMENT "A"

## SECTION 06100

### ROUGH CARPENTRY

#### 1 PART 1: GENERAL

##### 1.1 SCOPE OF WORK:

Furnish all labor, material, tools and equipment necessary for and incidental to the completion of all ROUGH CARPENTRY WORK as shown on the drawings or specified herein. This Section relies extensively on Section 01001 of these specifications and all requirements therein must be adhered to by this Contractor.

##### 1.2 SECTION INCLUDES

- A. New structural and non-bearing walls and ceiling framing.
- B. Installation of rough hardware incidental to work of this Section.
- C. Backing for items requiring backing including those items indicated in Restroom Accessories (Section 10800).
- D. Miscellaneous cutting, blocking and wood framing required for other trades.

##### 1.3 RELATED WORK NOTED ELSEWHERE:

- A. Section 06200 "Finish Carpentry".
- B. Section 09111 "Metal Stud Framing" (ALTERNATE).

##### 1.4 QUALITY ASSURANCE

- A. Perform Work in accordance with the following agencies:
  - 1. Lumber Grading Agency: Certified by ALSC.
  - 2. Plywood Grading Agency: Certified by APA.

#### 2 PART 2 PRODUCTS

##### 2.1 LUMBER MATERIALS

- A. Lumber Grading Rules: WWPA.
- B. Beam Framing: Stress Group 1500 p.s.i., Douglas Fir species, No. 1 grade, 19 percent maximum moisture content.
- C. Joist Framing: Stress Group 1500, Douglas Fir species, No. 1 grade, 19 percent maximum moisture content.
- D. Non-structural Light Framing: Stress Group 1050, Douglas Fir species, Construction grade, 2" to 4" thick and 2" to 4" wide classification, 19 percent maximum moisture content.
- E. Studding: Stress Group 600 psi, Douglas Fir species, Stud grade, 2" to 4" thick and 2" to 4" wide classification, 19 percent maximum moisture content.
- F. Sill Plate: Pressure treated douglas fir.

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### 2.2 ACCESSORIES

- A. Fasteners: Galvanized steel for exterior, high humidity, and treated wood locations, plain finish elsewhere.
- B. Joist Hangers: Galvanized steel, sized to suit framing conditions.

### 3 PART 3 EXECUTION

#### 3.1 FRAMING

- A. Erect wood framing members in accordance with Uniform Building code. Place members level and plumb. Place horizontal members crown side up.
- B. Frame double joist headers at floor and ceiling openings. Frame rigidly into joists. Frame double joists under wall studding.
- C. Bridge floor joists framing in excess of 8 feet span at mid-span of members. Fit solid blocking at ends of members.
- D. Curb all roof openings except where curbs are provided. Construct curb members of single pieces per side.

#### 3.2 SHEATHING

- A. Install roof sheathing perpendicular to framing with end joints staggered. Secure sheet edges over firm bearing.
- B. Install sheathing to two span continuous 48 inches minimum length.
- C. Secure wall sheathing with ends staggered, over firm bearing.

**END OF SECTION**

# ATTACHMENT "A"

## SECTION 06200

### FINISH CARPENTRY

#### 1 PART 1: GENERAL

##### 1.1 SCOPE OF WORK:

Furnish all labor, material, tools and equipment necessary for and incidental to the completion of all FINISH CARPENTRY WORK as shown on the drawings or specified herein. This Section relies extensively on Section 01001 of these specifications and all requirements therein must be adhered to by this Contractor.

##### 1.2 SECTION INCLUDES

- A. Finish carpentry items, including new doors, hardware and attachment of accessories.
- B. Installation of doors, jambs and door hardware.

##### 1.3 RELATED WORK NOTED ELSEWHERE:

- A. Hardware for all doors. (SECTION 08705)
- B. Wood Doors, section 08210.

##### 1.4 QUALITY ASSURANCE

- A. Perform cabinet work in accordance with Woodwork Institute of California (W.I.C.) Custom quality.

#### 2 PART 2: PRODUCTS

##### 2.1 CABINETS:

- A. Shall be "Woodwork Institute of California" (WIC) Custom grade. All exposed finishes to be laminated plastic covered, Euro-style, WIC style A-Type I.
- B. Plastic Laminate shall be as specified in Section 2.3 below.

##### 2.2 FINISH MATERIALS

- A. Plastic Laminate: Shall be as manufactured by Wilson Art or approved equal, NEMA LD 3.1. Color, pattern and surface texture as selected by City of Garden Grove. See finish schedule under cabinets for location of counter top material.

##### 2.3 LUMBER MATERIALS

- A. Softwood Lumber: PS 20; Graded in accordance with WIC Custom standards; maximum moisture content of 6 percent.
- B. Hardwood Lumber: Graded in accordance with Custom; oak species, maximum moisture content of 8 percent.

## ATTACHMENT "A"

### 2.4 SHEET MATERIALS

- A. Softwood Plywood: PS 1 Grade C-D; Graded in accordance with APA, veneer core.
- B. Wood Particle board: ANSI A208.1 Type 1 2; standard, composed of wood chips made with waterproof resin binders, sanded faces.
- C. Hardboard: ANSI A135.4; Pressed wood fiber with resin binder; tempered grade.

### 2.5 ACCESSORIES

- A. Fasteners: Size and type to suit application; Electro galvanized steel for exterior, high humidity and treated wood locations, plain finish elsewhere.
- B. Contact Adhesives: "Lockwood" contact cement.
- C. Wall Adhesive: Cartridge type, compatible with wall substrate, capable of achieving durable bond.

### 2.6 HARDWARE

- A. Cabinet Hardware: (There are not cabinets on this project)
  - 1. HINGES: Blum or equal, self closing, concealed, wit a minimum 125 degree open angle.
  - 2. PULLS: "Bainbridge" BA1710- recessed. finish as selected by Owner.
  - 3. SHELF STANDARDS: KV255, KV256 supports, stainless finish.
  - 4. SHELF BRACKETS: type to match brackets.
  - 5. DRAWER SLIDES:
    - a. "Blum" epoxy coated bottom mount, 100 lb. load capacity for standard drawers.
    - b. "Accuride" full extension, 100 lb load capacity for file drawers.
- B. Door Hardware: See Door Hardware schedule in Section 08705.

### 2.7 FABRICATION

- A. Fabricate to WIC Custom standards.

## PART 3 EXECUTION

### 3.1 INSTALLATION

- A. Install work in accordance with WIC Custom Quality Standard.
- B. Set and secure materials and components in place, plumb and level.
- C. Cover exposed edges of shelving with laminated plastic edging.
- D. Apply plastic laminate finishes with adhesive over entire surface. Apply laminate backing sheet on reverse side of plastic laminate finished surfaces.

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- E. Install hardware supplied by Section 08705 in accordance with manufacturer's instructions.

### **3.2 PREPARATION FOR FINISH**

- A. Sand work smooth and set exposed fasteners. Apply wood filler in exposed fastener indentations.
- B. Site Finishing: Refer to Section 09900.

**\*\*\*END OF FINISH CARPENTRY SECTION\*\*\***



# ATTACHMENT "A"

## SECTION 07210

### BUILDING INSULATION

#### 1 PART 1: GENERAL

##### 1.1 SCOPE OF WORK:

Furnish all labor, material, tools and equipment necessary for and incidental to the completion of all BUILDING INSULATION WORK as shown on the drawings or specified herein. This Section relies extensively on Section 01001 of these specifications and all requirements therein must be adhered to by this Contractor.

##### 1.2 SECTION INCLUDES

- A. Install R-11 sound insulation in all new interior partitions and walls.

##### 1.3 ENVIRONMENTAL REQUIREMENTS

- A. Install insulation in accordance with manufacturer's instructions and State of California Environmental and OSHA standards.

#### 2 PART 2 PRODUCTS

##### 2.1 INSULATION MATERIALS

- A. Batt Insulation : ASTM C665; preformed glass fiber batts manufactured by Owens Corning Fiberglas Corp., conforming to the following:
  - 1. R-11 at interior partitions shall be unfaced, friction fit, type I Sound Insulation.

#### 3 PART 3 EXECUTION

##### 3.1 EXAMINATION

- A. Verify that electrical work in walls is installed and that all new or open walls scheduled to receive drywall are ready to receive insulation.

##### 3.2 INSTALLATION - BATT INSULATION

- A. Install in interior partitions full height to underside of ceilings in all new partitions or existing walls that are exposed during construction and do not already contain specified insulation. Intent is to block sound from one room to another.
- B. Fit insulation tight in spaces. Leave no gaps or voids.
- C. Install friction fit insulation tight to framing members, completely filling prepared spaces.

**END OF SECTION**

# ATTACHMENT "A"

## SECTION 08210

### WOOD DOORS

#### 1 PART 1: GENERAL

##### 1.1 SCOPE OF WORK:

Furnish all labor, material, tools and equipment necessary for and incidental to the completion of all WOOD DOOR WORK as shown on the drawings or specified herein. This Section relies extensively on Section 01001 of these specifications and all requirements therein must be adhered to by this Contractor.

##### 1.2 SECTION INCLUDES

- A. Prefinished "laminated plastic finished" wood type doors".
- B. Steel frames for these doors.
- C. All glass and glazing work related to these doors and frames.

##### 1.3 RELATED WORK SPECIFIED ELSEWHERE:

- A. Finish Carpentry, (Section 06200).
- B. Door hardware under section 08708

##### 1.4 QUALITY ASSURANCE

- A. Perform work in accordance with the following:
  - 1. ANSI/NWWDA I.S.1.
  - 2. Fire Door and Panel Construction: Conform to ASTM E152 NFPA 252 UL 10B.
  - 3. Installed Door and Panel Assembly: Conform to NFPA 80 for fire rated class as scheduled as indicated.

#### 2 PART 2 PRODUCTS

##### 2.1 DOOR TYPES

- A. **Wood Doors** shall be pre-finished "Laminated Plastic finish" doors. They shall have a pre-finished surface of laminated plastic and pre-fitted for metal frames listed below. When required to be fire rated, they shall be a minimum of 20-minute fire resistive or better as noted on door schedule. Rated doors shall have fire rated frames of equal or higher rating.

##### 2.2 DOOR JAMBS (frames)

- A. Frames for wood type doors designated as "Timely" on doors schedule shall be 18 ga. series "C" Pre-finished steel frames as manufactured by "Timely Industries" of Sun Valley, CA. Color shall be browntone or as selected by City of Garden Grove. Acceptable substitute - "Rediframe" of equal metal thickness and finish as manufactured by "Slimfold Manufacturing Co." and distributed by Frank Gerici & Assoc., West Covina, CA.

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### 2.3 FABRICATION

- A. Fabricate non-rated doors in accordance with ANSI/NWWDA I.S.1 requirements.
- B. Fabricate fire rated doors in accordance with ANSI/NWWDA I.S.1 and to UL Warnock-Hersey requirements. Attach fire-rating label to door edge.
- C. Fabricate doors with hardware reinforcement blocking in place.
- D. Factory machine doors for finish hardware.
- E. Factory pre-fit doors for frame opening dimensions identified on shop drawings.

## 3 PART 3 EXECUTION

### 3.1 INSTALLATION

- A. All items under this heading shall be set in their correct locations as shown on the plans and shall be level, square, plumb and at proper elevation and alignment with other work in accordance with manufacturer's instructions and ANSI/NWWDA I.S.1 requirements.
- B. Hardware shall be installed on the doors as specified in the hardware schedule, well secured, straight, neat, complete and in perfect working condition.
- C. Adjust doors for smooth and balanced door movement.

### 3.2 INSTALLATION TOLERANCES

- A. Conform to ANSI/NWWDA requirements for fit and clearance tolerances and maximum diagonal distortion.

### 3.3 SCHEDULE

- A. See Door Schedule sheets A-2 of the drawings and floor plan sheets A-3 for additional information on these doors.

**END OF SECTION**

# ATTACHMENT "A"

## SECTION 08705

### DOOR HARDWARE

#### PART 1 GENERAL

##### 1.01 SUMMARY

- A. Hardware for Wood, Hollow Steel, Aluminum Plastic Laminate Faced doors.
- B. Thresholds.
- C. Gasketing.

##### 1.02 REFERENCES

- A. ANSI A117.1 - Specifications for making buildings and facilities accessible to and usable by Physically Handicapped People.
- B. NFPA 80 - Fire Doors and Windows.
- C. NFPA 101 - Fire Life Safety
- D. WIC - Woodwork Institute of California.
- E. BHMA - Builders' Hardware Manufacturers Association.
- F. DHI - Door and Hardware Institute.
- G. NAAMM - National Association of Architectural Metal Manufacturer.
- H. CBC - California Building Code
- I. SDI - Steel Door Institute.
- J. ADA - Americans With Disabilities Act.

##### 1.03 COORDINATION

- A. Coordinate work of this Section with other directly affected Sections involving manufacturer of any internal reinforcement for door hardware.

##### 1.04 QUALITY ASSURANCE

- A. Manufacturers: Companies specializing in manufacturing door hardware with minimum five years experience.

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- B. Hardware Supplier: Company specializing in supplying institutional door hardware with three years documented experience. Company shall employ Architectural Hardware Consultant (AHC) who shall be available for jobsite meetings and required by Architect, owner or contractor.
- C. Source Limitation: Obtain each type and variety of door hardware from only one manufacturer, although several may be indicated as offering products complying with requirements.
- D. Scheduled Designations: Except as otherwise indicated, the use of one manufacturer's numeric designation system in schedules does not imply that another manufacturer's products will not be acceptable, unless they are not equal in design, size, weight, finish, function, or other quality of significance. However, do not make substitutions after Architect's acceptance of hardware supplier's completed hardware schedule.

### 1.05

#### REGULATORY REQUIREMENTS

- A. Conform to California Building Code and NFPA Standard No. 80, for requirements applicable to fire rated doors and frame.
- B. The hardware schedule shall detail all door locations, sizes, materials, labels and proper handing.
- C. Conform to the applicable sections of the California Building Code, CBC Sections 1133B.2.1, 1133B.2.5, 1133B.2.5.1, 1003.1.8, 1003.3.1.9, and 1133B.2.4.1.
- D. Provide UL labels on all panic devices in fire-rated openings.
- E. Provide California State Fire Marshall Listing for all fire exit hardware.
- F. Comply with ADA - Americans with Disabilities Act.

### 1.06

#### SUBMITTALS

- A. Submit schedule, shop drawings, and product data under provisions of Section 01300, Submittals. The Door Schedule on the Contract Drawings indicates which Hardware Group is to be used with each door.
- B. The hardware schedule shall detail all door locations, sizes, materials, labels and proper handing.
- C. Indicate locations and mountings heights of each type of hardware.

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- D. Provide product data on specified hardware.
- E. Indicate quantity, complete part numbers and installation location for each piece of hardware.
- F. Provide final keying charts for Owner approval.
- G. Submit manufacturer's part list, templates and installation instructions under provision of Section 01300, Submittals.
- H. Submit manufacturer's certificate that fire-rated hardware meets or exceeds specified requirements.

### **1.07 OPERATION AND MAINTENANCE DATA**

- A. Submit operation and maintenance data.
- B. Include data on operating hardware, lubrication requirements, and inspection procedures related to preventative maintenance.

### **1.08 DELIVERY, STORAGE, AND HANDLING**

- A. Package hardware items individually, group small items together, label and identify package with door opening code to match hardware schedule. Identify location of each door opening. Deliver in strong sturdy containers.
- B. Deliver keys to Owner by security shipment direct from Lock Manufacturer. Failure to comply will result in re-keying of facility at supplier's expense.
- C. Protect hardware from theft by cataloging and storing in dry, secure area.

### **1.09 GUARANTEE**

- A. Provide a 2-year written guarantee. Said guarantee shall read as follows: "For a period of not less than two (2) years, we (Firm Name) will service and or replace, at no charge to the Owner, any part proving defective due to faulty manufacture of materials. Exit Devices to be guaranteed for five years & Door Closers shall be guaranteed for twenty-five years. This guarantee does not cover abnormal operation conditions or abusive jobsite treatment after acceptance of work by Owner".

### **1.10 MAINTENANCE MATERIALS**

- A. Provide special wrenches and tools applicable to each different or special hardware component.

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- B. Provide maintenance tools and accessories supplied by hardware component manufacturer.

### PART 2 PRODUCTS

#### 2.01 MANUFACTURERS

<u>Hardware Item</u>	<u>Listed Manufacturer</u>	<u>Approved Equals</u>
HINGES	(BOM) Bommer	As Listed
LOCKS & CYLINDERS	(MAR) Marks USA	As Listed
DOOR CLOSERS	(DOR) Dorma	As Listed
PUSH/PULLS/KICKS	(TRI) Trimco	As Listed
WALL & FLOOR STOPS	(TRI) Trimco	As Listed
WEATHERSTRIP & THRESHOLDS	(NGP) National Guard Products	As Listed

#### 2.02 KEYING

- A. Locks, Deadbolts, Cylinders, Padlocks
1. All Locks and Cylinders shall be keyed to an existing 6-pin Grandmasterkey system. Furnish 6 of each Masterkey. Furnish 3 change keys per lock.
  2. All Keying requirements shall be established by Hardware Distributor with input from Owner and Architect.
  3. Deliver all Permanent keys directly to Owner's Representative via registered delivery.

#### 2.03 KEY CONTROL SYSTEM & CABINET – Not Required

#### 2.04 FINISHES

- A. Finishes are identified in Schedule at end of this Section.
- B. Finishes to conform to the following standards of symbols.

<u>Finish/Description</u>	<u>US Symbol</u>	<u>BHMA No.</u>
1. Prime Coat	PC	600
2. Polished Brass	3	605
3. Satin Brass	4	606
4. Polished Bronze	9	611
5. Satin Bronze	10	612
6. Oil Rubbed Bronze	10B	613
7. Satin Chromium	26D	626/652
8. Polished Chromium	6	625/651
9. Stainless Steel	32D	630
10. Polished Stainless Steel	32	629

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### 2.05

### SUBSTITUTION REQUESTS

- A. No substitutions for manufacturer's products specified or those listed as an approved equal will be allowed unless written request is submitted. Requests for approval shall comply with Section 01630, Product Options and Substitutions. All requests for substitution must be submitted with a CSI substitution form.
- B. Requests for substitution must list specified item (s) and the proposed substitution. Catalog cuts for specified item (s) and the proposed substitution must be included with transmittal. Include cost savings where applicable.
- C. Requests for substitution must also state the effects that the substitution will have on other trades.
- D. Products listed in the specification have been selected for the performance required for this project. Any proposed substitution must meet the material content, design, accessory features and installation requirements or approval will be denied.

## PART 3 EXECUTION

### 3.01 INSPECTION

- A. Verify that doors and frames are ready to receive work and dimensions are as indicated on shop drawings.
- B. Verify that power supply is available to power operated devices.
- C. Beginning of installation means acceptance of existing conditions.

### 3.02 INSTALLATION

- A. Install hardware in accordance with Manufacturer's instructions and with CBC Section 1133B.2.5.1.
- B. Use the templates provided by hardware item manufacturer.
- C. Mounting heights for Hardware:
  - 1. Locksets: 40-5/16 inches from floor to centerline of lever or handle.
  - 2. Hinges: 5 inches from head of opening to top of top hinge; 10 inches from finish floor to bottom of bottom hinge; intermediate hinge(s) spaced equidistant between top and bottom butts.



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- D. Conform to ANSI A117.1 for positioning requirements for accessibility.
- E. After fitting hardware to doors remove all finish hardware except butt hinges, carefully replace in properly marked boxes and place in storage until painting and finishing is completed. After painting and finishing is completed, permanently install finish hardware.
- F. Secure finish hardware with suitable fasteners of the same material and finish as the item being attached. Contractor shall provide blocking in walls to receive wall stops or holders.
- G. Provide expansion anchors for attaching hardware items to concrete or masonry.
- H. Mount exit devices and closers on mineral or particle core fire doors with closed head sex bolts.

### 3.03 FASTENERS

- A. Screws for strikes, faceplates and similar items shall be flat phillips head, countersunk type; provide machine screws for metal and standard wood screws for wood.
- B. Screws for butt hinges shall be flat phillips head, countersunk, full-thread type.
- C. Fastening of closer bases of closer shoe to doors shall be by means of sex bolts and spray-painted to match closer finish.
- D. Use manufacturer's supplied attachments.

### 3.04 BUTT HINGES

- A. Furnish 3 ea. 4-1/2" ball or 'oilite' bearing hinges at doors up to 89" tall. Furnish one additional hinge for each additional 30" of door height.
- B. Furnish 5" extra heavy-duty hinges at doors 42" and wider.
- C. Furnish 5" extra heavy duty hinges where listed in hardware groups.
- D. Provide extra heavy duty hinges where listed in hardware groups.
- E. Stainless steel hinges shall have stainless steel pins and shall be manufactured with 304L stainless steel.

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- F. Provide sufficient hinge width to clear trim and allow 180-degree swing.
- G. All hinges shall be manufactured in the United States of America.

### 3.05 LOCKS

- A. Provide locks as scheduled with 2-3/4" backset. Locks for labeled doors shall be ANSI Grade I – Certified and UL Listed for 3 hours.
- B. Furnish strikes with curved lip of sufficient length to clear trim and protect clothing.

### 3.06 DOOR CLOSERS

- A. Provide adjustable sized closers with the following maximum pressure for opening of doors. Adjust closers after installation and test doors in the event of fire.
  - 1. Maximum effort to operate doors shall not exceed 5 pounds for exterior doors and 5 pounds for interior doors, such pull or push effort being applied at right angles to hinged doors and at the center plane of sliding or folding doors.
  - 2. Compensating devices or automatic door operators may be utilized to meet the above standards.
  - 3. When fire doors are required, the maximum effort to operate the door may be increased to the minimum allowable by the appropriate administrative authority, not to exceed 15 pounds.
- B. Comply with CBC Section 1133B.2.5.
- C. If the door has a closer, then the sweep period of the closer shall be adjusted so that from an open position of 70 degrees, the door will take at least 3 seconds to move to a point 3 inches from the latch, measured to the landing edge of the door.
- D. The Factory representative for the door closer manufacturer shall visit the project prior to acceptance of the project by the owner to insure installation and adjustment of the closers has been performed properly.
- E. The supplier and installer shall furnish mounting plates and brackets necessary to allow for a complete and secure installation, whether specified or not.

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- F. Where parallel arm closers are mounted in conjunction with surface mounted door seal, and the closer will be mounted on top of the seal, provide parallel arm brackets with spacer blocks to secure the bracket with the "5<sup>th</sup>" screw attachment. Spacer blocks shall be furnished  $\frac{3}{4}$ " in height when seal extrusion is  $\frac{1}{4}$ " and the frame stop is  $\frac{1}{2}$ " in depth. If frame stop is  $\frac{5}{8}$ ", the spacer block shall be  $\frac{7}{8}$ " in height.

### 3.07 SIGNS

- A. Exit doors with dead locks (for "B" occupancies) shall have indicating type lock hardware or appropriate signing in accordance with CBC Sections 1117B.5 & 1103.2.4, "THIS DOOR TO REMAIN UNLOCKED WHENEVER THE BUILDING IS OCCUPIED".. Doors with panic devices are excepted from this provision.

### 3.08 PANIC DEVICES

All panic devices must meet ANSI Standard 156.3, Grade 1. Panic Devices must be UL listed and California State Fire Marshall Listed. Comply with CBC Section 1003.3.1.9. All Rail Assemblies shall be made of brass, bronze or stainless steel. Springs shall be manufactured of stainless steel. Push Rail height shall be 40" from floor to centerline. All trim shall be thru bolted. Provide fire rated devices at labeled openings as noted in Door Schedule.

### 3.09 AUTOMATIC FLUSH BOLTS AND CO-ORDINATORS

Shall be tested by independent lab for cycle test of 100,000 cycles minimum. Units must be certified to UL specifications for use on fire rated openings up to three (3) hours for metal doors and one and one half (1-1/2) hour for wood doors. Units shall work with five (5) pounds of closing force for top and bottom bolts. Coordinators shall have a built-in override feature engineered to prevent damage to door, frame, or bolt assembly should circumstances prevent normal operation. Coordinators shall be furnished with closer backsets as required for a proper and complete installation.

### 3.10 THRESHOLDS, DOOR SEALS, DOOR BOTTOMS, DOOR SWEEPS AND ASTRAGLS

- A. Standard: BHMA A156.21 and A156.22. Listed under Category J in BHMA's "Certified Product Directory".
- B. General: Provide continuous weatherstrip gasketing on exterior and provide smoke, intumescent, light or sound gasketing on interior doors as indicated and specified in the individual finish

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hardware sets. Provide manufacturers supplied non-corrosive fasteners for exterior applications and elsewhere as indicated.

1. Perimeter Gasketing: Apply to head and jamb, forming seal between door and frame. Where NGP 700ASseal is specified, install seal before exit device strikes and closers.
  2. Meeting Stile Gasketing: Fasten to meeting stiles, forming seal when doors are closed.
  3. Door Bottoms: Shall require low force operation and shall be applied to the bottom of the door, forming a seal with the threshold when door is closed.
- C. Air Leakage: Not to exceed 0.50 CFM per foot (0.000774 cu. m/s per m) of crack length for gasketing, other than for smoke control, as tested in accordance to ASTM E 283.
- D. Smoke-Labeled Gasketing: Assemblies complying with NFPA 105 that are listed and labeled by a testing and inspecting agency acceptable to authorities having jurisdiction, for smoke-control ratings indicated, based on testing according to UL 1784.
- E. Fire Labeled Gasketing: Assemblies complying with NFPA 80 that are listed and labeled by a testing agency acceptable to authorities having jurisdiction, for fire ratings indicated, based on testing according to NFPA 252, UBC Standard 7-2 and UL 10B & C.
- F. Sound Rated Gasketing: Assemblies that are listed and labeled by a testing and inspecting agency, for sound ratings indicated, based on testing according to ASTM 1408.
- G. Color of Seal & Brush Material: Provide all seals, sweeps and door bottoms with matching color of extrusions and seal & brush material..
- H. Surface applied sweeps and door bottoms shall be mounted with an attachment screw located within  $\frac{3}{4}$ " of each end of aluminum extrusion holding the seal.
- I. When screw on gasketing is applied to the frame, an attachment screw shall be applied within  $\frac{3}{4}$ " each end of the extrusion holding the seal.
- J. Thresholds: Shall meet accessibility requirements to comply with "Americans with Disabilities Act" (ADA), Title 24 of the California Building Code (CBC) Section 1133B.2.4.1 and to "Accessibility Guidelines for Building and Facilities (ADAAG)".

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1. Bevel raised thresholds with a slope of not more than 1:2. Provide thresholds not more than ½ inch (13mm) high.
  2. Thresholds shall be extruded from S6063-T5 alloy aluminum, and /or #385 alloy bronze/brass.
  3. Thresholds/carpet separators shall be provided as necessary to comply with NFPA 80 fire codes.
  4. Thresholds installed at exterior locations shall be set in a full bed of butyl mastic.
  5. Thresholds at doors requiring sound control shall be set in a full bed of butyl mastic. This would include conference rooms, elevator equipment rooms, etc.
- K. Warranty: Thresholds and weather-stripping shall have a 5-Year warranty. Thresholds with "SIA" finish shall be warranted for Ten Years.

### 3.11

#### **PUSH-PULLS, STOPS, KICKPLATES, ARMOR PLATES, MOP PLATES, STRETCHER PLATES, FLOOR AND WALL STOPS & HOLDERS**

Shall be provided by one manufacturer. All products shall be provided in brass, bronze, stainless steel metals as specified. Stainless steel plates shall be of 304L grade stainless steel. All plates shall have four beveled edges and any units furnished with sharp edges shall be rejected. Immediate replacement with acceptable units will be required. All products specified and furnished shall be installed with manufacturer's supplied screw attachments. Kickplates and armor plates over 16 inches in height and installed on rated wood doors, shall be UL approved and furnished with UL labels. Wall stops shall have an embedded steel washer in the rubber portion so that vandals cannot pry out the rubber. All floor stops and holders shall be mounted within 4 inches of adjacent walls and partitions. Do not place stops in the path of travel and, where stop and holders cannot be mounted within 4 inches of adjacent walls and partitions, furnish overhead stops and holders, as required for proper door control, per Policy 99-08.

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**3.12 SCHEDULE OF PRODUCTS**

DOOR INDEX

<u>DOOR #</u>	<u>HW. SET</u>
1	1
2	2
3	3
4	3

HW. SET 1

<u>1 DOOR 1 - STAFF ROOM TO RESTROOM</u>				
3 EA	HINGES	BB5002-450	630	BOM
1 EA	PRIVACY SET	195L	626	MAR
1 EA	CLOSER	8916	689	DOR
1 EA	KICKPLATE	K0050 10" x 2" LDW B4E	630	TRI
1 EA	MOP PLATE	KM050 4" x 2" LDW B4E	630	TRI
1 EA	STOP	1211ES	626	TRI
1 SET	SEAL	2525W @ HEAD & JAMBS	WHT	NGP

HW. SET 2

<u>1 DOOR 2 - RECEPTION AREA FROM UTILITY</u>				
3 EA	HINGES	BB5000-450	652	BOM
1 EA	LOCKSET	195F x SCH. "C" KWY	626	MAR
1 EA	CLOSER	8916PA	689	DOR
1 EA	KICKPLATE	K0050 10" x 2" LDW B4E	630	TRI
1 EA	STOP	1270CXCP	626	TRI
1 SET	SEAL	2525W @ HEAD & JAMBS	WHT	NGP

HW. SET 3

<u>1 DOOR 3 - ANTE ROOM FROM WOMEN</u>				
<u>1 DOOR 4 - ANTE ROOM FROM MEN</u>				
6 EA	HINGES	BB5002-450	630	BOM
2 EA	PULL PLATES	1014-3B 4" x 16" B4E	630	TRI
2 EA	PUSH PLATES	1001-11 8" x 16" B4E	630	TRI
2 EA	CLOSERS	8916PA	689	DOR
2 EA	KICKPLATES	K0050 10" x 2" LDW B4E	630	TRI
2 EA	STOPS	1270CXCP	626	TRI
2 SETS		SEAL	2525W @ HEAD	
&	JAMBS	WHT	NGP	

**END OF SECTION**

# ATTACHMENT "A"

## SECTION 09111

### METAL STUD FRAMING (Optional)

#### 1 PART 1 GENERAL

##### 1.1 SCOPE OF WORK:

Furnish all labor, material, tools and equipment necessary for and incidental to the completion of all METAL STUD FRAMING WORK as shown on the drawings or specified herein. This section is an alternate to wood stud framing of interior partitions. This Section relies extensively on Section 01001 of these specifications and all requirements therein must be adhered to by this Contractor.

**METAL STUD FRAMING:** As an option, metal stud framing may be used in place of wood stud framing provided all elements meet minimum building code standards and requirements listed below. If this option is selected by the Contractor, he shall be required to meet all of the structural requirements, sizes and details currently detailed or specified in wood at no additional cost.

##### 1.2 SECTION INCLUDES

- A. Metal stud wall framing.
- B. Metal channel ceiling framing.
- C. All backing necessary for plaster expansion joints.
- D. All backing for other trades and equipment.

##### 1.3 RELATED WORK NOTED ELSEWHERE:

- A. Cement Plaster.
- B. Gypsum board with taped and sanded joint treatment.
- C. Building insulation.
- D. Optional wood stud framing.

##### 1.4 SYSTEM DESCRIPTION

- A. This Section added as an alternate method of framing interior, non-bearing partitions. Either wood studs or metal studs may be used at the option of the General Contractor. If this option is to be used, it shall be so stated at the time of submitting bids.
- B. Conform to applicable codes for fire rated assemblies where required and to all structural and architectural requirements.
- C. If this system of partition construction should be used in lieu of wood stud construction, it shall be the responsibility of the Contractor to complete the construction as detailed in wood as required by the building department. Any additional costs for larger or stronger material shall be borne by this Contractor.

##### 1.5 QUALITY ASSURANCE

- A. Perform Work in accordance with ASTM C840. GA-216 - Recommended Specifications for the Application and Finishing of Gypsum Board, and GA-600 - Fire Resistance Design Manual.
- B. Work shall meet the requirements of:
  - 1. American Iron and Steel Institute (A.I.S.I.), Design of Cold Formed

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- Steel Structural Members, 1980.
- 2. American Welding Society (A.W.S.) D.1.3, 1981 Structural Welding code - Sheet Steel.
- 3. American Institute of Steel Construction (A.I.S.C.), Manual of Steel Construction, latest edition.

### 2 PART 2 PRODUCTS

#### 2.1 METAL STUD SYSTEM

- A. Manufacturers:
  - 1. Milcor Division of Inryco. Type 25 ga, galvanized.
  - 2. CIMCO Type 25 ga, galvanized.
- B. Studs and Tracks: Shall meet ICBO report #4560 and ASTM A-568; galvanized sheet steel, 25 gage thick, C shape, with serrated faces with a minimum yield point of 33,000 psi. Steel must comply with the ductility requirements listed in Section 27.902 of UBC Standard No. 27-9.
- C. **SHOT PINS:** Install track to concrete slab with power driven shot pins meeting ICBO report #2388. Approved manufacturer: "Hilti" SDS22 P8, 7/8" long shaft, drywall track pins or "Ramset" #1506. Space pins @ minimum 32" O.C. or as required by code.

#### 2.2 ACCESSORIES

- A. Acoustical Sealant: Non-hardening, non-skinning, for use in conjunction with gypsum board.

### 3 PART 3 EXECUTION

#### 3.1 INSTALLATION - METAL STUDS

- A. Install studding in accordance with ASTM C754.
- B. Metal Stud Spacing: As noted on drawings, but in no case to exceed 24 inches o.c.
- C. Partition Heights: To height to bottom of 2nd floor sheathing or roof sheathing as appropriate.

#### 3.2 INSTALLATION - CEILING FRAMING

- A. Install in accordance with ASTM C754.
- B. Coordinate location of hangers with other work. Install ceiling framing independent of walls, columns, and above ceiling work.
- C. Reinforce openings in ceiling suspension system which interrupt main carrying channels or furring channels, with lateral channel bracing.
- D. Laterally brace entire suspension system.

#### 3.3 INSTALLATION - ACOUSTICAL ACCESSORIES

- A. Install acoustical sealant under floor plate, where stud abuts masonry walls and within partitions in accordance with manufacturer's instructions.

#### 3.4 TOLERANCES

- Maximum Variation from True Flatness: 1/8 inch in 10 feet in any direction.

**END OF SECTION**



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## SECTION 09260

### GYPSUM BOARD

#### **PART 1: GENERAL**

##### **1.1 SCOPE OF WORK:**

Furnish all labor, material, tools and equipment necessary for and incidental to the completion of all GYPSUM DRYWALL WORK as shown on the drawings or specified herein. This Section relies extensively on Section 01001 of these specifications and all requirements therein must be adhered to by this Contractor.

##### **1.2 SECTION INCLUDES**

- A. Gypsum board with taped and sanded joint treatment.
- B. Nailing, Metal corner bead.
- C. Textured or smooth finish.

##### **1.3 RELATED WORK NOTED ELSEWHERE:**

- A. Wood stud wall & ceiling framing. (Rough Carpentry - Section 06100)
- B. (Alternate) Metal stud wall or ceiling framing. (Section 09111)
- C. Building Insulation (Section 07210).
- D. Acoustical wall treatment.

##### **1.4 SYSTEM DESCRIPTION**

- A. Plan shall be carefully examined and drywall-covering partitions extended to underside of ceiling. where noted on Plans or Specifications. Partitions to be covered with gypsum drywall shall not be enclosed until insulation has been installed. All new interior walls or walls where drywall is removed shall be covered with gypsum board per finish schedule.
- B. See reflected ceiling plan for areas of ceiling to receive drywall.

##### **1.5 QUALITY ASSURANCE**

- A. Perform Work in accordance with ASTM C840. GA-216 - Recommended Specifications for the Application and Finishing of Gypsum Board, and GA-600 - Fire Resistance Design Manual.

#### **2 PART 2 PRODUCTS**

##### **2.1 GYPSUM BOARD SYSTEM**

- A. Manufacturer specified: (Products refer to this manufacturer, approved equal manufacturers products will be acceptable)
  - Goldbond Building Products
  - 1850 West 8th St.
  - Long Beach, CA 90813

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- B. Acceptable alternate manufacturers:
1. United States Gypsum
  2. Pabco
  3. Flintkote
  4. Kaiser Gypsum
- C. Gypsum Board Types: All material shall be 5/8 inch thick, type "X", maximum permissible length; ends square cut, tapered edges; unless noted otherwise as follows:
1. Standard Type: ASTM C36.
  2. Fire Rated Type: ASTM C36 fire resistive, UL rated.
  3. Moisture Resistant Type: ASTM C630.
- D. Moisture resistant wallboard (MRGB) Shall be provided on Restroom walls, Janitors closet and walls of all wet areas, unless cement plaster is specified on plans.

### 2.2 ACCESSORIES

- A. Acoustical Insulation:** ASTM C665, preformed mineral wool, friction fit type, unfaced, 3-1/2 inch thick, for installation in all interior wall for sound proofing. This product is described as to be furnished and installed by the Building Insulation Contractor and is specified in section 07210 of these Specifications. Material must be installed before closing wall.
- B. Acoustical Sealant:** Goldbond "Sound Seal" Non-hardening, non-skinning, for use in conjunction with gypsum board;
- C. Corner Beads:** shall be of "square" type and shall be formed from galvanized steel, no lighter than 0.0217 thickness (26 ga.)
- D. Joint Materials:** ASTM C475 GA 201 and GA 216, reinforcing tape, joint compound, adhesive, and water.
- E. Fasteners:** ASTM C1002 Type W nails or ASTM C1002 Type S12 hardened screws.
1. Nails shall conform to Federal Specification FF-N-105B. Wallboard nails shall be type II, style 19, with mechanically deformed shank, blued finish, 1-1/4" length for 1/2" wallboard and 1-3/8" length for 5/8" wallboard.
  2. Screws for wallboard attachment shall be shouldered flat-headed design for use with special power-driven tools. Wood screws shall be as recommended by drywall manufacturer but not less than 1-1/4" long.
- F. Adhesive:** ASTM C557, shall be of the type recommended in writing by the wallboard manufacturer for the following uses:
1. Joint and fastener concealment.
  2. Embedding compound for first and second coat.

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3. Finishing compound for final coat.
- G. Textured Finish Materials:** Latex based texturing material, containing fine aggregate, Wall Spray Texture manufactured by Goldbond.
- H. Reinforcing tape** shall be Goldbond Joint Tape or approved equal.

### 3 PART 3 EXECUTION

#### 3.1 INSTALLATION - ACOUSTICAL ACCESSORIES

- A. Place acoustical insulation in **all partitions**, tight within spaces, around cut openings, behind and around electrical and mechanical items within or behind partitions, and tight to items passing through partitions. See Building Insulation Specification Section.
- B. Install acoustical sealant within partitions in accordance with manufacturer's instructions.

#### 3.2 INSTALLATION - GYPSUM BOARD

- A. GENERAL Wallboard shall be applied first to ceilings and then to walls, with the separate boards in moderate contact but not forced into place. The boards shall be so staggered that the corners of any 4 boards will not meet at a common point except at vertical corners.
- B. Nailing shall be spaced at 6" o.c. along nailing members at ceilings and at 8" o.c. at walls. (Unless closer spacing is required for shear panel spacing noted on plans.)
- C. Screws at edges shall be spaced at 6 o.c. Screws in field shall be spaced at 12" o.c. at ceilings and walls except where framing members attachments may be used in lieu of nailing. (Unless closer spacing is required for shear panel spacing noted on plans.)
- D. Joints shall be treated with a uniform layer of compound not less than 6" wide with joint tape imbedded in layer. After drying, a 2nd coat shall be applied over tape and fastening heads. After drying and sanding a final layer of finishing compound shall be applied and feathered not less than 12" wide. Treated area then must be sanded to obtain a smooth uniform surface.
- E. Install gypsum board in accordance with GA-201, GA-216 and GA-600. Fasten gypsum board to furring or framing with nails or screws. Staples may only be used when securing the first layer of double layer applications.
- F. Place control joints consistent with lines of building spaces.
- G. Place corner beads at external corners. Use longest practical length. Place edge trim where gypsum board abuts dissimilar materials. Use bullnose

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corner bead at all 90 degree outside corners.

H. Treat cut edges and holes in moisture resistant gypsum board with sealant.

### **3.3 JOINT TREATMENT**

- A. Tape, fill, and sand exposed joints, edges, and corners to produce smooth surface ready to receive finishes.
- B. Feather coats onto adjoining surfaces so that camber is maximum 1/16 inch.

### **3.4 TOLERANCES**

- A. Maximum Variation from True Flatness: 1/8 inch in 10 feet in any direction.

### **3.5 CLEANUP:**

- A. As work progresses and upon completion of the work under this section, Contractor shall remove from the premises all surplus material, tools, equipment, rubbish and debris resulting from his work at his own expense and leave the installation in a neat, clean and workmanlike condition satisfactory to the Owner.

**END OF SECTION**

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### SECTION 09300

### CERAMIC TILE

#### PART 1 GENERAL

##### 1.1 SCOPE OF WORK:

Furnish all labor, material, tools and equipment necessary for and incidental to the completion of all CERAMIC TILE WORK as shown on the drawings or specified herein. This Section relies extensively on The General Conditions of the Contract of these specifications and all requirements therein must be adhered to by this Contractor.

##### 1.2 SECTION INCLUDES

- A. Ceramic tile floor and base over concrete slab using the thin set application method
- B. Ceramic wall tile installed over mortar base using the mortar base application method.
- C. Threshold at door openings where ceramic floor tile finish changes.

##### 1.3 RELATED WORK NOTED ELSEWHERE:

- A. Resilient flooring, section 09650.
- B. Carpet Flooring, section 09680.
- C. Concrete floor (sealed), section 09900.

##### 1.4 SUBMITTALS

- A. Product Data: Provide material specifications, characteristics, and instructions for using adhesives and grouts. Submit per The General Conditions of the Contract.
- B. Samples: Submit two samples illustrating color range for selection.
- C. Maintenance Instructions: Include recommended cleaning methods, cleaning materials, stain removal methods [and polishes and waxes].

##### 1.5 QUALITY ASSURANCE

- A. Perform work in accordance with TCA Handbook for Ceramic Tile Installation, ANSI A108.1-1985, ANSI A108.4-1985, ANSI A108.5 AND A108.10-1985.

#### PART 2: PRODUCTS

Manufacturer shall be "Dal-Tile Corporation", 2051 E. Howell, Anaheim, CA 92806. Ph (714) 634-2546. Mr.

- 2.1 Ceramic Wall Tile:** (for Restroom Areas) shall be installed up 5'-0" Per ANSI A137.1; 4-1/4"x4-1/4" size, square shape, semi-glass surface finish, as selected from Dal Tile price group 1. Requires all normal bullnose edges, ends and corners.
- 2.2 Floor Tile:** (For bidding purposes only, submit samples and verify before ordering tile.) Dal-Tile, "Porcelain" (CD31) ; 12"x12"x5/16" thick, square shape, with slip

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resistant finish, in all areas requiring this floor material on finish schedule and /or noted on floor plans. Color to be selected by Architect. Grout shall be summitville 962 natural.

**Base:** Standard 6" x 8" high sanitary cove base at walls and 4" base at cabinets. Cut base to fit under cabinet toe space if necessary. Match floor tile for, color, and coved internal corner.

### SETTING MATERIALS

**2.3 Organic Adhesive:** ANSI A136.1, Type I, thinset bond type for ceramic wall tile.

**2.4 Thinset Mortar Materials:** ANSI A118.4 Latex Modified, Portland cement, sand, latex additive, and water.

### GROUT MATERIALS

2.5 Grout: ANSI A118.6, Ceramic Tile Grout. "Hydrament" grout.

### ACCESSORIES

2.6 Threshold: Marble type, matching color finish, full depth and width of frame opening, beveled on thinner side. Required only where floor finishes change from tile to thicker or thinner material.

### MORTAR AND GROUT MIX

2.7 Mix and proportion pre-mix mortar and grout materials in accordance with manufacturer's instructions and TCA Handbook.

### GROUT SEALER

"AQUA MIX" - "Sealers Choice Gold" as manufactured by Aqua Mix Inc., Corona, CA

## PART 3: EXECUTION

### EXAMINATION AND PREP

Seal substrate surface cracks with filler. Level and taper surfaces to a smooth, even finish. Acceptance of surface is indication that final product will be even, smooth level or plumb as required for good quality project with top quality workmanship as is reasonably implied therein.

3.1 Shot blast surface to receive floor material and fill all void, cracks etc. with epoxy sand mixture to obtain smooth level surface before installing membrane.

### 4 MEMBRANE APPLICATION

4.1 Install 1st coat of 1202 "Epmar" as recommended by manufacturer. After applying 1st coat, evenly broadcast a light abrasive material similar to that approved in submittal sample. Install 2nd coat of 1600 "Epmar" epoxy exactly as recommended by manufacturer.

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### 5 INSTALLATION

- 5.1 Install adhesive, tile, and grout in accordance with TCA Handbook. Use manufacturer recommended corner pieces, interior pieces and bullnose wherever required.
- 5.2 Set tile to pattern indicated. Do not interrupt tile pattern through openings. Use full tile pieces wherever possible. If cut pieces are required, locate in rear or inauspicious locations.
- 5.3 Cut and fit tile tight to penetrations. Form corners and bases neatly. Align floor, base and wall joints.
- 5.4 Grout tile joints. Make joints watertight, without voids, cracks, excess mortar or excess grout.
- 5.5 Apply sealant to grout joints using manufacturers recommended methods. Clean any residue from tile within 5 minutes of applying per manufacturer. Do not apply before 48 hours after grouting. 2 hours after applying conduct a water test to determine if surface is completely sealed. If water is absorbed apply an addition coat. Wait 2 hours after final test. If epoxy grout is used, grout sealant is not required.

**END OF ceramic tile SECTION**