

AWARD OF CONTRACT TO DAMON, INC. FOR THE REPAIRS AND REMODELING OF
FIRE STATION NO. 4

April 8, 2014

Page 2

The bid submitted by KT Home Construction is non-responsive. The Notice Inviting Bids required that bidders submit a Designation of sub-contractor/References form and to acknowledge receipt of amendments to the solicitation and related documents. KT Homes failed to submit the Designation of subcontractor/References form and failed to acknowledge receipt of Amendment No. 6. As a result, the bid of KT Home Construction should be rejected as non-responsive.

The fifth low bidder, New Dynasty Construction, submitted a bid protest contending that the bids of each of the other lower bidders should be rejected. The bid protest of New Dynasty Construction is attached, as is the Staff response to the bid protest. Staff's response sets forth the reasons why the bid protest should be rejected as to Damon, Inc., JB & Son Construction, Inc. and Frank Shariat Construction.

FINANCIAL IMPACT

The financial impact of this project is \$124,454. Funds are available in the 2013/2014 budget.

RECOMMENDATION

It is recommended that the City Council:

- Determine that the bid of KT Home Construction is non-responsive to the bid documents;
- Waive any informality or variance in the bids of Damon, Inc., JB & Son Construction and Frank Shariat General Engineering and determine that any informality or variance in their bids has not affected the bid amount or given the bidders an unfair advantage not allowed to other bidders;
- Determine that Damon, Inc. is the lowest responsive and responsible bidder;
- Reject the bids of all bidders other than Damon, Inc;
- Award a contract to Damon Inc., in the amount of \$124,454, for the repairs and remodeling of Fire Station No. 4; and
- Authorize the City Manager to execute the agreement on behalf of the City and make minor modifications as necessary.


WILLIAM E. MURRAY, P.E.
Public Works Director

By:  For D.P.
William R. Pickrell
Public Works Supervisor

Recommended for Approval


Matthew Fertal
City Manager

- Attachment 1: Agreement
Attachment 2: Response letter to KT Home, Inc.
Attachment 3: Response letter to New Dynasty Construction/New Dynasty Construction Big Protest letter

SECTION 4 - AGREEMENT**PROJECT AGREEMENT**

THIS AGREEMENT is made this ____ day of _____, 2014 by the CITY OF GARDEN GROVE, a municipal corporation, ("CITY"), and **Damon, 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 Furnish all Labor, Material, Tools and Equipment for the Interior and Exterior Remodel of Garden Grove Fire Station No. 4 located at 12191 Valley View Street, Garden Grove, CA 92845.

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 Not to exceed (NTE) amount of One Hundred Twenty Four Thousand Four Hundred Fifty Four Dollars (\$124,454.00) payable in arrears and in accordance with Bid Proposal (Attachment B), which is attached and is hereby incorporated by reference. Payment for work under this Agreement shall be made per invoice for work completed. All work shall be in accordance with Bid No. S-1129 and the Plans and Specifications (Attachment A), which are attached and are hereby incorporated by reference.
- 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, Material, Tools and Equipment for the Interior and Exterior Remodel of Garden Grove Fire Station No. 4 located at 12191 Valley View Street, Garden Grove, CA 92845.

4.4 Plans and Specifications. The work to be done is described in a set of detailed Plans and Specifications entitled Furnish all Labor, Material, Tools and Equipment for the Interior and Exterior Remodel of Garden Grove Fire Station No. 4 located at 12191 Valley View Street, Garden Grove, CA 92845.

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 *NINETY (90) calendar days*, 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 therefrom 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. CONTRACTOR shall comply with all applicable requirements of Division 2, Part 7, Chapter 1 of the California Labor Code and all applicable federal requirements respecting the payment of prevailing wages. If there is a difference between the minimum wage rates predetermined by the Secretary of Labor and the prevailing wage rates determined by the Director of the Department of Industrial Relations (DIR) for similar classifications of labor, the CONTRACTOR and its Sucontractors shall pay not less than the higher wage rate. The DIR will not accept lower State wage rates not specifically included in the Federal minimum wage determinations. This includes "helper" (or other classifications based on hours of experience) or any other classification not appearing in the Federal Wage determinations. Where Federal wage determinations do not contain the State wage rate determination otherwise available for use by the CONTRACTOR and Subcontractors, the CONTRACTOR and its Subcontractors shall pay not less than the Federal Minimum wage rate which most closely approximates the duties of the employees in question." CONTRACTOR shall be responsible for compliance with the most recent Federal Wage Requirements and may reference <http://www.wdol.gov/dba.aspx#0>.

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 thereunder 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 WORKERS COMPENSATION INSURANCE. For the duration of this Agreement, CONTRACTOR and all subcontractors shall maintain Workers Compensation Insurance in the amount and type required by law, if applicable. The insurer shall waive its rights of subrogation against the CITY, its officers, officials, agents, employees, and volunteers.

4.16.3 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 cancelled without 30 days written notice to the CITY. CONTRACTOR shall maintain all of the foregoing insurance in force until the work under this contract is satisfactorily and fully completed to the satisfaction of the CITY. 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).

4.16.5 COMMENCEMENT OF WORK. CONTRACTOR shall not commence work under this Agreement until all certificates and endorsements have been received and approved by the CITY. All insurance required by this Agreement shall contain a Statement of Obligation on the part of the carrier to notify the CITY of any material change, cancellation, or

termination at least thirty (30) days in advance. Contractor shall also provide a **wavier of subrogaton** for **each policy**.

4.16.6 INSURANCE AMOUNTS. CONTRACTOR shall maintain the following insurance for the duration of this Agreement:

- (a) Commercial general liability in an amount not less than \$5,000,000 per occurrence, and not excluding XCU; (**claims made and modified occurrence policies are not acceptable**); Insurance companies must be acceptable to CITY and have an AM Best's Guide Rating of A-, Class VII or better, as approved by the CITY.
- (b) Automobile liability in an amount not less than \$1,000,000 combined single limit; (**claims made and modified occurrence policies are not acceptable**); Insurance companies must be acceptable to CITY and have an AM Best's Guide Rating of A-, Class VII or better, as approved by the CITY.
- (c) Pollution liability, in an amount not less than \$1,000,000; (**claims made and modified occurrence policies are not acceptable**); Insurance companies must be acceptable to CITY and have an AM Best's Guide Rating of A-, Class VII or better, as approved by the CITY.
- (d) Excess liability, follows form coverage, shall be provided for any underlying policy that does not meet the insurance requirements set forth herein (**claims made and modified occurrence policies are not acceptable.**) Insurance companies must be acceptable to CITY and have a Best's Guide Rating of A-Class VII or better, as approved by the CITY.

An Additional Insured Endorsement, **ongoing and completed operations**, for the policy under section 4.3 (a) shall designate CITY, its officers, officials, employees, agents, and volunteers as additional insureds for liability arising out of work or operations performed by or on behalf of the CONTRACTOR. CONTRACTOR shall provide to CITY proof of insurance and endorsement forms that conform to city's requirements, as approved by the CITY.

An Additional Insured Endorsement for the policy under section 4.3 (b) shall designate CITY, its officers, officials, employees, agents, and volunteers as additional insureds for automobiles owned, leased, hired, or borrowed by the CONTRACTOR. CONTRACTOR shall provide to CITY proof of insurance and endorsement forms that conform to CITY's requirements, as approved by the CITY.

An Additional Insured Endorsement, **ongoing and completed operations**, for the policy under section 4.3 (c), Pollution liability, including remediation, shall designate CITY, its officers, officials, employees, agents, and volunteers as additional insureds for liability arising out of work or operations performed by or on behalf of the CONTRACTOR. CONTRACTOR shall provide to CITY proof of insurance and endorsement forms that conform to city's requirements, as approved by the CITY.

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.

In the event any of CONTRACTOR'S underlying policies do not meet policy limits within the insurance requirements, CONTRACTOR shall provide the schedule of underlying polices for an excess liability policy, state that the excess policy follows form on the insurance certificate, and an additional insured endorsement for the excess liability policy designating CITY, its officers, officials, employees, agents, and volunteers 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 insureds.

If CONTRACTOR maintains higher insurance limits than the minimums shown above, CONTRACTOR shall provide coverage for the higher insurance limits otherwise maintained by the CONTRACTOR

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 ant 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 active negligence or sole willful misconduct of CITY and will make good to reimburse CITY for any 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 Attorneys' Fees. If any action at law or in equity is necessary to enforce or interpret the terms of this Contract, *each party shall be responsible for their own attorneys' fees, costs and necessary expenses.* If any action is brought against the CONTRACTOR or any subcontractor to enforce a Stop Notice or Notice to Withhold, which named the CITY as a party to said action, the CITY shall be entitled to all attorneys' fees, costs and necessary disbursements arising out of the defense or such action by the CITY. The CITY shall be entitled to deduct its costs for any Stop Notice filed, whether court action is involved or not.

4.21 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 CITY: City of Garden Grove
 City Attorney
 11222 Acacia Parkway
 Garden Grove, California 92840

To CONTRACTOR: Damon, Inc.
 Attention: Jacob Damoulakis
 9602 Samoline Avenue
 Downey, CA 90240

\\\\\\

(Agreement 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"
Damon, Inc.

Contractor's State Lic. No. 463003

Expiration Date: 08/2014

By: Jacob Damoulakis

Title: President

Date: March 19th, 2014

Tax ID No. 80-0278065

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:



Garden Grove City Attorney

ATTACHMENT "A"

SPECIFICATIONS FOR:

Furnish all Labor, Material, Tools and Equipment for the Interior and Exterior Remodel of Garden Grove Fire Station No. 4 located at 12191 Valley View Street, Garden Grove, CA 92845

ARCHITECT:

F. Earl Mellott & Assoc. Inc.
12752 Garden Grove Blvd. Ste 100.
Garden Grove, CA 92643

INDEX TO SPECIFICATIONS

FIRE STATION #4

TECHNICAL SPECIFICATIONS

Number	Name of Section	pages	1st page	Last page
001	TITLE PAGE	1	1 -	1
002	INDEX TO SPECIFICATIONS	1	2 -	2
003	PROJECT DATA	1	3 -	3
DIVISION 1 - GENERAL REQUIREMENTS:				
01001	Basic Requirements	9	4 -	12
DIVISION 2 - SITEWORK:				
02055	Demolition	2	13 -	14
DIVISION 3 - CONCRETE				
03001-	Concrete Work	2	15 -	16
DIVISION 4 - Masonry		Not Used		
DIVISION 5 - METALS:				
05120-	Sheet Metal Eyebrow	2	17 -	18
DIVISION 6 - Wood and Plastics		Not Used		
DIVISION 7 - Thermal and Moisture Protection				
07210	Building Insulation	1	19 -	19
07510	Bituminous Roofing	1	20 -	20
07620	Sheet Metal Flashing	2	21 -	22
DIVISION 8 - DOORS AND WINDOWS				
08110	Steel Doors and Frames	3	23 -	25
08200	Wood Doors and Frames	2	26 -	27
08560	Windows	2	28 -	29
08710	Finish Hardware	6	30 -	35
DIVISION 9 - FINISHES:				
09100	Accoustical Ceiling	2	36 -	37
09200	Portland Cement Plaster	2	38 -	39
09250	Gypsum Wallboard	3	40 -	42
09685	Carpet	2	43 -	44
09900	Paint	3	45 -	47
DIVISIONS 10 to- 14		Not Used		
DIVISION 15 - Mechanical:				
15000	HVAC	2	48 -	49
DIVISION 16 - ELECTRICAL:				
16000-	Electrical and Lighting	4	50 -	53

NAME OF PROJECT: Furnish all Labor, Material, Tools and Equipment for the Interior and Exterior Remodel of Fire Station No. 4 Center located at: 12191 Valley View 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

DESCRIPTION OF WORK:

Remodeling of the exterior and portion of Interior of Fire Station No. 4 located at 12191 Valley View Street, Garden Grove, CA 92845 as described on drawings and specified herein. See plans for specific areas of work and details which are included in this document as well as the City's website on Planet Bids.

The City of Garden Grove will accept proposals from qualified Contractors to furnish materials and complete installation of same as described on the Drawings and Specifications.

Specific requirements that must be met by all Contractors are contained in the attached bid documents, Basic requirements and technical Specifications. Other factors involved in the selection will be Cost of the Construction, Time of the Construction, Track record of the Contractor in this type of work.

The City of Garden Grove reserves the right to select whichever Contractor that, in the opinion of the City, can most closely meet the requirements and needs for the projects.

All engineering work related to the new sheet metal fascia will be the responsibility of the selected General Contractor for his specific building. Shop drawings will be required for approval.

Plans for the Basic Building Permit shall be submitted to the City by the Architect. The cost of the permit will be paid for by the City. General Contractor and/or his subcontractors will pickup and sign for all permits required.

OCCUPANCY: B/R3

Type of Construction: V-N

License Requirements: The General Contractor is required to have a "B" General Building Contractor's license and each of his subs are required to have "C" licenses in their specific specialties.

SECTION 01001

BASIC REQUIREMENTS

PART 1 GENERAL

- 1 ATTACHMENT 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.

- 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.
- 1.1

A SUMMARY OF WORK:

1

1.1 WORK BY CONTRACTOR:

The new work shall be constructed in and around the existing building.

1.2 WORK BY OWNER

The Owner will remove and reinstall all emergency electrical generator lines and related equipment currently located on the South elevation of the existing building. Cooperation with the City in accomplishments of this work will be required by the General Contractor

B. CONTRACT CONSIDERATIONS:

1.3 MINIMUM REQUIREMENTS:

Details and specific requirements in these plans are minimum requirements only. All work shall conform to the California 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.

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 the responsibility of the General Contractor except as noted under Summary of work in this document. Plans for permits required for individual Plumbing, Electrical and HVAC subcontracts shall be prepared by the Contractors respective consultants and paid for by the General Contractor.
- B. All drainage fees, sewer fees, water acreage fees or street tree fees shall be paid for by the Owner.
- C. 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. 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 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 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 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.
- 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.
- 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.
- 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.
- 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.
- 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 BASIC REQUIREMENTS SECTION

SECTION 02055

DEMOLITION

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 exterior plaster from North wall and portions of the West and East walls.
- B. Removal of existing rainwater gutter and downspouts (to be replaced with new).
- C. Removal and relocation of existing electrical and gas lines on South end of building and East side of building.
- D. Removal of existing fascia/Rakes and beams so noted on plans.
- E. Sandblasting of existing stucco that is noted to remain.
- F. Removal and storing of existing exterior windows for future re-installation.
- G. Removal of existing masonry column and joist/beams attached to same on East end (near front door) of building. This to include wood and plaster roof/soffit over walkway to entry door.
- H. Removal of existing studs and wall finish on some interior and exterior walls for installation of new doors. This includes existing interior partition in part or complete as required for installation of new bedroom doors.
- I. Removal of existing T-bar ceiling (and replacement with new) in areas shown on plans. This to include replacement of light fixtures and electrical outlets.

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.

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 materials and structures which are not to be demolished.
- C. Protect existing items which are not indicated to be removed.

PART 3: EXECUTION

3.1 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.
- D. If plywood shear walls are encountered, notify the Architect or City Engineer before proceeding with removal. Do not remove unless approved by the above to do so.

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. 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 DEMOLITION SECTION

SECTION 03001

CONCRETE

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 stoop at relocated rear door.

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. Furnishing and installation of any base material.

1.4 GENERAL:

All work shall comply with the California Building Code, (current prevailing edition) 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.

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.
- 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 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 sawcuts 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 light broom finish.

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

SECTION 05120

SHEET METAL EYEBROW

PART 1 GENERAL

1.1 SCOPE OF WORK:

Furnish all labor, material, tools and equipment necessary for and incidental to the completion of SHEET METAL EYEBROW 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) Structural steel framing members, plates, anchor bolts.
- b) Sheet metal face panels and soffits.
- c) Sheet metal cap.

1.3 RELATED WORK NOTED ELSEWHERE:

- a) Section 07620 – SHEET METAL FLASHING: Required flashing and counter flashing
- b) Section 07510 – Patching and replacing of bituminous roofing at perimeter of roof where new gutter and flashing required for new eyebrow.

1.4 SUBMITTALS

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

1.5 QUALITY ASSURANCE

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

PART 2 PRODUCTS

1.6 METAL SKIN:

- A. Shall be AEP Design Span hp, 22 ga. Standing seam at 16" o.c. as manufactured by AEP SPAN.
- B. Skin shall enclose sheet metal frame at face, soffit, end conditions and back side above roof.
- C. Structural frame of "Eyebrow" shall be designed by a professional engineer experienced in this type of work. This to include all connections, member sizes, attachment to building and reinforcing of a section to support a ladder.
- D. This subcontractor shall submit shop drawings to Owner and Architect for approval before fabricating.

1.7 FINISH

- K. Finish color shall be as selected by Architect. Submit samples.

PART 3 EXECUTION

2) EXAMINATION AND PREPARATION

a) Verify that field conditions are acceptable and are ready to receive work.

3) ERECTION

a) Allow for erection loads. Provide temporary bracing to maintain framing in alignment until completion of erection and installation of permanent bridging and bracing.

b) Do not field cut or alter structural members without approval of City of Garden Grove/Engineer.

4) FIELD QUALITY CONTROL

a) Field inspection, if required, will be performed under provisions of The General Conditions of the Contract.

*****END OF SHEET METAL EYEBROW SECTION*****

SECTION 07210

BUILDING INSULATION

PART 1 GENERAL

1.2 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.

SECTION INCLUDES

- A. Installation of new R-13 batt insulation in all Exterior walls where stucco is to be removed.
- B. Installation of new R-30 batt insulation in partitions in area of remodeled bedrooms and workout room.

ENVIRONMENTAL REQUIREMENTS

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

PART 2 PRODUCTS

1.3 INSULATION MATERIALS

Batt Insulation : ASTM C665; preformed glass fiber batts manufactured by Owens Corning Fiberglas Corp., conforming to the following:

- R-13 at exterior walls shall be foil faced type III, Class B.
- R-30 at roof between existing roof joist.

PART 3 EXECUTION

EXAMINATION

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

INSTALLATION - BATT INSULATION

Install in exterior partitions full height to underside of existing roof.
Fit insulation tight in spaces. Leave no gaps or voids.
Install friction fit insulation tight to framing members, completely filling prepared spaces.

END OF BUILDING INSULATION SECTION

SECTION 07510

ROOF PATCHING SPECIFICATION

BUILT-UP ROOFING

This section requires patching and repair around perimeter of roof where required due to new work pertaining to new metal canopy (eyebrow) and rainwater gutter and downspourts. Use material similar to existing roofing as recommended by re-roofing codes and good practice.

SECTION 07620

SHEET METAL FLASHING AND TRIM

PART 1 GENERAL

SCOPE OF WORK:

Furnish all labor, material, tools and equipment necessary for and incidental to the completion of all Sheet 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.

SECTION INCLUDES

Sheet Metal scuppers, downspouts and roof gutters indicated on new roofs or overhangs.
Sheet Metal parapet caps.
Reglets, flashing and counterflashings for new work.

RELATED WORK NOTED ELSEWHERE:

Sheet metal work for metal "Eyebrow" installation.
Built-up Bituminous Roofing. Section 07510.

QUALITY ASSURANCE

Perform Work in accordance with the following:
SMACNA - Architectural Sheet Metal Manual.

STORAGE AND HANDLING

Stack preformed and Prefinished material to prevent twisting, bending, or abrasion, and to provide ventilation.

PART 2 PRODUCTS

SHEET MATERIALS

Galvanized Steel: ASTM A446, Grade A, G90; 24 gage core steel.

ACCESSORIES

Fasteners: Galvanized steel, with soft neoprene washers.
Gutter and Downspout Anchorage Devices: SMACNA requirements.
Gutter Supports: Brackets, Spikes and ferrules.
Downspout Supports: Brackets.
Butyl Sealer shall be Cushion-lock CL-50 butyl sealer.
Solder, for all sheet metal shall be new and composed of 50% pig lead and 50% block tin, warranted pure. No remelted or reworked solder shall be used. Flux shall be muriatic acid filled with zinc. Acid shall be thoroughly washed off after soldering is completed.

COMPONENTS

Gutters: Square SMACNA style profile.

Downspouts: Rectangular profile.

Accessories: Profiled to suit gutters and downspouts.

Splash Pads: Precast concrete type, of 16"x16" size, minimum 3000 psi at 28 days, with minimum 5 percent air entrainment.

Sheet metal covering for all equipment pads shall be continuous, 24 gauge G.I. with all seams soldered.

They shall be made to fit each pad and return down side of pad a minimum of 2.5".

FABRICATION

Form components true to shape, accurate in size, square, and free from distortion or defects. Form pieces in longest practical lengths.

FINISH

Backpaint concealed metal surfaces with protective backing paint to a minimum dry film thickness of 15 mil (0.4 mm).

PART 3 EXECUTION

EXAMINATION AND PREPARATION

Verify roof openings, curbs, pipes, sleeves, ducts, or vents through roof are solidly set, cant strips and reglets in place, and nailing strips located.

Verify membrane termination and base flashing are in place, sealed, and secure.

INSTALLATION

Conform to drawing details and SMACNA manual.

Secure flashing, gutters and downspouts in place using methods recommended in SMACNA manual.

Apply plastic cement compound between metal work and felt flashing.

Fit components tight in place. Make corners square, surfaces true and straight in planes, and lines accurate to profiles.

Slope gutters 1/4 inch per 10 foot minimum.

Set splash pans or pads under downspouts. Set in place with roofing bitumen compatible mastic.

Seal metal joints watertight.

*****END OF SHEET METAL FLASHING & TRIM SECTION*****

SECTION 08110

STEEL DOORS AND FRAMES

PART 1 GENERAL

1.1 SCOPE OF WORK:

Furnish all labor, material, tools and equipment necessary for and incidental to the completion of all STEEL DOORS AND FRAMES 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. Furnish and install all new steel doors and frames.
- B. All weather stripping and caulking related to frames.

1.3 RELATED WORK SPECIFIED ELSEWHERE:

- A. Door hardware under section 08708
- B. Wood Doors and Frames, section 08210.

1.4 SUBMITTALS

- A. Shop Drawings: Indicate door and frame elevations, internal reinforcement, cut-outs for [glazing,] [louvers,] and finish.
- B. Product Data: Indicate door and frame configurations, location of cut-outs for hardware reinforcement.

1.5 QUALITY ASSURANCE

- A. Conform to the following:
 - 1. SDI-100 - Standard Steel Doors and Frames.

PART 1 PRODUCTS

1.1 DOORS AND FRAMES

- A. **Manufacturers:**
 - Ceco Door Division - Style: "Imperial" 18 ga.
 - Republic - Style: DM418.
 - Kewanee - Style: E-418.
- B. **Hollow Metal Doors:** shall be 18 gauge steel construction, flush style and conform to commercial Standard CS242-62, Product Standard PS4-66 and Steel Door Institute Standard SDI-100.

- C. **Steel Frames:** Frame shall be 16 ga. cold rolled steel conforming to commercial Standard CS242, Product Standard PS-66 and Steel Door Institute Standard SDI-100. Approved frames shall be as approved by manufacturer and shall be "Ceco" SF34, "Republic" series FE416 or "Kewanee" F416, as appropriate for each listed manufacturer or approved equal.
- D. Thermal Insulated Door: Total insulation R value of 14.
- E. Sound Rated Door: STC of 26, measured in accordance with ASTM E413.

1.2 ACCESSORIES

- A. Louvers: Roll formed steel material, pre-painted finish to match doors.
- B. Silencers: Resilient rubber.
- C. Bituminous Coating: Fibered asphalt emulsion.

1.3 FABRICATION - DOORS

- A. Reinforcement shall be provided at mortise or cylindrical locks and at all hinge edges. Proper reinforcement shall be provided at all other hardware locations. Reinforcement, drilling and tapping for mortise applied hardware shall be done at the factory. Surface applied hardware reinforcement shall be applied at the factory. Drilling and tapping may be done in the field by this sub-contractor.
- B. Astragals for Double Doors: [Steel] [Z] or [T] shaped, specifically for double doors.
- C. Fabricate doors with hardware reinforcement welded in place.
- D. Attach fire rated label to each door unit so required on door schedule.
- E. Close top and bottom edge of exterior doors with inverted steel channel closure. Seal joints watertight.

1.4 FABRICATION - FRAMES

- A. Frames shall be supplied with pressure applied rubber silencers, (3) per strike jamb and (2) per head for double openings, for field application after finish painting. Provide 9 ga. steel reinforcement plates, projection welded with provisions for 4-1/2" x 4-1/2" template type hinges, steel strike plate and 12 ga. reinforcement for closer.
- B. Mullions for Double Doors: Removable type, of same profiles as jambs.
- C. Fabricate frames with hardware reinforcement plates welded in place. Provide mortar guard boxes at masonry wall frames.

- D. Reinforce frames wider than [48] inches with roll formed steel channels fitted tightly into frame head, flush with top.
- E. Prepare frame for silencers and install.

1.5 FINISH

- A. Factory Finish: Bonderized with one coat of baked on primer paint.
- B. Coat inside of frame profile with bituminous coating.

EXECUTION

1.1 INSTALLATION

- A. Steel frames shall be delivered to the project in time for installation in locations noted. Frames designated to be installed in masonry walls shall be delivered in time to be set in the concrete block walls by that Sub Contractor. Actual installation for all but those designated to be installed in masonry walls will be by this Contractor.
- B. All items under this heading shall be set in their correct locations as shown on the plans and in the details and shall be level, square, plumb, and at proper elevation and alignment with other work in accordance with the manufacturers installation instructions and approved shop drawings. Install doors and frames in accordance with ANSI/SDI-100.
- C. Coordinate installation of doors and frames with installation of hardware specified in Section 08710.
- D. Coordinate with wall construction for frame anchor placement.
- E. Install door louvers, plumb and level.
- F. Coordinate installation of glass and glazing.

1.2 TOLERANCES

- A. Maximum Diagonal Distortion: [1/16] inch measured with straight edge, corner to corner.

SCHEDULE

See Door Schedule and floor plans on the drawings for additional information on these doors.

END OF DOOR and FRAMES SECTION

WOOD DOORS and FRAMES

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 vents in doors 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 prefinished "Laminated Plastic finish" doors. They shall have a prefinished surface of laminated plastic and 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 "18 ga. Steel frames on doors schedule shall be 18 ga. Welded steel frames to support automatic door openers. Frames shall be A-60 finish and painted per paint specification of color selected by Owner. Acceptable manufacturers are "SteelCraft", "Stiles", or "Curries"
- B. 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."

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 WOOD DOORS SECTION

SECTION 08560

VINYL WINDOWS

PART 1 **GENERAL**

1.1 SCOPE OF WORK:

Furnish all labor, material, tools and equipment necessary for and incidental to the completion of all VINYL WINDOWS 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. EXISTING VINYL windows. Re-installation of existing windows.

1.3 RELATED WORK NOTED ELSEWHERE:

- A. Demolition section.
- B. Portland Cement Plaster.

1.4 SYSTEM DESCRIPTION

- A. Remove existing vinyl windows, save and replace in same location after stucco has been removed from wall.
- B. Re-Install using recommended methods with flashing installed to protect wall from leakage and proper functioning of windows after completion.
- C. Drain water entering the frame, to exterior.

1.5 SUBMITTALS

- D. Shop Drawings: Indicate dimensions, relation to construction of adjacent work, air and vapor seal with adjacent construction, component anchorage and locations, anchor methods, shim methods and materials, hardware, and installation details.

PART 2 **PRODUCTS**

2.1 WINDOW UNITS

- A. EXISTING Window Units are vinyl, dual glazed, with nailable extensions as for new construction.
- B. Bituminous Paint: Asphaltic coating.
- C. Anchor Devices: Non-corroding.

2.2 GLASS AND GLAZING MATERIALS

- A. (EXISTING) Glass and Glazing Materials in Window Lights: Dual glazed.
- B. Permit internal drainage weep holes and channels to migrate moisture to exterior.
- C. Assemble insect screens of formed rectangular sections with mesh set into frame and secured.
- D. Double weatherstrip operable units.

PART 3 EXECUTION

3.1 EXAMINATION AND PREPARATION

- A. Verify that the rough opening is adequate to permit correct installation of frame and achieve continuity of air and vapor barrier seal.
- B. Prepare opening to permit correct installation of frame and achieve continuity of air and vapor barrier seal.

3.2 INSTALLATION

- A. Install frames and flashings in accordance with manufacturer's instructions.
- B. Use anchorage devices to securely attach frames to structure.
- C. Align assembly plumb and level, free of warp or twist. Maintain assembly dimensional tolerances, aligning with adjacent work.
- D. Coordinate attachment and seal of air and vapor barrier materials. Pack fibrous insulation in shim spaces at perimeter of assembly to maintain continuity of thermal barrier.

3.3 SCHEDULES

- A. See drawing sheet A-1 for door and window schedule.

END OF VINYL WINDOWS SECTION

SECTION 08710

FINISH HARDWARE

PART 1 GENERAL

1.01 SUMMARY

- A. Hardware for Hollow Metal Steel 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.
- 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.
- 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. 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.
- C. Provide California State Fire Marshall Listing for all fire exit hardware.
- D. 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.
- D. Provide product data on specified hardware.
- E. Indicate quantity, complete part numbers and installation location for each piece of hardware.

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 rekeying 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. Locksets shall have a lifetime mechanical warranty. 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.
- B. Provide maintenance tools and accessories supplied by hardware component manufacturer.

PART 2 PRODUCTS

2.01 MANUFACTURERS

ABH MANUFACTURING (ABH)

DESIGN HARDWARE (DES)

MESKER (MES)

NATIONAL GUARD PRODUCTS (NGP)

TRIMCO (TRI)

2.02 KEYING

- A. Coordinate all keying with the City of Garden Grove Master System.
 - 1. Deliver all Permanent keys directly to Owner's Representative.

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	26	625/651
9. Stainless Steel	32D	630
10. Polished Stainless Steel	32	629

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. 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. 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.

- 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.

3.03

FASTENERS

- A. Screws for strikes, face plates 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. Ball bearing cups and ball bearings shall be stainless steel.
- F. Provide sufficient hinge width to clear trim and allow 180 degree swing.
- G. All hinges shall be manufactured in the United States.

3.05

LOCKS

- A. Provide locks as scheduled with 2-3/4" backset. Locks for labeled doors shall have a fusible link mechanism to prevent retraction in the event of fire.
- B. Furnish strikes with curved lip of sufficient length to clear trim and protect clothing.

3.09

SCHEDULE OF PRODUCTS

HW SET: 01

DOOR NUMBERS

1 2 3 4

QTY		DESCRIPTION	CATALOG NUMBER	FINISH	MFR
3	EA	HINGE	5BB1 4.5 X 4.5	652	IVE
1	EA	PRIVACY LOCK	ND40S RHO	626	SCH
1	EA	WALL STOP	WS402CCV	626	IVE
3	EA	SILENCER	SR64	GRY	IVE

HW SET: 02

DOOR NUMBERS

6

QTY		DESCRIPTION	CATALOG NUMBER	FINISH	MFR
3	EA	HW HINGE	5BB1HW 4.5 X 4.5 NRP	630	IVE
1	EA	STOREROOM LOCK	L9080L 06A	626	SCH
1	EA	MORTISE CYLINDER	AS REQUIRED	626	
1	EA	OH STOP	90S	630	GLY
1	EA	THRESHOLD	PER SILL CONDITION		

HW SET: 03

DOOR NUMBERS

7

QTY		DESCRIPTION	CATALOG NUMBER	FINISH	MFR
6	EA	HINGE	5BB1 4.5 X 4.5 NRP	630	IVE
1	SET	CONST LATCHING BOLT	FB51P	630	IVE
1	EA	DUST PROOF STRIKE	DP2	626	IVE
1	EA	STOREROOM LOCK	L9080L 06A	626	SCH
1	EA	MORTISE CYLINDER	AS REQUIRED	626	
2	EA	SURFACE CLOSER	4040XP HCUSH	689	LCN
1	SET	SEALS	700SA	CL	NGP
1	EA	ASTRAGAL	139SP X 5050	600	NGP
2	EA	DOOR SWEEP	200NA	CL	NGP
1	EA	THRESHOLD	PER SILL CONDITION		

HW SET: 04

DOOR NUMBERS

5

QTY		DESCRIPTION	CATALOG NUMBER	FINISH	MFR
3	EA	HINGE	5BB1 4.5 X 4.5 NRP	630	IVE
1	EA	PANIC HARDWARE	25-R-EO	626	FAL
1	EA	SURFACE CLOSER	4040XP SCUSH	689	LCN
1	EA	KICK PLATE	8400 10" X 2" LDW	630	IVE
1	SET	SEALS	700SA	CL	NGP
1	EA	DOOR SWEEP	200NA	CL	NGP
1	EA	THRESHOLD	PER SILL CONDITION		

HW SET: 04.1

DOOR NUMBERS

8

QTY	DESCRIPTION	CATALOG NUMBER	FINISH	MFR
3 EA	HINGE	5BB1 4.5 X 4.5	652	IVE
1 EA	ENTRANCE LOCKSET	L9453L 06A L583-363	626	SCH
1 EA	MORTISE CYLINDER	AS REQUIRED	626	
1 EA	SURFACE CLOSER	4040XP	689	LCN
1 EA	KICK PLATE	8400 10" X 2" LDW	630	IVE
1 EA	WALL STOP	WS402CCV	626	IVE
1 SET	SEALS	700SA	CL	NGP
1 EA	DOOR SWEEP	200NA	CL	NGP
1 EA	THRESHOLD	PER SILL CONDITION		

Door Schedule

Mark #	Door #	HW Set	Mode	Width	Height	Thick	Door	Frame	Rating	Outside L
1	1	01	SGL	3' 0"	6' 8"	1 3/4"	WD	TMF	NONRTD	WORKOUT
2	2	01	SGL	3' 0"	6' 8"	1 3/4"	WD	TMF	NONRTD	WORKOUT
3	3	01	SGL	3' 0"	6' 8"	1 3/4"	WD	TMF	NONRTD	WORKOUT
4	4	01	SGL	3' 0"	6' 8"	1 3/4"	WD	TMF	NONRTD	WORKOUT
5	5	04	SGL	3' 0"	6' 8"	1 3/4"	MTL	MTL	NONRTD	EXTERIOR
6	6	02	SGL	2' 6"	6' 8"	1 3/4"	HMD	HMF	NONRTD	EXTERIOR
7	7	03	PR	4' 0"	6' 8"	1 3/4"	HMD	HMF	NONRTD	EXTERIOR

END OF SCHEDULE

GENERAL NOTES & GUIDELINES:

1. STEEL DOORS & FRAMES SHALL BE FACTORY PREPPED FOR ALL SPECIFIED DOOR HARDWARE INCLUDING HINGES, LOCKSETS, ASTRAGALS AND CONCEALED DOOR BOTTOMS.
2. ALL EXTERIOR EXPOSED SCREWS SHALL BE TAMPER PROOF TYPE; I.E. TORX, ONE WAY, ETC.
3. ALL EXTERIOR THRESHOLDS SHALL BE SET IN A FULL BED OF BUTYL MASTIC.
4. PROVIDE SECURITY TYPE MOUNTING AND COVER SCREWS ON DOOR CLOSERS.
5. ALL KICKPLATES & MOP PLATES SHALL BE INSTALLED WITH SECURITY TYPE SCREWS.
6. ADJUST ALL CLOSERS TO COMPLY WITH STATE HANDICAP CODES AND ADA REQUIREMENTS.

END OF FINISH HARDWARE SECTION 08711

SECTION 09100

ACOUSTIAL CEILINGS

PART 1: GENERAL

1.1 SCOPE OF WORK:

Furnish all labor, material, tools and equipment necessary for and incidental to the completion of all ACOUSTICAL CEILING 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. Suspended metal grid ceiling system in areas requiring new acoustical ceiling.
- B. Acoustical drop-in ceiling tile in areas requiring new acoustical ceiling.
- C. Seismic restraint for ceiling grid, new light fixtures and HVAC registers.

1.3 RELATED WORK NOTED ELSEWHERE:

- A. Drywall soffits and ceilings so noted on reflected ceiling plan.
- B. ACOUSTICAL WALL/CEILING TREATMENT, Section 09800.
- B. Electrical light fixtures section 16000.
- C. HVAC registers, section 15500.

1.4 SYSTEM DESCRIPTION

- A. Install system capable of supporting imposed loads to a deflection of 1/360 maximum. Some of the acoustical ceiling is existing and shall remain. Some ceiling areas noted on finish schedule and electrical plan will require new ceilings. Seismic wiring of existing and new light fixtures will be a part of this section. Installation must be in accordance with the California Building Code, City of Garden Grove building department and the recommendations of the Industry.

2 PART PRODUCTS

2.1 SUSPENSION SYSTEM

- A. Manufacturers:
 - 1. Chicago Metallic Corp. - 1850 System.
 - 2. Donn - DX System.
- B. Grid: ASTM C635, intermediate duty, non-fire rated, exposed T configuration; Spaced as noted on reflected ceiling plan; Components die cut and interlocking.
- C. Accessories: Stabilizer bars, clips, splices, edge moldings and hold down clips required for suspended grid system.
- D. Grid Materials (Steel): Commercial quality cold rolled steel with electro-galvanized coating. ASTM grade A-366.
- E. Grid Finish: White color factory applied paint.
- F. Support Channels and Hangers: Electro-Galvanized steel or aluminum, material, size and type to suit application.

2.2 ACOUSTICAL UNITS

- A. Manufacturers:
 - 1. Armstrong Corporation.
 - 2. Celotex Corporation

- B. **ACOUSTICAL CEILING TILE:** The following listed acoustical ceiling tile correspond to the symbols on the finish schedule and further noted on the reflected ceiling plan and electrical lighting plan.

AT-1 Size: 24 x 48 inches; 5/8" thick; Random fissured pattern, perforated, square edge lay-in type.
This style panel to be installed in steel grid system. "Armstrong or equal."

3 PART EXECUTION

3.1 EXAMINATION

- A. Verify that layout of hangers will not interfere with other work.

3.2 INSTALLATION - SUSPENSION SYSTEM

- A. Install new wall edge molding and t-sections to extend to new drywall after installation of wall. After new wall is constructed and painted in area of this work, butt new grid and tile to wall on both sides as required. Install tile in grid.

- B. Hang system independent of walls, columns, ducts, pipes and conduit. Coordinate the location of hangers with other work. Where components prevent the regular spacing of hangers, reinforce the system to span the extra distance.

- C. Install seismic restraint ties on all light fixtures, HVAC registers and other ceiling equipment requiring same per UBC.

- D. Install edge molding at intersection of ceiling and vertical surfaces, using longest practical lengths.

3.3 INSTALLATION - ACOUSTICAL UNITS

- A. Install acoustical units level, free from damage, twist, warp or dents.
- B. Lay directional patterned units one way with pattern noted on reflected ceiling plan.

3.4 TOLERANCES

- A. Variation from Flat and Level Surface: 1/8 inch in 10 feet.

END OF SECTION

SECTION 09200

CEMENT PLASTER

PART 1 GENERAL

1.4 SCOPE OF WORK:

Furnish all labor, material, tools and equipment necessary for and incidental to the completion of all CEMENT PLASTER 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.

1.5 SECTION INCLUDES

- A. Furring and lathing.
- B. Portland cement plaster with surface finish.
- C. Adding finish coat only to existing stucco that is scheduled to remain after sandblasting.

1.6 RELATED WORK NOTED ELSEWHERE:

- A. Demolition, section 02055.

1.7 SYSTEM DESCRIPTION

- A. Apply three coat, (7/8") cement plaster system over areas where existing stucco/plaster is to be removed as noted on plans.
- B. Sandblast other areas and apply NEW finish coat to areas where plaster is not to be removed.

1.8 QUALITY ASSURANCE

- A. Perform installation of lathing and furring work in accordance with ANSI/ASTM C-1063.
- B. Perform plaster work in accordance with ANSI/ASTM C926 and PCA (Portland Cement Association) Plaster (Stucco) Manual.

PART 2 PRODUCTS

1.01 BUILDING PAPER:

- A. Federal Specification UU-B--790A, Style 2, Grade D, 60 minute water resistance.

1.9 PLASTER MATERIALS

- A. Base Coat Cement: Type I, low alkali, standard specification for Portland cement, serial designation C91 of ASTM. Premixed type with lime and sand.
- B. Water: Clean, fresh, potable and free of matter which can affect plaster.
- C. Sand: Natural sand having hard, strong, durable particles and which does not contain more than 1% deleterious materials. ASTM C-144.
- D. Lime: Hydrated, ASTM C-206 or C206, type S.

1.10 FINISH MATERIALS

- A. Finishing Cement: Premixed type with Type I Portland cement, white color. Use material recommended for smooth finish on interior application. (NOTE: There is no interior plaster finish) Exterior color and finish shall be as selected by Architect.
- B. Aggregate: In accordance with [ANSI/ASTM C897] [PCA (Stucco) Manual].

- 1.11 **ACCESSORIES**
A. Bonding Agent: [ANSI/ASTM C631,] type recommended for bonding plaster to concrete block surfaces.
- 1.12 **CEMENT PLASTER MIXES**
A. Mix and proportion cement plaster in accordance with ANSI/ASTM C926.

PART 3: EXECUTION

EXAMINATION AND PREPARATION

- B. Verify that surfaces and site conditions are ready to receive work. Verify insulation has been installed and inspected by City before applying plaster system.
- C. Dampen porous masonry surfaces to reduce suction.
- D. Apply bonding agent to smooth concrete and masonry surfaces in accordance with manufacturer's instructions.

1.13 **CONTROL JOINTS:**

- A. No area should exceed 18 lineal feet in length without a control joint.
- B. Install control joints for surface areas of approximately 150 sq. feet.

1.14 **BUILDING PAPER**

- A. Federal Specification uu-b-790A, Style 2, Grade D, 60 minute water resistance.

1.15 **LATHING:**

- A. **METAL LATH:** Apply metal lath, secured to the sheathing or framing with furring nails, spaced not more than 6" apart vertically and 16" apart horizontally. furring nails shall penetrate the framing at least 3/4". Laps of metal lath shall be laced with #18 gauge galvanized annealed steel wire.

1.16 **PLASTERING**

A. **SCRATCH COAT:** The 1st coat shall consist of 1 part portland cement; 3 parts of sand, and not more than 10% of lime putty. Approx .4 pounds of manila fiber to each cubic yard of material shall be added. Embed into lath to a thickness of 3/8". Scratch with standard scratcher before this coat hardens. This coat must be kept continuously moist until it starts to set, but before it turns white. The brown coat shall then be applied.

B. **BROWN COAT:** Allow 7 days after completion of scratch coat before starting brown coat. Brown coat shall consist of 1 part portland cement,; 3 parts of sand, and 10% lime putty. Before applying dampen scratch coat evenly. Brown coat shall be approx. 3/8" thick applied in 2 coats, one immediately following the other. Keep moist until it starts to set up. This coat shall be brought to a true, even plane by rodding and floating, and shall be left rough and ready to receive the finish coat.

C. **FINISH COAT:** Allow 7 days after completion of brown coat before starting finish coat. Dampen brown coat evenly before applying finish coat. Apply finish coat in a thickness of not less than 1/8" or in such thickness as required to insure the full thickness of 7/8". Mix finish coat in proportion of 1 part portland cement, to 3 parts of fine sand and 10% lime putty and finish with wood or rubber float to match existing in a true plane surface. Finish coat shall be kept moist for at least 48 hours after application. Exterior surface texture shall be as selected by Architect.

- D. **FINISH COLOR:** Integral color to be added to finish coat shall be selected by Architect.
- E. Moist cure finish coat for minimum period of 48 hours.

END OF SECTION

SECTION 09250

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).

1.4 SUBMITTALS

- A.. Submit under provisions of Section 01001, part D of "Basic Requirements".

1.5 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 and Finish Schedule for areas of ceiling to receive drywall.

1.6 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
- 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-shrinking g, 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.
 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.
- G. Place control joints consistent with lines of building spaces.
- H. Place corner beads at external corners. Use longest practical length. Place edge trim where gypsum board abuts dissimilar materials. Use bullnose corner bead at all 90 degree outside corners.
- I. 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 GYPSUM BOARD SECTION

SECTION 09680

CARPET

PART 1) GENERAL

1.03 SCOPE OF WORK:

Furnish all labor, material, tools and equipment necessary for and incidental to the completion of all CARPET 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.

1.04 SECTION INCLUDES

- A. Carpet and installation of carpet and pad if required. Includes base where indicated on finish schedule and floor finish plan.
- B. Installation of Carpet Base
- C. Demolition of existing floor finish in areas of new carpet.
- D. Preparation of existing floor slab to receive new flooring.

1.05 RELATED WORK NOTED ELSEWHERE:

- A. Demolition

PART 2 MATERIAL:

- B. Carpet shall be as "Milliken" 36"x36" squares. of wgt. as selected by Owner. Color to be selected by Owner. Contractor must verify material and color with City of Garden Grove by submitting actual samples .
- C. Carpet shall be glued to existing concrete slab.

1.06 ACCESSORIES

- A. Subfloor Filler: White premix latex; type recommended by carpet manufacturer.
- B. Adhesive: Waterproof, strippable type, recommended by carpet manufacturer.

PART 3 EXECUTION

1.07 EXAMINATION AND PREPARATION

- A. Verify that substrate surfaces are smooth and flat with maximum variation in 1/4 inch in 10 ft (6 mm in 3 m) are ready to receive work. Submit sample of carpet and pad to City of Garden Grove.
- B. Fill minor or local low spots and other defects with subfloor filler.
- C. Vacuum floor surfaces.

1.08 INSTALLATION - CARPET OVER CONCRETE SLAB

- A. Apply carpet over concrete floor slab in accordance with manufacturers' instructions.

- B. Verify carpet match before cutting to ensure minimal variation between dye lots. Do not butt different color lots together in same room.
 - C. Lay carpet tight and flat on subfloor, well fastened at edges, with a uniform appearance. Provide monolithic color, pattern, and texture match within any one area.
 - D. Do not change run of pile in any room where carpet is continuous through a wall opening into another room. Locate change of color or pattern between rooms under door centerline.
 - E. Cut and fit carpet around interruptions.
 - F. Fit carpet tight to intersection with vertical surfaces without gaps.
 - G. Where wall bases are scheduled, cut carpet tight to walls. Fit carpet tight to vertical interruptions, leaving no gaps.
- 1.9 CLEANING
- A. Remove excess adhesive from floor, base, and wall surfaces without damage.
 - B. Clean and vacuum carpet surfaces.

END CARPET SPECIFICATION

SECTION 09900

PAINTING

PART 1 GENERAL

A. SCOPE OF WORK:

Furnish all labor, material, scaffolding, tools and equipment necessary for and incidental to the completion of all PAINTING 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

1. Surface preparation for and field application of paints and coatings of all new work on the interior and exterior of the new building and canopy.
2. Painting work shall include but is not limited to:

EXTERIOR:

- a) Wood trim and fascia.
- b) Sheet metal flashing and trim.
- c) Steel doors.
- d) Interior areas where damaged or repaired at windows and doors.

INTERIOR:

- e) New and existing walls in area of work.

C. AREAS NOT REQUIRING PAINT:

- A. Prefinished window frames.
- B. New or Existing Stucco.
- C. Interior of prefinished doors and frames.
- D. T-bar ceiling.

D. SYSTEM DESCRIPTION

- E. Intent is to Paint all new exterior surfaces except stucco and prefinished materials.

E. STORAGE:

F. The contractors operations for the preparation of paints and storage of materials shall be limited to a designated area, and such space shall be kept clean and orderly at all times. the contractor shall employ all safety measures during operations for the prevention of fire.

F. ENVIRONMENTAL REQUIREMENTS

- G. Store and apply materials in environmental conditions required by manufacturer's instructions.

PART 2 PRODUCTS

G. MATERIALS

1. Manufacturers:

Frazer Paint Co.
1133 N. Kraemer
Anaheim, CA 92806
(714) 630-8040

2. Manufacturers considered equal:

Sinclair Paint Co. Los Angeles, CA.
Dunn Edwards Paint Co.

Finish Materials: Conform to State of California codes for environmentally allowed materials, including flame/smoke rating requirements.

Coatings: Ready mixed except field catalyzed coatings of good flow and brushing properties, capable of drying or curing free of streaks or sags.

Accessory Materials: Linseed oil, shellac, turpentine, paint thinners and other materials required to achieve the finishes specified. (Except if disallowed by State of California.)

FINISHES

Refer to schedule at end of section for surface finish schedule.

PART 3 EXECUTION:

1.1 EXAMINATION AND PREPARATION

- A Verify that substrate conditions are ready to receive work, correct minor defects and clean surfaces which affect work of this Section.
- B Remove [or mask] electrical plates, hardware, light fixture trim, escutcheons, and fittings prior to preparing surfaces or finishing.
- C Gypsum Board Surfaces: Fill minor defects with latex compounds. Spot prime defects after repair.
- D Existing interior concrete walls in the Dog Runs shall be sandblasted before applying epoxy paint. New walls in this room
- E Galvanized Surfaces: Remove surface contamination and oils and wash with solvent. Apply coat of etching primer.
- F Concrete and Unit Masonry Surfaces Scheduled to Receive Paint Finish: Remove foreign matter. Remove oil and grease with a solution of tri-sodium phosphate, rinse and allow to dry.

- G Uncoated Ferrous Surfaces: Remove scale by wire brushing, sandblasting, clean by washing with solvent. Apply treatment of phosphoric acid solution. Prime paint after repairs.
- H Shop Primed or previously painted steel surfaces: Sand and scrape to remove loose primer and rust, clean surfaces with solvent. Prime bare steel surfaces.
- I Interior Wood Items Scheduled to Receive Paint Finish: Wipe off dust and grit prior to priming. Seal knots, pitch streaks, and sappy sections with sealer. Fill nail holes and cracks after primer has dried; sand between coats.
- J Exterior Wood Scheduled to Receive Paint Finish: Remove dust, grit, and foreign matter. Seal knots, pitch streaks, and sappy sections. Fill nail holes with tinted exterior caulking compound after prime coat has been applied.

1.2 APPLICATION

- A Apply products in accordance with manufacturer's instructions.
- B Sand transparent finishes lightly between coats to achieve required finish.
- C Where clear finishes are required, tint fillers to match wood.
- D Back prime interior and exterior wood work scheduled to receive paint finish with primer paint.
- E Back prime interior woodwork scheduled to receive stain or varnish finish with gloss varnish reduced 25 percent with mineral spirits.

1.3 CLEANING

- A As the work proceeds, Contractor shall protect the public and all property from damage due to his operations and shall be responsible for any and all kinds of damage to the work or property caused by his employees. Contractor shall promptly remove any finishes where spilled, splashed, or spattered.

The following paint schedule refers to Dunn-Edwards paint numbers. Paints of equal quality may be used. Acceptable equals are "Sinclair" and "Frazee". All products must comply with the current air quality regulations governing architectural coatings. The following numbers correspond to those on the finish schedule:

1.4 SCHEDULE - INTERIOR SURFACES

PT-1 Gypsum Board: (Flat enamel)

- 1 ct. Prep seal (W6324) Interior Latex Wall sealer
- 2nd and 3d cts. Spartawall SWLL10) Interior flat paint

PT-2 Steel - Primed:

- 1 ct. BLOC-RUST Premium (BRPR00-1-WH metal primer.
- 2nd and 3d cts. SYN-LUSTRO (w9) Acrylic Semiglass Paint.

COLORS TO BE SELECTED BY OWNER DURING CONSTRUCTION.

END OF PAINTING SECTION

HEATING, VENTILATING & AIR CONDITONING

PART 1 - GENERAL

1.01 GENERAL CONDITIONS AND DIVISION ONE

The General Conditions, Supplementary Conditions and Division One are hereby made a part of this Section.

1.02 SCOPE OF WORK

THE WORK OF THIS SECTION INCLUDES RELOCATING EXISTING HVAC DUCTS AND REGISTERS IN A MANNER TO GIVE ADEQUATE HEATING, VENTILATION AND EXHAUST TO THE EXISTING RESTROOMS. NO NEW DUCTWORK OR REGISTERS WILL BE REQUIRED UNLESS DAMAGED OR REMOVED DURING CONSTRUCTION.

THERE ARE NO SEPERATE HVAC DRAWINGS. REFERENCE TO THE EXISTING LOCATION OF THE SUPPLY AND RETURN REGISTERS CAN BE FOUND ON THE FLOOR PLANS.

Furnish all design plans, labor, materials, equipment, appliances, and necessary incidentals for the complete installation of all heating, ventilating, and air conditioning as shown on the Architectural Drawings and specified herein.

A. Work Specified in this Section

1. Air conditioning for all renovated restroom areas defined on plans, controls, branch ducts, and air distribution equipment.
2. Ventilation from all renovated restrooms and adjacent areas where required.

B. Related Work Included in this Section

1. Furnishing electrical devices necessary for mechanical work, except disconnects unless indicated otherwise.
2. Line and low voltage wiring for mechanical controls including final connections as indicated on wiring diagrams.
3. Conduit for line and low voltage wiring for mechanical controls as indicated on wiring diagrams.
4. Responsibility for obtaining clarification of discrepancies between mechanical and electrical work from Architect prior to proceeding with the work.

C. Related Work Specified in Other Sections

1. Painting of exposed piping, ductwork, and unfinished portions of fixtures and equipment.
3. Miscellaneous equipment furnished by Owner or under other Sections except exhaust and ventilation connections for the equipment shall be made under this Section.
4. Electrical work as follows will be provided under Electrical Section of these Specifications.
 - a. Conduit for line wiring for equipment and devices as indicated or specified except conduit for line and low voltage wiring for mechanical controls.
 - b. Line wiring for equipment and devices as indicated or specified herein except line and low voltage wiring for mechanical controls.
 - c. Providing disconnect switches.

- d. Installing electrical devices such as starters and disconnects, and, when indicated, furnishing all such devices.

1.03 QUALITY ASSURANCE

A. Codes and Standards

In addition to the requirements of all governing codes, ordinances, and agencies, conform to the requirements of the latest edition of the following Codes and Standards:

1. State of California Administrative Code.
2. Health and Safety Code, State of California.
3. National Board of Fire Underwriter's Publications:
 - a. Pamphlet #70 - National Electrical Code.
 - b. Pamphlet #90A - Air Conditioning Systems.
4. California Building Code, 2010 Edition.
5. California Mechanical Code, 2010 Edition.

End HVAC Specification

SECTION 16000

ELECTRICAL

PART 2. GENERAL

SCOPE OF WORK:

Furnish all labor, material, tools and equipment necessary for and incidental to the completion of all ELECTRICAL 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.

SECTION INCLUDES

The work of this section includes the furnishing and installing of all electrical work, including labor, materials, delivery, insurance fees, taxes, equipment and scaffolding, as shown and noted on the drawings and specified herein. The following is a general list of the work included; the list is not necessarily all inclusive.

- i. Removal of existing electrical light fixtures, equipment, conduit, wiring etc. not required for final construction.
- ii. Removal of existing emergency generator transfer gear and conduit and replacing same after stucco has been replaced.
- iii. Relocate existing parking lot lighting attached to the building near the top and re-installing to the top of the new "eyebrow".
- iv. Disconnecting and re-connection of new HVAC equipment that is to be temporarily removed for roofing work..
- v. Testing of contracted work.
- vi. Clean up and Record Drawings.

RELATED WORK NOTED ELSEWHERE:

Roofing, Stucco removal and metal "eyebrow".

1.04 STANDARDS:

- A. All electrical work shall be installed or performed in compliance with the City Electrical Code, State Fire Marshal Regulations and the National Electrical Codes, except that the conduit fill shall be as indicated on the drawings. In case of conflict, the most restrictive code shall apply.
- B. All material used in the electrical work herein specified shall be new and suited to the intended use, shall be listed by a Nationally recognized testing laboratory, and shall meet their requirements and bear their label whenever standards have been established and label service is regularly furnished by that agency.
- C. All equipment shall conform to National Electrical Manufacturer's Association (NEMA) industry standards.
- D. The installation shall conform to the requirements of NECA "Manual of Good Workmanship" (Standard of Installation)

1.08 PERMITS, INSPECTIONS AND TESTS:

A. Permits and Inspections: Shall be as specified in General Requirements Section 01001. The Contractor shall obtain and pay for all permits, licenses and fees required for the execution of his work, Except that the basic electrical permit shall be submitted and paid for by the Owner and signed for and picked up by the electrical subcontractor. Electrical subcontractor shall arrange for and pay for all required tests and inspections, and shall give all notices required by any and all laws, rules, regulations and ordinances which pertain to the work.

B. Tests: All wiring and connections shall be tested for continuity, short circuits and improper grounds. Each lighting panel shall be tested with mains disconnected from feeder, branches connected, wall switches closed, fixtures connected, but without lamps.

1.10 COOPERATION WITH OTHERS: The Contractor shall consult and cooperate fully with all trades furnishing labor, material or services, so the work as a whole, shall be executed in the most efficient manner and without conflict or delay.

1.11 TEMPORARY POWER: The Contractor shall make all arrangements for, and shall install the necessary provisions for temporary electrical construction power, sized as required.

1.13 PRELIMINARY OPERATION: Should the Owner and/or Architect deem it necessary that the electrical installation or any part thereof be operated prior to completion and/or acceptance of the work, the Contractor shall consent to such preliminary operations. Preliminary operation shall be conducted under the supervision of the Contractor. All costs except cost of electricity occasioned by such operations, shall be paid by the Contractor. Preliminary operation shall not be construed as an acceptance of any work installed under the Contract.

1.15 INSPECTION: Architect's Electrical Engineer shall check all rough electrical work prior to pouring of concrete slab, and upon completion of work. The Contractor shall notify the Architect at least three days in advance of these dates.

PART 3. EXECUTION

3.01 SAFETY PRECAUTIONS:

The Contractor shall be responsible for the protection and good condition of all new electrical material and equipment for the entire installation, until final acceptance by the Owner. He shall erect and maintain suitable barriers, protective devices, lights and warning signs where required for the protection of public and employees about the building and he shall be fully responsible for any loss or injury to persons or property resulting from his neglect of these precautions, his own carelessness, or neglect of his employees. Compliance with the requirements of OSHA is the Contractor's responsibility.

G. Hangers and Supports: Furnish and install all inserts, hangers and supports required for supporting switches, conduits, junction and pull boxes, fixtures and similar materials and equipment. All horizontal and vertical runs of exposed conduits, and conduits larger than one inch located above furred ceilings, shall be supported at intervals of not more than 10 feet. Conduits one inch or smaller, located above suspended ceilings shall be fastened to the ceiling furring in an approved manner.

1. Supports for Individual Conduits: Individual conduits, one inch and smaller, shall be secured with one hole malleable iron pipe straps and screws and inserts on concrete construction, and with suitable clamps on steel construction. Conduits larger than one inch shall be attached to framing members with approved pipe hangers. Perforated steel plumbers tape shall not be used. Conduit shall not be attached to motors or other vibration producing equipment.

2. Supports for Groups of Conduits: Where conduits are grouped together, they shall be supported on "Unistrut", "Kindorf" or equivalent channels.

3. Supports for outlet boxes in stud walls shall consist of bar hanger mounted between studs to prevent box wobble.

4. The Contractor has the responsibility of providing additional pull or junction boxes in conduit runs where he deems them necessary for the work or where required by code. The chosen location shall be accessible and shall be approved by the Architect.

H. Conduit Installation:

1. Conduit in finished areas shall be run concealed except as otherwise shown on the drawings or as herein specified. Conduit may be run exposed in mechanical equipment and electrical rooms. Conduit shall be connected to outlet boxes and cabinets with double locknuts and bushings. Where conduit cannot be connected with standard couplings, only approved conduit unions shall be used. Running thread connections shall not be used. Threadless fittings shall not be used. Where conduits cross expansion or seismic joints, "O.Z." Type DX, or equal, expansion and deflection fittings shall be used. Each run of conduit shall be entirely of one material. Open ends of conduits, unless in a closed box or cabinet, shall be closed with approved conduit caps or closures, as soon as installed, and kept closed until ready to pull in conductors. Bends in all conduits one inch trade size, or larger, shall be made with factory elbows or with an approved hydraulic bender.

2. The joints of all conduits installed in the ground, in concrete in contact with the ground, or where exposed to the weather, shall be made liquid and gastight, and the outside of each metallic coupling and adjacent conduit and all wrench abrasions shall be painted with "P and B" or equal compound. In addition to the above, the entire length of metallic conduits installed in the ground shall be painted with "P and B" or equal compound.

3. Electrical metallic tubing shall be installed with threaded gland compression type connectors and couplings. Indentor type or set-screw type fittings shall not be used. Flexible metallic conduit shall be installed with clamp type or Thomas and Betts "Tight-Bite" connectors. Angle type connectors shall be used only for exposed work. Liquid-tight flexible metallic conduit shall be installed with special fittings approved for the purpose.

3.04 CONDUCTOR INSTALLATION:

A. Wire shall be new, in unbroken reels or containers of recent manufacture, shall bear the label of a nationally recognized testing laboratory, the manufacturer's trademark, and the type and size of wire. Conductors shall not be installed in any conduit system until the following has been performed:

1. Conduit system is free of moisture.

3.05 LIGHTING FIXTURES:

Incandescent fixture outlet boxes shall be provided with the proper hangers or fixture studs and shall be substantially supported from the structural elements. All fixtures shall be provided with all necessary hanging, supporting and accessory devices required for the installation in their particular locations, including earthquake clips. End-to-end fluorescent units shall be mounted on a straight line and shall be provided with an approved raceway for branch circuit conductors. The Contractor shall refer to the Architectural reflected ceiling plan for exact locations of all ceiling mounted fixtures.

B. Where cutting is necessary to install work under this section, it shall be done by methods that will not damage the structure, and shall have the Architect's approval.

3.07 FLASHING:

Wherever conduits extend through the roof, furnish and install galvanized steel flashing consisting of a No. 24 gauge roof jack and a flashing collar strapped to the conduit set in mastic and covering the top of the roof jack. Roof jack shall extend not less than 6 inches out of roof and up conduit. Conduit shall be allowed to slip in the roof jack. Coordinate installation of flashing with roofing installation to permit mopping in flanges by the Roofing Contractor.

3.08 CONNECTION TO EQUIPMENT:

A. All electrical outlets, apparatus, motors, equipment, fixtures, wiring devices and appliances, whether they are installed under the contract for electrical work, or not, which require electrical connections, shall be fully connected in an approved manner to the corresponding electrical system.

B. Where the work under this section requires connection to be made to equipment that is furnished and set in place under other sections of these Specifications, the Contractor shall obtain roughing-in dimensions from the installer of each such item of equipment and assume full responsibility for the neat and work-manlike installation of the connections thereto.

3.10 EQUIPMENT SUPPORTS:

A. Fabricate supports for panelboards, lighting fixtures and other equipment of structural steel, or where applicable, of structural systems such as "Unistrut" or "Kindorf". Do all drilling and tapping of the building structure and all welding required for installing equipment supports.

B. Welding: Welding shall be done by the electric arc process by welders who are fully qualified for this work. Where brackets are welded to structural steel, the prime coat of paint on the steel shall be scraped away from the area in which welding is to be done.

C. Painting: All equipment and conduit supports, fabricated of structural steel, shall receive a shop coat of "Pabco" No. 7356 zinc dust, zinc-oxide metal primer. After erection and welding is completed, all structural steel supports shall be given a touch-up coat of paint specified for shop painting. All welds, bolts and spots where shop coating is damaged or removed shall be touched up to match shop coat.

3.12 TELEPHONE and COMPUTER SYSTEM:

The Contractor shall furnish and install a telephone "conduit only" system as indicated on the drawings. The system shall include building conduits, outlet boxes, finish plates and all accessories required for a complete raceway system. Galvanized or nylon pull wire of adequate and proper size shall be installed in all conduits.

3.13 CLEANING:

A. Galvanized Surfaces: Brush thoroughly and wipe with solvent to remove dirt, oil and grease.

C. Lighting Fixtures: Clean and polish fixtures, diffusers and trim.

D. Removal of Rubbish: Remove from the site all packing cartons, scrap materials and other rubbish incidental to the work under this section, and leave the premises in a condition acceptable to the Architect.

3.14 TESTS:

A. Upon request of the Owner, at any time prior to completion, the Contractor shall make all necessary tests which will insure that all equipment, materials or installation methods are as specified. Qualified representatives of the Contractor shall perform the tests under the supervision of the Owner's representative. Any equipment or materials failing to meet the required standards shall be immediately replaced at no cost to the Owner.

B. Upon job completion, all electrical loads and controls shall be tested under full operating conditions and all defective materials, equipment, devices or faulty workmanship shall be immediately replaced at no cost to the Owner. The Contractor will be required to make standard equipment, material and performance tests and also reasonable tests that may be required, such as electrical insulation resistance or equipment temperature rise. The cost of all tests will be the responsibility of the Contractor.

END ELECTRICAL SECTION

ATTACHMENT "B"

SECTION 2 - PROPOSAL
 THE HONORABLE MAYOR AND CITY COUNCIL
 CITY OF GARDEN GROVE
 11222 ACACIA PARKWAY
 GARDEN GROVE, CALIFORNIA 92840

To: THE HONORABLE MAYOR AND CITY COUNCIL

The undersigned having carefully examined the Plans and Specifications for Furnish all Labor, Material, Tools and Equipment for the Interior and Exterior Remodel of Garden Grove Fire Station No. 4 located at 12191 Valley View Street, Garden Grove, CA 92845. HEREBY PROPOSE to furnish all labor, materials, and equipment and do all the work required to complete work in accordance with the Plans and Specifications for the sum of:

BID PROPOSAL	
LOCATION	TOTAL COST
Fire Station #4 12191 Valley View Street Garden Grove, CA 92845	\$ 124,454.00
TOTAL COST In Written Words: One hundred and twenty Four thousand, Four hundred and Fifty Four	
PARTIAL BIDS WILL NOT BE ACCEPTED!	
The above bid price includes all applicable taxes for the pricing proposed in this submittal. Note: In case of discrepancy between the words and figures, the words prevail.	

It is understood and agreed that:

- (a) No verbal agreement or conversation with any officer, agent or employee of CITY, either before or after the execution of the Agreement shall affect or modify any of the terms or obligations of this Proposal.
- (b) CITY will not be responsible for any errors or omissions on the part of the undersigned in making up his bid, nor will bidders be released on account of errors.
- (c) The undersigned hereby certifies that this Proposal is genuine and is not sham or collusive, or made in the interest or in behalf of any person not

herein named, and that the undersigned has not directly or indirectly induced or solicited any other bidder to put in a sham bid, or any other person, firm or corporation to refrain from bidding, and that the undersigned has not in any manner sought, by collusion, to secure for himself an advantage over any other bidder.

(d) The Bidder acknowledges receipt of amendments to the Solicitation and related documents numbered and dated:

<u>Amendment No.</u>	<u>Date</u>
<u>1-6</u>	<u>1-27-14</u>
_____	_____
_____	_____

(e) undersigned has not in any manner sought, by collusion, to secure for himself an advantage over any other bidder.

Check below where appropriate:

Partnership: That _____ are partners, doing
(Names of all Partners)

business under the firm name of _____ and that
the co-partnership makes the accompanying proposal.

Corporation: That Jacob of Damon Inc makes
(President or Secretary) (Name of Corporation)

the accompanying proposal.

Individual: That _____ is the bidder and makes the
(Name of Individual)
accompanying proposal.

Date: 1-27-14

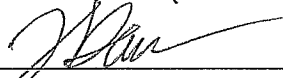
Damon Inc
Company Name
9602 Samoline Ave
Address
Downey CA 90240
City - State - Zip
562-606-3139
Telephone

B-463003

CA Contractors Lic. No.

Damon Inc - Jacob Damoulakis

Bidder's Name (Please Print)



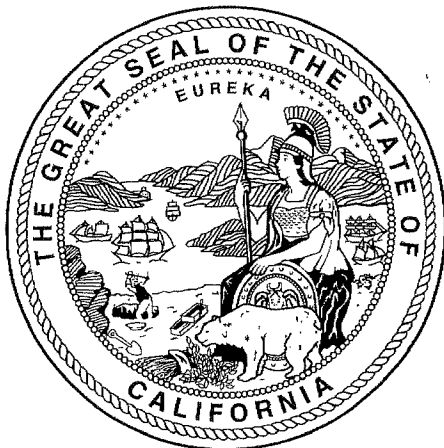
Authorized Signature



State of California
Secretary of State

I, DEBRA BOWEN, Secretary of State of the State of California, hereby certify:

That the attached transcript of 1 page(s) has been compared with the record on file in this office, of which it purports to be a copy, and that it is full, true and correct.



IN WITNESS WHEREOF, I execute this certificate and affix the Great Seal of the State of California this day of

MAY 1 0 2008

Debra Bowen

DEBRA BOWEN
Secretary of State

3099430

ENDORSED - FILED
In the office of the Secretary of State
of the State of California

MAY - 6 2008

STATE OF CALIFORNIA
ARTICLES OF INCORPORATION
OF

Damon Inc.

ARTICLE I: The name of the corporation is

Damon Inc.

ARTICLE II: The purpose of the corporation is to engage in any lawful act or activity for which a corporation may be organized under the **GENERAL CORPORATION LAW** of California other than the banking business, the trust company business or the practice of a profession permitted to be incorporated by the California Corporations Code.

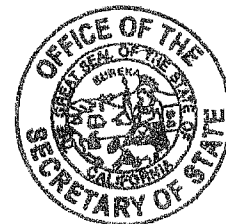
ARTICLE III: The name and address in the State of California of this corporation's initial agent for service of process is:

Emmanuel J. Damoulakis
9602 Samoline Ave.
Downey, CA 90240

ARTICLE IV: This Corporation is authorized to issue only one class of shares of stock; and the total number of shares which this corporation is authorized to issue is 2000 Shares at \$.01 par value.

KWalsh

Kerry Walsh, Incorporator
173 N Main St #400
Sayville, New York 11782





CITY OF GARDEN GROVE

March 31, 2014

Thierry Nguyen
KT Home, Inc.
9353 Bolsa Ave. #K9
Westminster, Ca 92683

Bruce A. Broadwater
Mayor

Dina Nguyen
Mayor Pro Tem

Steven R. Jones
Council Member

Christopher V. Phan
Council Member

Kris Beard
Council Member

RE: City of Garden Grove IFB No. S-1129 – Non-Responsive Bid

Dear Mr. Nguyen:

The City of Garden Grove (City) has had the opportunity to review the bid submitted by KT Home, Inc. (KT Home) for the above-referenced project and has determined that the bid, as submitted, is non-responsive to the Invitation for Bids and will be rejected by the City for the reasons set forth below.

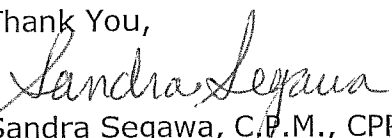
The Notice Inviting Bids clearly states, "[i]n order to submit a proposal for the project the enclosed forms must be completed. They include...4. Designation of sub-contractor/References (Page 12)." KT Home failed to include the Designation of sub-contractor/Reference page with its bid.

Section 2(d) – Proposal – of the bid packet requires the bidder to acknowledge receipt of amendments to the solicitation and related documents. A review of KT Home's proposal reveals that KT Home failed to acknowledge receipt of Amendment No. 6.

For the reasons stated above, the City finds that the bid submitted by KT Home for the above-referenced project is non-responsive to the bid specifications and is hereby rejected.

If you have any questions, please contact me at 714-741-5050.

Thank You,


Sandra Segawa, C.P.M., CPPB
Purchasing Agent
City of Garden Grove



CITY OF GARDEN GROVE

March 31, 2014

Mr. Al Chegini
New Dynasty Construction
3002 Dow Ave., Ste. 218
Tustin, CA 92780

RE: City of Garden Grove IFB No. S-1129
Bid Protest

Dear Mr. Chegini:

The City of Garden Grove (City) has reviewed the bid protest New Dynasty Construction (New Dynasty) submitted regarding the above-referenced project and provides the following response:

1. Apparent Low Bidder 1 – KT Home, Inc.

In its protest, New Dynasty alleges that KT Home did not acknowledge all addendums issued for the project; did not list subcontractors; and is not an approved installer to do the specific AEP Span specified in the project specifications.

The Notice Inviting Bids clearly states, "[i]n order to submit a proposal for the project the enclosed forms must be completed. They include...4. Designation of sub-contractor/References (Page 12)." KT Home failed to include the Designation of sub-contractor/Reference page with its bid.

Section 2(d) – Proposal – of the bid packet requires the Bidder to acknowledge receipt of amendments to the solicitation and related documents. A review of KT Home's Proposal reveals that KT Home failed to acknowledge receipt of Amendment No. 6.

For the reasons indicated above, the City has found KT Home's bid to be non-responsive and has provided notice to KT Homes of this determination.

2. Apparent Low Bidder 2 – Damon, Inc.

In its protest, New Dynasty asserts that Damon, Inc. (Damon) failed to submit a total of three (3) sets of the bid package and listed two subcontractors for the same specific work (sheet metal).

Bruce A. Broadwater
Mayor

Dina Nguyen
Mayor Pro Tem

Steven R. Jones
Council Member

Christopher V. Phan
Council Member

Kris Beard
Council Member

Section 1 of the Bid Packet – Advertisement for Bids – provides: "City reserves the right to reject any and all bids and to waive any informality in any bid received in the event the waiver is permitted by law." Bids that substantially conform to the bid specifications, but which are not strictly responsive, may be accepted, and any variance waived, so long as the variance has not affected the bid amount or given the bidder an unfair advantage not allowed other bidders. In this instance, the City has determined that Damon's failure to submit three copies of the bid package did not affect their bid amount or give Damon an unfair advantage, and has decided to waive this variance from the bid specifications.

While New Dynasty's protest correctly points out that Damon listed two subcontractors for the sheet metal eyebrow, this does not make the bid non-responsive. Pursuant to Public Contract Code Section 4104(b), a prime contractor may only list one subcontractor for each portion of the work as is defined by the prime contractor in his or her bid. Public Contract Code Section 4106 provides that if a prime contractor specifies more than one subcontractor for the same work, "the prime contractor agrees that he or she is fully qualified to perform that portion himself or herself, and that the prime contractor shall perform that portion himself or herself." Therefore, the consequence of Damon listing two subcontractors is not that they are found non-responsive, but that they are prohibited from using either subcontractor and must perform the work themselves. The City has contacted Damon, and Damon has confirmed they are prepared to perform the sheet metal eyebrow work without the use of a subcontractor. As a result, the City rejects New Dynasty's protest as it pertains to Damon and finds that Damon's bid is responsive.

3. Apparent Low Bidder 3 – JB & Son Construction, Inc.

New Dynasty states in its protest that JB & Son Construction, Inc. (JB) did not list the specified trade, sheet metal, and is not an approved installer to do the specific AEP Span specified in the project specification section 05120.

The City has reviewed the bid submitted by JB and also its current contractor's licenses. JB currently possesses a Class B General Building Contractor license. According to the Business and Professions Code, a contractor that possesses a Class B license is entitled to take a prime contract so long as the project requires at least two unrelated building trades other than framing or carpentry. The Class B contractor is then able to self-perform specialty work on that project so long as it does not involve fire protection or well digging work. Therefore, since the current project requires more than two unrelated building trades other than carpentry and framing, JB may take the prime contract and self-perform the sheet metal work without the need for a specialty license or use of a subcontractor. As a result, the City rejects New Dynasty's protest as it pertains to JB.

4. Apparent Low Bidder 4 – Frank Shariat General Engineering

New Dynasty's bid protest alleges that Frank Shariat General Engineering (Frank Shariat) did not submit a total of three sets of the bid package, and did not list a subcontractor for sheet metal.

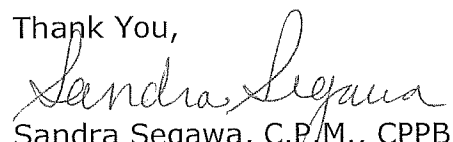
As discussed above, failure to submit three copies of the bid package is a variance which may be waived, so long as it has not affected the bid amount or given the bidder an unfair advantage not allowed other bidders. In this case, the City has determined that Frank Shariat's failure to submit three copies of the bid package did not affect their bid amount or give them an unfair advantage, and will waive this variance from the bid specifications.

Regarding Frank Shariat's failure to list a subcontractor for sheet metal, the City has reviewed the bid submitted by Frank Shariat and its current contractor's licenses. Frank Shariat currently possesses a Class B General Building Contractor license. As explained above for JB, a Class B license allows Frank Shariat to take the prime contract and self-perform the sheet metal work. The City therefore rejects New Dynasty's protest as it pertains to Frank Shariat.

For the reasons set forth above, City staff will recommend that the contract be awarded to Damon, Inc. as the lowest responsible/responsive bidder.

If you have any questions, please feel free contact me at 714-741-5050.

Thank You,


Sandra Segawa, C.P.M., CPPB
Purchasing Agent
City of Garden Grove



Lic. #971321

3002 Dow Ave., Ste 218, Tustin, CA 92780 Phone: 949 502 6400 Fax: 949 502 6404

January 31, 2014

City of Garden Grove
Purchasing Agent
11222 Acacia Parkway
Garden Grove, CA 92840

Re: *FIRE STATION 4 REMODEL – IFB No. S-1129*
Protest Letter

Dear Sandy –

Please accept this Letter as New Dynasty Construction Co's formal Protest of the Bid Results for the Fire Station 4 Remodel Bid. It is with regret that we must submit a Letter of Protest, but based on the results of the Bid, and our conclusions in regards to the requirements of the City of Garden Grove, such as, Bidders are to submit one (1) original and two (2) copies of the bid package including all of the required forms and listing of approved subcontractors and manufacturer's of Specific Trades per specifications that the Low Bidders, as listed below, for the above noted project did not properly list an approved manufacturer/subcontractor for a Specific Trade per project specifications.

The apparent Low Bidder, KT Home Inc. did not submit proper documents per the City requirements. KT Home did not acknowledge all addendums issued for this project. Also, KT Home Inc. did not list subcontractors especially on the trade for Sheet Metal. KT Home is not approved installer to do the specific AEP Span specified in the project specification section 05120. Please find attached manufacturer's requirement for the qualified installer per bid documents.

The 2nd Low Bidder; Damon Inc did not submit the required documents such as, submitting a total of three (3) sets of bid package per the City requirements. Damon Inc. listed two (2) subcontractors for the same specific work, Sheet Metal, Valencia Sheet Metal and Cal Pac Sheet Metal. Per California Public Contract Code 4104 Section B, the Prime Contractor shall list only one (1) Subcontractor for each portion as is defined by the Prime Contractor in his or her bid.

The 3rd Low Bidder; JB & Son Construction Inc. did not list the specified trade, Sheet Metal. JB & Son is not approved installer to do the specific AEP Span specified in the project specification section

05120. Please find attached manufacturer's requirement for the qualified installer per product specified by the City of Garden Grove in the bid specifications.

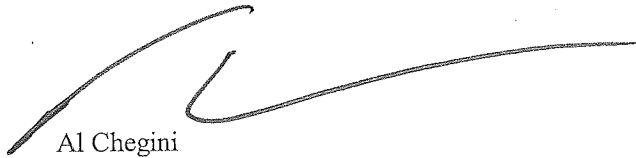
The 4th Low Bidder: Frank Shariat General Engineering did not submit the required documents such as, submitting a total of three (3) sets of bid package per the City requirements and did not list the specified trade, Sheet Metal. Frank Shariat General Engineering is not approved installer to do the specific AEP Span specified in the project specification section 05120. Please find attached manufacturer's requirement for the qualified installer per product specified by the City of Garden Grove in the bid specifications.

Per our observation and submission of the bid, we recommend and request the City of Garden Grove to disqualify and make notes that the above bidders are non-responsive and responsible and to make New Dynasty Construction Co. as the apparent low responsive, responsible bidder for the Fire Station 4 Remodel.

Thank you for your cooperation and understanding in this matter.

Please feel free to contact me if you have any questions, comments, or need more information.

Sincerely,

A handwritten signature in black ink, appearing to read 'Al Chegini', with a long horizontal stroke extending to the right.

Al Chegini

General Manager

New Dynasty Construction Co.

Design Span[®]hp Guide Specifications

MANUFACTURER - AEP SPAN
2141 Milwaukee Way, Tacoma, WA 98421, 800-733-4955
10905 Beech Avenue, Fontana, CA 92337

This Guide Specification is to be used to develop an office master specification or specifications for a project. In either case, this Guide Specification must be edited to fit the conditions of use. Particular attention should be given to the deletion of inapplicable provisions. Include necessary items related to a particular project. Include appropriate requirements where blank spaces have been provided.

SECTION 07411 – Preformed (Manufactured) Roof Panels

Note to Designer: This product is suitable for slopes as low as 3:12. Please consult an AEP Span representative for slope design restrictions

PART 1 – GENERAL

1.01 SECTION INCLUDES

The work includes, but is not necessarily limited to, furnishing and installation of all preformed metal roofing, and accessories as indicated on the drawings and specified herein.

1.02 RELATED SECTIONS

Edit for project conditions. Section Numbers indicated are those recommended by CSI Masterformat; revise if numbers differ from those used in Project Manual.

- A. Structural Steel Supports: Section 05100
- B. Structural Metal Roof and Floor Decking: Section 05300
- C. Miscellaneous Fabricated Steel: Section 05500
- D. Structural Lumber Supports: Section 06100
- E. Structural Glue Laminated Lumber Supports: Section 06181
- F. Thermal Insulation: Section 07200
- G. Fireproofing: Section 07250
- H. Sheetmetal Gutters and Downspouts: Section 07600
- I. Joint Sealants not specified herein: Section 07900
- J. Finish Painting not specified herein: Section 09900

1.03 PERFORMANCE REQUIREMENTS

A. TESTING AND CERTIFICATION

1. Wind Uplift:

- a. The panel system shall be ASTM E1592 tested under the supervision of an accredited laboratory and the laboratory shall issue the test report.
 - 1. The testing laboratory shall meet the requirements for compliance with the ISO/IEC Standards 17025 or an accredited independent agency, recognized by the International Laboratory Accreditation Cooperation Mutual Recognition Arrangement or ANSI.
- b. UL 580 test, Class 90 rated per (select applicable construction):
 - 1. [Construction #364 minimum 24 gauge panels when installed over 5/8" plywood, with roof panel fastener clips spaced 2'-0" on center maximum.]
 - 2. [Construction #365 minimum 24 gauge panels when installed over minimum 16 gauge steel purlins, with roof panel fastener clips spaced 4'-0" on center maximum.]
 - 3. [Construction #366 minimum 24 gauge panels when installed over minimum 22 gauge steel deck, with roof panel fastener clips spaced 4'-0" on center maximum.]



Note: UL certification does not indicate panel suitability for actual project conditions. Design Span[®] hp is tested in a structural condition for maximum uplift exposure. However, AEP Span promotes the application of Design Span[®] hp over a solid substrate. See Section 1.04, Item D.1 for actual project uplift conditions

Note: UL 580 rating is for 12", 16", 17" and 18" width panels in steel only.

2. Air Infiltration: Panel to meet the following standard when in accordance with ASTM E-1680:
 - a. With factory-applied continuous sealant 0.08 cfm/lineal ft. of panel seam at 1.57 psf positive pressure, and 0.13 cfm/lineal ft. of panel seam at 1.57 psf negative pressure.
3. Water Penetration: Panel to meet the following standard when tested in accordance with ASTM-E1646:
 - a. With factory-applied continuous sealant, no leakage at 6.24 psf.

1.04 SUBMITTALS

A. PRODUCT DATA

1. Submit manufacturer's technical product data, installation instructions and recommendations for each type of roofing required. Include data substantiating that materials comply with requirements.

B. SAMPLES

1. Prior to ordering products, submit Manufacturer's standard color Samples for Architect's/Engineer's selection.
2. Prior to starting work, submit (quantity) 12" long Panel Samples showing shape and a representative color chip for Architect's/Engineer's acceptance.

C. SHOP DRAWINGS

1. Submit complete shop drawings detailing all perimeter flashings and joints in accordance with the manufacturer's standard recommendations.
2. Describe all proposed details that deviate from what is shown on the plans.
3. Details must allow for expansion and contraction.

D. DESIGN CRITERIA

1. Wind Uplift: The roof system manufacturer shall provide an attachment schedule or supporting calculations to resist the following uplift loads:
 - a. Uplift loads as calculated using the _____ Edition of the IBC with a _____ MPH basic wind speed, Exposure Factor _____, and importance Factor _____.

On more complex roofs, a roof plan showing the areas of discontinuity (perimeter and corner zones) should be provided by the Engineer of Record. Item 2, below, is for snow load applications only.

2. Drag Loading: The roof panel manufacturer shall provide an attachment schedule calculations to resist drag loads induced by a snow load of _____ psf.

1.05 QUALITY ASSURANCE

A. INSTALLER'S QUALIFICATIONS

1. Installer must be approved by the Panel Manufacturer in writing prior to work commencing.
2. Installer shall meet the following:
 - a. Successfully applied five metal roofs of comparable size and complexity which reflects a quality weathertight installation.
 - b. Have been in business for a minimum period of five years in the region where the work will be performed.

B. MANUFACTURER'S QUALIFICATIONS

1. Manufacturer shall have a minimum of 10 years experience supplying metal roofing to the region where the work is to be done.
2. Comply with current independent testing and certification as specified.
3. Manufacturer shall provide proof of \$2,000,000 liability insurance for their metal roof system and comply with current independent testing and certification as specified.
4. The roof panel manufacturer must also subscribe to Underwriters Laboratories' "Follow Up Service" assuring continuing product compliance with UL requirements. Shipment packaging of panels and attachment clips must bear UL classification markings.
5. Panel manufacturers without full supporting literature; Flashings & Details Guides, Guide Specifications and Technical Support, shall not be considered equal to the specified product.

C. REGULATORY AGENCY REQUIREMENTS

1. Comply with UBC and local Building Code requirements if more restrictive than those specified herein.

1.06 PRODUCT DELIVERY, STORAGE AND HANDLING

- A. Protect against damage and discoloration.
- B. Handle panels with non-marring slings.
- C. Do not bend panels.
- D. Store panels above ground, with one end elevated for drainage.
- E. Protect panels against standing water and condensation between adjacent surfaces.
- F. If panels become wet, immediately separate sheets, wipe dry with clean cloth, and allow to air dry.
- G. Painted panels shall be shipped with a protective plastic sheeting or a strippable film coating between all panels. [Remove any strippable film coating prior to installation and in any case, do not allow the strippable film coating to remain on the panels in extreme heat, cold, or direct sunlight or other UV source.]

1.07 PROJECT CONDITIONS

- A. Examine the conditions and substrates in which metal roofing work is to be installed. Substrate shall be installed level, flat and true to avoid panel stresses and distortion.
- B. Field measurements shall be taken prior to fabrication of panels.
- C. Proceed with roofing installation only after satisfactory conditions are met.

1.08 WARRANTY

- A. MANUFACTURER'S PRODUCT WARRANTY
 1. Manufacturer's standard performance warranty, as available for specified installation and environmental conditions. (Contact an AEP Span representative to determine actual warranty criteria.)
- B. CONTRACTOR'S WARRANTY
 1. Warrant panels, flashings, sealants, fasteners and accessories against defective materials and/or workmanship, to remain watertight and weatherproof with normal usage for two (2) years following Project Substantial Completion date.
- C. MANUFACTURER'S WATERTIGHTNESS WARRANTY
 1. Contact AEP Span sales department for watertightness warranty information.

PART 2 – PRODUCTS

2.01 ACCEPTABLE MANUFACTURER

- A. AEP Span, A Division of ASC Profiles Inc, 2110 Enterprise Boulevard, West Sacramento, CA 95691
800-733-4955
Fontana: 10905 Beech Avenue, Fontana, California 92337
Tacoma: 2141 Milwaukee Way, Tacoma, Washington 98421
- B. PANEL DESIGNATION: Design Span® hp



- C. ALTERNATES: Approval of substitute systems is required prior to bid. The Architect will be the sole judge of what qualifies as an "equal" system. To be approved as an equal system, submit or respond to all items in "Quality Assurance", "Performance Requirements" and "Submittal" sections of this specification. All submittals must be received in the Architect's office a minimum of ten (10) working days prior to bid.

2.02 MATERIALS

A. PANELS

1. Base Metal:
 - a. Material: Steel conforming to: (choose one)
 - (1) ASTM A792 minimum yield 50,000 psi, thickness [choose one] 24 gauge (standard), 22 gauge (standard in select colors).
 - (2) [For primers thicker than 0.5 mil] Steel conforming to ASTM A653 (formerly ASTM A446), G-90 Galvanized, minimum yield 50,000 psi, thickness [choose one] 24 gauge (standard), 22 gauge (standard in select colors).
 - (3) Copper conforming to ASTM B370, thickness [choose one] 16 oz. (nonstandard), 20 oz. (nonstandard).
 - b. Protective Coatings: [delete this section for copper]
 - (1) Conform to ASTM A792, AZ50 (Zincalume®/Galvalume®).
 - (2) [Only if primer thickness is in excess of 0.5 mil] Conform to ASTM A924 (formerly ASTM A525) G-90 Galvanized.
2. Exterior Finish: (choose one)
 - a. DuraTech® 5000 (Polyvinylidene Fluoride), full 70% Kynar® 500/Hylar 5000® consisting of a baked-on 0.15-0.20 mil corrosion resistant primer and a baked-on 0.70-0.80 mil finish coat with a specular gloss of 10-30% when tested in accordance with ASTM D-523 at 60°.
 - b. Zincalume® Plus protective coating.
 - c. DuraTech® mx metallic finish, consisting of a baked-on primer (0.15-0.2 mil.) and a baked-on Polyvinylidene Fluoride finish coat (0.7-0.8 mil.) with a specular gloss of 20-35% when tested in accordance with ASTM D-523 at 60°.
3. Interior Finish:
 - a. Primer Coat Material: Corrosion-resistant primer; primer coat dry film thickness: 0.15 mils; finish coat material: polyester paint, finish coat dry film thickness: 0.35 mils.
 - b. Color: Off-White to Light Gray
4. Color: (choose one)
 - a. Manufacturer's standard selection of not less than 22 colors.
 - b. Custom color as selected by Architect to be _____.

Custom colors are available on orders of 3,000 lft (1,500 lft mother coil) or larger. Consult an AEP Span representative for additional information.

5. Factory-Applied Seam Sealant:
 - a. Cold-applied, non-skinning, butyl mastic sealant.
6. Configuration:
 - a. Standing Seam: Roof panels shall consist of integral self-locking standing seams 1-3/4" high spaced (choose one) 12", 16", or 18" on center. (17" available as non-standard width.) [choose one]
 - (1) Striated pan. (standard)
 - (2) Flat pan. (optional)

Note: All flat metal surfaces can display a waviness commonly referred to as "oil canning". This is caused by steel mill tolerances and is a characteristic, not a defect, of panels manufactured from a light gauge metal. As such, "oil canning" will not be accepted as cause for panel rejection.

B. ACCESSORIES

1. Fastener Clip:
 - a. UL 90 rated 18 gauge G-90 Galvanized steel, 40 ksi yield strength, 3-1/2" long triple fastener type.
2. Fasteners:
 - a. Per manufacturer's recommendation.
3. Sealant:
 - a. Gunnable Grade Caulking: Single component polyurethane caulk.
 - b. Tape sealant: Butyl
4. Bearing Plate:
 - a. 24 gauge 4"x6" Zinalume[®] coated steel bearing plate.

C. FLASHING

1. Material, gauge and finish to match panels. Do not use lead or copper.

D. FABRICATION

1. Unless otherwise shown on drawings or specified herein, fabricate panels in continuous one-piece lengths and fabricate flashings and accessories in longest practical lengths.
2. Roofing panels shall be factory formed. Field formed panels are not acceptable.

PART 3 – EXECUTION

3.01 EXAMINATION

A. EXISTING CONDITIONS

1. Verify that members to receive panels are complete, accurately sized and located, in true plane, secure and otherwise properly prepared.
2. Prior to starting work, notify General Contractor about any defects requiring correction.
3. Do not start work until conditions are satisfactory.

3.02 PREPARATION

A. FIELD MEASUREMENTS

1. Verify prior to fabrication.
2. If field measurements differ from drawing dimensions, notify Architect/Engineer prior to fabrication.

B. PROTECTION

1. Treat, or isolate with protective material, and contacting surfaces of dissimilar materials to prevent electrolytic corrosion.
2. Require workmen who will be walking on Roofing Panels to wear clean, soft-soled work shoes that will not pick up stones or other abrasive material which could cause damage or discoloration.
3. Protect Work of other Trades against damage and discoloration.

C. SURFACE PREPARATION

1. Clean and dry surfaces prior to applying sealant.



3.03 INSTALLATION

A. PANELS

1. Follow roof panel manufacturer's directions.
2. Install panel seams vertically.
3. Lap panels away from prevailing wind direction.
4. Do not stretch or compress panel side-lap.
5. Secure panels without warp or deflection.
6. Fully engage interlocking seams.
7. Remove strippable protective film, if used, immediately preceding panel installation.

B. ALLOWABLE ERECTION TOLERANCE

1. Maximum Alignment Variation: 1/4 inch in 40 feet

C. FLASHING

1. Follow Manufacturer's directions and Architect approved Shop Drawings.
2. Install flashings to allow for thermal movement.
3. Remove strippable protective film, if used, immediately preceding flashing installation.

D. CUTTING AND FITTING

1. Neat, square and true. Torch cutting is prohibited.
2. Openings 6 inches and larger in any direction: Shop fabricate and reinforce to maintain original load capacity.
3. Debur cut edge where necessary to saw-cut panels.

3.04 CLEAN UP AND CLOSE OUT

A. PANEL DAMAGE AND FINISH SCRATCHES

1. Do not apply touch-up paint to damaged paint areas that involve minor scratches.
2. Panels or flashings that have severe paint and/or substrate damage shall be replaced as directed by the Architect's or Owner's representative.

Note: AEP Span does not recommend touch-up painting of damaged surfaces (minor scratches, etc.) due to fading and weathering differences of the touch-up paints in comparison to factory applied paint systems.

B. CLEANING AND REPAIRING

1. At completion of each day's work and at work completion, sweep Panels, Flashings and Gutters clean. Do not allow fasteners, cuttings, filings or scraps to accumulate.
2. Remove debris from Project Site upon work completion or sooner, if directed.

END OF SECTION



Galvalume® is a registered trademark of BIEC International Inc.
Zincalume® is a registered trademark of BlueScope Ltd.
KYNAR 500® is a registered trademark of Atechem North American Inc.
HYLAR 5000® is a registered trademark of Ausimont USA, Inc.

© Copyright ASC Profiles April 2011 • Printed in USA Revision 1M (SG090)
Design Span hp CSI Guide Specifications

AEP Span • Design Span® hp • April 2011