



PROJECT MANUAL

RED ROCKS COMMUNITY COLLEGE

LAKEWOOD, COLORADO

PROJECT NO. 2025-111M24

UPGRADE WEST END RTU LAKEWOOD CAMPUS

CONTRACT DOCUMENTS

JANUARY 15, 2026

SECTION 00 00 01 - PROJECT DIRECTORY

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Red Rocks Community College

Project #2025-111M24
Upgrade West End RTU Lakewood Campus

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DIVISION 1- GENERAL REQUIREMENTS

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STATE OF COLORADO
OFFICE OF THE STATE ARCHITECT
STATE BUILDINGS PROGRAM

BID FORM

Institution or Agency:

Project No./Project Name:

Bidder Acknowledges Receipt of Addenda Numbers: _____

(See 3a below for the next 3 items)

Bidder Anticipates Services outside the United States or Colorado: * No Yes

Bidder will comply with 80% Colorado Labor on project above \$500,000 No Yes

Bidder is a Service-Disabled Veteran Owned Small Business: * No Yes

Base Bid \$ _____

Bidder's Time of Completion

Time Period from Notice to Proceed to Substantial Completion: _____

Time Period from Substantial Completion to Final Acceptance: _____

Total Time of Completion of Entire Project (a + b): _____

1. **BID:** Pursuant to the advertisement by the State of Colorado dated _____ the undersigned bidder hereby proposes to furnish all the labor and materials and to perform all the work required for the complete and prompt execution of everything described or shown in or reasonably implied from the Bidding Documents, including the Drawings and Specifications, for the work and for the base bid indicated above. Bidders should include all taxes that are applicable.
2. **EXAMINATION OF DOCUMENTS AND SITE:** The bidder has carefully examined the Bidding Documents, including the Drawings and Specifications, and has examined the site of the Work, so as to make certain of the conditions at the site and to gain a clear understanding of the work to be done.
3. **PARTIES INTERESTED IN BID:** The bidder hereby certifies that the only persons or parties interested in this Bid are those named herein, and that no other bidder or prospective bidder has given any information concerning this Bid.
 - a. If the bidder anticipates services under the contract or any subcontracts will be performed outside the United States or Colorado, the bidder shall provide in a written statement which must include, but need not be limited to the type of services that will be performed at a location outside the United States or Colorado and the reason why it is necessary or advantageous to go outside the United States or Colorado to perform such services. (Does not apply to any project that receives federal moneys) *

- b. For State Public Works projects per C.R.S. 8-17-101, Colorado labor shall be employed to perform at least 80% of the work. Colorado Labor means any person who is a resident of the state of Colorado at the time of the Public Works project. Bidders indicating that their bid proposal will not comply with the 80% Colorado Labor requirement are required to submit written justification along with the bid submission. (Does not apply to any project that receives federal moneys) *
- c. A Service-Disabled Veteran Owned Small Business (SDVOSB) per C.R.S. 24-103-211, means a business that is incorporated or organized in Colorado or maintains a place of business or has an office in Colorado and is officially registered and verified by the Center for Veteran Enterprise within the U.S. Department of Veteran Affairs. Attach proof of certification along with the bid submission. *
- d. Projects estimated to be \$1 million or more that do not receive federal funds are required to comply with the State Apprenticeship Utilization requirements C.R.S. 24-92-115
- e. Projects estimated to be \$500,000 or more that do not receive federal funds are required to comply with the State Prevailing Wage requirements C.R.S. 24-92-201 through 210.

4. **BID GUARANTEE:** This Bid is accompanied by the required Bid Guarantee. Per C.R.S. §24-105-201 If the construction value is \$50,000 or greater a Bid Bond and Power of Attorney or Proposal Guaranty is required in an amount not less than 5% of the total Bid. You are authorized to hold said Bid Guarantee for a period of not more than thirty (30) days after the opening of the Bids for the work above indicated, unless the undersigned bidder is awarded the Contract, within said period, in which event the Office of the State Architect, may retain said Bid Guarantee, until the undersigned bidder has executed the required Agreement and furnished the required Performance Bond, Labor and Material Payment Bond, and Insurance Policy.

5. **TIME OF COMPLETION:** The bidder agrees to achieve Substantial Completion of the Project from the date of the Notice to Proceed within the number of calendar days entered above, and in addition, further agrees that the period between Substantial Completion and Final Acceptance of the Project will not exceed the number of calendar days noted above. If awarded the Work, the bidder agrees to begin performance within ten (10) days from the date of the Notice to Proceed subject to Article 46, Time of Completion and Liquidated Damages of the General Conditions of the Contract, and agrees to prosecute the Work with due diligence to completion. The bidder represents that Article 7D of the Contractor's Agreement (SC-6.21) has been reviewed to determine the type and amount of any liquidated damages that may be specified for this contract.

6. **EXECUTION OF DOCUMENTS:** The bidder understands that if this Bid is accepted, bidder must execute the required Agreement and furnish the required Performance Bond, Labor and Material Payment Bond, Insurance Policy and Certificates of Insurance within ten (10) days from the date of the Notice of Award, and that the bidder will be required to sign to acknowledge and accept the Contract Documents, including the Drawings and Specifications.

7. **ALTERNATES:** Refer to the Information for Bidders (SC-6.12) for Method of Award for Alternates and use State Form SBP-6.13.1 Bid Alternates form to be submitted with this bid form if alternates are requested by the institution/agency in the solicitation documents.

8. Submit wage rates (direct labor costs) for prime contractor and subcontractor as requested by the institution/agency in the solicitation documents.
9. The right is reserved to waive informalities and to reject any and all Bids.

*Does not apply to projects for Institutions of Higher Education that have opted out of the State Procurement Code.

SIGNATURES: If the Bid is being submitted by a Corporation, the Bid shall be signed by an officer, i.e., President or Vice-President. If a sole proprietorship or a partnership is submitting the Bid, the Bid shall so indicate and be properly signed.

Dated this _____ Day of _____, 20_____

THE BIDDER:

By _____
Company Name

Address

Phone Number _____

City, State Zip Code

By _____
Name (Print) and Title

Signature



STATE OF COLORADO
OFFICE OF THE STATE ARCHITECT
STATE BUILDINGS PROGRAM

BID ALTERNATES

Institution or Agency: _____

Project No./Project Name: _____

INSTRUCTIONS:

1. Refer to Item #8 in the Instructions to Bidders (SBP-6.12) for additional alternate information.
2. Additive alternates will not be used if deductible alternates are used. Deductible alternates will not be used if additive alternates are used.
3. Refer to the contract documents for thorough description(s) of the alternates.
4. If alternates are accepted, the base bid will be modified by the amount entered below.

ADDITIVE ALTERNATES

Alt. #	Description of Additive Alternate	Spec. Section	Pricing
A.A.1	_____	_____	\$ _____
A.A.2	_____	_____	\$ _____
A.A.3	_____	_____	\$ _____
A.A.4	_____	_____	\$ _____
A.A.5	_____	_____	\$ _____
A.A.6	_____	_____	\$ _____
A.A.7	_____	_____	\$ _____
A.A.8	_____	_____	\$ _____
A.A.9	_____	_____	\$ _____
A.A.10	_____	_____	\$ _____

DEDUCTIVE ALTERNATES

Alt. #	Description of Deductive Alternate	Spec. Section	Pricing
D.A.1			
D.A.2			\$
D.A.3			\$
D.A.4			\$
D.A.5			\$
D.A.6			\$
D.A.7			\$
D.A.8			\$
D.A.9			\$
D.A.10			\$

THE BIDDER

BY _____
Company Name

BY _____
Signature _____ Date _____



STATE OF COLORADO
OFFICE OF THE STATE ARCHITECT
STATE BUILDINGS PROGRAM

BID BOND

Institution or Agency: Red Rocks Community College

Project No./Project Name: 2025-111M24/ Upgrade West End RTU Lakewood Campus

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, _____ hereinafter called the "PRINCIPAL", is submitting a PROPOSAL for the above described project, to the STATE OF COLORADO, hereinafter called the "OBLIGEE".

WHEREAS, the Advertisement for Bids has required as a condition of receiving the Proposals that the Principal submit with the PROPOSAL GUARANTY in an amount not less than five per cent (5%) of the Proposal, which sum it is specifically agreed is to be forfeited as Liquidated Damages in the event that the Principal defaults in his obligation as hereinafter specified, and, in pursuance of which Requirement, this Bid is made, executed and delivered.

NOW THEREFORE, the Principal and _____ a corporation of the State of _____, duly authorized to transact business in Colorado, as Surety, are held and firmly bound unto the Obligee, in the sum of five per cent (5%) of the Principal's total bid price, lawful money of the United States for the payment of which sum, well and truly to be made to the Obligee, we bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

FURTHER THAT, a condition of the obligation that the Principal shall maintain his Proposal in full force and effect for thirty (30) days after the opening of the proposals for the project, or, if the Principal's Proposal is accepted, the Principal shall, within the prescribed time, execute the required Agreement, furnish the required Performance Bond, Labor and Material Payment Bond, Insurance Policy, Certificates of Insurance and Certification and Affidavit Regarding Illegal Aliens, then this obligation shall be null and void, otherwise it shall remain in full force and effect, and subject to forfeiture upon demand as Liquidated Damages.

IN WITNESS WHEREOF said Principal and Surety have executed this Bond, this _____ day of _____, A.D., 20____.

(Corporate Seal)

THE PRINCIPAL

ATTEST

By _____
Name (Print)

Company Name

Address

City, State Zip Code

Signature

Name (Print) and Title

If the "Principal" is doing business as a Corporation, the Bid Bond shall be signed by an officer, i.e., President or Vice President. The signature of the officer shall be attested to by the Secretary and properly sealed.

If the "Principal" is an individual or a partnership, the Bid Bond shall so indicate and be properly signed.

(Corporate Seal)

THE SURETY

Secretary

By _____

Attorney-in-Fact

THIS BOND MUST BE ACCCOMPANIED BY POWER OF ATTORNEY, EFFECTIVELY DATED.

FAILURE TO PROVIDE A PROPERLY EXECUTED BID BOND WITH A PROPERLY EXECUTED POWER OF ATTORNEY WILL RESULT IN THE BIDDER'S PROPOSAL BEING DEEMED NON-RESPONSIVE.



STATE OF COLORADO
OFFICE OF THE STATE ARCHITECT
STATE BUILDINGS PROGRAM

NOTICE OF AWARD

(DESIGN/BID/BUILD AND DESIGN/BUILD LUMP SUM AGREEMENTS)

Date of Notice:

Institution or Agency: Red Rocks Community College

Project No./Project Name: 2025-111M24/ Upgrade West End RTU Lakewood Campus

TO: [\[Legal name and Address of Contractor\]](#)

The State of Colorado, represented by the undersigned, has considered the Proposals submitted for the above described work.

Your Proposal, deemed to be in the best interest of the State of Colorado, in the amount of _____ DOLLARS AND NO/100* (\$_____*) is hereby accepted, pending final execution of the Agreement.

You are required to execute the approved Agreement and within ten (10) days from the date of this Notice furnish the Performance Bond, Labor and Material Payment Bond, Certificates of Insurance, [\[Apprenticeship Utilization Certification\(s\) \(if applicable\)\]](#) and Labor Overhead (Direct Labor Burdens) for Work performed by Contractor and major Subcontractors.

If you fail to execute said Agreement or to furnish said Performance Bond, Labor and Material Payment Bond, Insurance Policy, Certificates of Insurance, Certification and Affidavit Regarding Unauthorized Immigrants, and Labor Overhead (Direct Labor Burdens) as described above within ten (10) days from the date of this Notice, the State Controller is entitled to retain the amount of the Proposal Guaranty submitted with your Proposal as Liquidated Damages. In this event, the right is reserved to consider all of your rights arising out of the acceptance of your Proposal as abandoned and to award the work covered by your Proposal to another, or to re-advertise the Project, or otherwise dispose thereof.

By: _____
State Buildings Program Date _____
Print Name & Title

By: _____
Principal Representative Date _____
(Name of Agency/IHE)

**STATE OF COLORADO
OFFICE OF THE STATE ARCHITECT
STATE BUILDINGS PROGRAM**

CONTRACTOR'S AGREEMENT DESIGN/BID/BUILD (D/B/B)

(STATE FORM SC-6.21)

State Agency

Insert Department or IHE's Full Legal Name

Department I.D.

Insert Department identification

Contract I.D. Number

Insert CMS number or other contract number

Project Number

Insert OSC Project Number

Project Name

Insert Project as as provided by the State Controller's Office

Contractor Name

Insert Contractor's full Legal Name including "Inc.", "LLC" etc.

Principal Representatives

For the State:

Name

Department Name

Address Line 1

Address Line 2

City, State ZIP

Email

For Contractor:

Name

Company Name

Address Line 1

Address Line 2

City, State ZIP

Email

ATTACHMENT 1: The General Conditions of the Contractor's Design/Bid/Build (D/B/B)
Agreement (SC-6.23)

**STATE OF COLORADO
OFFICE OF THE STATE ARCHITECT
STATE BUILDINGS PROGRAM**

**CONTRACTOR'S DESIGN/BID/BUILD AGREEMENT
(STATE FORM SC-6.21)**

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SIGNATURE PAGE

THE PARTIES HERETO HAVE EXECUTED THIS AGREEMENT

Each person signing this Agreement represents and warrants that the signer is duly authorized to execute this Agreement and to bind the Party authorizing such signature.

In accordance with §24-30-202, C.R.S., this Contract is not valid until signed by the State Controller (or an authorized delegate) or the Title of IHE CFO per the Fiscal Rules of the individual Institution of Higher Education

Project Number/Name: Insert OSC Project Number followed by Project Name

Contract ID No.: Insert CMS Number & Encumbrance Number

CONTRACTOR

INSERT: Legal Name of Contractor

STATE OF COLORADO

Jared S. Polis, Governor

INSERT: Name of Agency or IHE

INSERT: Name & Title of Head of Agency or IHE

By: Name & Title of Person Signing for Contractor

Date: _____

By: Name & Title of Person Signing for Agency or IHE

Date: _____

OFFICE OF THE STATE ARCHITECT

State Buildings Program

LEGAL REVIEW

Philip J. Weiser, Attorney General

By: Name & Title of Person Signing for State Buildings

Date: _____

By: Assistant Attorney General

Date: _____

STATE CONTROLLER

Robert Jaros, CPA, MBA, JD

By: Name of Agency or IHE Delegate

Effective Date: _____

**STATE OF COLORADO
OFFICE OF THE STATE ARCHITECT
STATE BUILDINGS PROGRAM**

CONTRACTOR'S DESIGN/BID/BUILD (D/B/B) AGREEMENT

(STATE FORM SC-6.21)

Department ID: Insert Dept. Code Contract ID #: Insert Contract ID
Project #: Insert Project #

1. PARTIES. THIS AGREEMENT is entered into by and between the STATE OF COLORADO, acting by and through the Insert Department's or IHE's Full Legal Name hereinafter referred to as the State or Principal Representative, and Insert Contractor's full Legal Name including "Inc.", "LLC" etc. having its offices at Street address, City, State and Zip Code hereinafter referred to as the Contractor.

2. EFFECTIVE DATE AND NOTICE OF NONLIABILITY. This Agreement shall not be effective or enforceable until it is approved and signed by the State Controller or its designee (hereinafter called the "Effective Date"), but shall be effective and enforceable thereafter in accordance with its provisions. The State shall not be bound by any provision of this Contract before the Effective Date, and shall have no obligation to pay Contractor for any Work performed or expense incurred before the Effective Date.

RECITALS:

WHEREAS, the Principal Representative intends to engage the services of a Contractor for the Insert Project Name as provided by the State Controller's Office hereinafter called the Project; and

WHEREAS, authority exists in the Law and Funds have been budgeted, appropriated, and otherwise made available, and a sufficient unencumbered balance thereof remains available for payment.

WHEREAS, the State has **Appropriated** and the Principal Representative has been authorized to expend the total sum of Insert Dollar Value in Written Words Dollars (\$____) for this project including all professional services, construction/improvements, project contingencies, furnishings, movable equipment, reimbursable expenses and miscellaneous expenses; and

(WHEREAS, funds are available for only a portion of the services defined herein, as more fully described in the funding Condition Precedent clause in Article 5.1; and)

WITNESSETH, that the State of Colorado and the Contractor agree as follows:

1 ARTICLE 1 PERFORMANCE OF THE WORK

The Contractor shall perform all of the Work required for the complete and prompt execution of everything described or shown in, or reasonably implied from the Contract Documents for the above referenced Project.

2 ARTICLE 2 PROVISIONS OF THE CONTRACT DOCUMENTS

The Contractor agrees to perform the Work to the highest industry standards and to the satisfaction of the State of Colorado and its contractor in strict accordance with the provisions of the Contract Documents.

3 ARTICLE 3 TIME OF COMPLETION

The Contractor agrees to Substantially Complete the Project within _____ calendar days from the date of the Notice to Proceed, in addition, the Contractor agrees to finally complete the Project from Substantial Completion to Final Acceptance within _____ calendar days for a total time of completion of the entire Project of _____ calendar days. The Contractor shall perform the Work with due diligence to completion.

4 ARTICLE 4 ESSENTIAL CONDITION

Timely completion of the Project is an essential condition of this Agreement. The Contractor shall be subject to any liquidated damages described in Article 7.6 for failure to satisfactorily complete the Work within the time periods in Article 3 above.

5 ARTICLE 5 CONTRACT SUM

The Contractor shall be paid for the performance of this Agreement, subject to any additions and deductions as provided for in Articles 32, 34 and 35 of The General Conditions of the Construction Contract SC-6.23, the sum of INSERT DOLLAR VALUE IN WORDS DOLLARS AND NO/100 (\$).

Name of Document	Short Description of Work/Date	Dollar Amount
Base Bid Amount	Base Bid	
Alt. #		
Alt. #		
	Total Contract Sum	\$ -

5.1 CONDITION PRECEDENT

(At the time of the execution of this Agreement, there are sufficient funds budgeted and appropriated to compensate the Contractor only for performance of the services through and including Insert the project phases that have been fully funded. Therefore, it shall be a Condition Precedent to the Contractor's performance of the remaining services and the State's liability to pay for such performance, sufficient funding must be appropriated and made available to the Principal Representative for the Project prior to _____ and, as a further Condition Precedent, a written Amendment is entered into in accordance with the State of Colorado Fiscal Rules, stating that additional funds are lawfully available for the project. If either Condition Precedent is not satisfied by _____, the Contractor's obligation to perform services for Insert the scope of work or phases that will be completed in the future and the State's obligation to pay for such service is discharged without liability to each other. If funding is eventually made available after _____, the Contractor has no right to perform services under of this Agreement and the state has no right to require the Architect/Engineer to perform the said services.)

6 ARTICLE 6 CONTRACT DOCUMENTS

The Contract Documents, as enumerated in Article 1.1 of The General Conditions of the Contractor's Design/Bid/Build (D/B/B) Agreement (SC-6.23), (the "General Conditions"). The Contract Documents, including the General Conditions, are all essential parts of this Agreement and are fully incorporated herein.

6.1 CAPITALIZED TERMS

Capitalized terms used herein and not defined shall have the meanings ascribed to them in The General Conditions of Design/Bid/Build (D/B/B) Agreement (SC-6.23)

7 ARTICLE 7 OPTIONAL PROVISIONS AND ELECTIONS

The provisions of this Article 7 alter or enlarge upon the following Articles (the General Conditions of the Contractor's Design/Bid/Build Agreement SC-6.23):

7.1 MODIFICATION OF ARTICLE 2: Execution, Correlation, Intent of Documents, Communication and Cooperation.

If the box below is marked, certification of apprenticeship utilization is required for all mechanical, sheet metal, fire suppression, sprinkler fitting, electrical and plumbing work on the project.

_____ Principal Representative initial

7.2 MODIFICATION OF ARTICLE 13: Shop Drawings, Product Data and Samples

If the box below is marked, the Buy Clean Colorado Act, §24-92-117, C.R.S., shall be applicable to the Project. The Contractor is responsible for submitting Environmental Product Declaration (EPD) information for all eligible materials to be used on the project.

_____ Principal Representative initial

7.3 MODIFICATION 1 OF ARTICLE 27: Labor and Wages

If the box below is marked, the Federal Davis-Bacon Act shall be applicable to the Project. The minimum wage rates to be paid on the Project shall be furnished by the Principal Representative and included in the Contract Documents.

_____ Principal Representative initial

7.4 MODIFICATION 2 OF ARTICLE 27: Labor and Wages

If the box below is marked, the State prevailing wage statute shall be applicable to the Project. The minimum wage rates to be paid on the Project shall be furnished by the Principal Representative and included in the Contract Documents.

_____ Principal Representative initial

7.5 MODIFICATION OF ARTICLE 39: Non-Binding Dispute Resolution – Facilitated Negotiations

If the box below is marked, and initialed by the State as noted, the requirement to participate in facilitated negotiations shall be deleted from this Contract. Article 39, Non-Binding Dispute Resolution – Facilitated Negotiations, shall be deleted in its entirety and all references to the right to the same where ever they appear in the contract shall be similarly deleted.

The box may be marked only for projects with an estimated value of less than \$500,000.

_____ Principal Representative initial

7.6 MODIFICATION OF ARTICLE 45: Guarantee Inspections After Completion

If the box below is marked the six month guarantee inspection is not required.

_____ Principal Representative initial

7.7 MODIFICATION OF ARTICLE 46: Time of Completion and Liquidated Damages

If an amount is indicated immediately below, liquidated damages shall be applicable to this Project as, and to, the extent shown below. Where an amount is indicated below, liquidated damages shall be assessed in accordance with and pursuant to the terms of The General Conditions of the Design/Bid/Build Agreement Article 46, Time of Completion And Liquidated Damages, in the amounts and as here indicated. The election of liquidated damages shall limit and control the parties right to damages as the State's sole and exclusive remedy for delay.

7.7.1 Inability To Use The Project

For the inability to use the Project, for each day after the number of calendar days specified in the Contractor's bid for the Project and the Agreement for achievement of Substantial Completion, until the day that the Project has achieved Substantial Completion and the Notice of Substantial Completion is issued, the Contractor agrees that an amount equal Insert dollar value in words Dollars (\$_____). shall be assessed against Contractor from amounts due and payable to the Contractor under the Contract, or the Contractor and the Contractor's Surety shall pay to the Principal Representative such sum

for any deficiency, if amounts on account thereof are deducted from remaining amounts due, but amounts remaining are insufficient to cover the entire assessment.

7.7.2 Damages Related to Extended Closeout

For damages related to or arising from additional administrative, technical, supervisory and professional expenses related to and arising from the extended closeout period, for each day in excess of the number of calendar days specified in the Contractor's bid for the Project and the Agreement to finally complete the Project as defined by the issuance of the Notice of Final Acceptance (after the issuance of the final Notice of Substantial Completion), the Contractor agrees that an amount equal to Insert dollar value in words Dollars (\$_____) shall be assessed against Contractor from amounts due and payable to the Contractor under the Contract, or the Contractor and the Contractor's Surety shall pay to the Principal Representative such sum for any deficiency, if amounts on account thereof are deducted from remaining amounts due but amounts remaining are insufficient to cover the entire assessment.

8 ARTICLE 8 NOTICE IDENTIFICATION

All Notices pertaining to this Agreement and the General Conditions (SC-5.23) or otherwise required to be given shall be transmitted in writing, to the individuals at the addresses listed below, and shall be deemed duly given when received by the parties at their addresses below or any subsequent persons or addresses provided to the other party in writing.

NOTICE TO PRINCIPAL REPRESENTATIVE:

Insert Name of Individual acting on the PR behalf

Insert Street Address

City, State Zip Code

Insert email address

With copies to State Buildings Program (or Delegate)

Insert Name of Individual acting on OSA/SBP behalf

Insert Street Address

City, State Zip Code

Insert email address

NOTICE TO CONTRACTOR:

Insert Name of Individual acting on the contractor behalf

Insert Street Address

City, State Zip Code

Insert email address

**STATE OF COLORADO
OFFICE OF THE STATE ARCHITECT
STATE BUILDINGS PROGRAM**

**CONTRACTOR'S DESIGN/BID/BUILD AGREEMENT
(STATE FORM SC-6.21)**

EXHIBIT A: CONTRACTORS BID

CONTRACTOR'S BID (Form SBP-6.13)
Bid Alternates (Form SBP-6.131)
Unit Pricing (Form SBP-6.133)
Bid Bond (Form SBP-6.14)
Labor Burden Calculation (Form SBP-6.18)

**STATE OF COLORADO
OFFICE OF THE STATE ARCHITECT
STATE BUILDINGS PROGRAM**

**CONTRACTOR'S DESIGN/BID/BUILD AGREEMENT
(STATE FORM SC-6.21)**

EXHIBIT B: PERFORMANCE BOND

PERFORMANCE BOND (Form SC-6.22)

**STATE OF COLORADO
OFFICE OF THE STATE ARCHITECT
STATE BUILDINGS PROGRAM**

**CONTRACTOR'S DESIGN/BID/BUILD AGREEMENT
(STATE FORM SC-6.21)**

EXHIBIT C: LABOR AND MATERIAL PAYMENT BOND

LABOR AND MATERIAL PAYMENT BOND (Form SC-6.221)

**STATE OF COLORADO
OFFICE OF THE STATE ARCHITECT
STATE BUILDINGS PROGRAM**

**CONTRACTOR'S DESIGN/BID/BUILD AGREEMENT
(STATE FORM SC-6.21)**

EXHIBIT D: INSURANCE CERTIFICATE(S)

INSURANCE CERTIFICATE(S) (attached)

**STATE OF COLORADO
OFFICE OF THE STATE ARCHITECT
STATE BUILDINGS PROGRAM**

**CONTRACTOR'S DESIGN/BID/BUILD AGREEMENT
(STATE FORM SC-6.21)**

EXHIBIT E: BUILDING CODE COMPLIANCE POLICY

BUILDING CODE COMPLIANCE POLICY: COORDINATION OF APPROVED BUILDING CODES, PLAN REVIEWS, BUILDING INSPECTIONS AND STATE DEVELOPMENT REQUIREMENTS

Refer to the Office of the State Architect's Building Codes Webpage for the *Building Code Compliance Policy* (Rev. July 2025)

Exhibit A: Approved Building Codes of the *Code Compliance Policy* dated July 2025 including the Amendments to the International Building Code and *Code Compliance Plan Review Procedures* (Rev. July 2025);

Exhibit B: Plan Review Procedures of the *Code Compliance Policy* dated July 2025

Exhibit I: State Development Requirements of the *Code Compliance Policy* dated July 2025

The State Buildings Program [Building Codes Webpage](#) may be found at:
<https://osa.colorado.gov/state-buildings/building-codes>

**STATE OF COLORADO
OFFICE OF THE STATE ARCHITECT
STATE BUILDINGS PROGRAM**

**CONTRACTOR'S DESIGN/BID/BUILD AGREEMENT
(STATE FORM SC-6.21)**

EXHIBIT F: STATE SALES AND USE TAX FORM

STATE SALES AND USE TAX FORM

**STATE OF COLORADO
OFFICE OF THE STATE ARCHITECT
STATE BUILDINGS PROGRAM**

**CONTRACTOR'S DESIGN/BID/BUILD AGREEMENT
(STATE FORM SC-6.21)**

**EXHIBIT G: APPLICABLE PREVAILING WAGE DETERMINATIONS AND APPRENTICESHIP
CONTRIBUTION RATES**

Applicable Prevailing Wage Determinations (Attached)
Apprenticeship Contribution Rates (Attached)

**STATE OF COLORADO
OFFICE OF THE STATE ARCHITECT
STATE BUILDINGS PROGRAM**

**CONTRACTOR'S DESIGN/BID/BUILD AGREEMENT
(STATE FORM SC-6.21)**

EXHIBIT H: APPRENTICESHIP UTILIZATION CERTIFICATIONS

APPRENTICESHIP UTILIZATION CERTIFICATIONS

**STATE OF COLORADO
OFFICE OF THE STATE ARCHITECT
STATE BUILDINGS PROGRAM**

**CONTRACTOR'S DESIGN/BID/BUILD AGREEMENT
(STATE FORM SC-6.21)**

SUPPLEMENTARY GENERAL CONDITIONS: FEDERAL PROVISIONS

Supplementary General Conditions Federal Provisions

SLFRF Federal Funds: Contractor Terms and Conditions Certification

SLFRF Federal Funds: Contractor Terms and Conditions



STATE OF COLORADO
OFFICE OF THE STATE ARCHITECT
STATE BUILDINGS PROGRAM

NOTICE TO PROCEED (DESIGN/BID/BUILD DELIVERY)

Date of Notice (to be inserted when Agreement is signed): _____

Date/Description of Contract Documents:

Institution or Agency:

Project No./Name:

(Attach Notice of Code Compliance from Code Review Agent for the documents described above)

To:

This is to advise you that your Performance Bond, Labor and Material Payment Bond, Insurance Policy and Certificates of Insurance have been received. Our issuance of this Notice does not relieve you of responsibility to assure that the bond and insurance requirements of the Contract Documents are met for the duration of the Agreement. The Agreement dated _____ covering the above described work has been fully executed.

You are hereby authorized and directed to proceed within ten (10) days from date of this Notice as required in the Agreement. Any liquidated damages for failure to achieve Substantial Completion by the date agreed that may be applicable to this Contract will be calculated using the date of this Notice for the date of the commencement of the Work.

The total completion date (including close-out) of the Project is:

By _____
State Buildings Program
(or Authorized Delegate) Date _____

By _____
Principal Representative
(Institution or Agency) Date _____

When completely executed, this form is to be sent to the Contractor by the Principal Representative.

**STATE OF COLORADO
OFFICE OF THE STATE ARCHITECT
STATE BUILDINGS PROGRAM**

**THE GENERAL CONDITIONS OF THE
CONTRACTOR'S DESIGN/BID/BUILD (D/B/B)
AGREEMENT**

(STATE FORM SC-6.23)

**STATE OF COLORADO
OFFICE OF THE STATE ARCHITECT
STATE BUILDINGS PROGRAM**

**THE GENERAL CONDITIONS OF THE CONTRACTOR'S DESIGN/BID/BUILD AGREEMENT
(STATE FORM SC-6.23)**

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**STATE OF COLORADO
OFFICE OF THE STATE ARCHITECT
STATE BUILDINGS PROGRAM**

**THE GENERAL CONDITIONS OF THE CONTRACTOR'S DESIGN/BID/BUILD AGREEMENT
(STATE FORM SC-6.23)**

1 ARTICLE 1 DEFINITIONS

1.1 CONTRACT DOCUMENTS

The Contract Documents consist of the following some of which are procedural documents used in the administration and performance of the Agreement:

- a) Contractor's Design/Bid/Build Agreement; (SC-6.21);
- b) Performance Bond (SC-6.22) and Labor and Material Payment Bond (SC-6.221);
- c) General Conditions of the Contractor's Design/Bid/Build Agreement (SC- 6.23)
- d) and if applicable, Supplementary General Conditions;
- e) Detailed Specification Requirements, including all addenda issued prior to the opening of the bids; and,
- f) Drawings, including all addenda issued prior to the opening of the bids.
- g) Change Orders (SC-6.31) and Amendments (SC-6.0), if any, when properly executed.
- h) Authorization to Bid (SBP-6.10)
- i) Information for Bidders (SBP-6.12);
- j) Bid (SBP-6.13), Bid Alternates, (SBP-6.131) and Unit Pricing (SBP-6.133) if applicable
- k) Bid Bond (SBP-6.14);
- l) Labor Burden Calculation (SBP-6.18)
- m) Notice of Award (SBP-6.15);
- n) Builder's risk insurance certificates of insurance (ACORD 25-S);
- o) Liability and Workers' compensation certificates of insurance;
- p) Notice to Proceed (Design/Bid/Build) (SBP-6.26);
- q) Notice of Approval of Occupancy/Use (SBP-01);
- r) Notice of Partial Substantial Completion (SBP-071);
- s) Notice of Substantial Completion (SBP-07);
- t) Notice of Partial Final Acceptance (SC-6.27);
- u) Notice of Final Acceptance (SBP-6.271);
- v) Notice of Partial Contractor's Settlement (SC-7.3);
- w) Notice of Contractor's Settlement (SBP-7.31);
- x) Application and Certificate for Contractor's Payment (SBP-7.2);
- y) Other Procedural and Reporting Documents or Forms

Other procedural and reporting documents or forms referred to in the General Conditions, the Supplementary General Conditions, the Specifications or required by the State Buildings Program or the Principal Representative, including but not necessarily limited to Pre-Acceptance Check List (SBP-05) and the Building Inspection Record (SBP-BIR). A list of the current standard State Buildings Program forms applicable to this Contract may be obtained from the Principal Representative on request.

1.2 DEFINITIONS OF WORDS AND TERMS USED

Agreement

The term "Agreement" shall mean the written agreement entered into by the State of Colorado acting by and through the Principal Representative and the Contractor for the performance of the Work and payment therefore, on State Form SC-6.21. The term Agreement when used without reference to State Form SC-6.21 may also refer to the entirety of the parties' agreement to perform the Work described in the Contract Documents or reasonably inferable there from. The term "Contract" shall be interchangeable with this latter meaning of the term Agreement

Amendment

The term "Amendment" means a written order signed by the Principal Representative or its authorized agent, issued after the execution of this Agreement, authorizing a change in the Work, the method or manner of performance, an adjustment in the Contract Sum, or the Contract Time as required by State Building Program's policy Contract Modification Guidelines.

Architect/Engineer

The term "Architect/Engineer" shall mean either the architect of record or the engineer of record under contract to the State of Colorado for the Project identified in the Contract Documents.

Change Order

The term "Change Order" means a written order directing the Contractor to make changes in the Work, in accordance with Article 35L, The Value of Changed Work.

Colorado Labor

The term "Colorado labor", as provided in C.R.S. § 8-17-101(2)(a), as amended, means any person who is a resident of the state of Colorado, at the time of the public Works project, without discrimination as to race, color, creed, sex, sexual orientation, marital status, national origin, ancestry, age, or religion except when sex or age is a bona fide occupational qualification. A resident of the state of Colorado is a person who can provide a valid Colorado driver's license, a valid Colorado state-issued photo identification, or documentation that he or she has resided in Colorado for the last thirty days.

Contractor

The word "Contractor" shall mean the person, company, firm, corporation or other legal entity entering into a contract with the State of Colorado acting by and through the Principal Representative

CORA

The term “CORA” refers to the Colorado Open Records Act, §§24-72-200.1, et seq., C.R.S.

Days

The term “days” whether singular or plural shall mean calendar days unless expressly stated otherwise. Where the term “business days” is used it shall mean business days of the State of Colorado.

Drawings

The term “Drawings” shall mean all drawings approved by appropriate State officials which have been prepared by the Architect/Engineer showing the Work to be done, except that where a list of drawings is specifically enumerated in the Supplementary General Conditions or division 1 of the Specifications, the term shall mean the drawings so enumerated, including all addenda drawings.

Emergency Field Change Order

The term “Emergency Field Change Order” shall mean a written change order for extra Work or a change in the Work necessitated by an emergency as defined in Article 35.4 executed on State form SC 6.31 and identified as an Emergency Field Change Order. The use of such orders is limited to emergencies and to the amounts shown in Article 35.4.

Final Acceptance

The terms “final acceptance” or “finally complete” mean the stage in the progress of the Work, after substantial completion, when all remaining items of Work have been completed, all requirements of the Contract Documents are satisfied and the Notice of Acceptance can be issued. Discrete physical portions of the Project may be separately and partially deemed finally complete at the discretion of the Principal Representative when that portion of the Project reaches such stage of completion and a partial Notice of Acceptance can be issued.

Fixed Limit of Construction Cost

The term “Fixed Limit of Construction Cost” shall set forth a dollar amount available for the total Construction Cost of all elements of the Work as specified by the Principal Representative.

Incident

The term ‘incident’ means any accidental or deliberate event that results in or constitutes an imminent threat of the unauthorized access, loss, disclosure, modification, disruption, or destruction of any communications or information resources of the State, which are included as part of the Work, as described in §§24-37.5-401, et seq., C.R.S. Incidents include, without limitation, (i) successful attempts to gain unauthorized access to a State system or State Records regardless of where such information is located; (ii) unwanted disruption or denial of service; (iii) the unauthorized use of a State system for the processing or storage of data; or (iv) changes to State system hardware, firmware, or software characteristics without the State’s knowledge, instruction, or consent.

Notice

The term “Notice” shall mean any communication in writing from either contracting party to the other by such means of delivery that receipt cannot properly be denied. Notice

shall be provided to the person identified to receive it in Article 8 of the Agreement. Notice Identification, or to such other person as either party identifies in writing to receive Notice Notwithstanding an email delivery or return receipt, email Notice shall not be adequate. Acknowledgment of receipt of a voice message shall not be deemed to waive the requirement that Notice, where required, shall be in writing.

Occupancy

The term "Occupancy" means occupancy taken by the State as Owner after the Date of Substantial Completion at a time when a building or other discrete physical portion of the Project is used for the purpose intended. The Date of Occupancy shall be the date of such first use, but shall not be prior to the date of execution of the Notice of Approval of Occupancy/Use. Prior to the date of execution of a Notice of Approval of Occupancy/Use, the state shall have no right to occupy and the project may not be considered safe for occupancy for the intended use.

Owner

The term "Owner" shall mean the Principal Representative.

PII

The term "PII" shall be defined as personally identifiable information including, without limitation, any information maintained by the State about an individual that can be used to distinguish or trace an individual's identity, such as name, social security number, date and place of birth, mother's maiden name, or biometric records; and any other information that is linked or linkable to an individual, such as medical, educational, financial, and employment information. PII includes, but is not limited to, all information defined as personally identifiable information in §§24-72-501 and 24-73-101, C.R.S. "PII" shall also mean "personal identifying information" as set forth at § 24-74-102, et. seq., C.R.S.

Principal Representative

The term "Principal Representative" shall be defined, as provided in C.R.S. § 24-30-1301(14), as the governing board of a state department, institution, or agency; or if there is no governing board, then the executive head of a state department, institution, or agency, as designated by the governor or the general assembly and as specifically identified in the Contract Documents, or shall have such other meaning as the term may otherwise be given in C.R.S. § 24-30-1301(14), as amended. The Principal Representative may delegate authority. The Contractor shall have the right to inquire regarding the delegated authority of any of the Principal Representative's representatives on the project and shall be provided with a response in writing when requested.

Product Data

The term "Product Data" shall mean all submittals in the form of printed manufacturer's literature, manufacturer's specifications, and catalog cuts.

Project

The "Project" is the total construction of which the Work performed under the Contract Documents is a part, and may include construction by the Principal Representative or by separate contractors.

Reasonably Inferable

The phrase "reasonably inferable" means that if an item or system is either shown or specified, all material and equipment normally furnished with such items or systems and needed to make a complete installation shall be provided whether mentioned or not, omitting only such parts as are specifically excepted, and shall include only components which the Contractor could reasonably anticipate based on his or her skill and knowledge using an objective, industry standard, not a subjective standard. This term takes into consideration the normal understanding that not every detail is to be given on the Drawings and Specifications. If there is a difference of opinion, the Principal Representative shall make the determination as to the standards of what reasonably inferable.

Samples

The term "Samples" shall mean examples of materials or Work provided to establish the standard by which the Work will be judged.

SBP

The term "SBP" means "State Buildings", which is used in connection with labeling applicable State form documents (e.g., "SBP-01" is the form number for Notice of Approval of Occupancy/Use).

SC

The term "SC" means "State Contract" which is used in connection with labeling applicable State form documents (e.g. "SC 6.23" is the State form number for these General Conditions of the Contractor's Design/Bid/Build Agreement).

Schedule of Values

The term "Schedule of Values" is defined as the itemized listing of description of the Work by Division and Section of the Specifications. The format shall be the same as Form SC-7.2. Included shall be the material costs, and the labor and other costs plus the sum of both.

Shop Drawings

The term "Shop Drawings" shall mean any and all detailed drawings prepared and submitted by Contractor, Subcontractor at any tier, vendors or manufacturers providing the products and equipment specified on the Drawings or called for in the Specifications.

Specifications

The term "Specifications" shall mean the requirements of the CSI divisions of the project manual prepared by the Architect/Engineer describing the Work to be accomplished.

State Buildings Program

Shall refer to the Office of the State Architect within the Department of Personnel & Administration of Colorado State government responsible for project administration, review, approval and coordination of plans, construction procurement policy, contractual procedures, and code compliance and inspection of all buildings, public Works and improvements erected for state purposes; except public roads and highways and projects under the supervision of the division of wildlife and the division of parks and outdoor

recreation as provided in C.R.S. § 24-30-1301, *et seq.* The term State Buildings Program shall also mean that individual within a State Department agency or institution, including institutions of higher education, who has signed an agreement accepting delegation to perform all or part of the responsibilities and functions of State Buildings Program.

State Confidential Information

The term “State Confidential Information” shall mean any and all State Records not subject to disclosure under CORA. State Confidential Information shall include, but is not limited to, PII, and State personnel records not subject to disclosure under CORA. State Confidential Information shall not include information or data concerning individuals that is not deemed confidential but nevertheless belongs to the State, which has been communicated, furnished, or disclosed by the State to Contractor which (i) is subject to disclosure pursuant to CORA; (ii) is already known to Contractor without restrictions at the time of its disclosure to Contractor; (iii) is or subsequently becomes publicly available without breach of any obligation owed by Contractor to the State; (iv) is disclosed to Contractor, without confidentiality obligations, by a third party who has the right to disclose such information; or (v) was independently developed without reliance on any State Confidential Information.

State Fiscal Rules

State Fiscal Rules means the fiscal rules promulgated by the Colorado State Controller pursuant to §24-30-202(13)(a), C.R.S.

State Records

The term “State Records” shall mean any and all State data, information, and records, regardless of physical form, including, but not limited to, information subject to disclosure under CORA.

Subcontractor

The term “Subcontractor” shall mean a person, firm or corporation supplying labor, materials, equipment and/or Services for Work at the site of the Project for, and under separate contract or agreement with the Contractor.

Submittals

The term “submittals” means drawings, lists, tables, documents and samples prepared by the Contractor to facilitate the progress of the Work as required by these General Conditions or the Drawings and Specifications. They consist of Shop Drawings, Product Data, Samples, and various administrative support documents including but not limited to lists of subcontractors, construction progress schedules, schedules of values, applications for payment, inspection and test results, requests for information, various document logs, and as-built drawings. Submittals are required by the Contract Documents, but except to the extent expressly specified otherwise are not themselves a part of the Contract Documents.

Substantial Completion

The terms “substantial completion” or “substantially complete” mean the stage in the progress of the Work when the construction is sufficiently complete, in accordance with the Contract Documents as modified by any Change Orders, so that the Work, or at the

discretion of the Principal Representative, any designated portion thereof, is available for its intended use by the Principal Representative and a Notice of Substantial Completion can be issued. Portions of the Project may, at the discretion of the Principal Representative, be designated as substantially complete.

Supplier

The term "Supplier" shall mean any manufacturer, fabricator, distributor, material man or vendor.

Surety

The term "Surety" shall mean the company providing the labor and material payment and performance bonds for the Contractor as obligor.

Value Engineering

"Value Engineering" or "VE" is defined as an analysis and comparison of cost versus value of building materials, equipment, and systems. VE considers the initial cost of construction, coupled with the estimated cost of maintenance, energy use, life expectancy and replacement cost. VE related to this Project shall include the analysis and comparison of building elements in an effort to reduce overall Project costs, while maintaining or enhancing the quality of the design intent, whenever possible.

Work

The term "Work" shall mean all or part of the labor, materials, equipment, and other services required by the Contract Documents or otherwise required to be provided by the Contractor to meet the Contractor's obligations under the Contract.

Work Product

The phrase "Work Product" means the tangible and intangible results of the Work, whether finished or unfinished, including drafts. Work Product includes, but is not limited to, documents, text, software (including source code), research, reports, proposals, specifications, plans, notes, studies, data, images, photographs, negatives, pictures, drawings, designs, models, surveys, maps, materials, ideas, concepts, know-how, and any other results of the Work. "Work Product" does not include any material that was developed prior to the Effective Date that is used, without modification, in the performance of the Work.

2 ARTICLE 2 EXECUTION, CORRELATION, INTENT OF DOCUMENTS, COMMUNICATION AND COOPERATION

2.1 EXECUTION

The Contractor, within ten (10) days from the date of Notice of Award, will be required to:

- a) Execute the Agreement, State Form SC-6.21;
- b) Furnish fully executed Performance and Labor and Material Payment Bonds on State Forms SC-6.22 and SC-6.221; and
- c) Furnish certificates of insurance evidencing all required insurance on standard Acord forms designed for such purpose.

- d) Furnish certified copies of any insurance policies requested by the Principal Representative.
- e) If Article 7.1 of the Contractor's Design/Bid/Build Agreement (SC-6.21) applies, furnish documentation that identifies the subcontractors that will be used for all mechanical, sheet metal, fire suppression, sprinkler fitting, electrical, and plumbing work required on the project and certify that that all firms identified participate in apprenticeship programs registered with the United States Department of Labor's Employment and Training Administration or state apprenticeship councils recognized by the United States Department of Labor and have a proven record of graduating a minimum of fifteen percent of its apprentices for at least three of the past five years;

2.2 CORRELATION

By execution of the Agreement the Contractor represents that the Contractor has visited the site, has become familiar with local conditions and local requirements under which the Work is to be performed, including the building code programs of the State Buildings Program as implemented by the Principal Representative, and has correlated personal observations with the requirements of the Contract Documents.

2.3 INTENT OF DOCUMENTS

The Contract Documents are complementary, and what is called for by any one document shall be as binding as if called for by all. The intention of the documents is to include all labor, materials, equipment and transportation necessary for the proper execution of the Work. Words describing materials or Work which have a well-known technical or trade meaning shall be held to refer to such recognized standards.

In any event, if any error exists, or appears to exist, in the requirements of the Drawings or Specifications, or if any disagreement exists as to such requirements, the Contractor shall have the same explained or adjusted by the Architect/Engineer before proceeding with the Work in question. In the event of the Contractor's failure to give prior written Notice of any such errors or disagreements of which the Contractor or the Subcontractors at any tier are aware, the Contractor shall, at no additional cost to the Principal Representative, make good any damage to, or defect in, Work which is caused by such omission.

Where a conflict occurs between or within standards, Specifications or Drawings, which is not resolved by reference to the precedence between the Contract Documents, the more stringent or higher quality requirements shall apply so long as such more stringent or higher quality requirements are reasonably inferable. The Architect/Engineer shall decide which requirements will provide the best installation.

With the exception noted in the following paragraph, the precedence of the Contract Documents is in the following sequence:

- a) The Supplementary General Conditions, if any;

- b) The Colorado Special Provisions, Article 52 of General Conditions of the Contractor's Design/Bid/Build (State Form SC-6.23);
- c) The Agreement (SC-6.21);
- d) The General Conditions (SC-6.23);
- e) Drawings and Specifications, all as modified by any addenda; and
- f) Any additional Exhibit to this agreement

Change Orders and Amendments, if any, to the Contract Documents take precedence over the original Contract Documents.

Notwithstanding the foregoing order of precedence, the Special Provisions of Article 52 of the General Conditions, Special Provisions, shall take precedence, rule and control over all other provisions of the Contract Documents.

Unless the context otherwise requires, form numbers in this document are for convenience only. In the event of any conflict between the form required by name or context and the form required by number, the form required by name or context shall control. The Contractor may obtain State forms from the Principal Representative upon request.

2.4 PARTNERING, COMMUNICATIONS AND COOPERATION

In recognition of the fact that conflicts, disagreements and disputes often arise during the performance of construction contracts, the Contractor and the Principal Representative aspire to encourage a relationship of open communication and cooperation between the employees and personnel of both, in which the objectives of the Contract may be better achieved and issues resolved in a more fully informed atmosphere.

The Contractor and the Principal Representative each agree to assign an individual who shall be fully authorized to negotiate and implement a voluntary partnering plan for the purpose of facilitating open communications between them. Within thirty days (30) of the Notice to Proceed, the assigned individuals shall meet to discuss development of an informal agreement to accomplish these goals.

The assigned individuals shall endeavor to reach an informal agreement, but shall have no such obligation. Any plans these parties voluntarily agree to implement shall result in no change to the contract amount, and no costs associated with such plan or its development shall be recoverable under any contract clause. In addition, no plan developed to facilitate open communication and cooperation shall alter, amend or waive any of the rights or duties of either party under the Contract unless and except by written Amendment to the Contract, nor shall anything in this clause or any subsequently developed partnering plan be deemed to create fiduciary duties between the parties unless expressly agreed in a written Amendment to the Contract. It is also recognized that projects with relatively low contract values may not justify the expense or special efforts required. In the case of small projects with an initial Contract value under \$500,000, the requirements of the preceding paragraph shall not apply.

3 ARTICLE 3 COPIES FURNISHED

The Contractor will be furnished, free of charge, the number of copies of Drawings and Specifications as specified in the Contract Documents, or if no number is specified, all copies reasonably necessary for the execution of the Work.

4 ARTICLE 4 OWNERSHIP OF DRAWINGS

Drawings or Specifications, or copies of either, furnished by the Architect/Engineer, are not to be used on any other Work. At the completion of the Work, at the written request of the Architect/Engineer, the Contractor shall endeavor to return all Drawings and Specifications.

The Contractor may retain the Contractor's Contract Document set, copies of Drawings and Specifications used to contract with others for any portion of the Work and a marked up set of as-built drawings.

5 ARTICLE 5 ARCHITECT/ENGINEER'S STATUS

The Architect/Engineer is the representative of the Principal Representative for purposes of administration of the Contract, as provided in the Contract Documents and the Agreement. In case of termination of employment or the death of the Architect/Engineer, the Principal Representative will appoint a capable Architect/Engineer against whom the Contractor makes no reasonable objection, whose status under the Contract shall be the same as that of the former Architect/Engineer.

6 ARTICLE 6 ARCHITECT/ENGINEER DECISIONS AND JUDGMENTS, ACCESS TO WORK AND INSPECTION

6.1 DECISIONS

The Architect/Engineer shall, within a reasonable time, make decisions on all matters relating to the execution and progress of the Work or the interpretation of the Contract Documents, and in the exercise of due diligence shall be reasonably available to the Contractor to timely interpret and make decisions with respect to questions relating to the design or concerning the Contract Documents.

6.2 JUDGMENTS

The Architect/Engineer is, in the first instance, the judge of the performance required by the Contract Documents as it relates to compliance with the Drawings and Specifications and quality of Workmanship and materials.

The Architect/Engineer shall make judgments regarding whether directed Work is extra or outside the scope of Work required by the Contract Documents at the time such direction is first given. If, in the Contractor's judgment, any performance directed by the Architect/Engineer is not required by the Contract Documents or if the Architect/Engineer does not make the judgment required, it shall be a condition precedent to the filing of any claim for additional cost related to such directed Work that the Contractor, before performing such Work, shall first obtain in writing, the Architect/Engineer's written decision that such directed Work is included in the performance required by the Contract Documents. If the Architect/Engineer's direction to perform the Work does not state that the Work is within the performance required by the Contract Documents, the Contractor shall, in writing, request the Architect/Engineer to advise in writing whether the directed Work will be considered extra Work or Work included in the performance required by the Contract Documents.

The Architect/Engineer shall respond to any such written request for such a decision within three (3) business days and if no response is provided, or if the Architect/Engineer's written decision is to the effect that the Work is included in the performance required by the Contract Documents, the Contractor may file with the Principal Representative and the Architect/Engineer a Notice of claim in accordance with Article 36, Claims. Whether or not a Notice of claim is filed, the Contractor shall proceed with the ordered Work. Disagreement with the decision of the Architect/Engineer shall not be grounds for the Contractor to refuse to perform the Work directed or to suspend or terminate performance.

6.3 ACCESS TO WORK

The Architect/Engineer, the Principal Representative and representatives of State Buildings Program shall at all times have access to the Work. The Contractor shall provide proper facilities for such access and for their observations or inspection of the Work.

6.4 INSPECTION

The Architect/Engineer has agreed to make, or that structural, mechanical, electrical engineers or other consultants will make, periodic visits to the site to generally observe the progress and quality of the Work to determine in general if the Work is proceeding in accordance with the Contract Documents. Observation may extend to all or any part of the Work and to the preparation, fabrication or manufacture of materials.

Without in any way meaning to be exclusive or to limit the responsibilities of the Architect/Engineer or the Contractor, the Architect/Engineer has agreed to observe, among other aspects of the Work, the following for compliance with the Contract Documents:

- a) Compaction testing reports based upon the findings and recommendations of the Principal Representative's testing consultant;
- b) Bearing surfaces of excavations before concrete is placed based upon the findings and recommendations of the Principal Representative's soils engineering consultant;
- c) Reinforcing steel after installation and before concrete is poured;

- d) Structural concrete;
- e) Laboratory reports on all concrete testing based upon the findings and recommendations of the Principal Representative's testing consultant;
- f) Structural steel during and after erection and prior to its being covered or enclosed;
- g) Steel welding; Principal Representative will furnish steel welding inspection consultant/agency if required or necessary for the project;
- h) Mechanical and plumbing Work following its installation and prior to its being covered or enclosed;
- i) Electrical Work following its installation and prior to its being covered or enclosed; and
- j) Any special or quality control testing required in the Contract Documents provided by the Principal Representative's testing consultant.

If the Specifications, the Architect/Engineer's instructions, laws, ordinances of any public authority require any Work to be specifically tested or approved, the Contractor shall give the Principal Representative, Architect/Engineer and appropriate testing agency (if necessary) timely notice of its readiness for observation by the Architect/Engineer or inspection by another authority, and if the inspection is by another authority, of the date fixed for such inspection, required certificates of inspection being secured by the Contractor. The Contractor shall give all required Notices to the Principal Representative or his or her designee for inspections required for the building inspection program. It shall be the responsibility of the Contractor to determine the Notice required by the State pursuant to Building Inspection Record for the Project, according to State form SBP-B.I.R., or the equivalent form required by the Principal Representative as approved by the State Buildings Program. If any portion of the Work should be covered contrary to the reasonable request of the Architect/Engineer, or to requirements specifically expressed in the Contract Documents, it must, if required in writing by the Architect/Engineer, be uncovered for its observation and shall be replaced at the Contractor's expense.

If any other portion of the Work has been covered which the Architect/Engineer has not specifically requested to observe prior to it's being covered, it may request to see such work and it shall be uncovered by the Contractor. If such work is found in accordance with the Contract Documents, the cost of uncovering and replacement shall, by appropriate Amendment or Change Order, be charged to the Principal Representative. If such work is found not in accordance with the Contract Documents, the Contractor shall pay such costs unless it is found that this condition was caused by the Principal Representative or a separate Contractor as provided in Article 18, in which event, the Principal Representative shall be responsible for the payment of such costs.

7 ARTICLE 7

CONTRACTOR'S SUPERINTENDENCE AND SUPERVISION

The Contractor shall employ, and keep present (as applicable) on the Project during its progress, a competent project manager as satisfactory to the Principal Representative. The project manager shall not be changed except with the consent of the Principal Representative, unless the project manager proves to be unsatisfactory to the Contractor and ceases to be in his or her employ. The project manager shall represent the Contractor for the Project, and in the absence of the Contractor, all directions given to the project manager shall be as binding as if given to the Contractor. Directions received by the project manager shall be documented by the project manager and communicated in writing with the Contractor.

The Contractor shall employ, and keep present on the Project during its progress, a competent superintendent and any necessary assistants, all satisfactory to the Architect/Engineer and the Principal Representative. The superintendent shall not be changed except with the consent of the Architect/Engineer and the Principal Representative, unless the superintendent proves to be unsatisfactory to the Project Manager/Contractor and ceases to be in his or her employ. The superintendent shall represent the Project Manager/Contractor in his or her absence and all directions given to the superintendent shall be as binding as if given to the Project Manager/Contractor. Directions received by the superintendent shall be documented by the superintendent and confirmed in writing with the Project Manager/Contractor.

The Contractor shall give efficient supervision to the Work, using his or her best skill and attention. He or she shall carefully study and compare all Drawings, Specifications and other written instructions and shall without delay report any error, inconsistency or omission which he or she may discover in writing to the Architect/Engineer. The Contractor shall not be liable to the Principal Representative for damage to the extent it results from errors or deficiencies in the Contract Documents or other instructions by the Architect/Engineer, unless the Contractor knew or had reason to know, that damage would result by proceeding and the Contractor fails to so advise the Architect/Engineer.

The superintendent shall see that the Work is carried out in accordance with the Contract Documents and in a uniform, thorough and first-class manner in every respect. The Contractor's superintendent shall establish all lines, levels, and marks necessary to facilitate the operations of all concerned in the Contractor's Work. The Contractor shall lay out all Work in a manner satisfactory to the Architect/Engineer, making permanent records of all lines and levels required for excavation, grading, foundations, and for all other parts of the Work.

8 ARTICLE 8

MATERIALS AND EMPLOYEES

Unless otherwise stipulated, the Contractor shall provide and pay for all materials, labor, water, tools, equipment, light, power, transportation and other facilities necessary for the execution and completion of the Work.

Unless otherwise specified, all materials shall be new and both workmanship and materials shall be first class and of uniform quality. The Contractor shall, if required, furnish satisfactory evidence as to the kind and quality of materials.

The Contractor is fully responsible for all acts and omissions of the Contractor's employees and shall at all times enforce strict discipline and good order among employees on the site. The Contractor shall not employ on the Work any person reasonably deemed unfit by the Principal Representative or anyone not skilled in the Work assigned to them.

9 ARTICLE 9 SURVEYS, PERMITS, LAWS, TAXES AND REGULATIONS

9.1 SURVEYS

The Principal Representative shall furnish all surveys, property lines and bench marks deemed necessary by the Architect/Engineer, unless otherwise specified.

9.2 PERMITS AND LICENSES

Permits and licenses necessary for the prosecution of the Work shall be secured and paid for by the Contractor. Unless otherwise specified in the Specifications, no local municipal or county building permit shall be required. However, State Buildings Program requires each Principal Representative to administer a building code inspection program, the implementation of which may vary at each agency or institution of the State. The Contractors' employees shall become personally familiar with these local conditions and requirements and shall fully comply with such requirements. State electrical and plumbing permits are required, unless the requirement to obtain such permits is altered by State Building's Programs. The Contractor shall obtain and pay for such permits.

Easements for permanent structures or permanent changes in existing facilities shall be secured and paid for by the Principal Representative, unless otherwise specified.

9.3 TAXES

9.3.1 Refund of Sales and Use Taxes

The Contractor shall pay all local taxes required to be paid, including but not necessarily limited to all sales and use taxes. If requested by the Principal Representative prior to issuance of the Notice to Proceed or directed in the Supplementary General Conditions or the Specifications, the Contractor shall maintain records of such payments in respect to the Work, which shall be separate and distinct from all other records maintained by the Contractor, and the Contractor shall furnish such data as may be necessary to enable the State of Colorado, acting by and through the Principal Representative, to obtain any refunds of such taxes which may be available under the laws, ordinances, rules or regulations applicable to such taxes. When so requested or directed, the Contractor shall require Subcontractors at all tiers to pay all local sales and use taxes required to be paid and to maintain records and furnish the Contractor with such data as may be necessary to obtain refunds of the taxes paid by such Subcontractors. No State sales and use taxes

are to be paid on material to be used in this Project. On application by the purchaser or seller, the Department of Revenue shall issue to a Contractor or to a Subcontractor at any tier, a certificate or certificates of exemption per C.R.S. § 39-26-703(2)(b), and C.R.S. § 39-26-708.

9.3.2 Federal Taxes

The Contractor shall exclude the amount of any applicable federal excise or manufacturers' taxes from the proposal. The Principal Representative will furnish the Contractor, on request exemption certificates.

9.4 LAWS AND REGULATIONS

The Contractor shall give all notices and comply with all laws, ordinances, rules and regulations bearing on the conduct of the Work as drawn or specified. If the Contractor observes that the Drawings or Specifications require Work, which is at variance therewith, the Contractor shall, without delay, notify the Architect/Engineer in writing and any necessary changes shall be adjusted as provided in Article 35, Changes In The Work.

The Contractor shall bear all costs arising from the performance of Work required by the Drawings or Specifications that the Contractor knows to be contrary to such laws, ordinances, rules or regulations, if such Work is performed without giving Notice to the Architect/Engineer.

10 ARTICLE 10 PROTECTION OF WORK AND PROPERTY

10.1 GENERAL PROVISIONS

The Contractor shall continuously maintain adequate protection of all Work and materials, protect the property from injury or loss arising in connection with this Contract and adequately protect adjacent property as provided by law and the Contract Documents. The Contractor shall make good any damage, injury or loss, except to the extent:

- a) Directly due to errors in the Contract Documents;
- b) Caused by agents or employees of the Principal Representative; and,
- c) Due to causes beyond the Contractor's control and not to fault or negligence; provided such damage, injury or loss would not be covered by the insurance required to be carried by the Contractor;

10.2 SAFETY PRECAUTIONS

The Contractor shall take all necessary precautions for the safety of employees on the Project, and shall comply with all applicable provisions of federal, State and municipal safety laws and building codes to prevent accidents or injury to persons on, about or adjacent to the premises where the Work is being performed. He or she shall erect and properly maintain at all times, as required by the conditions and progress of the Work, all

necessary safeguards for the protection of Workers and the public and shall post danger signs warning against the hazards created by such features of construction as protruding nails, hoists, well holes, elevator hatchways, scaffolding, window openings, stairways and falling materials; and he or she shall designate a responsible member of his or her organization on the Project, whose duty shall be the prevention of accidents. The name and position of any person so designated shall be reported to the Architect/Engineer by the Contractor.

The Contractor shall provide all necessary bracing, shoring and tying of all structures, decks and framing to prevent any structural failure of any material which could result in damage to property or the injury or death of persons; take all precautions to insure that no part of any structure of any description is loaded beyond its carrying capacity with anything that will endanger its safety at any time during the execution of this Contract; and provide for the adequacy and safety of all scaffolding and hoisting equipment. The Contractor shall not permit open fires within the building enclosure. The Contractor shall construct and maintain all necessary temporary drainage and do all pumping necessary to keep excavations and floors, pits and trenches free of water. The Contractor shall be solely responsible for all construction means, methods, techniques, sequences and procedures, and for coordinating all portions of the Work, except as otherwise noted.

The Contractor shall take due precautions when obstructing sidewalks, streets or other public ways in any manner, and shall provide, erect and maintain barricades, temporary walkways, roadways, trench covers, colored lights or danger signals and any other devices necessary or required to assure the safe passage of pedestrians and automobiles.

10.3 EMERGENCIES

In an emergency affecting the safety of life or of the Work or of adjoining property, the Contractor without special instruction or authorization from the Architect/Engineer or Principal Representative, is hereby permitted to act, at his or her discretion, to prevent such threatened loss or injury; and he or she shall so act, without appeal, if so authorized or instructed. Provided the Contractor has no responsibilities for the emergency, if the Contractor incurs additional cost not otherwise recoverable from insurance or others on account of any such emergency Work, the Contract sum shall be equitably adjusted in accordance with Article 35, Changes In The Work.

11 ARTICLE 11 DRAWINGS AND SPECIFICATIONS ON THE WORK

The Contractor shall keep on the job site one copy of the Contract Documents in good order, including current copies of all Drawings and Specifications for the Work, and any approved Shop Drawings, Product Data or Samples, and as-built drawings. As-built drawings shall be updated weekly by the Contractor and Subcontractors to reflect actual constructed conditions including dimensioned locations of underground Work and the Contractor's failure to maintain such updates may be grounds to withhold portions of payments otherwise due in accordance with Article 33, Payments Withheld. All such documents shall be available to the Architect/Engineer and representatives of the State.

In addition, the Contractor shall keep on the job site one copy of all approved addenda, Change Orders and requests for information issued for the Work.

The Contractor shall develop procedures to insure the currency and accuracy of as-built drawings and shall maintain on a current basis a log of requests for information and responses thereto, a Shop Drawing and Product Data submittal log, and a Sample submittal log to record the status of all necessary and required submittals.

12 ARTICLE 12 REQUESTS FOR INFORMATION AND SCHEDULES

12.1 REQUESTS FOR INFORMATION

The Architect/Engineer shall furnish additional instructions with reasonable promptness, by means of drawings or otherwise, necessary for the proper execution of the Work. All such drawings and instructions shall be consistent with the Contract Documents and reasonably inferable there from. The Architect/Engineer shall determine what additional instructions or drawings are necessary for the proper execution of the Work.

The Work shall be executed in conformity with such instructions and the Contractor shall do no Work without proper drawings, specifications or instructions. If the Contractor believes additional instructions, specifications or drawings are needed for the performance of any portion of the Work, the Contractor shall give Notice of such need in writing through a request for information furnished to the Architect/Engineer sufficiently in advance of the need for such additional instructions, specifications or drawings to avoid delay and to allow the Architect/Engineer a reasonable time to respond. The Contractor shall maintain a log of the requests for information and the responses provided.

12.2 SCHEDULES

12.2.1 Submittal Schedules

Prior to filing the Contractor's first application for payment, a schedule shall be prepared which may be preliminary to the extent required, fixing the dates for the submission and initial review of required Shop Drawings, Product Data and Samples for the beginning of manufacture and installation of materials, and for the completion of the various parts of the Work. It shall be prepared so as to cause no delay in the Work or in the Work of any other contractor. The schedule shall be subject to change from time to time in accordance with the progress of the Work, and it shall be subject to the review and approval by the Architect/Engineer. It shall fix the dates at which the various Shop Drawings Product Data and Samples will be required from the Architect/Engineer. The Architect/Engineer, after review and agreement as to the time provided for initial review, shall review and comment on the Shop Drawings, Product Data and Samples in accordance with that schedule. The schedule shall be finalized, prepared and submitted with respect to each of the elements of the Work in time to avoid delay, considering reasonable periods for review, manufacture or installation.

At the time the schedule is prepared, the Contractor, the Architect/Engineer and Principal Representative shall jointly identify the Shop Drawing, Product Data and Samples, if any, which the Principal Representative shall receive simultaneously with the Architect/Engineer for the purposes of owner coordination with existing facility standards and systems. The Contractor shall furnish a copy for the Principal Representative when so requested. Transmittal of Shop Drawings and Product Data copies to the Principal Representative shall be solely for the convenience of the Principal Representative and shall neither create nor imply responsibility or duty of review by the Principal Representative.

The Contractor may also, or at the direction of the Principal Representative at any time shall, prepare and maintain a schedule, which may also be preliminary and subject to change to the extent required, fixing the dates for the initial responses to requests for information or for detail drawings which will be required from the Architect/Engineer to allow the beginning of manufacture, installation of materials and for the completion of the various parts of the Work. The schedule shall be subject to review and approval by the Architect/Engineer. The Architect/Engineer shall, after review and agreement, furnish responses and detail drawings in accordance with that schedule. Any such schedule shall be prepared and approved in time to avoid delay, considering reasonable periods for review, manufacture or installation, but so long as the request for information schedule is being maintained, it shall not be deemed to transfer responsibility to the Contractor for errors or omissions in the Contract Documents where circumstances make timely review and performance impossible.

The Architect/Engineer shall not unreasonably withhold approval of the Contractor's schedules and shall inform the Contractor and the Principal Representative of the basis of any refusal to agree to the Contractor's schedules. The Principal Representative shall attempt to resolve any disagreements.

12.2.2 Schedule of Values

Within twenty-one (21) calendar days after the date of the Notice to Proceed, the Contractor shall submit to the Architect/Engineer and Principal Representative, for approval, and to the State Buildings Program when specifically requested, a complete itemized schedule of the values of the various parts of the Work, as estimated by the Contractor, aggregating the total price. The schedule of values shall be in such detail as the Architect/Engineer or the Principal Representative shall require, prepared on forms acceptable to the Principal Representative. It shall, at a minimum, identify on a separate line each division of the Specifications including the general conditions costs to be charged to the Project. The Contractor shall revise and resubmit the schedule of values for approval when, in the opinion of the Architect/Engineer or the Principal Representative, such resubmittal is required due to changes or modifications to the Contract Documents or the Contract sum.

The total cost of each line item so separately identified shall, when requested by the Architect/Engineer or the Principal Representative, be broken down into reasonable estimates of the value of:

- a) Material, which shall include the cost of material actually built into the Project plus any local sales or use tax paid thereon; and,
- b) Labor and other costs.

The cost of subcontracts shall be incorporated in the Contractor's schedule of values, and when requested by the Architect/Engineer or the Principal Representative, shall be separately shown as line items.

The Architect/Engineer shall review the proposed schedules and approve it after consultation with the Principal Representative, or advise the Contractor of any required revisions within ten (10) days of its receipt. In the event no action is taken on the submittal within ten days, the Contractor may utilize the schedule of values as its submittal for payment until it is approved or until revisions are requested.

When the Architect/Engineer deems it appropriate to facilitate certification of the amounts due to the Contractor, further breakdown of subcontracts, including breakdown by labor and materials, may be directed.

This schedule of values, when approved, will be used in preparing Contractor's applications for payment on State Form SC-7.2, Application for Payment.

12.2.3 Construction Schedules

Within twenty-one (21) calendar days after the date of the Notice to Proceed, the Contractor shall submit to the Architect/Engineer and the Principal Representative, and to the State Buildings Program when specifically requested, on a form acceptable to them, an overall timetable of the construction schedule for the Project. Unless the Supplementary General Conditions or the Specifications allow scheduling with bar charts or other less sophisticated scheduling tools, the Contractor's schedule shall be a critical-path method (CPM) construction schedule. The CPM schedule shall start with the date of the Notice to Proceed and include submittals activities, the various construction activities, change order Work (when applicable), close-out, testing, demonstration of equipment operation when called for in the Specifications, and acceptance. The CPM schedule shall at a minimum correlate to the schedule of values line items and shall be cost loaded if requested by the Architect/Engineer or Principal Representative. The completion time shall be the time specified in the Agreement and all Project scheduling shall allocate float utilizing the full period available for construction as specified in the Agreement on State Form SC 6.13, without indication of early completion, unless such earlier completion is approved in writing by the Principal Representative and State Building Programs.

The time shown between the starting and completion dates of the various elements within the construction schedule shall represent one hundred per cent (100%) completion of each element.

All other elements of the CPM schedule shall be as required by the Specifications. In addition, the Contractor shall submit monthly updates or more frequently, if required by the Principal Representative, updates of the construction schedule. These updates shall reflect the Contractor's "Work in place" progress.

When requested by the Architect/Engineer, the Principal Representative or the State Buildings Program, the Contractor shall revise the construction schedule to reflect changes in the schedule of values.

When the testing of materials is required by the Specifications, the Contractor shall also prepare and submit to the Architect/Engineer and the Principal Representative a schedule for testing in accordance with Article 14, Samples and Testing.

13 ARTICLE 13 SHOP DRAWINGS, PRODUCT DATA AND SAMPLES

13.1 SUBMITTAL PROCESS

The Contractor shall check and field verify all dimensions. The Contractor shall check, approve and submit to the Architect/Engineer in accordance with the schedule described in Article 12, Requests for Information and Schedules, all Shop Drawings, Product Data and Samples required by the specifications or required by the Contractor for the Work of the various trades. All Drawings and Product Data shall contain identifying nomenclature and each submittal shall be accompanied by a letter of transmittal identifying in detail all enclosures. The number of copies of Shop Drawings and Product Data to be submitted shall be as specified in the Specifications and if no number is specified then three copies shall be submitted.

The Architect/Engineer shall review and comment on the Shop Drawings and Product Data within the time provided in the agreed upon schedule for conformance with information given and the design concept expressed in, or reasonably inferred from, the Contract Documents. The nature of all corrections to be made to the Shop Drawings and Product Data, if any, shall be clearly noted, and the submittals shall be returned to the Contractor for such corrections. If a change in the scope of the Work is intended by revisions requested to any Shop Drawings and Product Data, the Contractor shall be requested to prepare a change proposal in accordance with Article 35, Changes In The Work. On resubmitted Shop Drawings, Product Data or Samples, the Contractor shall direct specific attention in writing on the transmittal cover to revisions other than those corrections requested by the Architect/Engineer on any previously checked submittal. The Architect/Engineer shall promptly review and comment on, and return, the resubmitted items.

The Contractor shall thereafter furnish such other copies in the form approved by the Architect/Engineer as may be needed for the prosecution of the Work.

13.1.1 Buy Clean Colorado (BCCO) Act

If applicable in Article 7 of the Agreement (SC-6.21), the Contractor shall submit products that comply with the State's Environmental Product Declaration (EPD) for each eligible material within the Project specifications. The BCCO Act EPD Submittal form (EE-5.2) shall be used to certify that all applicable materials have been considered. The Contractor is responsible for submitting the eligible product-specific EPDs to the Architect/Engineer for approval. Each EPD must reference the associated Product Category Rule (PCR), indicate

third-party verification (Type III), and reference all ISO Standards (ISO 14025:2006, ISO 14040:2006, and ISO 14044:2006).

Contractor shall maintain and organize all approved project EPDs and waivers to be submitted in a zip folder as part of the closeout documentation.

13.2 FABRICATION AND ORDERING

Fabrication shall be started by the Contractor only after receiving approved Shop Drawings from the Architect/Engineer. Materials shall be ordered in accordance with approved Product Data. Work which is improperly fabricated, whether through incorrect Shop Drawings, faulty workmanship or materials, will not be acceptable.

13.3 DEVIATIONS FROM DRAWINGS OR SPECIFICATIONS

The review and comments of the Architect/Engineer of Shop Drawings, Product Data or Samples shall not relieve the Contractor from responsibility for deviations from the Drawings or Specifications, unless he or she has in writing called the attention of the Architect/Engineer to such deviations at the time of submission, nor shall it relieve the Contractor from responsibility for errors of any sort in Shop Drawings or Product Data. Review and comments on Shop Drawings or Product Data containing identified deviations from the Contract Documents shall not be the basis for a Change Order or a claim based on a change in the scope of the Work unless Notice is given to the Architect/Engineer and Principal Representative of all additional costs, time and other impacts of the identified deviation by bringing it to their attention in writing at the time the submittals are made, and any subsequent change in the Contract sum or the Contract time shall be limited to cost, time and impacts so identified.

13.4 CONTRACTOR REPRESENTATIONS

By preparing, approving, and/or submitting Shop Drawings, Product Data and Samples, the Contractor represents that the Contractor has determined and verified all materials, field measurements, and field construction criteria related thereto, and has checked and coordinated the information contained within each submittal with the requirements of the Work, the Project and the Contract Documents and prior reviews and approvals.

14 ARTICLE 14 SAMPLES AND TESTING

14.1 SAMPLES

The Contractor shall furnish for approval, with such promptness as to cause no delay in his or her Work or in that of any other Contractor, all Samples as directed by the Architect/Engineer. The Architect/Engineer shall check and approve such Samples, with reasonable promptness, but only for conformance with the design intent of the Contract Documents and the Project, and for compliance with any submission requirements given in the Contract Documents.

14.2 TESTING - GENERAL

The Contractor shall provide such equipment and facilities as the Architect/Engineer may require for conducting field tests and for collecting and forwarding samples to be tested. Samples themselves shall not be incorporated into the Work after approval without the permission of the Architect/Engineer.

All materials or equipment proposed to be used may be tested at any time during their preparation or use. The Contractor shall furnish the required samples without charge and shall give sufficient Notice of the placing of orders to permit the testing thereof. Products may be sampled either prior to shipment or after being received at the site of the Work.

Tests shall be made by an accredited testing laboratory. Except as otherwise provided in the Specifications, sampling and testing of all materials, and the laboratory methods and testing equipment, shall be in accordance with the latest standards and tentative methods of the American Society of Testing Materials (ASTM). The cost of testing which is in addition to the requirements of the Specifications shall be paid by the Contractor if so directed by the Architect/Engineer, and the Contract sum shall be adjusted accordingly by Change Order; provided however, that whenever testing shows portions of the Work to be deficient, all costs of testing including that required to verify the adequacy of repair or replacement Work shall be the responsibility of the Contractor.

14.3 TESTING - CONCRETE AND SOILS

Unless otherwise specified or provided elsewhere in the Contract Documents, the Principal Representative will contract for and pay for the testing of concrete and for soils compaction testing through an independent laboratory or laboratories selected and approved by the Principal Representative. The Contractor shall assume the responsibility of arranging, scheduling and coordinating the concrete sample collection efforts and soils compaction efforts in an efficient and cost effective manner. Testing shall be performed in accordance with the requirements of the Specifications, and if no requirements are specified, the Contractor shall request instructions and testing shall be as directed by the Architect/Engineer or the soils engineer, as applicable, and in accordance with standard industry practices.

The Principal Representative and the Architect/Engineer shall be given reasonable advance notice of each concrete pour and reserve the right to either increase or decrease the number of cylinders or the frequency of tests.

Soil compaction testing shall be at random locations selected by the soils engineer. In general, soils compaction testing shall be as directed by the soils engineer and shall include all substrate prior to backfill or construction.

14.4 TESTING - OTHER

Additional testing required by the Specifications will be accomplished and paid for by the Principal Representative in a manner similar to that for concrete and soils unless noted otherwise in the Specifications. In any case, the Contractor will be responsible for arranging, scheduling and coordinating additional tests. Where the additional testing will be contracted and paid for by the Principal Representative the Contractor shall give the

Principal Representative not less than one-month advance written Notice of the date the first such test will be required.

15 ARTICLE 15 SUBCONTRACTS

15.1 CONTRACT PERFORMANCE OUTSIDE OF THE UNITED STATES OR COLORADO

After the contract is awarded, Contractor is required to provide written notice to the Principal Representative no later than twenty (20) days after deciding to perform services under this contract outside the United States or Colorado or to subcontract services under this contract to a subcontractor that will perform such services outside the United States or Colorado. The written notification must include, but need not be limited to, a statement of the type of services that will be performed at a location outside the United States or Colorado and the reason why it is necessary or advantageous to go outside the United States or Colorado to perform the services. All notices received by the State pursuant to outsourced services shall be posted on the Colorado Department of Personnel & Administration's website. If Contractor knowingly fails to notify the Principal Representative of any outsourced services as specified herein, the Principal Representative, at its discretion, may terminate this contract as provided in the Colorado Procurement Code or the applicable procurement code for institutions of higher education (Does not apply to any project that receives federal moneys)

15.2 SUBCONTRACTOR LIST

Prior to the Notice to Proceed to commence construction, the Contractor shall submit to the Architect/Engineer, the Principal Representative and State Buildings Program a preliminary list of Subcontractors. It shall be as complete as possible at the time, showing all known Subcontractors planned for the Work. The list shall be supplemented as other Subcontractors are determined by the Contractor and any such supplemental list shall be submitted to the Architect/Engineer, the Principal Representative and State Buildings Program not less than ten (10) days before the Subcontractor commences Work.

15.3 SUBCONTRACTOR SUBSTITUTIONS

The Contractor's list shall include those Subcontractors, if any, which the Contractor indicated in its bid, would be employed for specific portions of the Work if such indication was requested in the bid documents issued by the State. The substitution of any Subcontractor listed in the Contractor's bid shall be justified in writing not less than ten (10) days after the date of the Notice to Proceed to commence construction, and shall be subject to the approval of the Principal Representative. For reasons such as the Subcontractor's refusal to perform as agreed, subsequent unavailability or later discovered bid errors, or other similar reasons, but not including the availability of a lower Subcontract price, such substitution may be approved. The Contractor shall bear any additional cost incurred by such substitutions.

15.4 CONTRACTOR RESPONSIBLE FOR SUBCONTRACTORS

The Contractor shall not employ any Subcontractor that the Architect/Engineer, within ten (10) days after the date of receipt of the Contractor's list of Subcontractors or any supplemental list, objects to in writing as being unacceptable to either the Architect/Engineer, the Principal Representative or State Buildings Program. If a Subcontractor is deemed unacceptable, the Contractor shall propose a substitute Subcontractor and the Contract sum shall be adjusted by any demonstrated difference between the Subcontractor's bids, except where the Subcontractor has been debarred by the State or fails to meet qualifications of the Contract Documents to perform the Work proposed.

The Contractor shall be fully responsible to the Principal Representative for the acts and omissions of Subcontractors and of persons either directly or indirectly employed by them. All instructions or orders in respect to Work to be done by Subcontractors shall be given to the Contractor.

15.5 SUBCONTRACTOR RESPONSIBILITY TO OTHERS

Pursuant to C.R.S. § 24-91-103 (2), if a subcontractor fails to make payments to their suppliers, sub-subcontractors, and laborers interest in the same manner as described in Section 31.5 regarding payments to the contractor to the subcontractor. At the time the subcontractor submits a request for payment to the contractor, the subcontractor shall also submit to the contractor a list of the subcontractor's suppliers, sub-subcontractors, and laborers. The contractor shall be relieved of the requirements regarding payment and interest payment until the subcontractor submits such list. If the contractor fails to make timely payments to the subcontractor as required by Section 31.5 the contractor shall pay the subcontractor interest as specified by contract or at the rate of fifteen percent per annum whichever is higher, on the amount of the payment, which was not made in a timely manner. The interest shall accrue for the period from the required payment date to the date on which payment is made.

15.6 The Contractor shall be responsible for coordinating State Prevailing Wage requirements as described in Article 27

16 ARTICLE 16 RELATIONS OF CONTRACTOR AND SUBCONTRACTOR

The Contractor agrees to bind each Subcontractor to the terms of these General Conditions and to the requirements of the Drawings and Specifications, and any Addenda thereto, and also all the other Contract Documents, so far as applicable to the Work of such Subcontractor. The Contractor further agrees to bind each Subcontractor to those terms of the General Conditions which expressly require that Subcontractors also be bound, including without limitation, requirements that Subcontractors waive all rights of subrogation, provide adequate general commercial liability and property insurance, automobile insurance and workers' compensation insurance as provided in Article 25, Insurance.

Nothing contained in the Contract Documents shall be deemed to create any contractual relationship whatsoever between any Subcontractor and the State of Colorado acting by and through its Principal Representative.

17 ARTICLE 17 MUTUAL RESPONSIBILITY OF CONTRACTORS

Should the Contractor cause damage to any separate contractor on the Work, the Contractor agrees, upon due Notice, to settle with such contractor by agreement, if he or she will so settle. If such separate contractor sues the Principal Representative on account of any damage alleged to have been so sustained, the Principal Representative shall notify the Contractor, who shall defend such proceedings if requested to do so by Principal Representative. If any judgment against the Principal Representative arises there from, the Contractor shall pay or satisfy it and pay all costs and reasonable attorney fees incurred by the Principal Representative, in accordance with Article 53.8, Indemnification, provided the Contractor was given due Notice of an opportunity to settle.

18 ARTICLE 18 SEPARATE CONTRACTS

The Principal Representative reserves the right to enter into other contracts in connection with the Project or the Contract. The Contractor shall afford other contractors reasonable opportunity for the introduction and storage of their materials and the execution of their Work, and shall properly connect and coordinate his or her Work with theirs. If any part of the Contractor's Work depends, for proper execution or results, upon the Work of any other contractor, the Contractor shall inspect and promptly report to the Architect/Engineer any defects in such Work that render it unsuitable for such proper execution and results. Failure of the Contractor to so inspect and report shall constitute an acceptance of the other contractor's Work as fit and proper for the reception of Work, except as to defects which may develop in the other Contractor's Work after the execution of the Contractor's Work.

To insure the proper execution of subsequent Work, the Contractor shall measure Work already in place and shall at once report to the Architect/Engineer any discrepancy between the executed Work and the Drawings.

19 ARTICLE 19 USE OF PREMISES

The Contractor shall confine apparatus, the storage of materials and the operations of workmen to limits indicated by law, ordinances, permits and any limits lines shown on the Drawings. The Contractor shall not unreasonably encumber the premises with materials.

The Contractor shall enforce all of the Architect/Engineer's instructions and prohibitions regarding, without limitation, such matters as signs, advertisements, fires and smoking.

20 ARTICLE 20 CUTTING, FITTING OR PATCHING

The Contractor shall do all cutting, fitting or patching of Work that may be required to make its several parts come together properly and fit it to receive or be received by Work of other Contractors shown upon, or reasonably inferred from, the Drawings and Specifications for the complete structure, and shall provide for such finishes to patched or fitted Work as the Architect/Engineer may direct. The Contractor shall not endanger any Work by cutting, excavating or otherwise altering the Work and shall not cut or alter the Work of any other Contractor save with the consent of the Architect/Engineer.

21 ARTICLE 21 UTILITIES

21.1 TEMPORARY UTILITIES

Unless otherwise specifically stated in the Specifications or on the Drawings, the Principal Representative shall be responsible for the locations of all utilities as shown on the Drawings or indicated elsewhere in the Specifications, subject to the Contractor's compliance with all statutory or regulatory requirements to call for utility locates. When actual conditions deviate from those shown the Contractor shall comply with the requirements of Article 37, Differing Site Conditions. The Contractor shall provide and pay for the installation of all temporary utilities required to supply all the power, light and water needed by him or her and other Contractors for their Work and shall install and maintain all such utilities in such manner as to protect the public and Workmen and conform with any applicable laws and regulations. Upon completion of the Work, he or she shall remove all such temporary utilities from the site. The Contractor shall pay for all consumption of power, light and water used by him or her and the other Contractors, without regard to whether such items are metered by temporary or permanent meters. The Superintendent shall have full authority over all trades and Subcontractors at any tier to prevent waste. The cut-off date on permanent meters shall be either the agreed date of the date of the Notice of Substantial Completion or the Notice of Approval of Occupancy/Use of the Project.

21.2 PROTECTION OF EXISTING UTILITIES

Where existing utilities, such as water mains, sanitary sewers, storm sewers and electrical conduits, are shown on the Drawings, the Contractor shall be responsible for the protection thereof, without regard to whether any such utilities are to be relocated or removed as a part of the Work. If any utilities are to be moved, the moving must be conducted in such manner as not to cause undue interruption or delay in the operation of the same.

21.3 CROSSING OF UTILITIES

When new construction crosses highways, railroads, streets, or utilities under the jurisdiction of State, city or other public agency, public utility or private entity, the Contractor shall secure proper written permission before executing such new construction. The Contractor will be required to furnish a proper release before final acceptance of the Work.

22 ARTICLE 22 UNSUITABLE CONDITIONS

The Contractor shall not Work at any time, or permit any Work to be done, under any conditions contrary to those recommended by manufacturers or industry standards which are otherwise proper, unsuited for proper execution, safety and performance. Any cost caused by ill-timed Work shall be borne by the Contractor unless the timing of such Work shall have been directed by the Architect/Engineer or the Principal Representative, after the award of the Contract, and the Contractor provided Notice of any additional cost.

23 ARTICLE 23 TEMPORARY FACILITIES

23.1 OFFICE FACILITIES

The Contractor shall provide and maintain without additional expense for the duration of the Project temporary office facilities, as required and as specified, for its own use and the use of the Architect/Engineer, representatives of the Principal Representative and State Buildings Program.

23.2 TEMPORARY HEAT

The Contractor shall furnish and pay for all the labor, facilities, equipment, fuel and power necessary to supply temporary heating, ventilating and air conditioning, except to the extent otherwise specified, and shall be responsible for the installation, operation, maintenance and removal of such facilities and equipment. Unless otherwise specified, the permanent HVAC system shall not be used for temporary heat in whole or in part. If the Contractor desires to put the permanent system into use, in whole or in part, the Contractor shall set it into operation and furnish the necessary fuel and manpower to safely operate, protect and maintain that HVAC system. Any operation of all or any part of the permanent HVAC system including operation for testing purposes shall not constitute acceptance of the system, nor shall it relieve the Contractor of his or her one-year guarantee of the system from the date of the Notice of Substantial Completion of the entire Project, and if necessary due to prior operation, the Contractor shall provide manufacturers' extended warranties from the date of the Contractor's use prior to the date of the Notice of Substantial Completion.

23.3 WEATHER PROTECTION

The Contractor shall, at all times, provide protection against weather, so as to maintain all Work, materials, apparatus and fixtures free from injury or damages.

23.4 DUST PARTITIONS

If the Work involves Work in an occupied existing building, the Contractor shall erect and maintain during the progress of the Work, suitable dust-proof temporary partitions, or more permanent partitions as specified, to protect such building and the occupants thereof.

23.5 BENCH MARKS

The Contractor shall maintain any site bench marks provided by the Principal Representative and shall establish any additional benchmarks specified by the Architect/Engineer as necessary for the Contractor to layout the Work and ascertain all grades and levels as needed.

23.6 SIGN

The Contractor shall erect and permit one 4' x 8' sign only at the site to identify the Project as specified or directed by the Architect/Engineer which shall be maintained in good condition during the life of the Project.

23.7 SANITARY PROVISION

The Contractor shall provide and maintain suitable, clean, temporary sanitary toilet facilities for any and all workmen engaged on the Work, for the entire construction period, in strict compliance with the requirement of all applicable codes, regulations, laws and ordinances, and no other facilities, new or existing, may be used by any person on the Project. When the Project is complete the Contractor shall promptly remove them from the site, disinfect, and clean or treat the areas as required. If any new construction surfaces in the Project other than the toilet facilities provided for herein are soiled at any time, the entire areas so soiled shall be completely removed from the Project and rebuilt. In no event may present toilet facilities of any existing building at the site of the Work be used by employees of any contractor.

24 ARTICLE 24

CLEANING UP

The Contractor shall keep the building and premises free from all surplus material, waste material, dirt and rubbish caused by employees or Work, and at the completion of the Work shall remove all such surplus material, waste material, dirt, and rubbish, as well as all tools, equipment and scaffolding, and shall wash and clean all window glass and plumbing fixtures, perform cleanup and cleaning required by the Specifications and leave all of the Work clean unless more exact requirements are specified.

25 ARTICLE 25 INSURANCE

25.1 GENERAL

The Contractor shall procure and maintain all insurance requirements and limits as set forth below, at his or her own expense, for the length of time set forth in Contract requirements. The Contractor shall continue to provide evidence of such coverage to State of Colorado on an annual basis during the aforementioned period including all of the terms of the insurance and indemnification requirements of this agreement. All below insurance policies shall include a provision preventing cancellation without thirty (30) days' prior notice by certified mail. A completed Certificate of Insurance shall be filed with the Principal Representative and State Buildings Program within ten (10) days after the date of the Notice of Award, said Certificate to specifically state the inclusion of the coverages and provisions set forth herein and shall state whether the coverage is "claims made" or "per occurrence".

25.2 COMMERCIAL GENERAL LIABILITY INSURANCE (CGL)

This insurance must protect the Contractor from all claims for bodily injury, including death and all claims for destruction of or damage to property (other than the Work itself), arising out of or in connection with any operations under this Contract, whether such operations be by the Contractor or by any Subcontractor under them or anyone directly or indirectly employed by the Contractor or by a Subcontractor. All such insurance shall be written with limits and coverages as specified below and shall be written on an occurrence form.

General Aggregate	\$2,000,000
Products – Completed Operations Aggregate	\$2,000,000
Each Occurrence	\$1,000,000
Personal Injury	\$1,000,000

The following coverages shall be included in the CGL:

- a) Per project general aggregate (CG 25 03 or similar)
- b) Additional Insured status in favor of the State of Colorado and any other parties as outlined in The Contract and must include both ONGOING Operations AND COMPLETED Operations per CG 2010 07/04 and CG 2037 07/04 or equivalent as permitted by law.
- c) The policy shall be endorsed to be **primary and non-contributory** with any insurance maintained by Additional Insureds.
- d) A waiver of Subrogation in favor of all Additional Insured parties.
- e) Personal Injury Liability
- f) Contractual Liability coverage to support indemnification obligation per Article 53.8
- g) Explosion, collapse and underground (xcu)

The following exclusionary endorsements are prohibited in the CGL policy:

- a) Damage to Work performed by Subcontract/Vendor (CG 22-94 or similar)
- b) Contractual Liability Coverage Exclusion modifying or deleting the definition of an "insured contract" from the unaltered SO CG 0001 1001 policy from (CG 24 26 or similar)
- c) If applicable to the Work to be performed: Residential or multi-family
- d) If applicable to the Work to be performed: Exterior insulation finish systems
- e) If applicable to the Work to be performed: Subsidence or Earth Movement

The Contractor shall maintain general liability coverage including Products and Completed Operations insurance, and the Additional Insured with primary and non-contributory coverage as specified in this Contract for three (3) years after completion of the project.

25.3 AUTOMOBILE LIABILITY INSURANCE

Automobile and business auto liability covering liability arising out of any auto (including owned, hired and non-owned autos).

Combined Bodily Injury and Property Damage Liability
(Combined Single Limit): \$1,000,000 each accident

Coverages: Specific waiver of subrogation

25.4 WORKERS' COMPENSATION INSURANCE

The Contractor shall procure and maintain Workers' Compensation Insurance at his or her own expense during the life of this Contract, including occupational disease provisions for all employees per statutory requirements. Policy shall contain a waiver of subrogation in favor of the State of Colorado.

The Contractor shall also require each Subcontractor to furnish Workers' Compensation Insurance, including occupational disease provisions for all of the latter's employees, and to the extent not furnished, the Contractor accepts full liability and responsibility for Subcontractor's employees.

In cases where any class of employees engaged in hazardous Work under this Contract at the site of the Project is not protected under the Workers' Compensation statute, the Contractor shall provide, and shall cause each Subcontractor to provide, adequate and suitable insurance for the protection of employees not otherwise protected.

25.5 UMBRELLA LIABILITY INSURANCE

(For construction projects exceeding \$10,000,000, provide the following coverage)

The Contractor shall maintain umbrella/excess liability insurance on an occurrence basis in excess of the underlying insurance described in Section 25.2 and 25.4 above. Coverage shall follow the terms of the underlying insurance, included the additional insured and waiver of subrogation provisions. The amounts of insurance required in Sections above may be satisfied by the Contractor purchasing coverage for the limits specified or by any

combination of underlying and umbrella limits, so long as the total amount of insurance is not less than the limits specified in each section previously mentioned.

Each occurrence	\$5,000,000
Aggregate	\$5,000,000

25.6 BUILDER'S RISK INSURANCE

Unless otherwise expressly stated in the Supplementary General Conditions (e.g. where the State elects to provide for projects with a completed value of less than \$1,000,000), the Contractor shall purchase and maintain, in a company or companies lawfully authorized to do business in the jurisdiction in which the Project is located, property insurance written on a builder's risk "all-risk" or equivalent policy form in the amount of the initial Contract Sum, plus value of subsequent Contract Modifications and cost of materials supplied or installed by others, comprising total value for the entire Project at the site on a replacement cost basis without optional deductibles. Such property insurance shall be maintained, unless otherwise provided in the Contract Documents or otherwise agreed in writing by all persons and entities who are beneficiaries of such insurance, until final payment has been made or until no person or entity other than the Owner has an insurable interest in the property, or the Date of Notice specified on the Notice of Acceptance, State Form SBP-6.27 or whichever is later.

This insurance shall include interests of the Owner, the Contractor, Subcontractors and Sub-subcontractors in the Project as named insureds.

All associated deductibles shall be the responsibility of the Contractor. Such policy may have a deductible clause but not to exceed ten thousand dollars (\$10,000.00).

Property insurance shall be on an "all risk" or equivalent policy form and shall include, without limitation, insurance against the perils of fire (with extended coverage) and physical loss or damage including, without duplication of coverage, theft, vandalism, malicious mischief, collapse, earthquake, flood, windstorm, false Work, testing and startup, temporary buildings and debris removal including demolition occasioned by enforcement of any applicable legal requirements, and shall cover reasonable compensation for Architect's and Contractor's services and expenses required as a result of such insured loss.

Contractor shall maintain Builders Risk coverage including partial use by Owner.

The Contractor shall waive all rights of subrogation as regards the State of Colorado and the Principal Representative, its officials, its officers, its agents and its employees, all while acting within the scope and course of their employment for damages caused by fire or other causes of loss to the extent covered by property insurance obtained pursuant to this Section or other property insurance applicable to the Work. The Contractor shall require all Subcontractors at any tier to similarly waive all such rights of subrogation and shall expressly include such a waiver in all subcontracts.

Upon request, the amount of such insurance shall be increased to include the cost of any additional Work to be done on the Project, or materials or equipment to be incorporated in the Project, under other independent contracts let or to be let. In such event, the Contractor shall be reimbursed for this cost as his or her share of the insurance in the same ratio as the ratio of the insurance represented by such independent contracts let or to be let to the total insurance carried.

The Principal Representative, with approval of the State Controller, shall have the power to adjust and settle any loss. Unless it is agreed otherwise, all monies received shall be applied first on rebuilding or repairing the destroyed or injured Work.

25.7 POLLUTION LIABILITY INSURANCE

If Contractor is providing directly or indirectly Work with pollution/environmental hazards, the Contractor must provide or cause those conducting the Work to provide Pollution Liability Insurance coverage. Pollution Liability policy must include contractual liability coverage. State of Colorado must be included as additional insureds on the policy. The policy limits shall be in the amount of \$1,000,000 with maximum deductible of \$25,000 to be paid by the Subcontractor/Vendor.

25.8 ADDITIONAL MISCELLANEOUS INSURANCE PROVISIONS

Certificates of Insurance and/or insurance policies required under this Contract shall be subject to the following stipulations and additional requirements:

- a) Any and all deductibles or self-insured retentions contained in any Insurance policy shall be assumed by and at the sole risk of the Contractor;
- b) If any of the said policies shall fail at any time to meet the requirements of the Contract Documents as to form or substance, or if a company issuing any such policy shall be or at any time cease to be approved by the Division of Insurance of the State of Colorado, or be or cease to be in compliance with any stricter requirements of the Contract Documents, the Contractor shall promptly obtain a new policy, submit the same to the Principal Representative and State Building Programs for approval if requested, and submit a Certificate of Insurance as hereinbefore provided. Upon failure of the Contractor to furnish, deliver and maintain such insurance as provided herein, this Contract, in the sole discretion of the State of Colorado, may be immediately declared suspended, discontinued, or terminated. Failure of the Contractor in obtaining and/or maintaining any required insurance shall not relieve the Contractor from any liability under the Contract, nor shall the insurance requirements be construed to conflict with the obligations of the Contractor concerning indemnification;
- c) All requisite insurance shall be obtained from financially responsible insurance companies, authorized to do business in the State of Colorado and acceptable to the Principal Representative;
- d) Receipt, review or acceptance by the Principal Representative of any insurance policies or certificates of insurance required by this Contract shall not be construed as

a waiver or relieve the Contractor from its obligation to meet the insurance requirements contained in these General Conditions.

26 ARTICLE 26 CONTRACTOR'S PERFORMANCE AND PAYMENT BONDS

The Contractor shall furnish a Performance Bond and a Labor and Material Payment Bond on State Forms SC-6.22, Performance Bond, and SC-6.221, Labor and Material Payment Bond, or such other forms as State Buildings Program may approve for the Project, executed by a corporate Surety authorized to do business in the State of Colorado and in the full amount of the Contract sum. The expense of these bonds shall be borne by the Contractor and the bonds shall be filed with State Buildings Program.

If, at any time, a Surety on such a bond is found to be, or ceases to be in strict compliance with any qualification requirements of the Contract Documents or the bid documents, or loses its right to do business in the State of Colorado, another Surety will be required, which the Contractor shall furnish to State Buildings Program within ten (10) days after receipt of Notice from the State or after the Contractor otherwise becomes aware of such conditions.

27 ARTICLE 27 LABOR AND WAGES

27.1 COLORADO LABOR

In accordance with laws of Colorado, C.R.S. § 8-17-101(1), as amended, Colorado labor shall be employed to perform at least eighty percent of the Work.

27.2 PREVAILING WAGE RATES

In accordance with laws of Colorado, C.R.S. § 24-92 Part 2, if prevailing wage rates are applicable to this project:

- a) The contractor shall in conspicuous places on the project post an owner provided poster with the current prevailing rate of payments as provided in the project solicitation.
 1. A contractor who fails to comply shall be deemed guilty of a class 3 misdemeanor and shall pay the State one hundred dollars (\$100) for each calendar day of noncompliance as determined by the State.
- b) The contractor and any subcontractors shall pay all the employees employed directly on the site of the work, unconditionally and not less often than once a week, and without subsequent deduction or rebate on any account, the full amounts accrued at time of payment computed at wage rates not less than those stated in the competitive solicitation, regardless of any contractual relationships that may be alleged to exist between the contractor or subcontractor and the employees.
- c) The contractor and any subcontractors shall prepare and submit electronic payroll reports to the State in a format approved by OSA on a weekly basis that disclose all

relevant payroll information, including the name and address of any entities to which fringe benefits are paid.

- d) The contractor and any subcontractors shall maintain on the site where public projects are being constructed a daily log of employees employed each day on the public project. The log shall include, at a minimum, for each employee his or her name, primary job title, and employer, and shall be kept on a form prescribed by the director. The log shall be available for inspection on the site at all times by the State.
- e) If the contractor or any subcontractor fails to pay wages as are required by the contract, the State shall not approve a warrant or demand for payment to the contractor until the contractor furnishes the State evidence satisfactory to such agency of government that such wages have been paid; except that the State shall approve and pay any portion of a warrant or demand for payment to the contractor to the extent the State has been furnished satisfactory evidence that the contractor or one or more subcontractors has paid such wages required by the contract. The contractor or subcontractor may use the following procedure in order to satisfy the requirements of this section:
 1. The contractor or subcontractor may submit to the State, for each employee to whom such wages are due, a check payable to that employee or to the State so it is negotiable by either party. Each such check shall be in an amount representing the difference between the accrued wages required to be paid to that employee by the contract and the wages actually paid by the contractor or subcontractor.
 2. If any check submitted cannot be delivered to the employee within a reasonable period, then it shall be negotiated by the State and the proceeds deposited in the unclaimed property trust fund created in section 38-13-116.6. Nothing in this subsection (1) shall be construed to lessen the responsibility of the contractor or subcontractor to attempt to locate and pay any employee to whom wages are due.

28 ARTICLE 28 ROYALTIES AND PATENTS

The Contractor shall be responsible for assuring that all rights to use of products and systems have been properly arranged and shall take such action as may be necessary to avoid delay, at no additional charge to the Principal Representative, where such right is challenged during the course of the Work. The Contractor shall pay all royalties and license fees required to be paid and shall defend all suits or claims for infringement of any patent rights and shall save the State of Colorado harmless from loss on account thereof, in accordance with Article 53.8, Indemnification; provided, however, the Contractor shall not be responsible for such loss or defense for any copyright violations contained in the Contract Documents prepared by the Architect/Engineer or the Principal Representative of which the Contractor is unaware, or for any patent violations based on specified processes that the Contractor is unaware are patented or that the Contractor should not have had reason to believe were patented.

29 ARTICLE 29 ASSIGNMENT

Except as otherwise provided hereafter the Contractor shall not assign the whole or any part of this Contract without the written consent of the Principal Representative. This provision shall not be construed to prohibit assignments of the right to payment to the extent permitted by C.R.S. § 4-9-406, et. seq., as amended, provided that written Notice of Assignment adequate to identify the rights assigned is received by the Principal Representative and the controller for the agency, department, or institution executing this Contract (as distinguished from the State Controller). Such assignment of the right to payment shall not be deemed valid until receipt by the Principal Representative and such controller and the Contractor assumes the risk that such written Notice of assignment is received by the Principal Representative and the controller for the agency, department, or institution involved. In case the Contractor assigns all or part of any moneys due or to become due under this Contract, the instrument of assignment shall contain a clause substantially to the effect that it is agreed that the right of the assignee in and to any moneys due or to become due to the Contractor shall be subject to all claims of all persons, firms, and corporations for services rendered or materials supplied for the performance of the Work called for in this Contract, whether said service or materials were supplied prior to or after the assignment. Nothing in this Article shall be deemed a waiver of any other defenses available to the State against the Contractor or the assignee.

30 ARTICLE 30 CORRECTION OF WORK BEFORE ACCEPTANCE

The Contractor shall promptly remove from the premises all Work or materials condemned or declared irreparably defective as failing to conform to the Contract Documents on receipt of written Notice from the Architect/Engineer or the Principal Representative, whether incorporated in the Work or not. If such materials shall have been incorporated in the Work, or if any unsatisfactory Work is discovered, the Contractor shall promptly replace and re-execute his or her Work in accordance with the requirements of the Contract Documents without expense to the Principal Representative, and shall also bear the expense of making good all Work of other contractors destroyed or damaged by the removal or replacement of such defective material or Work.

Should any defective Work or material be discovered during the process of construction, or should reasonable doubt arise as to whether certain material or Work is in accordance with the Contract Documents, the value of such defective or questionable material or Work shall not be included in any application for payment, or if previously included, shall be deducted by the Architect/Engineer from the next application submitted by the Contractor.

If the Contractor does not perform repair, correction and replacement of defective Work, in lieu of proceeding by issuance of a Notice of intent to remove condemned Work as

outlined above, the Principal Representative may, not less than seven (7) days after giving the original written Notice of the need to repair, correct, or replace defective Work, deduct all costs and expenses of replacement or correction as instructed by the Architect/Engineer from the Contractor's next application for payment in addition to the value of the defective Work or material. The Principal Representative may also make an equitable deduction from the Contract sum by unilateral Change Order, in accordance with Article 33, Payments Withheld and Article 35, Changes In The Work.

If the Contractor does not remove such condemned or irreparably defective Work or material within a reasonable time, the Principal Representative may, after giving a second seven (7) day advance Notice to the Contractor and the Surety, remove them and may store the material at the Contractor's expense. The Principal Representative may accomplish the removal and replacement with its own forces or with another Contractor. If the Contractor does not pay the expense of such removal and pay all storage charges within ten (10) days thereafter, the Principal Representative may, upon ten (10) days' written Notice, sell such material at auction or at private sale and account for the net proceeds thereof, after deducting all costs and expenses which should have been borne by the Contractor. If the Contractor shall commence and diligently pursue such removal and replacement before the expiration of the seven-day period, or if the Contractor shall show good cause in conjunction with submittal of a revised CPM schedule showing when the Work will be performed and why such removal of condemned Work should be scheduled for a later date, the Principal Representative shall not proceed to remove or replace the condemned Work.

If the Contractor disagrees with the Notice to remove Work or materials condemned or declared irreparably defective, the Contractor may request facilitated negotiation of the issue and the Principal Representative's right to proceed with removal and to deduct costs and expenses of repair shall be suspended and tolled until such time as the parties meet and negotiate the issue

During construction, whenever the Architect/Engineer has advised the Contractor in writing, in the Specifications, by reference to Article 6, Architect/Engineer Decisions and Judgments, of these General Conditions or elsewhere in the Contract Documents of a need to observe materials in place prior to their being permanently covered up, it shall be the Contractor's responsibility to notify the Architect/Engineer at least forty-eight (48) hours in advance of such covering operation. If the Contractor fails to provide such notification, Contractor shall, at his or her expense, uncover such portions of the Work as required by the Architect/Engineer for observation, and reinstall such covering after observation. When a covering operation is continued from day to day, notification of the commencement of a single continuing covering operation shall suffice for the activity specified so long as it proceeds regularly and without interruption from day to day, in which event the Contractor shall coordinate with the Architect/Engineer regarding the continuing covering operation.

31 ARTICLE 31 APPLICATIONS FOR PAYMENTS

31.1 CONTRACTOR'S SUBMITTALS

On or before the first day of each month and no more than five days prior thereto, the Contractor may submit applications for payment for the Work performed during such month covering the portion of the Work completed as of the date indicated, and payments on account of this Contract shall be due per C.R.S. § 24-30-202(24) (correct notice of amount due), within forty-five (45) days of receipt by the Principal Representative of application for payments that have been certified by the Architect/Engineer. The Contractor shall submit the application for payment to the Architect/Engineer on State forms SBP-7.2, Certificate for Contractor's Payment, or such other format as the State Buildings Program shall approve, in an itemized format in accordance with the schedule of values or a cost loaded CPM schedule when required, supported to the extent reasonably required by the Architect/Engineer or the Principal Representative by receipts or other vouchers, showing payments for materials and labor, prior payments and payments to be made to Subcontractors and such other evidence of the Contractor's right to payments as the Architect/Engineer or Principal Representative may direct.

Amounts not paid by the State within 45 days of the State's acceptance of the invoice shall bear interest on the unpaid balance beginning on the 45th day at the rate of 1% per month, as required by §24-30-202(24)(a), C.R.S., until paid in full; provided, however, that interest shall not accrue on unpaid amounts that the State disputes in writing. Contractor shall invoice the State separately for accrued interest on delinquent amounts, and the invoice shall reference the delinquent payment, the number of day's interest to be paid and the interest rate.

If payments are made on account of materials not incorporated in the Work but delivered and suitably stored at the site, or at some other location agreed upon in writing, such payments shall be conditioned upon submission by the Contractor of bills of sale or such other procedure as will establish the Principal Representative's title to such material or otherwise adequately protect the Principal Representative's interests, and shall provide proof of insurance whenever requested by the Principal Representative or the Architect/Engineer, and shall be subject to the right to inspect the materials at the request of either the Architect/Engineer or the Principal Representative.

All applications for payment, except the final application, and the payments there under, shall be subject to correction in the next application rendered following the discovery of any error.

31.2 ARCHITECT/ENGINEER CERTIFICATION

In accordance with the Architect/Engineer's agreement with the Principal Representative, the Architect/Engineer after appropriate observation of the progress of the Work shall certify to the Principal Representative the amount that the Contractor is entitled to, and forward the application to the Principal Representative. If the Architect/Engineer certifies

an amount different from the amount requested or otherwise alters the Contractor's application for payment, a copy shall be forwarded to the Contractor.

If the Architect/Engineer is unable to certify all or portions of the amount requested due to the absence or lack of required supporting evidence, the Architect/Engineer shall advise the Contractor of the deficiency. If the deficiency is not corrected at the end of ten (10) days, the Architect/Engineer may either certify the remaining amounts properly supported to which the Contractor is entitled, or return the application for payment to the Contractor for revision with a written explanation as to why it could not be certified.

31.3 RETAINAGE WITHHELD

Unless otherwise provided in the Supplementary General Conditions, an amount equivalent to five percent (5%) of the amount shown to be due the Contractor on each application for payment shall be withheld until the Work required by the Contract has been performed. The withheld percentage of the contract price of any such Work, improvement, or construction shall be administered according to C.R.S. § 24-91-103, as amended, and C.R.S. § 38-26-107, as amended, and Article 31.4, shall be retained until the Work or discrete portions of the Work, have been completed satisfactorily, finally or partially accepted, and advertised for final settlement as further provided in Article 41.

31.4 RELEASE OF RETAINAGE

The Contractor may, for satisfactory and substantial reasons shown to the Principal Representative's satisfaction, make a written request to the Principal Representative and the Architect/Engineer for release of part or all of the withheld percentage applicable to the Work of a Subcontractor which has completed the subcontracted Work in a manner finally acceptable to the Architect/Engineer, the Contractor, and the Principal Representative. Any such request shall be supported by a written approval from the Surety furnishing the Contractor's bonds and any surety that has provided a bond for the Subcontractor. The release of any such withheld percentage shall be further supported by such other evidence as the Architect/Engineer or the Principal Representative may require, including but not limited to, evidence of prior payments made to the Subcontractor, copies of the Subcontractor's contract with the Contractor, any applicable warranties, as-built information, maintenance manuals and other customary close-out documentation. Neither the Principal Representative nor the Architect Engineer shall be obligated to review such documentation nor shall they be deemed to assume any obligations to third parties by any review undertaken.

The Contractor's obligation under these General Conditions to guarantee Work for one year from the date of the Notice of Substantial Completion or the date of any Notice of Partial Substantial Completion of the applicable portion or phase of the Project, shall be unaffected by such partial release; unless a Notice of Partial Substantial Completion is issued for the Work subject to the release of retainage.

Any rights of the Principal Representative which might be terminated by or from the date of any final acceptance of the Work, whether at common law or by the terms of this

Contract, shall not be affected by such partial release of retainage prior to any final acceptance of the entire Project.

The Contractor remains fully responsible for the Subcontractor's Work and assumes any risk that might arise by virtue of the partial release to the Subcontractor of the withheld percentage, including the risk that the Subcontractor may not have fully paid for all materials, labor and equipment furnished to the Project.

If the Principal Representative considers the Contractor's request for such release satisfactory and supported by substantial reasons, the Architect/Engineer shall make a "final inspection" of the applicable portion of the Project to determine whether the Work has been completed in accordance with the Contract Documents. A final punch list shall be made for the Subcontractor's Work and the procedures of Article 41, Completion, Final Inspection, Acceptance and Settlement, shall be followed for that portion of the Work, except that advertisement of the intent to make final payment to the Subcontractor shall be required only if the Principal Representative has reason to believe that a supplier or Subcontractor to the Subcontractor for which the request is made, may not have been fully paid for all labor and materials furnished to the Project.

31.5 CONTRACTOR'S RESPONSIBILITY TO PAY SUBCONTRACTORS

Pursuant to C.R.S. § 24-91-103 (2) when the contractor receives payment, If the subcontractor is satisfactorily performing under his contract with the contractor, payment to subcontractors shall be made within seven (7) calendar days from receipt of payment. The subcontractor shall pay all suppliers, sub-subcontractors, laborers, and any other persons who provide goods, materials, labor, or equipment to the subcontractor any amounts actually received which were included in the subcontractor's request for payment to the contractor.

32 ARTICLE 32 CERTIFICATES FOR PAYMENTS

State Form SBP-7.2, Certificate For Contractor's Payment, and its continuation detail sheets, when submitted, shall constitute the Certificate of Contractor's Application for Payment, and shall be a representation by the Contractor to the Principal Representative that the Work has progressed to the point indicated, the quality of the Work is in accordance with the Contract Documents, and materials for which payment is requested have been incorporated into the Project except as noted in the application. If requested by the Principal Representative the Certificate of Contractor's Application for Payment shall be sworn under oath and notarized.

33 ARTICLE 33 PAYMENTS WITHHELD

The Architect/Engineer, the Principal Representative or State Buildings Program may withhold, or on account of subsequently discovered evidence nullify, the whole or any part of any application on account of, but not limited to any of the following:

- a) Defective Work not remedied;
- b) Claims filed or reasonable evidence indicating probable filing of claims;
- c) Failure of the Contractor to make payments to Subcontractors for material or labor;
- d) A reasonable doubt that the Contract can be completed for the balance of the contract price then unpaid;
- e) Damage or injury to another contractor or any other person, persons or property except to the extent of coverage by a policy of insurance;
- f) Failure to obtain necessary permits or licenses or to comply with applicable laws, ordinances, codes, rules or regulations or the directions of the Architect/Engineer;
- g) Failure to submit a monthly construction schedule;
- h) Failure of the Contractor to keep Work progressing in accordance with the time schedule;
- i) Failure to keep a superintendent on the Work;
- j) Failure to maintain as built drawings of the Work in progress;
- k) Unauthorized deviations by the Contractor from the Contract Documents; or
- l) On account of liquidated damages.

In addition, the Architect/Engineer, Principal Representative or State Buildings Program may withhold or nullify the whole or any part of any application for any reason noted elsewhere in these General Conditions of the Contractor's Design/Bid/Build Agreement. Nullification shall mean reduction of amounts shown as previously paid on the application. The amount withheld or nullified may be in such amount as the Architect/Engineer or the Principal Representative estimates to be required to allow the State to accomplish the Work, cure the failure and cover any damages or injuries, including an allowance for attorneys' fees and costs where appropriate. When the grounds for such withholding or nullifying are removed, payment shall be made for the amounts thus withheld or nullified on such grounds.

34 ARTICLE 34 DEDUCTIONS FOR UNCORRECTED WORK

If the Architect/Engineer and the Principal Representative deem it inexpedient to correct Work damaged or not performed in accordance with the Contract Documents, the Principal Representative may, after consultation with the Architect/Engineer and ten (10) days' Notice to the Contractor of intent to do so, make reasonable reductions from the amounts otherwise due the Contractor on the next application for payment. Notice shall specify the amount or terms of any contemplated reduction. The Contractor may during this period correct or perform the Work. If the Contractor does not correct or perform the Work, an equitable deduction from the Contract sum shall be made by Change Order, in accordance with Article 35, Changes in The Work, unilaterally if necessary. If either

party elects' facilitation of this issue after Notice is given, the ten-day (10) notice period shall be extended and tolled until facilitation has occurred.

35 ARTICLE 35 CHANGES IN THE WORK

The Principal Representative may designate, without invalidating the Agreement, and with the approval of State Buildings Program and the State Controller, may order extra Work or make changes with or without the consent of the Contractor as hereafter provided, by altering, adding to or deducting from the Work, the Contract sum being adjusted accordingly. All such changes in the Work shall be within the general scope of and be executed under the conditions of the Contract, except that any claim for extension of time made necessary due to the change or any claim of other delay or other impacts caused by or resulting from the change in the Work shall be presented by the Contractor and adjusted by Change Order to the extent known at the time such change is ordered and before proceeding with the extra or changed Work. Any claims for extension of time or of delay or other impacts, and any costs associated with extension of time, delay or other impacts, which are not presented before proceeding with the change in the Work, and which are not adjusted by Change Order to the extent known, shall be waived.

The Architect/Engineer shall have authority to make minor changes in the Work, not involving extra cost, and not inconsistent with the intent of the Contract Documents, but otherwise, except in an emergency endangering life or property, no extra Work or change in the Contract Documents shall be made unless by 1) a written Change Order, approved by the Principal Representative, State Buildings Program, and the State Controller prior to proceeding with the changed Work; or 2) by an Emergency Field Change Order approved by the Principal Representative and State Buildings Program as hereafter provided in Article 35.4 Emergency Field Ordered Changed Work; or 3) by an allocation in writing of any allowance already provided in the encumbered contract amount, the Contract sum being later adjusted to decrease the Contract sum by any unallocated or unexpended amounts remaining in such allowance. No change to the Contract sum shall be valid unless so ordered.

35.1 THE VALUE OF CHANGED WORK

The value of any extra Work or changes in the Work shall be determined by agreement in one or more of the following ways:

- a) By estimate and acceptance of a lump-sum amount;
- b) By unit prices specified in the Agreement, or subsequently agreed upon, that are extended by specific quantities;
- c) By actual cost plus a fixed fee in a lump sum amount for profit, overhead and all indirect and off-site home office costs, the latter amount agreed upon in writing prior to starting the extra or changed Work.

Where the Contractor and the Principal Representative cannot agree on the value of extra Work, the Principal Representative may order the Contractor to perform the changes in the Work and a Change Order may be unilaterally issued based on an estimate of the change in the Work prepared by the Architect/Engineer. The value of the change in the Work shall be the Principal Representative's determination of the amount of equitable adjustment attributable to the extra Work or change. The Principal Representative's determination shall be subject to appeal by the Contractor pursuant to the claims process in Article 36, Claims.

Except as otherwise provided in Article 35.2, Detailed Breakdown, the Cost Principles of the Colorado Procurement Code or the applicable procurement code for institutions of higher education, shall govern all Contract changes.

35.2 DETAILED BREAKDOWN

In all cases where the value of the extra or changed Work is not known based on unit prices in the Contractor's bid or the Agreement, a detailed change proposal shall be submitted by the Contractor on a Change Order Proposal (SC-6.312), or in such other format as the State Buildings Program approves, with which the Principal Representative may require an itemized list of materials, equipment and labor, indicating quantities, time and cost for completion of the changed Work.

Such detailed change proposals shall be stated in lump sum amounts and shall be supported by a separate breakdown, which shall include estimates of all or part of the following when requested by the Architect/Engineer or the Principal Representative:

- a) Materials, indicating quantities and unit prices including taxes and delivery costs if any (separated where appropriate into general, mechanical and electrical and/or other Subcontractors' Work; and the Principal Representative may require in its discretion any significant subcontract costs to be similarly and separately broken down).
- b) Labor costs, indicating hourly rates and time and labor burden to include Social Security and other payroll taxes such as unemployment, benefits and other customary burdens.
- c) Costs of project management time and superintendence time of personnel stationed at the site, and other field supervision time, but only where a time extension, other than a weather delay, is approved as part of the Change Order, and only where such project management time and superintendence time is directly attributable to and required by the change; provided however that additional cost of on-site superintendence shall be allowable whenever in the opinion of the Architect/Engineer the impact of multiple change requests to be concurrently performed will result in inadequate levels of supervision to assure a proper result unless additional superintendence is provided.
- d) Construction equipment (including small tools). Expenses for equipment and fuel shall be based on customary commercially reasonable rental rates and schedules. Equipment and hand tool costs shall not include the cost of items customarily owned by workers.
- e) Workers' compensation costs, if not included in labor burden.

- f) The cost of commercial general liability and property damage insurance premiums but only to the extent charged the Contractor as a result of the changed Work.
- g) Overhead and profit, as hereafter specified.
- h) Builder's risk insurance premium costs.
- i) Bond premium costs.
- j) Testing costs not otherwise excluded by these General Conditions.
- k) Subcontract costs.

Unless modified in the Supplementary General Conditions, overhead and profit shall not exceed the percentages set forth in the table below.

	OVERHEAD	PROFIT	COMMISSION
To the Contractor or to Subcontractors for the portion of Work performed with their own forces:	10%	5%	0%
To the Contractor or to Subcontractors for Work performed by others at a tier immediately below either of them:	5%	0%	5%

Overhead shall include: a) insurance premium for policies not purchased for the Project and itemized above, b) home office costs for office management, administrative and supervisory personnel and assistants, c) estimating and change order preparation costs, d) incidental job burdens, e) legal costs, f) data processing costs, g) interest costs on capital, h) general office expenses except those attributable to increased rental expenses for temporary facilities, and all other indirect costs, but shall not include the Social Security tax and other direct labor burdens. The term "Work" as used in the proceeding table shall include labor, materials and equipment and the "Commission" shall include all costs and profit for carrying the subcontracted Work at the tiers below except direct costs as listed in items a through k above if any.

On proposals for Work involving both additions and credits in the amount of the Contract sum, the overhead and profit will be allowed on the net increase only. On proposals resulting in a net deduct to the amount of the Contract sum, profit on the deducted amount shall be returned to the Principal Representative at fifty percent (50%) of the rate specified. The inadequacy of the profit specified shall not be a basis for refusal to submit a proposal.

Except in the case of Change Orders or Emergency Field Change Orders agreed to on the basis of a lump sum amount or unit prices as described in paragraphs 35.1a and 35.2a above, The Value of Changed Work, the Contractor shall keep and present a correct and fully auditable account of the several items of cost, together with vouchers, receipts, time cards and other proof of costs incurred, summarized on a Change Order form (SC-6.31) using such format for supporting documentation as the Principal Representative and

State Buildings Program approve. This requirement applies equally to Work done by Subcontractors. Only auditable costs shall be reimbursable on Change Orders where the value is determined on the basis of actual cost plus a fixed fee pursuant to paragraph 35A3 above, or where unilaterally determined by the Principal Representative on the basis of an equitable adjustment in accordance with the Procurement Rules, as described above in Article 35.1, The Value of Changed Work.

Except for proposals for Work involving both additions and credits, changed Work shall be adjusted and considered separately for Work either added or omitted. The amount of adjustment for Work omitted shall be estimated at the time it is directed to be omitted, and when reasonable to do so, the agreed adjustment shall be reflected on the schedule of values used for the next Contractor's application for payment.

The Principal Representative reserves the right to contract with any person or firm other than the Contractor for any or all extra Work; however, unless specifically required in the Contract Documents, the Contractor shall have no responsibility without additional compensation to supervise or coordinate the Work of persons or firms separately contracted by the Principal Representative.

35.3 HAZARDOUS MATERIALS

The Principal Representative represents that it has undertaken an examination of the site of the Work and has determined that there are no hazardous substances, as defined below, which the Contractor could reasonably encounter in its performance of the Work. In the event the Principal Representative so discovers hazardous substances, the Principal Representative shall render harmless such hazards before the Contractor commences the Work.

In the event the Contractor encounters any materials reasonably believed to be hazardous substances which have not been rendered harmless, the Contractor shall immediately stop Work in the area affected and report the condition to the Principal Representative, in writing. For purposes of this Agreement, "hazardous substances" shall include asbestos, lead, polychlorinated biphenyl (PCB) and any or all of those substances defined as "hazardous substance", "hazardous waste", or "dangerous or extremely hazardous wastes" as those terms are used in the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) and the Resource Conservation and Recovery Act (RCRA), and shall also include materials regulated by the Toxic Substances Control Act (TSCA), the Clean Air Act, the Air Quality Act, the Clean Water Act, and the Occupational Safety and Health Act. The Work in the affected area shall not therefore be resumed except by written agreement of the Principal Representative and the Contractor, if in fact materials that are hazardous substances have not been rendered harmless. The Work in the affected area shall be resumed only in the absence of the hazardous substances or when it has been rendered harmless or by written agreement of the Principal Representative and the Contractor.

The contractor shall not be required to perform Work without consent in any areas where it reasonably believes hazardous substances that have not been rendered harmless are present.

35.4 EMERGENCY FIELD CHANGE ORDERED WORK

The Principal Representative, without invalidating the Agreement, and with the approval of State Buildings Program and without the approval of the State Controller, may order extra Work or make changes in the case of an emergency that is a threat to life or property or where the likelihood of delays in processing a normal Change Order will result in substantial delays and or significant cost increases for the Project. Emergency Field Orders are not to be used solely to expedite normal Change Order processing absent a clear showing of a high potential for significant and substantial cost or delay. Such changes in the Work may be directed through issuance of an Emergency Field Change Order signed by the Contractor, the Principal Representative (or by a designee specifically appointed to do so in writing), and approved by the Director of State Buildings Program or his or her delegate. The change shall be directed using an Emergency Field Change Order form (SC-6.31E).

If the amount of the adjustment of the Contract price and time for completion can be determined at the time of issuance of the Emergency Field Change Order, those adjustments shall be reflected on the face of the Emergency Field Change Order. Otherwise, the Emergency Field Change Order shall reflect a not to exceed (NTE) amount for any schedule adjustment (increasing or decreasing the time for completion) and an NTE amount for any adjustment to Contract sum, which NTE amount shall represent the maximum amount of adjustment to which the Contractor will be entitled, including direct and indirect costs of changed Work, as well as any direct or indirect costs attributable to delays, inefficiencies or other impacts arising out of the change. Emergency Field Change Orders directed in accordance with this provision need not bear the approval signatures of the State Controller.

On Emergency Field Change Orders where the price and schedule have not been finally determined, the Contractor shall submit final costs for adjustment as soon as practicable. No later than seven (7) days after issuance, except as otherwise permitted, and every seven days thereafter, the Contractor shall report all costs to the Principal Representative and the Architect/Engineer. The final adjustment of the Emergency Field Change Order amount and the adjustment to the Project time for completion shall be prepared on a normal Change Order form (SC-6.31) in accordance with the procedures described in Article 35.1, The Value of Changed Work, and B, Detailed Breakdown, above. Unless otherwise provided in writing signed by the Director of State Buildings Program to the Principal Representative and the Contractor, describing the extent and limits of any greater authority, individual Emergency Field Change Orders shall not be issued for more than \$25,000, nor shall the cumulative value of Emergency Field Change Orders exceed an amount of \$100,000.

35.5 APPROPRIATION LIMITATIONS - C.R.S. § 24-91-103.6, as amended

The amount of money appropriated, as shown on the Contractor's Design/Bid/Build Agreement (SC 6.21), is equal to or in excess of the Contract amount. No Change Order, Emergency Field Change Order, or other type of order or directive shall be issued by the Principal Representative, or any agent acting on his or her behalf, which directs additional

compensable Work to be performed, which Work causes the aggregate amount payable under the Contract to exceed the amount appropriated for the original Contract, as shown on the Agreement (SC-6.21), unless one of the following occurs: (1) the Contractor is provided written assurance from the Principal Representative that sufficient additional lawful appropriations exist to cover the cost of the additional Work; or (2) the Work is covered by a contractor remedy provision under the Contract, such as a claim for extra cost. By way of example only, no assurance is required for any order, directive or instruction by the Architect/Engineer or the Principal Representative to perform Work which is determined to be within the performance required by the Contract Documents; the Contractor's remedy shall be as described elsewhere in these General Conditions.

Written assurance shall be in the form of an Amendment to the Contract reciting the source and amount of such appropriation available for the Project. No remedy granting provision of this Contract shall obligate the Principal Representative to seek appropriations to cover costs in excess of the amounts recited as available to pay for the Work to be performed.

36 ARTICLE 36 CLAIMS

It is the intent of these General Conditions to provide procedures for speedy and timely resolution of disagreements and disputes at the lowest level possible. In the spirit of on the job resolution of job site issues, the parties are encouraged to use the partnering processes of Article 2.4, Partnering, Communications and Cooperation, before turning to the more formal claims processes described in this Article 36, Claims. The use of non-binding dispute resolution, whether through the formal processes described in Article 39, Non-Binding Dispute Resolution – Facilitated Negotiations, or through less formal alternative processes developed as part of a partnering plan, are also encouraged. Where such process cannot resolve the issues in dispute, the claims process that follows is intended to cause the issues to be presented, decided and where necessary, documented in close proximity to the events from which the issues arise. To that end, and in summary of the remedy granting process that follows commencing with the next paragraph of this Article 36, Claims, the Contractor shall 1) first, seek a decision by the Architect/Engineer, and 2) shall second, informally present the claim to Principal Representative as described hereafter, and 3) failing resolution in the field, give Notice of intent to exercise statutory rights of review of a formal contract controversy, and 4) seek resolution outside the Contract as provided by the Colorado Procurement Code or the applicable procurement code for institutions of higher education.

If the Contractor claims that any instructions, by detailed drawings, or otherwise, or any other act or omission of the Architect/Engineer or Principal Representative affecting the scope of the Contractor's Work, involve extra cost, extra time or changes in the scope of the Work under this Contract, the Contractor shall have the right to assert a claim for such costs or time, provided that before either proceeding to execute such Work (except in an emergency endangering life or property), or filing a Notice of claim, the Contractor shall have obtained or requested a written decision of the Architect/Engineer following the

procedures as provided in Article 6.1 and 6.2, Architect/Engineer Decisions and Judgments, respectively; provided, however, that in the case of a directed change in the Work pursuant to Article 35, no written judgment or decision of the Architect/Engineer is required. If the Contractor is delayed by the lack of a response to a request for a decision by the Architect/Engineer, the Contractor shall give Notice in accordance with Article 38, Delays and Extensions of Time.

Unless it is the Architect/Engineer's judgment and determination that the Work is not included in the performance required by the Contract Documents, the Contractor shall proceed with the Work as originally directed. Where the Contractor's claim involves a dispute concerning the value of Work unilaterally directed pursuant to Article 35.A.2 the Contractor shall also proceed with the Work as originally directed while his or her claim is being considered.

The Contractor shall give the Principal Representative and the Architect/Engineer Notice of any claim promptly after the receipt of the Architect/Engineer's decision, but in no case later than three (3) business days after receipt of the Architect/Engineer's decision (or no later than ten (10) days from the date of the Contractor's request for a decision when the Architect/Engineer fails to decide as provided in Article 6). The Notice of claim shall state the grounds for the claim and the amount of the claim to the extent known in accordance with the procedures of Article 35, Changes in the Work. The period in which Notice must be given may be extended by the Principal Representative if requested in writing by the Contractor with good cause shown, but any such extension to be effective shall be in writing.

The Principal Representative shall respond in writing, with a copy to the Architect/Engineer, within a reasonable time, and except where a request for facilitation of negotiation has been made as hereafter provided, in no case later than seven (7) business days (or at such other time as the Contractor and Principal Representative agree) after receipt of the Contractor's Notice of claim regarding such instructions or alleged act or omission. If no response to the Contractor's claim is received within seven (7) business days of Contractor's Notice (or at such other time as the Contractor and Principal Representative agree) and the instructions have not been retracted, it shall be deemed that the Principal Representative has denied the claim.

The Principal Representative may grant or deny the claim in whole or in part, and a Change Order shall be issued if the claim is granted. To the extent any portion of claim is granted where costs are not clearly shown, the Principal Representative may direct that the value of that portion of the Work be determined by any method allowed in Article 35.1, The Value of Changed Work. Except in the case of a deemed denial, the Principal Representative shall provide a written explanation regarding any portion of the Contractor's claim that is denied.

If the Contractor disagrees with the Principal Representative's judgment and determination on the claim and seeks an equitable adjustment of the Contract sum or time for performance, he or she shall give Notice of intent to exercise his or her statutory right to seek a decision on the contract controversy within ten (10) days of receipt of the

Principal Representative's decision denying the claim. A "contract controversy," as such term is used in the Colorado Procurement Code or the applicable procurement code for institutions of higher education, shall not arise until the initial claim process described above in this Article 36 has been properly exhausted by the Contractor. The Contractor's failure to proceed with Work directed by the Architect/Engineer or to exhaust the claim process provided above in this Article 36, shall constitute an abandonment of the claim by the Contractor and a waiver of the right to contest the decision in any forum.

At the time of filing the Notice of intent to exercise his or her statutory right to seek a decision on the contract controversy, the Contractor may request that the Principal Representative defer a decision on the contract controversy until a later date or until the end of the Project. If the Principal Representative agrees, he or she shall so advise the Contractor in writing. If no such request is made, or if the Principal Representative does not agree to such a request, the Principal Representative shall render a written decision within twenty (20) business days and advise the Contractor of the reasons for any denial. Unless the claim has been decided by the Principal Representative (as opposed to delegates of the Principal Representative), the person who renders the decision on this statutory contract controversy shall not be the same person who decided the claim. To the extent any portion of the contract controversy is granted where costs are not clearly shown, the Principal Representative may direct that the value of that portion of the Work be determined by any method allowed in Article 35.1, The Value of Changed Work. In the event of a denial, the Principal Representative shall give Notice to the Contractor of his or her right to administrative and judicial reviews as provided in the Colorado Procurement Code or the applicable procurement code for institutions of higher education. If no decision regarding the contract controversy is issued within twenty (20) business days of the Contractor's giving Notice (or such other date as the Contractor and Principal Representative have agreed), and the instructions have not been retracted or the alleged act or omission have not been corrected, it shall be deemed that the Principal Representative has ruled by denial on the contract controversy. Except in the case of a deemed denial, the Principal Representative shall provide an explanation regarding any portion of the contract controversy that involves denial of the Contractor's claim.

Either the Contractor or the Principal Representative may request facilitation of negotiations concerning the claim or the contract controversy, and if requested, the parties shall consult and negotiate before the Principal Representative decides the issue. Any request for facilitation by the Contractor shall be made at the time of the giving of Notice of the claim or Notice of the contract controversy. Facilitation shall extend the time for the Principal Representative to respond by commencing the applicable period at the completion of the facilitated negotiation, which shall be the last day of the parties' meeting, unless otherwise agreed in writing.

Disagreement with the decision of the Architect Engineer, or the decision of the Principal Representative to deny any claim or denying the contract controversy, shall not be grounds for the Contractor to refuse to perform the Work directed or to suspend or terminate performance. During the period that any claim or contract controversy

decision is pending under this Article 36, Claims, the Contractor shall proceed diligently with the Work directed.

In all cases where the Contractor proceeds with the Work and seeks equitable adjustment by filing a claim and or statutory appeal, the Contractor shall keep a correct account of the extra cost, in accordance with Article 35.2, Detailed Breakdown supported by receipts. The Principal Representative shall be entitled to reject any claim or contract controversy whenever the foregoing procedures are not followed and such accounts and receipts are not presented.

The payments to the Contractor in respect of such extra costs shall be limited to reimbursement for the current additional expenditure by the Contractor made necessary by the change in the Work, plus a reasonable amount for overhead and profit, determined in accordance with Article 35.2, Detailed Breakdown, determined solely with reference to the additional Work, if any, required by the change.

37 ARTICLE 37 DIFFERING SITE CONDITIONS

37.1 NOTICE IN WRITING

The Contractor shall promptly, and where possible before conditions are disturbed, give the Architect/Engineer and the Principal Representative Notice in writing of:

- a) Subsurface or latent physical conditions at the site differing materially from those indicated in or reasonably assumed from the information provided in the Contract Documents; and,
- b) Unknown physical conditions at the site, of an unusual nature, differing materially from those ordinarily encountered and generally recognized as inherent in Work of the character provided for in the Contract Documents.

The Architect/Engineer shall promptly investigate the conditions, and if it is found that such conditions do materially so differ and cause an increase or decrease in the Contractor's costs of performance of any part of the Work required by the Contract Documents, whether or not such Work is changed as a result of such conditions, an equitable adjustment shall be made and the Contract sum shall be modified in accordance with Article 35, Changes in the Work.

If the time required for completion of the Work affected by such materially differing conditions will extend the Work on the critical path as indicated on the CPM schedule, the time for completion shall also be equitably adjusted.

37.2 LIMITATIONS

No claim of the Contractor under this clause shall be allowed unless the Contractor has given the Notice required in Article 37.1, Notice in Writing, above. The time prescribed for presentation and adjustment in Articles 36, Claims and 38, Delays and Extensions of Time, shall be reasonably extended by the State to the extent required by the nature of

the differing conditions; provided, however, that even when so extended no claim by the Contractor for an equitable adjustment hereunder shall be allowed if not quantified and presented prior to the date the Contractor requests a final inspection pursuant to Article 41.1, Notice of Completion.

38 ARTICLE 38 DELAYS AND EXTENSIONS OF TIME

If the Contractor is delayed at any time in the progress of the Work by any act or neglect of the State of Colorado or the Architect/Engineer, or of any employee or agent of either, or by any separately employed Contractor or by strikes, lockouts, fire, unusual delay in transportation, unavoidable casualties or any other causes beyond the Contractor's control, including weather delays as defined below, the time of Completion of the Work shall be extended for a period equal to such portion of the period of delays directly affecting the completion of the Work as the Contractor shall be able to show he or she could not have avoided by the exercise of due diligence.

The Contractor shall provide Notice in writing to the Architect/Engineer, the Principal Representative and State Buildings Program within three (3) business days from the beginning of such delay and shall file a written claim for an extension of time within seven (7) business days after the period of such delay has ceased, otherwise, any claim for an extension of time is waived.

Provided that the Contractor has submitted reasonable schedules for approval when required by Article 12, Requests for Information and Schedules, if no schedule is agreed to fixing the dates on which the responses to requests for information or detail drawings will be needed, or Shop Drawings, Product Data or Samples are to be reviewed as required or allowed by Article 12.2, Schedules, no extension of time will be allowed for the Architect/Engineer's failure to furnish such detail drawings as needed, or for the failure to initially review Shop Drawings, Product Data or Samples, except in respect of that part of any delay in furnishing detail drawings or instructions extending beyond a reasonable period after written demand for such detailed drawings or instructions is received by the Architect/Engineer. In any event, any claim for an extension of time for such cause will be recognized only to the extent of delay directly caused by failure to furnish detail drawings or instructions or to review Shop Drawings, Product Data or Samples pursuant to schedule, after such demand.

All claims for extension of time due to a delay claimed to arise or result from ordered changes in the scope of the Work, or due to instructions claimed to increase the scope of the Work, shall be presented to the Architect/Engineer, the Principal Representative and State Buildings Program as part of a claim for extra cost, if any, in accordance with Article 36, Claims, and in accordance with the Change Order procedures required by Article 35, Changes in The Work.

Except as otherwise provided in this paragraph, no extension of time shall be granted when the Contractor has failed to utilize a CPM schedule or otherwise identify the Project's critical path as specified in Article 12, Requests for Information and Schedules,

or has elected not to do so when allowed by the Supplementary General Conditions or the Specifications to use less sophisticated scheduling tools, or has failed to maintain such a schedule. Delay directly affecting the completion of the Work shall result in an extension of time only to the extent that completion of the Work was affected by impacts to the critical path shown on Contractor's CPM schedule. Where the circumstances make it indisputable in the opinion of the Architect/Engineer that the delay affected the completion of the Work so directly that the additional notice of the schedule impact by reference to a CPM schedule was unnecessary, a reasonable extension of time may be granted.

Extension of the time for completion of the Work will be granted for delays due to weather conditions only when the Contractor demonstrates that such conditions were more severe and extended than those reflected by the ten-year average for the month, as evidenced by the Climatological Data, U. S. Department of Commerce, for the Project area.

Extensions of the time for completion of the Work due to weather will be granted on the basis of one and three tenths (1.3) calendar days for every day that the Contractor would have Worked but was unable to Work, with each separate extension figured to the nearest whole calendar day.

For weather delays and delays caused by events, acts or omissions not within the control of the Principal Representative or any person acting on the Principal Representative's behalf, the Contractor shall be entitled to an extension of time only and shall not be entitled to recovery of additional cost due to or resulting from such delays. This Article does not, however, preclude the recovery of damages for delay by either party under other provisions in the Contract Documents.

39 ARTICLE 39 NON-BINDING DISPUTE RESOLUTION – FACILITATED NEGOTIATIONS

The Contractor and Principal Representative agree to designate one or more mutually acceptable persons willing and able to facilitate negotiations and communications for the resolution of conflicts, disagreements or disputes between them at the specific request of either party with regard to any Project decision of either of them or any decision of the Architect/Engineer. The designation of such person(s) shall not carry any obligation to use their services except that each party agrees that if the other party requests the intervention of such person(s) with respect to any such conflict, dispute or disagreement, the non-requesting party shall participate in good faith attempts to negotiate a resolution of the issue in dispute. If the parties cannot agree on a mutually acceptable person to serve in this capacity one shall be so appointed; provided, however, that either party may request the director of State Buildings Program to appoint such a person, who, if appointed, shall be accepted for this purpose by both the Contractor and the Principal Representative.

The cost, if any, of the facilitative services of the person(s) so designated shall be shared if the parties so agree in any partnering plan; or in the absence of agreement the cost shall be borne by the party requesting the facilitation of negotiation.

Any dispute, claim, question or disagreement arising from or relating to the Contract or an alleged breach of the Contract may be subject to a request by either party for facilitated negotiation subject to the limitations hereafter listed, and the parties shall participate by consultation and negotiation with each other, as guided by the facilitator and with recognition of their mutual interests, in an attempt to reach an equitable solution satisfactory to both parties.

The obligation to participate in facilitated negotiations shall be as described above and elsewhere in these General Conditions, as by way of example in Article 36, Claims, or Article 34, Deductions for Uncorrected Work and to the extent not more particularly described or limited elsewhere, each party's obligations shall be as follows:

- a) A party shall not initiate communication with the facilitator regarding the issues in dispute; except that any request for facilitation shall be made in writing with copies sent, faxed or delivered to the other party;
- b) A party shall prepare a brief written description of its position if so requested by the facilitator (who may elect to first discuss the parties' positions with each party separately in the interest of time and expense);
- c) A party shall respond to any reasonable request for copies of documents requested by the facilitator, but such requests, if voluminous, may consist of an offer to allow the facilitator access to the parties' documents;
- d) A party shall review any meeting agenda proposed by a facilitator and endeavor to be informed on the subjects to be discussed;
- e) A party shall meet with the other party and the facilitator at a mutually acceptable place and time, or, if none can be agreed to, at the time and place designated by the facilitator for a period not to exceed four hours unless the parties agree to a longer period;
- f) A party shall endeavor to assure that any facilitation meeting shall be attended by any other persons in their employ that the facilitator requests be present, if reasonably available, including the Architect/Engineer;
- g) Each party shall participate in such facilitated face-to-face negotiations of the issues in dispute through persons fully authorized to resolve the issue in dispute;
- h) Each party shall be obligated to participate in negotiations requested by the other party and to perform the specific obligations described in paragraphs (a) through (j) this Article 39, Facilitated Negotiation, no more than three times during the course of the Project;
- i) Neither party shall be under any obligation to resolve any issue by facilitated negotiation, but each agrees to participate in good faith and the Principal Representative shall direct the Architect/Engineer to appropriately document any resolution or agreement reached and to execute any Amendment or Change Order to the Contract necessary to implement their agreement; and,

- j) Any discussions and documents prepared exclusively for use in the negotiations shall be deemed to be matters pertaining to settlement negotiations and shall not be subsequently available in further proceedings except to the extent of any documented agreement.

In accordance with State Fiscal Rules and Article 52.6, Choice of Law; No Arbitration, nothing in this Article 39 shall be deemed to call for arbitration or otherwise obligate the State to participate in any form of binding alternative dispute resolution.

A partnering plan developed as described in Article 2.4, Partnering, Communications and Cooperation, may modify or expand the requirements of this Article but may not reduce the obligation to participate in facilitated negotiations when applicable. In the case of small projects estimated to be valued under \$500,000, the requirements of this Article may be deleted from this Contract, by modification in Article 7 (Contractor's Agreement SC-6.21), Optional Provisions and Elections. When so modified, the references to the parties' right to elect facilitated negotiation elsewhere in these General Conditions shall be deleted.

40 ARTICLE 40 RIGHT OF OCCUPANCY

The Principal Representative shall have the right to take possession of and to use any completed or partially completed portions of the Work, even if the time for completing the entire Work or portions of the Work has not expired and even if the Work has not been finally accepted, and the Contractor shall fully cooperate with the Principal Representative to allow such possession and use. Such possession and use shall not constitute an acceptance of such portions of the Work.

Prior to any occupancy of the Project, an inspection shall be made by the Principal Representative, State Buildings Program and the Contractor. Such inspection shall be made for the purpose of ensuring that the building is secure, protected by operation safety systems as designed, operable exits, power, lighting and HVAC systems, and otherwise ready for the occupancy intended and the Notice of Substantial Completion has been issued for the occupancy intended. The inspection shall also document existing finish conditions to allow assessment of any damage by occupants. The Contractor shall assist the Principal Representative in completing and executing State Form SBP-01, Approval of Occupancy/Use, prior to the Principal Representative's possession and use. Any and all areas so occupied will be subject to a final inspection when the Contractor complies with Article 41, Completion, Final Inspection, Acceptance and Settlement.

41 ARTICLE 41 COMPLETION, FINAL INSPECTION, ACCEPTANCE AND SETTLEMENT

41.1 NOTICE OF COMPLETION

When the Work, or a discrete physical portion of the Work (as hereafter described) which the Principal Representative has agreed to accept separately, is substantially complete and ready for final inspection, the Contractor shall file a written Notice with the Architect/Engineer that the Work, or such discrete physical portion, in the opinion of the Contractor, is substantially complete under the terms of the Contract. The Contractor shall prepare and submit with such Notice a comprehensive list of items to be completed or corrected prior to final payment, which shall be subject to review and additions as the Architect/Engineer or the Principal Representative shall determine after inspection. If the Architect/Engineer or the Principal Representative believe that any of the items on the list of items submitted, or any other item of Work to be corrected or completed, or the cumulative number of items of Work to be corrected or completed, will prevent a determination that the Work is substantially complete, those items shall be completed by the Contractor and the Notice shall then be resubmitted.

41.2 FINAL INSPECTION

Within ten (10) days after the Contractor files written Notice that the Work is substantially complete, the Architect/Engineer, the Principal Representative, and the Contractor shall make a "final inspection" of the Project to determine whether the Work is substantially complete and has been completed in accordance with the Contract Documents. State Buildings Program shall be notified of the inspection not less than three (3) business days in advance of the inspection. The Contractor shall provide the Principal Representative and the Architect/Engineer an updated punch list in sufficient detail to fully outline the following:

- a) Work to be completed, if any; and
- b) Work not in compliance with the Drawings or Specifications, if any.

A final punch list shall be made by the Architect/Engineer in sufficient detail to fully outline to the Contractor:

- a) Work to be completed, if any;
- b) Work not in compliance with the Drawings or Specifications, if any; and
- c) Unsatisfactory Work for any reason, if any.

The required number of copies of the final punch list will be countersigned by the authorized representative of the Principal Representative and will then be transmitted by the Architect/Engineer to the Contractor, the Principal Representative, and State Buildings Program. The Architect/Engineer's final punch list shall control over the Contractor's preliminary punch list.

41.3 NOTICE OF SUBSTANTIAL COMPLETION

Notice of Substantial Completion shall establish the date of substantial completion of the Project. The Contractor acknowledges and agrees that because the departments, agencies and institutions of the State of Colorado are generally involved with the business of the public at large, greater care must be taken in establishing the date of substantial completion than might otherwise be the case to ensure that a project or building or discrete physical portion of the Work is fully usable and safe for public use, and that such care necessarily raises the standard by which the concept of substantial completion is applied for a public building.

The Notice of Substantial Completion shall not be issued until the following have been fully established:

- a) All required building code inspections have been called for and the appropriate code officials have affixed their signatures to the Building Inspection Record indicating successful completion of all required code inspections;
- b) All required corrections noted on the Building Inspection Record shall have been completed unless the Architect/Engineer, the Principal Representative and State Buildings Program, in their complete and absolute discretion, all concur that the condition requiring the remaining correction is not in any way life threatening, does not otherwise endanger persons or property, and does not result in any undue inconvenience or hardship to the Principal Representative or the public;
- c) The building, structure or Project can be fully and comfortably used by the Principal Representative and the public without undue interference by the Contractor's employees and Workers during the completion of the final punch list taking into consideration the nature of the public uses intended and taking into consideration any stage or level of completion of HVAC system commissioning or other system testing required by the Specifications to be completed prior to issuance of the Notice of Substantial Completion;
- d) The Project has been fully cleaned as required by these General Conditions, and as required by any stricter requirements of the Specifications, and the overall state of completion is appropriate for presentation to the public; and
- e) The Contractor has provided a schedule for the completion of each and every item identified on the punch list which specifies the Subcontractor or trade responsible for the Work, and the dates the completion or correction of the item will be commenced and finished; such schedule will show completion of all remaining final punch list items within the period indicated in the Contract for final punch list completion prior to Final Acceptance, with the exception of only those items which are beyond the control of the Contractor despite due diligence. The schedule shall provide for a reasonable punch list inspection process. Unless liquidated damages have been specified in Article 7.6 of the Contractor's Design/Bid/Build Agreement SC-6.21), the cost to the Principal Representative, if any, for re-inspections due to failure to adhere to the Contractor's proposed punch-list completion schedule shall be the responsibility of the Contractor and may be deducted by the Principal Representative from final amounts due to the Contractor.

Substantial completion of the entire Project shall not be conclusively established by a decision by the Principal Representative to take possession and use of a portion, or all of the Project, where portions of the Project cannot meet all the criteria noted above. Notice of Substantial Completion for the entire Project shall, however, only be withheld for substantial reasons when the Principal Representative has taken possession and uses all of the Project in accordance with the terms of Article 40, Right of Occupancy. Failure to furnish the required completion schedule shall constitute a substantial reason for withholding the issuance of any Notice of Substantial Completion.

The Contractor shall have the right to request a final inspection of any discrete physical portion of the Project when in the opinion of the Principal Representative, The Architect/Engineer and State Buildings Program a final punch list can be reasonably prepared, without confusion as to which portions of the Project are referred to in any subsequent Notice of Partial Final Settlement which might be issued after such portion is finally accepted. Discrete physical portions of the Project may be, but shall not necessarily be limited to, such portions of the Project as separate buildings where a Project consists of multiple buildings. Similarly, an addition to an existing building where the Project also calls for renovation or remodeling of the existing building may constitute a discrete physical portion of the Project. In such circumstances, when in the opinion of the Principal Representative, the Architect/Engineer and State Buildings Program, the requirements for issuance of a Notice of Substantial Completion can be satisfied with respect to the discrete portion of the Project, a partial Notice of Substantial Completion may be issued for such discrete physical portion of the Project.

41.4 NOTICE OF ACCEPTANCE

The Notice of Acceptance shall establish the completion date of the Project. It shall not be authorized until the Contractor shall have performed all of the Work to allow completion and approval of the Pre-Acceptance Checklist (SBP-05).

Where partial Notices of Substantial Completion have been issued, partial Notices of Final Acceptance may be similarly issued when appropriate for that portion of the Work. Partial Notice of Final Acceptance may also be issued to exclude the Work described in Change Orders executed during late stages of the Project where a later completion date for the Change Ordered Work is expressly provided for in the Contract as amended by the Change Order, provided the Work can be adequately described to allow partial advertisement of any Notice of Partial Final Settlement to be issued without confusion as to the Work included for which final payment will be made.

41.5 SETTLEMENT

Final payment and settlement shall be made on the date fixed and published for such payment except as hereafter provided. The Principal Representative shall not authorize final payment until all items on the Pre-Acceptance check list (SBP-05) have been completed, the Notice of Acceptance issued, and the Notice of Contractors Settlement published. If the Work shall be substantially completed, but Final Acceptance and completion thereof shall be prevented through delay in correction of minor defects, or unavailability of materials or other causes beyond the control of the Contractor, the

Principal Representative in his or her discretion may release all amounts due to the Contractor except such amounts as may be in excess of three times the cost of completing the unfinished Work or the cost of correcting the defective Work, as estimated by the Architect/Engineer and approved by State Buildings Program. Before the Principal Representative may issue the Notice of Contractor's Settlement and advertise the Project for final payment, the Contractor shall have corrected all items on the punch list except those items for which delayed performance is expressly permitted, subject to withholding for the cost thereof, and shall have delivered to the Principal Representative:

- a) All guarantees and warranties;
- b) All statements to support local sales tax refunds, if any;
- c) Required operating maintenance instructions as per the Principal Representative; and,
- d) One (1) set of hard copy as-built Contract Documents, and one (1) electronic copy showing all job changes.
- e) Demonstrated to the operating personnel of the Principal Representative the proper operation and maintenance of all equipment.
- f) A written disclosure of the Five Most Costly Goods incorporated into the project, including iron, steel, or related manufactured goods and the total cost and country of origin of those five goods and whether the project was subject to any existing domestic content preferences.
- g) All approved project Environmental Product Declarations (EPDs) and waivers for products incorporated into the project in a zip folder.
- h) If applicable, the signed BCCO Act EPD Submittal & Sign-Off (EE-5.2) forms.

Upon completion of the foregoing the Project shall be advertised in accordance with the Notice of Contractor's Settlement by two publications of Notice, the last publication appearing at least ten (10) days prior to the time of final settlement. Publication and final settlement should not be postponed or delayed solely by virtue of unresolved claims against the Project or the Contractor from Subcontractors, suppliers or materialmen based on good faith disputes; the resolution of the question of payment in such cases being directed by statute.

Except as hereafter provided, on the date of final settlement thus advertised, provided the Contractor has submitted a written Notice to the Architect/Engineer that no claims have been filed, and further provided the Principal Representative shall have received no claims, final payments and settlement shall be made in full. If any unpaid claim for labor, materials, rental machinery, tools, supplies or equipment is filed before payment in full of all sums due the Contractor, the Principal Representative and the State Controller shall withhold from the Contractor on the date established for final settlement, sufficient funds to insure the payment of such claim, until the same shall have been paid or withdrawn, such payment or withdrawal to be evidenced by filing a receipt in full or an order for withdrawal signed by the claimant or his or her duly authorized agent or assignee. The

amount so withheld may be in the amount of 125% of the claims or such other amount as the Principal Representative reasonably deems necessary to cover expected legal expenses. Such withheld amounts shall be in addition to any amount withheld based on the cost to compete unfinished Work or the cost to repair defective Work. However, as provided by statute, such funds shall not be withheld longer than ninety (90) days following the date fixed for final settlement with the Contractor, as set forth in the published Notice of Contractor's Settlement, unless an action at law shall be commenced within that time to enforce such unpaid claim and a Notice of such action at law shall have been filed with the Principal Representative and the State Controller. At the expiration of the ninety (90) day period, the Principal Representative shall authorize the State Controller to release to the Contractor all other money not the subject of such action at law or withheld based on the cost to compete unfinished Work or the cost to repair defective Work.

Notices of Partial Final Settlement may be similarly advertised, provided all conditions precedent have been satisfied as though that portion of the Work affected stood alone, a Notice of Partial Acceptance has been issued, and the consent of surety to the partial final settlement has been obtained in writing. Thereafter, partial final payments may be made to the Contractor subject to the same conditions regarding unpaid claims.

42 ARTICLE 42 GENERAL WARRANTY AND CORRECTION OF WORK AFTER ACCEPTANCE

The Contractor warrants that the materials used and the equipment furnished shall be new and of good quality unless specified to the contrary. The Contractor further warrants that the Work shall, in all respects, be free from material defects not permitted by the Specifications and shall be in accordance with the requirements of the Contract Documents. Neither the final certificate for payment nor any provision in the Contract Documents shall relieve the Contractor of responsibility for defects or faulty materials or Workmanship. The Contractor shall be responsible to the Principal Representative for such warranties for the longest period permitted by any applicable statute of limitations.

In addition to these general warranties, and without limitation of these general warranties, for a period of one year after the date of any Notice of Substantial Completion, or any Notice of Partial Substantial Completion if applicable, the Contractor shall remedy defects, and faulty Workmanship or materials, and Work not in accordance with the Contract Documents which was not accepted at the time of the Notice of Final Acceptance, all in accordance with the provisions of Article 44, One-Year Guarantee And Special Guarantees And Warranties.

43 ARTICLE 43 LIENS

Colorado statutes do not provide for any right of lien against public buildings. In lieu thereof, C.R.S. § 38-26-107, provides adequate relief for any claimant having furnished

labor, materials, rental machinery, tools, equipment, or services toward construction of the particular public Work in that final payment may not be made to a Contractor until all such creditors have been put on Notice by publication in the public press of such pending payment and given opportunity for a period of up to ninety (90) days to stop payment to the Contractor in the amount of such claims.

44 ARTICLE 44 ONE-YEAR GUARANTEE AND SPECIAL GUARANTEES AND WARRANTIES

44.1 ONE-YEAR GUARANTEE OF THE WORK

The Contractor shall guarantee to remedy defects and repair or replace the Work for a period of one year from the date of the Notice of Substantial Completion or from the dates of any partial Notices of Substantial Completion issued for discrete physical portions of the Work. The Contractor shall remedy any defects due to faulty materials or Workmanship and shall pay for, repair and replace any damage to other Work resulting there from, which shall appear within a period of one year from the date of such Notice(s) of Substantial Completion. The Contractor shall also remedy any deviation from the requirements of the Contract Documents which shall later be discovered within a period of one year from the date of the Notice of Substantial Completion; provided, however, that the Contractor shall not be required to remedy deviations from the requirements of the Contract Documents where such deviations were obvious, apparent and accepted by the Architect/Engineer or the Principal Representative at the time of the Notice of Final Acceptance. The Principal Representative shall give Notice of observed defects or other Work requiring correction with reasonable promptness. Such Notice shall be in writing to the Architect/Engineer and the Contractor.

The one year guarantee of the Contractor's Work may run separately for discrete physical portions of the Work for which partial Notices of Substantial Completion have been issued, however, it shall run from the last Notice of Substantial Completion with respect to all or any systems common to the Work to which more than one Notice of Substantial Completion may apply.

This one-year guarantee shall not be construed to limit the Contractor's general warranty described in Article 42, General Warranty and Correction of Work After Acceptance, that all materials and equipment are new and of good quality, unless specified to the contrary, and that the Work shall in all respects be free from material defects not permitted by the Specifications and in accordance with the requirements of the Contract Documents.

44.2 SPECIAL GUARANTEES AND WARRANTIES

In case of Work performed for which product, manufacturers or other special warranties are required by the Specifications, the Contractor shall secure the required warranties and deliver copies thereof to the Principal Representative through the Architect/Engineer upon completion of the Work.

These product, manufacturers or other special warranties, as such, do not in any way lessen the Contractor's responsibilities under the Contract. Whenever guarantees or

warranties are required by the Specifications for a longer period than one year, such longer period shall govern.

45 ARTICLE 45 GUARANTEE INSPECTIONS AFTER COMPLETION

The Architect/Engineer, the Principal Representative and the Contractor together shall make at least two (2) complete inspections of the Work after the Work has been determined to be substantially complete and accepted. One such inspection, the "Six-Month Guarantee Inspection," shall be made approximately six (6) months after date of the Notice of Substantial Completion, unless in the case of smaller projects valued under \$500,000 this inspection is declined in Article 7.5 (Contractor's Agreement SC-6.21), Modification of Article 45, in which case the inspection to occur at six months shall not be required. Another such inspection, the "Eleven-Month Guaranty Inspection" shall be made approximately eleven (11) months after the date of the Notice of Substantial Completion. The Contractor shall schedule and so notify all parties concerned, and the Principal Representative shall so notify State Buildings Program, of these inspections. If more than one Notice of Substantial Completion has been issued at the reasonable discretion of the Principal Representative separate eleven month inspections may be required where the one year guarantees do not run reasonably concurrent.

Written punch lists and reports of these inspections shall be made by the Architect/Engineer and forwarded to the Contractor, the Principal Representative, State Buildings Program, and all other participants within ten (10) days after the completion of the inspections. The punch list shall itemize all guarantee items, prior punch list items still to be corrected or completed and any other requirements of the Contract Documents to be completed which were not waived by final acceptance because they were not obvious or could not reasonably have been previously observed. The Contractor shall immediately initiate such remedial Work as may be necessary to correct any deficiencies or defective Work shown by this report, and shall promptly complete all such remedial Work in a manner satisfactory to the Architect/Engineer, the Principal Representative and State Buildings Program.

If the Contractor fails to promptly correct all deficiencies and defects shown by this report, the Principal Representative may do so, after giving the Contractor ten (10) days written Notice of intention to do so.

The State of Colorado, acting by and through the Principal Representative, shall be entitled to collect from the Contractor all costs and expenses incurred by it in correcting such deficiencies and defects, as well as all damages resulting from such deficiencies and defects.

46 ARTICLE 46 TIME OF COMPLETION AND LIQUIDATED DAMAGES

It is hereby understood and mutually agreed, by and between the parties hereto, that the date of beginning, rate of progress, and the time for completion of the Work to be done hereunder are ESSENTIAL CONDITIONS of this Agreement, and it is understood and agreed that the Work embraced in this Contract shall be commenced at the time specified in the Notice to Proceed (SC-6.26).

It is further agreed that time is of the essence of each and every portion of this Contract, and of any portion of the Work described on the Drawings or Specifications, wherein a definite and certain length of time is fixed for the performance of any act whatsoever. The parties further agree that where under the Contract additional time is allowed for the completion of the Work or any identified portion of the Work, the new time limit or limits fixed by such extension of the time for completion shall be of the essence of this Agreement.

The Contractor acknowledges that subject to any limitations in the Advertisement for Bids, issued for the Project, the Contractor's bid is consistent with and considers the number of days to substantially complete the Project and the number of days to finally complete the Project to which the parties may have stipulated in the Agreement, which stipulation was based on the Contractor's bid. The Contractor agrees that Work shall be prosecuted regularly, diligently and uninterrupted at such rate of progress as will ensure the Project will be substantially complete, and fully and finally complete, as recognized by the issuance of all required Notices of Substantial Completion and Notices of Final Acceptance, within any times stipulated and specified in the Agreement, as the same may be amended by Change Order or other written modification, and that the Principal Representative will be damaged if the times of completion are delayed.

It is expressly understood and agreed, by and between the parties hereto, that the times for the Substantial Completion of the Work or for the final acceptance of the Work as may be stipulated in the Agreement, and as applied here and in Article 7.6 of the Contractor's Design/Bid/Build Agreement SC-6.21), Modifications of Article 46, are reasonable times for these stages of completion of the Work, taking into such consideration all factors, including the average climatic range and usual industrial conditions prevailing in the locality of the building operations.

If the Contractor shall neglect, fail or refuse to complete the Work within the times specified in the Agreement, such failure shall constitute a breach of the terms of the Contract and the State of Colorado, acting by and through the Principal Representative, shall be entitled to liquidated damages for such neglect, failure or refusal, as specified in Article 7.6 of the Contractor's Design/Bid/Build Agreement SC-6.21, Modification of Article 46.

The Contractor and the Contractor's Surety shall be jointly liable for and shall pay the Principal Representative, or the Principal Representative may withhold, the sums hereinafter stipulated as liquidated damages for each calendar day of delay until the entire Project is 1) substantially completed, and the Notice (or all Notices) of Substantial Completion are issued, 2) finally complete and accepted and the Notice (or all Notices) of

Acceptance are issued, or 3) both. Delay in substantial completion shall be measured from the Date of the Notice to Proceed and delay in final completion and acceptance shall be measured from the Date of the Notice of Substantial Completion.

In the first instance, specified in Article 7.6.1 of the Contractor's Design/Bid/Build Agreement SC-6.21, Modification of Article 46, liquidated damages, if any, shall be the amount specified therein, for each calendar day of delay beginning after the stipulated number of days for Substantial Completion from the date of the Notice to Proceed, until the date of the Notice of Substantial Completion. Unless otherwise specified in any Supplementary General Conditions, in the event of any partial Notice of Substantial Completion, liquidated damages shall accrue until all required Notices of Substantial Completion are issued.

In the second instance, specified in Article 7.6.2 of the Contractor's Design/Bid/Build Agreement SC-6.21, Modification of Article 46, liquidated damages, if any, shall be the amount specified in Article 7.6.2 of the Contractor's Design/Bid/Build Agreement SC-6.21, Modification of Article 46, for each calendar day in excess of the number of calendar days specified in the Contractor's bid for the Project and stipulated in the Agreement to finally complete the Project (as defined by the issuance of the Notice of Acceptance) after the final Notice of Substantial Completion has been issued.

In the third instance, when so specified in both Articles 7.6.1 and 7.6.2 of the Contractor's Agreement SC-6.21, both types of liquidated damages shall be separately assessed where those delays have occurred.

The parties expressly agree that said amounts are a reasonable estimate of the presumed actual damages that would result from any of the breaches listed, and that any liquidated damages that are assessed have been agreed to in light of the difficulty of ascertaining the actual damages that would be caused by any of these breaches at the time this Contract was formed; the liquidated damages in the first instance representing an estimate of damages due to the inability to use the Project; the liquidated damages in the second instance representing an estimate of damages due to the additional administrative, technical, supervisory and professional expenses related to and arising from the extended closeout period including delivery of any or all guarantees and warranties, the submittals of sales and use tax payment forms, the calling for the final inspection and the completion of the final punch list.

The parties also agree and understand that the liquidated damages to be assessed in each instance are separate and distinct, although potentially cumulative, damages for the separate and distinct breaches of delayed substantial completion or final acceptance. Such liquidated damages shall not be avoided by virtue of the fact of concurrent delay caused by the Principal Representative, or anyone acting on behalf of the Principal Representative, but in such event the period of delay for which liquidated damages are assessed shall be equitably adjusted in accordance with Article 38, Delays and Extensions of Time.

47 ARTICLE 47 DAMAGES

If either party to this Contract shall suffer damage under this Contract in any manner because of any wrongful act or neglect of the other party or of anyone employed by either of them, then the party suffering damage shall be reimbursed by the other party for such damage. Except to the extent of damages liquidated for the Contractor's failure to achieve timely completion as set forth in Article 46, Time of Completion and Liquidated Damages, the Principal Representative shall be responsible for, and at his or her option may insure against, loss of use of any existing property not included in the Work, due to fire or otherwise, however caused. Notwithstanding the foregoing, or any other provision of this Contract, to the contrary, no term or condition of this contract shall be construed or interpreted as a waiver, express or implied, of any of the immunities, rights, benefits, protection, or other provisions of the Colorado Governmental Immunity Act, Section 24-10-101, *et seq.*, CRS, as now or hereafter amended. The parties understand and agree that liability for claims for injuries to persons arising out of negligence of the State of Colorado, its departments, institutions, agencies, boards, officials and employees is controlled and limited by the provisions of Section 24-101-101, *et seq.*, CRS, as now or hereafter amended and the risk management statutes, Section 24-30-1501, *et seq.*, CRS, as now or hereafter amended.

Notice of intent to file a claim under this clause shall be made in writing to the party liable within a reasonable time of the first observance of such damage and not later than the time of final payment, except that in the case of claims by the Principal Representative involving warranties against faulty Work or materials Notice shall be required only to the extent stipulated elsewhere in these General Conditions. Claims made to the Principal Representative involving extra cost or extra time arising by virtue of instructions to the Contractor to which Article 36, Claims, applies shall be made in accordance with Article 36. Other claims arising under the Contract involving extra cost or extra time which are made to the Principal Representative under this clause shall also be made in accordance with the procedures of Article 36, whether or not arising by virtue of instructions to the Contractor; provided however that it shall not be necessary to first obtain or request a written judgment of the Architect/Engineer.

Provided written Notice of intent to file a claim is provided as required in the preceding paragraph, nothing in this Article shall limit or restrict the rights of either party to bring an action at law or to seek other relief to which either party may be entitled, including consequential damages, if any, and shall not be construed to limit the time during which any action might be brought. Nothing in these General Conditions shall be deemed to limit the period of time during which any action may be brought as a matter of contract, tort, warranty or otherwise, it being the intent of the parties to allow any and all actions at law or in equity for such periods as the law permits. All such rights shall, however be subject to the obligation to assert claims and to appeal denials pursuant to Article 36, Claims, where applicable.

48 ARTICLE 48 STATE'S RIGHT TO DO THE WORK; TEMPORARY SUSPENSION OF WORK; DELAY DAMAGES

48.1 STATE'S RIGHT TO DO THE WORK

If after receipt of Notice to do so, the Contractor should neglect to prosecute the Work properly or fail to perform any provision of the Contract, the Principal Representative, after a second seven (7) days' advance written Notice to the Contractor and the Surety may, without prejudice to any other remedy the Principal Representative may have, take control of all or a portion of the Work, as the Principal Representative deems necessary and make good such deficiencies deducting the cost thereof from the payment then or thereafter due the Contractor, as provided in Article 30, Correction Of Work Before Acceptance and Article 33, Payments Withheld, provided, however, that the Architect/Engineer shall approve the amount charged to the Contractor by approval of the Change Order.

48.2 TEMPORARY SUSPENSION OF WORK

The State, acting for itself or by and through the Architect/Engineer, shall have the authority to suspend the Work, either wholly or in part, for such period or periods as may be deemed necessary due to:

- a) Unsuitable weather;
- b) Faulty Workmanship;
- c) Improper superintendence or project management;
- d) Contractor's failure to carry out orders or to perform any provision of the Contract Documents;
- e) Loss of, or restrictions to, appropriations;
- f) Conditions, which may be considered unfavorable for the prosecution of the Work.

If it should become necessary to stop Work for an indefinite period, the Contractor shall store materials in such manner that they will not become an obstruction or become damaged in any way; and he or she shall take every precaution to prevent damage to or deterioration of the Work, provide suitable drainage and erect temporary structures where necessary.

Notice of suspension of Work shall be provided to the Contractor in writing stating the reasons therefore. The Contractor shall again proceed with the Work when so notified in writing.

The Contractor understands and agrees that the State of Colorado cannot predict with certainty future revenues and could ultimately lack the revenue to fund the appropriations applicable to this Contract. The Contractor further acknowledges and agrees that in such event that State may, upon Notice to the Contractor, suspend the Work in anticipation of a termination of the Contract for the convenience of the State, pursuant to Article 50, Termination for Convenience of State. If the Contract is not so terminated the Contract sum and the Contract time shall be equitably adjusted at the

time the Principal Representative directs the Work to be recommenced and gives Notice that the revenue to fund the appropriation is available.

48.3 DELAY DAMAGES

The Principal Representative and the State of Colorado shall be liable to the Contractor for the payment of any claim for extra costs, extra compensation or damages occasioned by hindrances or delays encountered in the Work only when and to the limited extent that such hindrance or delay is caused by an act or omission within the control of the Principal Representative, the Architect/Engineer or other persons or entities acting on behalf of the Principal Representative. Further, the Principal Representative and the State of Colorado shall be liable to the Contractor for the payment of such a claim only if the Contractor has provided required Notice of the delay or impact, or has presented its claim for an extension of time or claim of other delay or other impact due to changes ordered in the Work before proceeding with the changed Work. Except as otherwise provided, claims for extension of time shall be Noticed and filed in accordance with Article 38, Delays and Extensions of Time, within three (3) business days of the beginning of the delay with any claim filed within seven (7) days after the delay has ceased, or such claim is waived. Claims for extension of time or for other delay or other impact resulting from changes ordered in the Work shall be presented and adjusted as provided in Article 35, Changes in the Work.

49 ARTICLE 49 STATE'S RIGHTS TO TERMINATE CONTRACT

49.1 GENERAL

If the Contractor should be adjudged bankrupt, or if he or she should make a general assignment for the benefit of his or her creditors, or if a receiver should be appointed to take over his affairs, or if he or she should fail to prosecute his or her Work with due diligence and carry the Work forward in accordance with the construction schedule and the time limits set forth in the Contract Documents, or if he or she should fail to subsequently perform one or more of the provisions of the Contract Documents to be performed by them, the Principal Representative may serve written Notice on the Contractor and the Surety on performance and payment bonds, stating his or her intention to exercise one of the remedies hereinafter set forth and the grounds upon which the Principal Representative bases his or her right to exercise such remedy.

In such event, unless the matter complained of is satisfactorily cleared within ten (10) days after delivery of such Notice, the Principal Representative may, without prejudice to any other right or remedy, exercise one of such remedies at once, having first obtained the concurrence of the Architect/Engineer in writing that sufficient cause exists to justify such action.

49.2 CONDITIONS AND PROCEDURES

49.2.1 Termination

The Principal Representative may terminate the services of the Contractor, which termination shall take effect immediately upon service of Notice thereof on the Contractor and his or her Surety, whereupon the Surety shall have the right to take over and perform the Contract. If the Surety does not provide Notice to the Principal Representative of its intent to commence performance of the Contract within ten (10) days after delivery of the Notice of termination, the Principal Representative may take over the Work, take possession of and use all materials, tools, equipment and appliances on the premises and prosecute the Work to completion by such means as he or she shall deem best. In the event of such termination of his or her service, the Contractor shall not be entitled to any further payment under the Contract until the Work is completed and accepted. If the Principal Representative takes over the Work and if the unpaid balance of the contract price exceeds the cost of completing the Work, including compensation for any damages or expenses incurred by the Principal Representative through the default of the Contractor, such excess shall be paid to the Contractor. If, however, the cost, expenses and damages as certified by the Architect/Engineer exceed such unpaid balance of the contract price, the Contractor and his or her Surety shall pay the difference to the Principal Representative.

49.2.2 Use of Surety

The Principal Representative may require the Surety on the Contractor 's bond to take control of the Work and see to it that all the deficiencies of the Contractor are made good, with due diligence within ten (10) days of delivery of Notice to the Surety to do so. As between the Principal Representative and the Surety, the cost of making good such deficiencies shall all be borne by the Surety. If the Surety takes over the Work, either by election upon termination of the services of the Contractor pursuant to Section 49.2.1 of this Article 49, State's Right To Terminate Contract, or upon instructions from the Principal Representative to do so, the provisions of the Contract Documents shall govern the Work to be done by the Surety, the Surety being substituted for the Contractor as to such provisions, including provisions as to payment for the Work, the times of completion and provisions of this Article as to the right of the Principal Representative to do the Work or to take control of all or a portion of the Work.

49.2.3 Correcting Deficiencies

The Principal Representative may take control of all or a portion of the Work and make good the deficiencies of the Contractor, or the Surety if the Surety has been substituted for the Contractor, with or without terminating the Contract, employing such additional help as the Principal Representative deems advisable in accordance with the provisions of Article 48.1, State's Right to Do the Work; Temporary Suspension of Work; Delay Damages. In such event, the Principal Representative shall be entitled to collect from the Contractor and his or her Surety, or to deduct from any payment then or thereafter due the Contractor, the costs incurred in having such deficiencies made good and any

damages or expenses incurred through the default of Contractor, provided the Architect/Engineer approves the amount thus charged to the Contractor.

If the Contract is not terminated, a Change Order to the Contract shall be executed, unilaterally if necessary, in accordance with the procedures of Article 35, Changes in The Work.

49.3 ADDITIONAL CONDITIONS

If any termination by the Principal Representative for cause is later determined to have been improper, the termination shall be automatically converted to and deemed to be a termination by the Principal Representative for convenience and the Contractor shall be limited in recovery to the compensation provided for in Article 50, Termination for Convenience of State. Termination by the Contractor shall not be subject to such conversion.

50 ARTICLE 50 TERMINATION FOR CONVENIENCE OF STATE

50.1 NOTICE OF TERMINATION

The performance of Work under this Contract may be terminated, in whole or from time to time in part, by the State whenever for any reason the Principal Representative shall determine that such termination is in the best interest of State. Termination of Work hereunder shall be effected by delivery to the Contractor of a Notice of such termination specifying the extent to which the performance of Work under the Contract is terminated and the date upon which such termination becomes effective.

50.2 PROCEDURES

After receipt of the Notice of termination, the Contractor shall, to the extent appropriate to the termination, cancel outstanding commitments hereunder covering the procurement of materials, supplies, equipment and miscellaneous items. In addition, the Contractor shall exercise all reasonable diligence to accomplish the cancellation or diversion of all applicable outstanding commitments covering personal performance of any Work terminated by the Notice. With respect to such canceled commitments, the Contractor agrees to:

- a) Settle all outstanding liabilities and all claims arising out of such cancellation of commitments, with approval or ratification of the Principal Representative, to the extent he or she may require, which approval or ratification shall be final for all purposes of this clause; and,
- b) Assign to the State, in the manner, at the time, and to the extent directed by the Principal Representative, all of the right, title, and interest of the Contractor under the orders and subcontracts so terminated, in which case the State shall have the right, in its discretion, to settle or pay any or all claims arising out of the termination of such orders and subcontracts.

The Contractor shall submit his or her termination claim to the Principal Representative promptly after receipt of a Notice of termination, but in no event later than three (3) months from the effective date thereof, unless one or more extensions in writing are granted by the Principal Representative upon written request of the Contractor within such three-month period or authorized extension thereof. Upon failure of the Contractor to submit his or her termination claim within the time allowed, the Principal Representative may determine, on the basis of information available to them, the amount, if any, due to the Contractor by reason of the termination and shall thereupon pay to the Contractor the amount so determined.

Costs claimed, agreed to, or determined pursuant to the preceding and following paragraph shall be in accordance with the provisions of the Colorado Procurement Code or the applicable procurement code for institutions of higher education.

Subject to the preceding provisions, the Contractor and the Principal Representative may agree upon the whole or any part of the amount or amounts to be paid to the Contractor by reason of the termination under this clause, which amount or amounts may include any reasonable cancellation charges thereby incurred by the Contractor and any reasonable loss upon outstanding commitments for personal services which he or she is unable to cancel; provided, however, that in connection with any outstanding commitments for personal services which the Contractor is unable to cancel, the Contractor shall have exercised reasonable diligence to divert such commitments to other activities and operations. Any such agreement shall be embodied in an Amendment to this Contract and the Contractor shall be paid the agreed amount.

The State may from time to time, under such terms and conditions as it may prescribe, make partial payments against costs incurred by the Contractor in connection with the termination portion of this Contract, whenever, in the opinion of the Principal Representative, the aggregate of such payments is within the amount to which the Contractor will be entitled hereunder.

The Contractor agrees to transfer title and deliver to the State, in the manner, at the time, and to the extent, if any, directed by the Principal Representative, such information and items which, if the Contract had been completed, would have been required to be furnished to the State, including:

- a) Completed or partially completed plans, Drawings and information; and,
- b) Materials or equipment produced or in process or acquired in connection with the performance of the Work terminated by the Notice.

Other than the above, any termination inventory resulting from the termination of the Contract may, with written approval of the Principal Representative, be sold or acquired by the Contractor under the conditions prescribed by and at a price or prices approved by the Principal Representative. The proceeds of any such disposition shall be applied in reduction of any payments to be made by the State to the Contractor under this Contract

or shall otherwise be credited to the price or cost of Work covered by this Contract or paid in such other manners as the Principal Representative may direct. Pending final disposition of property arising from the termination, the Contractor agrees to take such action as may be necessary, or as the Principal Representative may direct, for the protection and preservation of the property related to this Contract which is in the possession of the Contractor and in which the State has or may acquire an interest.

Any disputes as to questions of fact, which may arise hereunder, shall be subject to the Remedies provisions of the Colorado Procurement Code or the applicable procurement code for institutions of higher education.

51 ARTICLE 51 CONTRACTOR'S RIGHT TO STOP WORK AND/OR TERMINATE CONTRACT

If the Work shall be stopped under an order of any court or other public authority for a period of three (3) months through no act or fault of the Contractor or of any one employed by them, then the Contractor may on seven (7) days' written Notice to the Principal Representative and the Architect/Engineer stop Work or terminate this Contract and recover from the Principal Representative payment for all Work executed, any losses sustained on any plant or material, and a reasonable profit only for the Work completed. If the Architect/Engineer shall fail to issue or otherwise act in writing upon any certificate for payment within ten (10) days after it is presented and received by the Architect/Engineer, as provided in Article 31, Applications For Payments, or if the Principal Representative shall fail to pay the Contractor any sum certified that is not disputed in whole or in part by the Principal Representative in writing to the Contractor and the Architect/Engineer within thirty (30) days after the Architect/Engineer's certification, then the Contractor may on ten (10) days' written Notice to the Principal Representative and the Architect/Engineer stop Work and/or give written Notice of intention to terminate this Contract.

If the Principal Representative shall thereafter fail to pay the Contractor any amount certified by the Architect/Engineer and not disputed in writing by the Principal Representative within ten (10) days after receipt of such Notice, then the Contractor may terminate this Contract and recover from the Principal Representative payment for all Work executed, any losses sustained upon any plant or materials, and a reasonable profit only for the Work completed. The Principal Representative's right to dispute an amount certified by the Architect/Engineer shall not relieve the Principal Representative of the obligation to pay amounts not in dispute as certified by the Architect/Engineer.

52 ARTICLE 52 COLORADO SPECIAL PROVISIONS

52.1 CONTROLLER'S APPROVAL, C.R.S. § 24-30-202(1)

This contract shall not be valid until it has been approved by the Colorado State Controller or designee.

52.2 FUND AVAILABILITY, C.R.S. § 24-30-202(5.5)

Financial obligations of the State payable after the current fiscal year are contingent upon funds for that purpose being appropriated, budgeted, and otherwise made available.

52.3 GOVERNMENTAL IMMUNITY

Liability for claims for injuries to persons or property arising from the negligence of the State, its departments, boards, commissions committees, bureaus, offices, employees and officials shall be controlled and limited by the provisions of the Colorado Governmental Immunity Act, §24-10-101, et seq., C.R.S.; the Federal Tort Claims Act, 28 U.S.C. Pt. VI, Ch. 171 and 28 U.S.C. 1346(b), and the State's risk management statutes, §§24-30-1501, et seq. C.R.S. No term or condition of this Contract shall be construed or interpreted as a waiver, express or implied, of any of the immunities, rights, benefits, protections, or other provisions, contained in these statutes.

52.4 INDEPENDENT CONTRACTOR

Contractor shall perform its duties hereunder as an independent Contractor and not as an employee. Neither Contractor nor any agent or employee of Contractor shall be deemed to be an agent or employee of the State. Contractor shall not have authorization, express or implied, to bind the State to any agreement, liability or understanding, except as expressly set forth herein. **Contractor and its employees and agents are not entitled to unemployment insurance or workers compensation benefits through the State and the State shall not pay for or otherwise provide such coverage for Contractor or any of its agents or employees. Contractor shall pay when due all applicable employment taxes and income taxes and local head taxes incurred pursuant to this Contract. Contractor shall (i) provide and keep in force workers' compensation and unemployment compensation insurance in the amounts required by law, (ii) provide proof thereof when requested by the State, and (iii) be solely responsible for its acts and those of its employees and agents.**

52.5 COMPLIANCE WITH LAW

Contractor shall comply with all applicable federal and State laws, rules, and regulations in effect or hereafter established, including, without limitation, laws applicable to discrimination and unfair employment practices.

52.6 CHOICE OF LAW, JURISDICTION, AND VENUE

Colorado law, and rules and regulations issued pursuant thereto, shall be applied in the interpretation, execution, and enforcement of this Contract. Any provision included or incorporated herein by reference which conflicts with said laws, rules, and regulations shall be null and void. All suits or actions related to this Contract shall be filed and proceedings held in the State of Colorado and exclusive venue shall be in the City and County of Denver.

52.7 PROHIBITED TERMS

Any term included in this Contract that requires the State to indemnify or hold Contractor harmless; requires the State to agree to binding arbitration; limits Contractor's liability for damages resulting from death, bodily injury, or damage to tangible property; or that

conflicts with this provision in any way shall be void ab initio. Nothing in this Contract shall be construed as a waiver of any provision of §24-106-109, C.R.S.

52.8 SOFTWARE PIRACY PROHIBITION. SOFTWARE PIRACY PROHIBITION

State or other public funds payable under this Contract shall not be used for the acquisition, operation, or maintenance of computer software in violation of federal copyright laws or applicable licensing restrictions. Contractor hereby certifies and warrants that, during the term of this Contract and any extensions, Contractor has and shall maintain in place appropriate systems and controls to prevent such improper use of public funds. If the State determines that Contractor is in violation of this provision, the State may exercise any remedy available at law or in equity or under this Contract, including, without limitation, immediate termination of this Contract and any remedy consistent with federal copyright laws or applicable licensing restrictions.

52.9 EMPLOYEE FINANCIAL INTEREST/CONFLICT OF INTEREST

C.R.S. § 24-18-201 and C.R.S. § 24-50-507

The signatories aver that to their knowledge, no employee of the State has any personal or beneficial interest whatsoever in the service or property described in this contract. Contractor has no interest and shall not acquire any interest, direct or indirect, that would conflict in any manner or degree with the performance of Contractor services and Contractor shall not employ any person having such known interests.

52.10 VENDOR OFFSET AND ERRONEOUS PAYMENTS

C.R.S. § 24-30-202(1) & C.R.S. § 24-30-202.4

Subject to §24-30-202.4(3.5), C.R.S., the State Controller may withhold payment under the State's vendor offset intercept system for debts owed to State agencies for: (i) unpaid child support debts or child support arrearages; (ii) unpaid balances of tax, accrued interest, or other charges specified in §§39-21-101, et seq., C.R.S.; (iii) unpaid loans due to the Student Loan Division of the Department of Higher Education; (iv) amounts required to be paid to the Unemployment Compensation Fund; and (v) other unpaid debts owing to the State as a result of final agency determination or judicial action. The State may also recover, at the State's discretion, payments made to Contractor in error for any reason, including, but not limited to, overpayments or improper payments, and unexpended or excess funds received by Contractor by deduction from subsequent payments under this Contract, deduction from any payment due under any other contracts, grants or agreements between the State and Contractor, or by any other appropriate method for collecting debts owed to the State.

53 ARTICLE 53 MISCELLANEOUS PROVISIONS

53.1 PROFESSIONAL ASSOCIATION PERMITTED

The Contractor may, with the prior written consent of the Principal Representative, join with them in the performance of this Agreement any other duly licensed Architect or

Architects or registered Engineers with whom he may, in good faith, and enter into an association.

53.2 DISSOLUTION OF PROFESSIONAL ASSOCIATION

In the event there is dissolution of the association, other than by death of a member, the State of Colorado, acting by and through the Principal Representative, shall designate which former member shall continue with the work and may make all payments thereafter falling due in connection with the work directly to the person or persons so designated and without being required to look to the application of such payments as among the former members.

53.3 PUBLIC ART LAW

In recognition of the Public Art Law, C.R.S. § 24-48.5-312, as amended, if the State determines that this project is eligible for the acquisition of artworks in accordance with this law, the Contractor agrees to participate in the art selection process as an art jury member and to cooperate with and to advise the State in working with the commissioned artist(s) for this Capital Construction Project.

53.4 ASSIGNMENT

Contractor's rights and obligations under this Contract are personal and may not be transferred or assigned without the prior, written consent of the State. Any attempt at assignment or transfer without such consent shall be void. Any assignment or transfer of Contractor's rights and obligations approved by the State shall be subject to the provisions of this Contract.

53.5 SUBCONTRACTS

Contractor shall not enter into any subcontract in connection with its obligations under this Contract without the prior, written approval of the State. Contractor shall submit to the State a copy of each such subcontract upon request by the State. All subcontracts entered into by Contractor in connection with this Contract shall comply with all applicable federal and state laws and regulations, shall provide that they are governed by the laws of the State of Colorado, and shall be subject to all provisions of this Contract.

53.6 BINDING EFFECT

Except as otherwise provided in §17.A, all provisions of this Contract, including the benefits and burdens, shall extend to and be binding upon the Parties' respective successors and assigns.

53.7 AUTHORITY

Each Party represents and warrants to the other that the execution and delivery of this Contract and the performance of such Party's obligations have been duly authorized.

53.8 CAPTIONS AND REFERENCES

The captions and headings in this Contract are for convenience of reference only, and shall not be used to interpret, define, or limit its provisions. All references in this Contract to sections (whether spelled out or using the § symbol), subsections, exhibits or other

attachments, are references to sections, subsections, exhibits or other attachments contained herein or incorporated as a part hereof, unless otherwise noted.

53.9 COUNTERPARTS

This Contract may be executed in multiple, identical, original counterparts, each of which shall be deemed to be an original, but all of which, taken together, shall constitute one and the same agreement.

53.10 ENTIRE UNDERSTANDING

This Contract represents the complete integration of all understandings between the Parties related to the Work, and all prior representations and understandings related to the Work, oral or written, are merged into this Contract. Prior or contemporaneous additions, deletions, or other changes to this Contract shall not have any force or effect whatsoever, unless embodied herein.

53.11 DIGITAL SIGNATURES

If any signatory signs this Contract using a digital signature in accordance with the Colorado State Controller Contract, Grant and Purchase Order Policies regarding the use of digital signatures issued under the State Fiscal Rules, then any agreement or consent to use digital signatures within the electronic system through which that signatory signed shall be incorporated into this Contract by reference.

53.12 MODIFICATION

Except as otherwise provided in this Contract, any modification to this Contract shall only be effective if agreed to in a formal amendment to this Contract, properly executed and approved in accordance with applicable Colorado State law and State Fiscal Rules. Modifications permitted under this Contract, other than contract amendments, shall conform to the policies issued by the Colorado State Controller.

53.13 STATUTES, REGULATIONS, FISCAL RULES AND OTHER AUTHORITY

Any reference in this Contract to a statute, regulation, State Fiscal Rule, fiscal policy or other authority shall be interpreted to refer to such authority then current, as may have been changed or amended since the Effective Date of this Contract.

53.14 EXTERNAL TERMS AND CONDITIONS

Notwithstanding anything to the contrary herein, the State shall not be subject to any provision included in any terms, conditions, or agreements appearing on Contractor's or a Subcontractor's website or any provision incorporated into any click-through or online agreements related to the Work unless that provision is specifically referenced in this Contract.

53.15 SEVERABILITY

The invalidity or unenforceability of any provision of this Contract shall not affect the validity or enforceability of any other provision of this Contract, which shall remain in full force and effect, provided that the Parties can continue to perform their obligations under this Contract in accordance with the intent of this Contract.

53.16 SURVIVAL AND CERTAIN CONTRACT TERMS

Any provision of this Contract that imposes an obligation on a Party after termination or expiration of this Contract shall survive the termination or expiration of this Contract and shall be enforceable by the other Party.

53.17 TAXES

The State is exempt from federal excise taxes under I.R.C. Chapter 32 (26 U.S.C., Subtitle D, Ch. 32) (Federal Excise Tax Exemption Certificate of Registry No. 84-730123K) and from State and local government sales and use taxes under §§39-26-704(1), et seq., C.R.S. (Colorado Sales Tax Exemption Identification Number 98-02565). The State shall not be liable for the payment of any excise, sales, or use taxes, regardless of whether any political subdivision of the state imposes such taxes on Contractor. Contractor shall be solely responsible for any exemptions from the collection of excise, sales or use taxes that Contractor may wish to have in place in connection with this Contract.

53.18 THIRD PARTY BENEFICIARIES

Except for the Parties' respective successors and assigns described in § 17.A, this Contract does not and is not intended to confer any rights or remedies upon any person or entity other than the Parties. Enforcement of this Contract and all rights and obligations hereunder are reserved solely to the Parties. Any services or benefits which third parties receive as a result of this Contract are incidental to this Contract, and do not create any rights for such third parties.

53.19 WAIVER

A Party's failure or delay in exercising any right, power, or privilege under this Contract, whether explicit or by lack of enforcement, shall not operate as a waiver, nor shall any single or partial exercise of any right, power, or privilege preclude any other or further exercise of such right, power, or privilege.

53.20 CORA DISCLOSURE

To the extent not prohibited by federal law, this Contract and the performance measures and standards required under §24-106-107, C.R.S., if any, are subject to public release through the CORA.

53.21 STANDARD AND MANNER OF PERFORMANCE

Contractor shall perform its obligations under this Contract in accordance with the highest standards of care, skill and diligence in Contractor's industry, trade, or profession.

53.22 LICENSES, PERMITS, AND OTHER AUTHORIZATIONS

Contractor shall secure, prior to the Effective Date, and maintain at all times during the term of this Contract, at its sole expense, all licenses, certifications, permits, and other authorizations required to perform its obligations under this Contract, and shall ensure that all employees, agents and Subcontractors secure and maintain at all times during the term of their employment, agency or subcontract, all license, certifications, permits and other authorizations required to perform their obligations in relation to this Contract.

53.23 INDEMNIFICATION

53.23.1 General Indemnification

Contractor shall indemnify, save, and hold harmless the State, its employees, agents and assignees (the “Indemnified Parties”), against any and all costs, expenses, claims, damages, liabilities, court awards and other amounts (including attorneys’ fees and related costs) incurred by any of the Indemnified Parties in relation to any act or omission by Contractor, or its employees, agents, Subcontractors, or assignees in connection with this Contract.

53.23.2 Confidential Information Indemnification

Disclosure or use of State Confidential Information by Contractor in violation of Article 54 may be cause for legal action by third parties against Contractor, the State, or their respective agents. Contractor shall indemnify, save, and hold harmless the Indemnified Parties, against any and all claims, damages, liabilities, losses, costs, expenses (including attorneys’ fees and costs) incurred by the State in relation to any act or omission by Contractor, or its employees, agents, assigns, or Subcontractors in violation of Article 54.

53.23.3 Intellectual Property Indemnification

Contractor shall indemnify, save, and hold harmless the Indemnified Parties, against any and all costs, expenses, claims, damages, liabilities, and other amounts (including attorneys’ fees and costs) incurred by the Indemnified Parties in relation to any claim that any Deliverable, Good or Service, software, or Work Product provided by Contractor under this Contract (collectively, “IP Deliverables”), or the use thereof, infringes a patent, copyright, trademark, trade secret, or any other intellectual property right. Contractor’s obligations hereunder shall not extend to the combination of any IP Deliverables provided by Contractor with any other product, system, or method, unless the other product, system, or method is (a) provided by Contractor or Contractor’s subsidiaries or affiliates; (b) specified by Contractor to work with the IP Deliverables; (c) reasonably required in order to use the IP Deliverables in its intended manner and the infringement could not have been avoided by substituting another reasonably available product, system, or method capable of performing the same function; or (d) is reasonably expected to be used in combination with the IP Deliverables.

53.23.4 Accessibility Indemnification

Contractor shall indemnify, save, and hold harmless the state, its employees, agents and assignees (collectively, the “Indemnified Parties”), against any and all costs, expenses, claims, damages, liabilities, court awards and other amounts (including attorneys’ fees and related costs) incurred by any of the Indemnified Parties in relation to Contractor’s failure to comply with §§24-85-101, et seq., C.R.S., or the Accessibility Standards for Individuals with a Disability as established by the Office of Information Technology pursuant to Section §24-85-103 (2.5), C.R.S.

53.24 ACCESSIBILITY

Contractor shall comply with and the Work Product provided under this Contract shall be in compliance with all applicable provisions of §§24-85-101, et seq., C.R.S., and the Accessibility Standards for Individuals with a Disability, as established by the Governor's Office Of Information Technology (OIT), pursuant to Section §24-85-103 (2.5), C.R.S. Contractor shall also comply with all State of Colorado technology standards related to technology accessibility and with Level AA of the most current version of the Web Content Accessibility Guidelines (WCAG), incorporated in the State of Colorado technology standards.

53.24.1 The State may require Contractor's compliance to the State's Accessibility Standards to be determined by a third party selected by the State to attest to Contractor's Work Product and software is in compliance with §§24-85-101, et seq., C.R.S., and the Accessibility Standards for Individuals with a Disability as established by the Office of Information Technology pursuant to Section §24-85-103 (2.5), C.R.S.

54 ARTICLE 54 CONFIDENTIAL INFORMATION-STATE RECORDS

54.1 CONFIDENTIALITY

Contractor shall keep confidential, and cause all Subcontractors to keep confidential, all State Records, unless those State Records are publicly available. Contractor shall not, without prior written approval of the State, use, publish, copy, disclose to any third party, or permit the use by any third party of any State Records, except as otherwise stated in this Contract, permitted by law or approved in writing by the State. Contractor shall provide for the security of all State Confidential Information in accordance with all policies promulgated by the Colorado Office of Information Security and all applicable laws, rules, policies, publications, and guidelines. Contractor shall immediately forward any request or demand for State Records to the State's Principal Representative.

54.2 OTHER ENTITY ACCESS AND NONDISCLOSURE AGREEMENTS

Contractor may provide State Records to its agents, employees, assigns and Subcontractors as necessary to perform the Work, but shall restrict access to State Confidential Information to those agents, employees, assigns and Subcontractors who require access to perform their obligations under this Contract. Contractor shall ensure all such agents, employees, assigns, and Subcontractors sign agreements containing nondisclosure provisions at least as protective as those in this Contract, and that the nondisclosure provisions are in force at all times the agent, employee, assign or Subcontractor has access to any State Confidential Information. Contractor shall provide copies of those signed nondisclosure provisions to the State upon execution of the nondisclosure provisions if requested by the State.

54.3 USE, SECURITY, AND RETENTION

Contractor shall use, hold, and maintain State Confidential Information in compliance with any and all applicable laws and regulations only in facilities located within the United States, and shall maintain a secure environment that ensures confidentiality of all State Confidential Information. Contractor shall provide the State with access, subject to Contractor's reasonable security requirements, for purposes of inspecting and monitoring access and use of State Confidential Information and evaluating security control effectiveness. Upon the expiration or termination of this Contract, Contractor shall return State Records provided to Contractor or destroy such State Records and certify to the State that it has done so, as directed by the State. If Contractor is prevented by law or regulation from returning or destroying State Confidential Information, Contractor warrants it will guarantee the confidentiality of, and cease to use, such State Confidential Information.

54.4 INCIDENT NOTICE AND REMEDIATION

If Contractor becomes aware of any Incident, Contractor shall notify the State immediately and cooperate with the State regarding recovery, remediation, and the necessity to involve law enforcement, as determined by the State. Unless Contractor can establish that Contractor and its Subcontractors are not the cause or source of the Incident, Contractor shall be responsible for the cost of notifying each person who may have been impacted by the Incident. After an Incident, Contractor shall take steps to reduce the risk of incurring a similar type of Incident in the future as directed by the State, which may include, but is not limited to, developing and implementing a remediation plan that is approved by the State at no additional cost to the State. The State may adjust or direct modifications to this plan in its sole discretion, and Contractor shall make all modifications as directed by the State. If Contractor cannot produce its analysis and plan within the allotted time, the State, in its discretion, may perform such analysis and produce a remediation plan, and Contractor shall reimburse the State for the actual costs thereof. The State may, in its sole discretion and at Contractor's sole expense, require Contractor to engage the services of an independent, qualified, State-approved third party to conduct a security audit. Contractor shall provide the State with the results of such audit and evidence of Contractor's planned remediation in response to any negative findings.

54.5 DATA PROTECTION AND HANDLING

Contractor shall ensure that all State Records and Work Product in the possession of Contractor or any Subcontractors are protected and handled in accordance with the requirements of this Contract, including the requirements of any Exhibits hereto, at all times.

54.6 SAFEGUARDING PERSONAL IDENTIFIABLE INFORMATION (PII)

If Contractor or any of its Subcontractors will or may receive PII under this Contract, Contractor shall provide for the security of such PII, in a manner and form acceptable to the State, including, without limitation, State non-disclosure requirements, use of appropriate technology, security practices, computer access security, data access

security, data storage encryption, data transmission encryption, security inspections, and audits. Contractor shall be a “Third-Party Service Provider” as defined in §24-73-103(1)(i), C.R.S. and shall maintain security procedures and practices consistent with §§24-73-101 et seq., C.R.S. In addition, as set forth in § 24-74-102, et. seq., C.R.S., Contractor, including, but not limited to, Contractor’s employees, agents and Subcontractors, agrees not to share any PII with any third parties for the purpose of investigating for, participating in, cooperating with, or assisting with Federal immigration enforcement. If Contractor is given direct access to any State databases containing PII, Contractor shall execute, on behalf of itself and its employees, a certification as provided by the Office of the State Controller on an annual basis Contractor’s duty and obligation to certify shall continue as long as Contractor has direct access to any State databases containing PII. If Contractor uses any Subcontractors to perform services requiring direct access to State databases containing PII, the Contractor shall require such Subcontractors to execute and deliver the certification to the State on an annual basis, so long as the Subcontractor has access to State databases containing PII.



STATE OF COLORADO
OFFICE OF THE STATE ARCHITECT
STATE BUILDINGS PROGRAM

NOTICE OF SUBSTANTIAL COMPLETION

Date of Substantial Completion: _____

Institution or Agency: _____

Project No./Name: _____

TO:

[Name of Principal Representative]

[Agency/Institution]

[Address of Agency/Institution]

[Email Address]

and

[Name of Signatory for Contractor]

[Legal name of Contractor]

[Address of Contractor]

[Email Address]

This is to advise you that the Work has been reviewed, inspected and determined, to the best knowledge, information and belief of the Architect/Engineer, to be substantially complete as of the date noted above in accordance with the criteria outlined in Article 41 of The General Conditions of the Contract in SC-6.23 and SC-8.1 or Article 41 in SC-6.51 and the Specifications, including without limitation a) suitable for occupancy, b) inspected for code compliance with Building Inspection Records signed by code officials for the State, c) determined to be fully and comfortably usable, and d) fully cleaned and appropriate for presentation to the public.

A punch list of work to be completed, work not in compliance with the Drawings or Specifications, and unsatisfactory work is attached hereto, along with the Contractor's schedule for the completion of each and every item identified on the punch list specifying the Subcontractor or trade responsible for the work, and the dates the completion or correction will be commenced and finished within any period indicated in the Agreement for punch list completion prior to Final Acceptance.

Except as stated below, all manufacturers' warranties, other special warranties and the Contractor's one-year obligation to perform remedial work, shall commence on the Date of Substantial Completion noted above.

This Notice of Substantial Completion shall be effective and establish the Date of Substantial Completion only when fully executed by the Contractor and the Principal Representative. The Principal Representative accepts the Work as substantially complete as of the Date of Substantial Completion herein noted. The Contractor agrees

to complete or correct the Work identified on the attached punch list and to do so in accordance with attached punch list completion schedule

By _____
Architect/Engineer Date
(Name of Firm)

By _____
Principal Representative Date
(Name of Agency/IHE)

By _____
State Buildings Program Date
Print Name & Title

By _____
Contractor Date
(Name of Contractor)

The responsibilities of the Principal Representative and the Contractor for security, maintenance, heat, utilities, and insurance shall be as specified in the Contract Documents or as otherwise hereafter noted:

Exceptions, if any, to the commencement of warranties shall be:

The attached final punch list consists of _____ pages, and the attached Contractor's schedule showing the dates of commencement and completion of each punch list item consists of _____ pages.

When completely executed, this form shall be sent to the Contractor and the Principal Representative with a copy to State Buildings Program/delegate.



STATE OF COLORADO
OFFICE OF THE STATE ARCHITECT
STATE BUILDINGS PROGRAM

COLORADO

NOTICE OF APPROVAL OF OCCUPANCY/USE

Date of Occupancy:

Date to be inserted by the Architect/Engineer after consultation with Principal Representative

Institution/Agency:

Project No./Name:

Portion(s) of project for which occupancy is approved:

Type of Occupancy: Total or Partial

The items identified below if applicable must be completed with before Occupancy is approved.

Date Completed	A/E Signoff	
		1a. The Notice of Substantial Completion has been issued.
		1b. The Building Inspection Record is completely signed-off and attached.
		2a. Notification has been made to the local Fire Department concerning which portion(s) of the building will be occupied and the date(s).
		2b. Fire alarms, smoke detection systems and building fire sprinkler systems have been fully checked and are operable.
		2c. The building's fire connections must be installed and operable, if applicable.
		3. Coordination for final utility and service connections and meters (water, gas, sewer, electricity and telecommunication) has been made and systems are in full operating order.
		4. Sterilization of plumbing systems has been performed.
		5. Operational test of systems and equipment has been performed as required.
		6. Systems adjustments such as balancing, equipment operations, etc., have been performed. Reports have been submitted to the Architect/Engineer for approval.
		7. Principal Representative furnished equipment and furnishings are coordinated and placed.

		8. All elements left unfinished must be in such condition that there would be no hazard to the health or safety of the occupants.
		9. All restroom facilities must be fully functional and operable.
		10. All light fixtures must be installed and operable.
		11. All exit lights and emergency lighting systems have been checked and are operable.
		12. All windows have been glazed and hardware is available for ventilation purposes.
		13. All routes of egress must be clear of construction materials and debris at all times.
		14. There must be a means of pedestrian access to each building. Contractor must have sidewalks installed before occupancy and pedestrian barricades and other means of public protection as required.

Occupancy does not constitute acceptance of the project as being complete. It simply provides the Principal Representative the opportunity to occupy/use the project or the applicable portion thereof prior to final completion and acceptance. Occupants can expect to be impacted by the Contractor's efforts to complete the project. The Contractor would not repair any damage caused by the occupants.

Architect/Engineer	Date	Principal Representative (Institution or Agency)	Date
State Buildings Program (or Authorized Delegate)	Date	Contractor	Date



STATE OF COLORADO
OFFICE OF THE STATE ARCHITECT
STATE BUILDINGS PROGRAM

NOTICE OF FINAL ACCEPTANCE

Date of Notice: _____

Institution or Agency: _____

Project No./Project Name: _____

TO: [\[Legal name and Address of Contractor\]](#)

Notice is hereby given that the State of Colorado, acting by and through the _____
_____, accepts as complete the above named project.

By: _____
State Buildings Program Date
Print Name & Title

By: _____
Principal Representative Date
(Name of Agency/IHE)



STATE OF COLORADO
OFFICE OF THE STATE ARCHITECT
STATE BUILDINGS PROGRAM

NOTICE OF CONTRACTOR'S SETTLEMENT

Notice Number: _____

Institution or Agency: _____

Project No./Project Name: _____

Notice is hereby given that on date at address Colorado, final settlement will be made by the STATE OF COLORADO with vendor name _____, hereinafter called the "CONTRACTOR", for and on account of the contract for the construction of a PROJECT as referenced above.

1. Any person, co-partnership, association or corporation who has an unpaid claim against the said project, for or on account of the furnishing of labor, materials, team hire, sustenance, provisions, provender, rental machinery, tools, or equipment and other supplies used or consumed by such Contractor or any of his subcontractors in or about the performance of said work, may at any time up to and including said time of such final settlement, file a verified statement of the amount due and unpaid on account of such claim
2. All such claims shall be filed with the Authority for College, Institution, Department or Agency.
3. Failure on the part of a creditor to file such statement prior to such final settlement will relieve the State of Colorado from any and all liability for such claim

Authorized Facility Manager or Authorized Individual

Name: _____

Approved Date: _____

Agency: _____

Phone: _____

Email: _____

PUBLICATION DATES:

First: _____

Second: _____

SECTION 00 26 00- PROCUREMENT SUBSTITUTION PROCEDURES

PART 1- Procurement Substitution Procedures

1.1 DEFINITIONS

- A. Procurement Substitution Requests: Requests for changes in products, materials, equipment, and methods of construction from those indicated in the Procurement and Contracting Documents, submitted prior to receipt of bids.
- B. Substitution Requests: Requests for changes in products, materials, equipment, and methods of construction from those indicated in the Contract Documents, submitted following Contract award. See Section 012500 "Substitution Procedures" for conditions under which Substitution requests will be considered following Contract award.

1.2 PROCUREMENT SUBSTITUTIONS

- A. Procurement Substitutions, General: By submitting a bid, the Bidder represents that its bid is based on materials and equipment described in the Procurement and Contracting Documents, including Addenda. Bidders are encouraged to request approval of qualifying substitute materials and equipment when the Specifications Sections list materials and equipment by product or manufacturer name.
- B. Procurement Substitution Requests will be received and considered by Owner when the following conditions are satisfied, as determined by Architect; otherwise requests will be returned without action:
 1. Extensive revisions to the Contract Documents are not required.
 2. Proposed changes are in keeping with the general intent of the Contract Documents, including the level of quality of the Work represented by the requirements therein.
 3. The request is fully documented and properly submitted.

1.3 SUBMITTALS

- A. Procurement Substitution Request: Submit to Architect. Procurement Substitution Request must be made in writing in compliance with the following requirements:
 1. Requests for substitution of materials and equipment will be considered if received no later than 10 days prior to date of bid opening.

2. Submittal Format: Submit electronic copy of Procurement Substitution Request, using CSI Substitution Request Form 1.5C, or included substitution request form.
 - a. Identify the product or the fabrication or installation method to be replaced in each request. Include related Specifications Sections and drawing numbers.
 - b. Provide complete documentation on both the product specified and the proposed substitute, including the following information as appropriate:
 - 1) Point-by-point comparison of specified and proposed substitute product data, fabrication drawings, and installation procedures.
 - 2) Copies of current, independent third-party test data of salient product or system characteristics.
 - 3) Samples where applicable or when requested by Architect.
 - 4) Detailed comparison of significant qualities of the proposed substitute with those of the Work specified. Significant qualities may include attributes such as performance, weight, size, durability, visual effect, sustainable design characteristics, warranties, and specific features and requirements indicated. Indicate deviations, if any, from the Work specified.
 - 5) Material test reports from a qualified testing agency indicating and interpreting test results for compliance with requirements indicated.
 - 6) Research reports, where applicable, evidencing compliance with building code in effect for Project, from ICC-ES.
 - 7) Coordination information, including a list of changes or modifications needed to other parts of the Work and to construction performed by Owner and separate contractors which will become necessary to accommodate the proposed substitute.
 - c. Provide certification by manufacturer that the substitute proposed is equal to or superior to that required by the Procurement and Contracting Documents, and that its in-place performance will be equal to or superior to the product or equipment specified in the application indicated.
 - d. Bidder, in submitting the Procurement Substitution Request, waives the right to additional payment or an extension of Contract Time because of the failure of

the substitute to perform as represented in the Procurement Substitution Request.

B. Architect's Action:

1. Architect may request additional information or documentation necessary for evaluation of the Procurement Substitution Request. Architect will notify all bidders of acceptance of the proposed substitute by means of an Addendum to the Procurement and Contracting Documents.

C. Architect's approval of a substitute during bidding does not relieve Contractor of the responsibility to submit required shop drawings and to comply with all other requirements of the Contract Documents.

END OF SECTION 00 26 00

Date:

SR No:

Project: Red Rocks Community College Replace Coil and Supply Fan, West End RTU To:

From:

CC:

Re:

Specification Section:

Page:

Paragraph:

PROPOSED SUBSTITUTION:

Manufacturer & Model Number:

Manufacturer Address & Phone:

Point-by-point comparative data attached (Required by A/E).

Differences between proposed solution and specified product:

Similar Installation contact:

Changes required to Contract Documents:

Savings to Owner for accepting substitution: \$

Proposed substitution changes Contract Time: Adds __ days Deducts __ days

UPGRADE WEST END RTU FORRED
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LAKEWOOD CAMPUS
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PROCUREMENT
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The undersigned certifies that the proposed substitution:

- Is equal or superior in all respects to the specified product.
- Will furnish the same warranty or better than the specified product.
- Does not affect dimensions or functional clearances.
- Has spare parts and maintenance service available locally.
- Will have no adverse effect on other trades and will not delay progress schedule.
- Cost data as stated above is complete. Claims for additional costs related to accepted substitution which may arise are to be waived.
- Provides compensation to the design team for changes in building design, engineering, and documentation.
- Coordination, installation, and changes in the work are complete in all respects.

Signed:

Date:

Firm:

UPGRADE WEST END RTU FORRED
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ARCHITECT/ENGINEER REVIEW

The Architect has reviewed the Substitution Request in accordance with the Specifications and recommends:

Acceptance - Make submittals in accordance with Specifications.

Acceptance as noted - Make submittals in accordance with Specifications.

Resubmission - Unable to evaluate due to incomplete data.

Rejection - Use specified materials.

Rejection - Substitution Request received too late, use specified materials.

Comments:

Architect's Signature:

Date:

OWNER'S REVIEW

Owner has reviewed Substitution Request and the Architect's recommendation and hereby.

Accepts this substitution

Rejects this substitution

Owner's Signature:

Date:

SECTION 00 70 00 – CONTRACTOR'S WARRANTY

WARRANTY FOR

Upgrade West End RTU,

Lakewood Campus

RED ROCKS COMMUNITY COLLEGE

We hereby warrant the materials and workmanship of the Work which we have installed at the above- named Project have been provided in accordance with the Contract Documents and that the Work as installed will fulfill the requirements of the warranties included in the Project Manual. We agree to repair or replace any or all our Work that may prove to be defective in its workmanship or materials within a period of two (2) years from date of final acceptance of the above-named Work, without any expense to the Owner, unusual abuse or neglect excepted.

In the event of our failure to comply with the foregoing conditions, within three business (3) days after being notified in writing by the Owner, we collectively or separately do hereby authorize the Owner or his successor in interest to proceed to have said defects repaired and made good at our expense, and we will honor and pay the costs and charges therefore upon demand.

Date of Final Acceptance of above-named Work:

Signature:

(Contractor)

Typed name and title of Company official signing above and issuing this Warranty:

Name: Title:

Date of Signature:

END OF SECTION 00 70 00

UPGRADE WEST END RTU FORRED
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LAKEWOOD CAMPUS
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CONTRACTOR'S WARRANTY

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SECTION 01 10 00 - SUMMARY

PART 1- GENERAL

1.1 RELATED DOCUMENTS

A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

This Section includes the following:

1. Work covered by the Contract Documents.
2. Type of the Contract.
3. Work phases.
4. Work under other contracts.
5. Products ordered in advance.
6. Owner-furnished products.
7. Use of premises.
8. Owner's occupancy requirements.
9. Work restrictions.
10. Specification formats and conventions.

1.3 WORK COVERED BY CONTRACT DOCUMENTS

A. Project Identification: Upgrade West End RTU, Red Rocks Community College

1. Project Location: Red Rocks Community College, Lakewood campus, Colorado.

B. Owner: Red Rocks Community College

C. Architect/Engineer: McGrath Engineering

5353 West Dartmouth Avenue, #506

Denver, CO 80227

D. The Work consists of the following:

- a. The Project consists of the removal and replacement of six, (6) natural gas-fired, DX cooling rooftop units on the roof of the Fire Science Building at Red Rocks Community College. The rooftop unit designations for this work are as follows:

RTU-1

RTU-2

RTU-3

RTU-4

RTU-7

RTU-8

b. Alternates, State Form SBP – 6.131 “BID ALTERNATES FORM”:

- i. Provide Add Alternate Pricing to remove and replace two, (2) additional natural gas-fired, DX cooling rooftop units on the roof of the Fire Science Building at Red Rocks Community College. The rooftop unit designations for this work are as follows:

RTU-5

RTU-6

- c. All work shall include disconnecting existing power and natural gas and reconnecting the new rooftop units.

- d. Dispose of refrigerant in the units per Federal, State and Local environmental requirements and provide written documentation of disposal to the Owner & Engineer when completed.

E. Work schedule is to be coordinated with the College Facility Services Department, with shutdowns scheduled in advance.

1.4 TYPE OF CONTRACT

A. State of Colorado, Office of the State Architect, State Buildings Program, Contractor's Design/Bid/Build (D/B/B) Agreement (State Form SC-6.21).

1.5 OWNER-FURNISHED PRODUCTS

N/A.

1.6 OWNER'S OCCUPANCY REQUIREMENTS

- A. The existing building shall remain operational throughout the course of the project.
 - 1. Any outages of the existing infrastructure shall be coordinated with owner. Contractor shall provide a minimum of 10 working days advance notice.

1.7 SPECIFICATION FORMATS AND CONVENTIONS

- A. Specification Format: The Specifications are organized into Divisions and Sections using the 50- division format and CSI/CSC's "MasterFormat" numbering system.
 - 1. Section Identification: The Specifications use Section numbers and titles to help cross referencing in the Contract Documents. Sections in the Project Manual are in numeric sequence; however, the sequence is incomplete because all available Section numbers are not used. Consult the table of contents at the beginning of the Project Manual to determine numbers and names of Sections in the Contract Documents.
 - 2. Division 01: Sections in Division 01 govern the execution of the Work of all Sections in the Specifications.
- B. Specification Content: The Specifications use certain conventions for the style of language and the intended meaning of certain terms, words, and phrases when used in particular situations. These conventions are as follows:
 - 1. Abbreviated Language: Language used in the Specifications and other Contract Documents is abbreviated. Words and meanings shall be interpreted as appropriate. Words implied, but not stated, shall be inferred as the sense requires. Singular words shall be interpreted as plural, and plural words shall be interpreted as singular where applicable as the context of the Contract Documents indicates.
 - 2. Imperative mood and streamlined language are generally used in the Specifications. Requirements expressed in the imperative mood are to be performed by Contractor. Occasionally, the indicative or subjunctive mood may be used in the Section Text for clarity to describe responsibilities that must be fulfilled indirectly by Contractor or by others when so noted.

- a. The words "shall," "shall be," or "shall comply with," depending on the context, are implied where a colon (:) is used within a sentence or phrase.

PART 2- PRODUCTS (Not Used)

PART 3- EXECUTION (Not Used)

END OF SECTION 01 10 00

UPGRADE WEST END RTU FORRED
ROCKS COMMUNITY COLLEGE,
LAKEWOOD CAMPUS
CONSTRUCTION DOCUMENTS

SUMMARY

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SECTION 01 26 00 – CONTRACT MODIFICATION PROCEDURES

PART 1- GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. Section includes administrative and procedural requirements for handling and processing Contract modifications.
- B. Related Requirements:
 - 1. Section 002600 "Procurement Substitution Procedures" for administrative procedures for handling requests for substitutions made after the Contract award.

1.3 MINOR CHANGES IN THE WORK

- A. Architect will issue supplemental instructions authorizing minor changes in the Work, not involving adjustment to the Contract Sum or the Contract Time.

1.4 CHANGE ORDER BULLETIN

- A. Owner-Initiated Change Order Bulletin: Architect will issue a detailed description of proposed changes in the Work that may require adjustment to the Contract Sum or the Contract Time. If necessary, the description will include supplemental or revised Drawings and Specifications.
 - 1. Change Order bulletins issued by Architect are not instructions either to stop work in progress or to execute the proposed change.
 - 2. Within 10 days, when not otherwise specified, after receipt of Proposal Request, submit a quotation estimating cost adjustments to the Contract Sum and the Contract Time necessary to execute the change.
 - a. Include a list of quantities of products required or eliminated and unit costs, with total amount of purchases and credits to be made. If requested, furnish survey data to substantiate quantities. Indicate applicable taxes, delivery charges, equipment rental, and amounts of trade discounts.
 - b. Include costs of labor and supervision directly attributable to the change.

- c. Include an updated Contractor's construction schedule that indicates the effect of the change, including, but not limited to, changes in activity duration, start and finish times, and activity relationship. Use available total float before requesting an extension of the Contract Time.
- d. Quotation Form: Use Colorado State Buildings Change Order Proposal Form.
 - 1) Quotation must be submitted using the format outlined on the worksheet tab of the change order proposal.

B. Contractor-Initiated Proposals: If latent or changed conditions require modifications to the Contract, Contractor may initiate a claim by submitting a request for a change to Architect.

- 1. Include a statement outlining reasons for the change and the effect of the change on the Work. Provide a complete description of the proposed change. Indicate the effect of the proposed change on the Contract Sum and the Contract Time.
- 2. Include a list of quantities of products required or eliminated and unit costs, with total amount of purchases and credits to be made. If requested, furnish survey data to substantiate quantities.
- 3. Indicate applicable taxes, delivery charges, equipment rental, and amounts of trade discounts.
- 4. Include costs of labor and supervision directly attributable to the change.
- 5. Include an updated Contractor's construction schedule that indicates the effect of the change, including, but not limited to, changes in activity duration, start and finish times, and activity relationship. Use available total float before requesting an extension of the Contract Time.
- 6. Comply with requirements in Section 012500 "Substitution Procedures" if the proposed change requires substitution of one product or system for product or system specified.
- 7. Proposal Request Form: Use Colorado State Buildings Change Order Proposal Form.

1.5 CHANGE ORDER PROCEDURES

A. On Owner's approval of a Changes Order Proposal, Architect will issue a Change Order for signatures of Architect and Contractor on Colorado State buildings Form.

1.6 EMERGENCY FIELD CHANGE ORDER

- A. Emergency Field Change Order: Architect may issue an Emergency Field Change Order on Colorado State Buildings Form. Emergency Field Change Order instructs Contractor to proceed with a change in the Work, for subsequent inclusion in a Change Order.
 - 1. Emergency Field Change Order contains a complete description of change in the Work. It also designates method to be followed to determine change in the Contract Sum or the Contract Time.
- B. Documentation: Maintain detailed records on a time and material basis of work required by the Construction Change Directive.
 - 1. After completion of change, submit an itemized account and supporting data necessary to substantiate cost and time adjustments to the Contract.

PART 2- PRODUCTS (Not Used)

PART 3 - EXECUTION (Not Used)

END OF SECTION 01 26 00

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CONTRACT MODIFICATION
PROCEEDURES

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SECTION 01 29 00 - PAYMENT PROCEDURES

PART 1- GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. Section includes administrative and procedural requirements necessary to prepare and process Applications for Payment.
- B. Related Requirements:
 - 1. Section 012600 "Contract Modification Procedures" for administrative procedures for handling changes to the Contract.

1.3 DEFINITIONS

- A. Schedule of Values: A statement furnished by Contractor allocating portions of the Contract Sum to various portions of the Work and used as the basis for reviewing Contractor's Applications for Payment.

1.4 SCHEDULE OF VALUES

Coordination: Coordinate preparation of the schedule of values with preparation of Contractor's construction schedule.

- 1. Coordinate line items in the schedule of values with other required administrative forms and schedules, including the following:
 - a. Application for Payment forms with continuation sheets.
- 2. Submit the schedule of values to Architect for approval at earliest possible date, but no later than seven days before the date scheduled for submittal of initial Applications for Payment.

A. Format and Content: Use Project Manual table of contents as a guide to establish line items for the schedule of values. Provide at least one line item for each Specification Section.

- 1. Identification: Include the following Project identification on the schedule of values:

- a. Project name and location.
- b. Contractor's name and address.
- c. Date of submittal.

2. Arrange schedule of values consistent with format of Colorado State Buildings Form.
3. Arrange the schedule of values in tabular form with separate columns to indicate the following for each item listed:
 - a. Related Specification Section or Division.
 - b. Description of the Work.
 - c. Name of subcontractor.
 - d. Dollar value of the following, as a percentage of the Contract Sum to nearest one- hundredth percent, adjusted to total 100 percent.
 - 1) Labor.
 - 2) Materials.
 - 3) Equipment.
4. Provide a breakdown of the Contract Sum in enough detail to facilitate continued evaluation of Applications for Payment and progress reports. Coordinate with Project Manual table of contents. Provide multiple line items for principal subcontract amounts in excess of five percent of the Contract Sum.
5. Round amounts to nearest whole dollar; total shall equal the Contract Sum.
6. Provide a separate line item in the schedule of values for each part of the Work where Applications for Payment may include materials or equipment purchased or fabricated and stored, but not yet installed.
 - a. Differentiate between items stored on-site and items stored off-site. For materials stored off site, include evidence of insurance, bill of sale, and schedule an inspection of the materials, see section 1.5E.
7. Provide separate line items in the schedule of values for initial cost of materials, for each subsequent stage of completion, and for total installed value of that part of the Work.
- 8.

Schedule Updating: Update and resubmit the schedule of values before the next Applications for Payment when Change Orders or Construction Change Directives result in a change in the Contract Sum.

1.5 APPLICATIONS FOR PAYMENT

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PAYMENT PROCEDURES

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- A. Each Application for Payment following the initial Application for Payment shall be consistent with previous applications and payments as certified by Owner and paid for by Owner.
 - 1. Initial Application for Payment, Application for Payment at time of Substantial Completion, and final Application for Payment involve additional requirements.
- B. Payment Application Times: The date for each progress payment is indicated in the Agreement between Owner and Contractor. The period of construction work covered by each Application for Payment is the period indicated in the Agreement.
- C. Application for Payment Forms: Use forms provided by Owner for Applications for Payment.
- D. Application Preparation: Complete every entry on form. Notarize and execute by a person authorized to sign legal documents on behalf of Contractor. Architect will return incomplete applications without action.
 - 1. Entries shall match data on the schedule of values and Contractor's construction schedule. Use updated schedules if revisions were made.
 - 2. Include amounts for work completed following previous Application for Payment, whether or not payment has been received. Include only amounts for work completed at time of Application for Payment.
 - 3. Include amounts of Change Orders and Construction Change Directives issued before last day of construction period covered by application.
 - 4. Indicate separate amounts for work being carried out under Owner-requested project acceleration.
- E. Stored Materials: Include in Application for Payment amounts applied for materials or equipment purchased or fabricated and stored, but not yet installed. Differentiate between items stored on-site and items stored off-site.
 - 1. Provide certificate of insurance, evidence of transfer of title to Owner, and consent of surety to payment, for stored materials.
 - 2. Provide supporting documentation that verifies amount requested, such as paid invoices. Match amount requested with amounts indicated on documentation; do not include overhead and profit on stored materials.
 - 3. Provide summary documentation for stored materials indicating the following:
 - a. Value of materials previously stored and remaining stored as of date of previous Applications for Payment.

- b. Value of previously stored materials put in place after date of previous Application for Payment and on or before date of current Application for Payment.
 - c. Value of materials stored since date of previous Application for Payment remaining stored as of date of current Application for Payment.
 - d. Provide photographic documentation of stored materials.
- F. Transmittal: Submit electronic signed and notarized original copies of each Application for Payment to Architect by a method ensuring receipt. One copy shall include waivers of lien and similar attachments if required.
 - 1. Transmit with a transmittal form listing attachments and recording appropriate information about application.
- G. Initial Application for Payment: Administrative actions and submittals that must precede or coincide with submittal of first Application for Payment include the following:
 - 1. List of subcontractors.
 - 2. Approved schedule of values.
 - 3. Contractor's construction schedule (preliminary if not final).
 - 4. Submittal schedule (preliminary if not final).
 - 5. List of Contractor's staff assignments.
 - 6. Copies of authorizations and licenses from authorities having jurisdiction for performance of the Work.
 - 7. Certificates of insurance and insurance policies.
 - 8. Performance and payment bonds.
 - 9. Data needed to acquire Owner's insurance.
 - 10. Preconstruction photographs.
- H. Application for Payment at Substantial Completion: After Architect issues the Certificate of Substantial Completion, submit an Application for Payment showing 100 percent completion for portion of the Work claimed as substantially complete.
 - 1. Include documentation supporting claim that the Work is substantially complete and a statement showing an accounting of changes to the Contract Sum.
 - 2. This application shall reflect Certificate(s) of Substantial Completion issued previously for Owner occupancy of designated portions of the Work.
- I. Final Payment Application: After completing Project closeout requirements, submit final Application for Payment with releases and supporting documentation not previously submitted and accepted, including, but not limited, to the following:

1. Evidence of completion of Project closeout requirements.
2. Insurance certificates for products and completed operations where required and proof that taxes, fees, and similar obligations were paid.
3. Updated final statement, accounting for final changes to the Contract Sum.
4. Evidence that claims have been settled.
5. Final liquidated damages settlement statement.

PART 2- PRODUCTS (Not Used)

PART 3 - EXECUTION (Not Used)

END OF SECTION 01 29 00

UPGRADE WEST END RTU FORRED
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PAYMENT PROCEDURES

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SECTION 01 31 00 - PROJECT MANAGEMENT AND COORDINATION

PART 1 - GENERAL

1.1 SUMMARY

- A. This Section includes administrative provisions for coordinating construction operations on Project including, but not limited to, the following:
 1. General Project coordination procedures.
 2. Coordination Drawings.
 3. Project meetings.
- B. See Division 1 Section "Execution Requirements" for procedures for coordinating general installation and field-engineering services, including establishment of benchmarks and control points.

1.5 COORDINATION

- A. Coordination: Coordinate construction operations included in different Sections of the Specifications to ensure efficient and orderly installation of each part of the Work. Coordinate construction operations, included in different Sections that depend on each other for proper installation, connection, and operation.
 1. Schedule construction operations in sequence required to obtain the best results where installation of one part of the Work depends on installation of other components, before or after its own installation.
 2. Coordinate installation of different components with other contractors to ensure maximum accessibility for required maintenance, service, and repair.
 3. Make adequate provisions to accommodate items scheduled for later installation.
 4. Where availability of space is limited, coordinate installation of different components to ensure maximum performance and accessibility for required maintenance, service, and repair of all components, including mechanical and electrical.
- B. Prepare memoranda for distribution to each party involved, outlining special procedures required for coordination. Include such items as required notices, reports, and list of attendees at meetings.

1. Prepare similar memoranda for Owner and separate contractors if coordination of their Work is required.
- C. Administrative Procedures: Coordinate scheduling and timing of required administrative procedures with other construction activities and activities of other contractors to avoid conflicts and to ensure orderly progress of the Work. Such administrative activities include, but are not limited to, the following:
 1. Preparation of Contractor's Construction Schedule.
 2. Preparation of the Schedule of Values.
 3. Installation and removal of temporary facilities and controls.
 4. Delivery and processing of submittals.
 5. Progress meetings.
 6. Preinstallation conferences.
 7. Startup and adjustment of systems.
 8. Project closeout activities.
- D. Conservation: Coordinate construction activities to ensure that operations are carried out with consideration given to conservation of energy, water, and materials.
 1. Salvage materials and equipment involved in performance of, but not actually incorporated in, the Work. Refer to other specification sections and Drawings for disposition of salvaged materials that are designated as Owner's property.

1.6 SUBMITTALS

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

resolution of such conflicts. Minor dimension changes and difficult installations will not be considered changes to the Contract.

2. Sheet Size: At least 8-1/2 by 11 inches but no larger than 30 by 40 inches.
3. Number of Copies: Submit three (3) opaque copies of each submittal. Architect/Engineer will return two (2) copies.
4. Refer to individual Sections for Coordination Drawing requirements for Work in those Sections.

1.7 PROJECT MEETINGS

- A. General: Schedule and conduct meetings and conferences at Project site, unless otherwise indicated.
- B. Preconstruction Conference: Schedule a preconstruction conference before starting construction, at a time convenient to Owner and Architect/Engineer, but no later than seven (7) days after Notice to Proceed. Hold the conference at Project site or another convenient location. Conduct the meeting to review responsibilities and personnel assignments.
 1. Attendees: Authorized representatives of Owner, Architect/Engineer; Contractor and its superintendent; major subcontractors; suppliers; and other concerned parties shall attend the conference. All participants at the conference shall be familiar with Project and authorized to conclude matters relating to the Work.
 2. Agenda: Discuss items of significance that could affect progress, including the following:
 - a. Tentative construction schedule.
 - b. Phasing.
 - c. Critical work sequencing and long-lead items.
 - d. Designation of key personnel and their duties.
 - e. Procedures for processing field decisions and Change Orders.
 - f. Procedures for Requests for Interpretations (RFIs).
 - g. Procedures for testing and inspecting.
 - h. Procedures for processing Applications for Payment.
 - i. Distribution of the Contract Documents.
 - j. Submittal procedures.
 - k. Preparation of Record Documents.
 - l. Use of the premises and existing building.

- m. Work restrictions.
- n. Owner's occupancy requirements.
- o. Responsibility for temporary facilities and controls.
- p. Construction waste management and recycling.
- q. Parking availability.
- r. Office, work, and storage areas.
- s. Equipment deliveries and priorities.
- t. First aid.
- u. Security.
- v. Progress cleaning.
- w. Working hours.

3. Minutes: Owner's Representative will record and distribute the meeting minutes of this Preconstruction Conference.

C. Preinstallation Conferences: Conduct a preinstallation conference at Project site before each construction activity that requires coordination with other construction.

- 1. Attendees: Installer and representatives of manufacturers and fabricators involved in or affected by the installation and its coordination or integration with other materials and installations that have preceded or will follow, shall attend the meeting. Advise Architect/Engineer of scheduled meeting dates.
- 2. Agenda: Review progress of other construction activities and preparations for the particular activity under consideration, including requirements for the following:
 - a. The Contract Documents.
 - b. Options.
 - c. Related Requests for Information (RFIs).
 - d. Related Change Orders.
 - e. Purchases.
 - f. Deliveries.
 - g. Submittals.
 - h. Review of mockups.
 - i. Possible conflicts.
 - j. Compatibility problems.
 - k. Time schedules.
 - l. Weather limitations.
 - m. Manufacturer's written recommendations.

- n. Warranty requirements.
- o. Compatibility of materials.
- p. Acceptability of substrates.
- q. Temporary facilities and controls.
- r. Space and access limitations.
- s. Regulations of authorities having jurisdiction.
- t. Testing and inspecting requirements.
- u. Installation procedures.
- v. Coordination with other work.
- w. Required performance results.
- x. Protection of adjacent work.
- y. Protection of construction and personnel.

3. Record significant conference discussions, agreements, and disagreements, including required corrective measures and actions.

4. Reporting: Distribute minutes of the meeting to each party present and to parties who should have been present.

5. Do not proceed with installation if the conference cannot be successfully concluded. Initiate whatever actions are necessary to resolve impediments to performance of the Work and reconvene the conference at earliest feasible date.

D. Progress Meetings: Conduct formal progress meetings at weekly intervals. At the Architect/Engineer's or Owner's discretion, more frequent meetings may be required.

1. Attendees: In addition to representatives of Owner and Architect/Engineer, each contractor, subcontractor, supplier, and other entity concerned with current progress or involved in planning, coordination, or performance of future activities shall be represented at these meetings. All participants at the conference shall be familiar with Project and authorized to conclude matters relating to the Work.
[Note: The Architect/Engineer is only contracted to participate directly in approximately half of the required weekly progress meetings. The Contractor shall identify to the Owner and Architect/Engineer when it is crucial to have the Architect/Engineer in attendance.]

2. Agenda: Review and correct or approve minutes of previous progress meeting. Review other items of significance that could affect progress. Include topics for discussion as appropriate to status of Project.
 - a. Contractor's Construction Schedule: Review progress since the last meeting. Determine whether each activity is on time, ahead of schedule, or behind schedule, in relation to Contractor's Construction Schedule. Determine how construction behind schedule will be expedited; secure commitments from parties involved to do so. Discuss whether schedule revisions are required to ensure that current and subsequent activities will be completed within the Contract Time.
 - 1) Review schedule for next period.
 - b. Review present and future needs of each entity present, including the following:
 - 1) Interface requirements.
 - 2) Sequence of operations.
 - 3) Status of submittals.
 - 4) Deliveries.
 - 5) Off-site fabrication.
 - 6) Access.
 - 7) Site utilization.
 - 8) Temporary facilities and controls.
 - 9) Work hours.
 - 10) Hazards and risks.
 - 11) Progress cleaning.
 - 12) Quality and work standards.
 - 13) Status of correction of deficient items.
 - 14) Field observations.
 - 15) Requests for Information (RFIs).
 - 16) Status of proposal requests.
 - 17) Pending changes.
 - 18) Status of Change Orders.
 - 19) Pending claims and disputes.
 - 20) Documentation of information for payment requests.

3. Minutes: Prime Contractor will record and distribute the meeting minutes to the Owner, Architect/Engineer, all other attendees, or parties who should have been

present and all other necessary entities.

a. Schedule Updating: Revise Contractor's Construction Schedule after each progress meeting where revisions to the schedule have been made or recognized. Issue revised schedule within three (3) days after each meeting.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION (Not Used)

END OF SECTION 01 31 00

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AND COORDINATION

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SECTION 01 40 00 - QUALITY REQUIREMENTS

PART 1 - GENERAL

1.1 SUMMARY

- A. Testing and inspecting services are required to verify compliance with requirements specified or indicated. These services do not relieve Contractor of responsibility for compliance with the Contract Document requirements.
 - 1. Specified tests, inspections, and related actions do not limit Contractor's other quality assurance and -control procedures that facilitate compliance with the Contract Document requirements.
 - 2. Requirements for Contractor to provide quality-assurance and -control services required by Architect, Owner, or authorities having jurisdiction are not limited by provisions of this Section.
- B. See Divisions 2 through 49 Sections for specific test and inspection requirements.

1.2 DEFINITIONS

- A. Quality-Assurance Services: Activities, actions, and procedures performed before and during execution of the Work to guard against defects and deficiencies and substantiate that proposed construction will comply with requirements.
- B. Quality-Control Services: Tests, inspections, procedures, and related actions during and after execution of the Work to evaluate that actual products incorporated into the Work and completed construction comply with requirements. Services do not include contract enforcement activities performed by Architect.

1.3 SUBMITTALS

- A. Reports: Prepare and submit certified written reports that include the following:
 - 1. Date of issue.
 - 2. Project title and number.
 - 3. Name, address, and telephone number of testing agency.
 - 4. Dates and locations of samples and tests or inspections.

5. Names of individuals making tests and inspections.
6. Description of the Work and test and inspection method.
7. Identification of product and Specification Section.
8. Complete test or inspection data.
9. Test and inspection results and an interpretation of test results.
10. Record of temperature and weather conditions at time of sample taking and testing and inspecting.
11. Comments or professional opinion on whether tested or inspected Work complies with the Contract Document requirements.
12. Name and signature of laboratory inspector.
13. Recommendations on retesting and reinspecting.

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

1.4 QUALITY ASSURANCE

- A. Testing Agency Qualifications: An NRTL, an NVLAP, or an independent agency with the experience and capability to conduct testing and inspecting indicated, as documented according to ASTM E 548; and with additional qualifications specified in individual Sections; and where required by authorities having jurisdiction, that is acceptable to authorities.
 1. NRTL: A nationally recognized testing laboratory according to 29 CFR 1910.7.
 2. NVLAP: A testing agency accredited according to NIST's National Voluntary Laboratory Accreditation Program.

1.5 QUALITY CONTROL

- A. Unless otherwise indicated, provide quality-control services specified and those required by authorities having jurisdiction. Perform quality-control services required of Contractor by authorities having jurisdiction, whether specified or not. Where services are indicated as Contractor's responsibility, engage a qualified testing agency to perform these quality-control services.
- B. Retesting/Reinspecting: Regardless of whether original tests or inspections were Contractor's responsibility, provide quality-control services, including retesting and reinspecting, for construction that replaced Work that failed to comply with the Contract Documents.
- C. Testing Agency Responsibilities: Cooperate with Owner and Contractor in performance of duties. Provide qualified personnel to perform required tests and inspections.
 - 1. Notify Owner and Contractor promptly of irregularities or deficiencies observed in the Work during performance of its services.
 - 2. Determine the location from which test samples will be taken and in which in-situ tests are conducted.
 - 3. Conduct and interpret tests and inspections and state in each report whether tested and inspected work complies with or deviates from requirements.
 - 4. Submit a certified written report, in duplicate, of each test, inspection, and similar quality control service through Contractor.
 - 5. Do not release, revoke, alter, or increase the Contract Document requirements or approve or accept any portion of the Work.
 - 6. Do not perform any duties of Contractor.
- D. Associated Services: Cooperate with agencies performing required tests, inspections, and similar quality-control services, and provide reasonable

auxiliary services as requested. Notify agency sufficiently in advance of operations to permit assignment of personnel. Provide the following:

1. Access to the Work.
2. Incidental labor and facilities necessary to facilitate tests and inspections.
3. Adequate quantities of representative samples of materials that require testing and inspecting. Assist agency in obtaining samples.
4. Facilities for storage and field curing of test samples.
5. Delivery of samples to testing agencies.
6. Preliminary design mix proposed for use for material mixes that require control by testing agency.
7. Security and protection for samples and for testing and inspecting equipment at Project site.

E. Coordination: Coordinate sequence of activities to accommodate required quality-assurance and -control services with a minimum of delay and to avoid necessity of removing and replacing construction to accommodate testing and inspecting.

1.6 SPECIAL TESTS AND INSPECTIONS

A. Special Tests and Inspections: Conducted by a qualified testing agency as required by authorities having jurisdiction, as indicated in individual Specification Sections, and as follows:

1. Verifying that manufacturer maintains detailed fabrication and quality-control procedures and reviewing the completeness and adequacy of those procedures to perform the Work.
2. Notifying Owner and Contractor promptly of irregularities and deficiencies observed in the Work during performance of its services.
3. Submitting a certified written report of each test, inspection, and similar quality-control service to Owner with copy to Contractor and to authorities having jurisdiction.
4. Submitting a final report of special tests and inspections at Substantial Completion, which includes a list of unresolved deficiencies.

5. Interpreting tests and inspections and stating in each report whether tested and inspected work complies with or deviates from the Contract Documents.
6. Retesting and reinspecting corrected work.

PART 2- PRODUCTS (Not Used)

PART 3- EXECUTION

3.1 REPAIR AND PROTECTION

- A. General: On completion of testing, inspecting, sample taking, and similar services, repair damaged construction and restore substrates and finishes.
- B. Protect construction exposed by or for quality-control service activities.
- C. Repair and protection are Contractor's responsibility, regardless of the assignment of responsibility for quality-control services.

END OF SECTION 01 40 00

SECTION 01 42 00 - REFERENCES

PART 1- GENERAL

1.1 DEFINITIONS

- A. Wherever in the Project Manual or upon the Drawings the words "directed", "required", "permitted", "ordered", "designated", "described", or words of like import are used, it shall be understood that the direction, requirements, permission, order, designation, or description of the Owner and Architect is intended; and, similarly, the words "reviewed", "acceptable", "satisfactory", or words of like import, shall mean reviewed by, acceptable to, or satisfactory to the Owner and Architect unless otherwise expressly stated.
- B. "Approved": When used to convey Architect's action on Contractor's submittals, applications, and requests, "approved" is limited to Architect's duties and responsibilities as stated in the Conditions of the Contract.
- C. "Directed": A command or instruction by Architect. Other terms including "requested," "authorized," "selected," "approved," "required," and "permitted" have the same meaning as "directed."
- D. "Indicated": Requirements expressed by graphic representations or in written form on Drawings, in Specifications, and in other Contract Documents. Other terms including "shown," "noted," "scheduled," and "specified" have the same meaning as "indicated."
- E. "Regulations": Laws, ordinances, statutes, and lawful orders issued by authorities having jurisdiction, and rules, conventions, and agreements within the construction industry that control performance of the Work.
- F. "Furnish": Supply and deliver to Project site, ready for unloading, unpacking, assembly, installation, and similar operations.
- G. "Install": Operations at Project site including unloading, temporarily storing, unpacking, assembling, erecting, placing, anchoring, applying, working to dimension, finishing, curing, protecting, cleaning, and similar operations.
- H. "Provide": Furnish and install, complete and ready for the intended use.
- I. "Project Site": Space available for performing construction activities. The extent of Project site is shown on Drawings and may or may not be identical with the description of the land on which Project is to be built.

1.2 INDUSTRY STANDARDS

- A. Applicability of Standards: Unless the Contract Documents include more stringent requirements, applicable construction industry standards have the same force and effect as if bound or copied directly into the Contract Documents to the extent referenced. Such standards are made a part of the Contract Documents by reference.
- B. Publication Dates: Comply with standards in effect as of date of the Contract Documents, unless otherwise indicated.
- C. Qualifications of Standard Specifications: Wherever references are made in the Building Code to Standard Specifications or methods of the ASTM, and the corresponding materials or tests are specified herein by reference to the current Serial Designations of the ASTM, the requirements of the latter shall govern insofar as the same are not in contravention with the maxima or minima prescribed by the documents designated in the Building Code.
- D. Copies of Standards: Each entity engaged in construction on Project should be familiar with industry standards applicable to its construction activity. Copies of applicable standards are not bound with the Contract Documents. Where copies of standards are needed to perform a required construction activity, obtain copies directly from publication source.

1.3 ABBREVIATIONS AND ACRONYMS

- A. Industry Organizations: Where abbreviations and acronyms are used in Specifications or other Contract Documents, they shall mean the recognized name of the entities indicated in Gale Research's "Encyclopedia of Associations" or in Columbia Books' "National Trade & Professional Associations of the U.S."
- B. Abbreviations: The use of the following abbreviations in the Specifications is hereby defined:

A.A.M.A Architectural Aluminum Manufacturer's Association

A.I.A. American Institute of Architects

A.C.I. American Concrete Institute

A.I.E.E. American Institute of Electrical Engineers

A.I.S.C. American Institute of Steel Construction
A.N.S.I. American National Standards Institute, New York City
A.W.I. Architectural Woodwork Institute
(Millwork Quality Standards Adopted by A.I.A. and P.C.)
A.S.M.E. American Society of Mechanical Engineers
A.S.T.M. American Society of Testing & Materials
A.W.S.C. American Welding Society Code
C.I.S.P.I. Cast Iron Soil Pipe Institute
C.R.S.I. Concrete Reinforcing Steel Institute
C.S.I. Construction Specifications Institute
Fed. Spec. Federal Specification
I.E.C.C. International Energy Conservation Code
I.B.C. International Building Code
I.F.C. International Fire Code
I.M.C. International Mechanical Code
N.I.C. Not In Contract
N.F.P.A. National Fire Protection Association
N.B.S. National Bureau of Standards
N.E.C. National Electrical Code
N.W.M.A. National Woodwork Manufacturer's Association
O.F.C.I. Owner Furnished Contractor Installed
O.F.O.I. Owner Furnished Owner Installed
O.S .A. Office of the State Architect
O.S.H.A. Occupational Safety and Health Act

P.C. Producers Council
S.C.A.C.M. Southern California Association of Cabinet Manufacturers
S.M.A.C.N.A. Sheet Metal and Air Conditioning Contractor's National Association
U.B.C. Uniform Building Code
U.L. Underwriters' Laboratories, Inc.

PART 2- PRODUCTS (Not Used)

PART 3- EXECUTION (Not Used)

END OF SECTION 01 42 00

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REFERENCES

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SECTION 01 60 00 - PRODUCT REQUIREMENTS

PART 1- GENERAL

1.1 SUMMARY

- A. This Section includes administrative and procedural requirements for selection of products for use in Project; product delivery, storage, and handling; manufacturers' standard warranties on products; special warranties; product substitutions; and comparable products.

1.2 DEFINITIONS

- A. Products: Items purchased for incorporating into the Work, whether purchased for Project or taken from previously purchased stock. The term "product" includes the terms "material," "equipment," "system," and terms of similar intent.

1.3 SUBSTITUTION SUBMITTALS

- A. The contract for construction is based upon the standards of quality established in the contract documents. Refer to Section 002600 "Procurement Substitution Procedures."

1.4 QUALITY ASSURANCE

- A. Standards: Unless otherwise specifically provided for in the Project Manual, all Equipment, Materials, and Articles incorporated in the Work covered by this Agreement are to be new, free from defects and imperfections, of current manufacturer, and of the most suitable grade of their respective kinds for the purpose, and all workmanship shall be of the highest grade and in accordance with the best standard practice in the Southern California area.

1.5 PRODUCT DELIVERY, STORAGE, AND HANDLING

- A. Deliver, store, and handle products using means and methods that will prevent damage, deterioration, and loss, including theft. Comply with manufacturer's written instructions.
- B. Delivery and Handling:
 1. Schedule delivery to minimize long-term storage at Project site and to prevent overcrowding of construction spaces.

2. Coordinate delivery with installation time to ensure minimum holding time for items that are flammable, hazardous, easily damaged, or sensitive to deterioration, theft, and other losses.
3. Deliver products to Project site in an undamaged condition in manufacturer's original sealed container or other packaging system, complete with labels and instructions for handling, storing, unpacking, protecting, and installing.
4. Inspect products on delivery to ensure compliance with the Contract Documents and to ensure that products are undamaged and properly protected.
5. Provide protection for finished floor surfaces prior to allowing equipment or materials to be moved over such surfaces.
6. Protect finished surfaces through which equipment & materials are handled.

C. Storage:

1. Store products to allow for inspection and measurement of quantity or counting of units.
2. Store materials in a manner that will not endanger Project structure.
3. Store products that are subject to damage by the elements, under cover in a weathertightenclosure above ground, with ventilation adequate to prevent condensation.
4. Store cementitious products and materials on elevated platforms.
5. Store foam plastic from exposure to sunlight, except to extent necessary for period of installation and concealment.
6. Comply with product manufacturer's written instructions for temperature, humidity, ventilation, and weather-protection requirements for storage.
7. Protect stored products from damage and liquids from freezing.

PART 2- PRODUCTS

2.1 PRODUCT SELECTION

A. General Product Requirements: Provide products that comply with the Contract Documents, that are undamaged and, unless otherwise indicated, that are new at time of installation.

1. Provide products complete with accessories, trim, finish, fasteners, and other items needed for a complete installation and indicated use and effect.
2. Contractor shall order all materials and equipment for the Work as soon as possible for the award of the Contract. It shall be the duty of the Contractor to keep the Owner continuously informed of the availability of all specified materials and Equipment.

2.2 PRODUCT SUBSTITUTIONS

- A. Timing: Architect will consider requests for substitution if received within 60 days after the Notice to Proceed. Requests received after that time may be considered or rejected at discretion of Architect.

Conditions: Architect will consider Contractor's request for substitution when the following conditions are satisfied. If the following conditions are not satisfied, Architect will return requests without action, except to record noncompliance with these requirements:

1. Requested substitution offers Owner a substantial advantage in cost, time, energy conservation, or other considerations, after deducting additional responsibilities Owner must assume. Owner's additional responsibilities may include compensation to Architect for redesign and evaluation services, increased cost of other construction by Owner, and similar considerations.
2. Requested substitution does not require extensive revisions to the Contract Documents.
3. Requested substitution is consistent with the Contract Documents and will produce indicated results.
4. Substitution request is fully documented and properly submitted.
5. Requested substitution will not adversely affect Contractor's Construction Schedule.
6. Requested substitution has received necessary approvals of authorities having jurisdiction.
7. Requested substitution is compatible with other portions of the Work.
8. Requested substitution has been coordinated with other portions of the Work.

9. Requested substitution provides specified warranty.

PART 3- EXECUTION (Not Used)

END OF SECTION 01 60 00

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SECTION 01 73 29 - CUTTING AND PATCHING

PART 1- GENERAL

1.1 SUMMARY

- A. This Section includes procedural requirements for cutting and patching.

1.2 DEFINITIONS

- A. Cutting: Removal of in-place construction necessary to permit installation or performance of other Work.
- B. Patching: Fitting and repair work required to restore surfaces to original conditions after installation of other Work.

1.3 SUBMITTALS

- A. Cutting and Patching Proposal: Submit a proposal describing procedures at least 10 days before the time cutting and patching will be performed, requesting approval to proceed. Include the following information:

1. Extent: Describe cutting and patching, show how they will be performed, and indicate why they cannot be avoided.
2. Changes to In-Place Construction: Describe anticipated results. Include changes to structural elements and operating components as well as changes in building's appearance and other significant visual elements.
3. Products: List products to be used and firms or entities that will perform the Work.
4. Dates: Indicate when cutting and patching will be performed.
5. Utility Services and Mechanical/Electrical Systems: List services/systems that cutting and patching procedures will disturb or affect. List services/systems that will be relocated and those that will be temporarily out of service. Indicate how long services/systems will be disrupted.
6. Structural Elements: Where cutting and patching involve adding reinforcement to structural elements, submit details and engineering calculations showing integration of reinforcement with original structure.

7. Architect's Approval: Obtain approval of cutting and patching proposal before cutting and patching. Approval does not waive right to later require removal and replacement of unsatisfactory work.

1.4 QUALITY ASSURANCE

- A. Structural Elements: Do not cut and patch structural elements in a manner that could change their load-carrying capacity or load-deflection ratio.
- B. Operational Elements: Do not cut and patch operating elements and related components in a manner that results in reducing their capacity to perform as intended or that results in increased maintenance or decreased operational life or safety. Operating elements include the following:
 1. Primary operational systems and equipment.
 2. Air or smoke barriers.
 3. Fire-suppression systems.
 4. Mechanical systems piping and ducts.
 5. Control systems.
 6. Conveying systems.
 7. Electrical wiring systems.
 8. Operating systems of special construction in Division 13 Sections.
- C. Miscellaneous Elements: Do not cut and patch miscellaneous elements or related components in a manner that could change their load-carrying capacity, that results in reducing their capacity to perform as intended, or that results in increased maintenance or decreased operational life or safety. Miscellaneous elements include the following:
 1. Water, moisture, or vapor barriers.
 2. Membranes and flashings.
 3. Exterior curtain-wall construction.
 4. Equipment supports.

5. Piping, ductwork, vessels, and equipment.
6. Noise- and vibration-control elements and systems.
- 7.
- D. Visual Requirements: Do not cut and patch construction in a manner that results in visual evidence of cutting and patching. Do not cut and patch construction exposed on the exterior or in occupied spaces in a manner that would, in Architect's opinion, reduce the building's aesthetic qualities. Remove and replace construction that has been cut and patched in a visually unsatisfactory manner.
- E. Cutting and Patching Conference: Before proceeding, meet at Project site with parties involved in cutting and patching, including mechanical and electrical trades. Review areas of potential interference and conflict. Coordinate procedures and resolve potential conflicts before proceeding.

1.5 WARRANTY

- A. Existing Warranties: Remove, replace, patch, and repair materials and surfaces cut or damaged during cutting and patching operations, by methods and with materials so as not to void existing warranties.

PART 2- PRODUCTS

2.1 MATERIALS

- A. General: Comply with requirements specified in other Sections.
- B. In-Place Materials: Use materials identical to in-place materials. For exposed surfaces, use materials that visually match in-place adjacent surfaces to the fullest extent possible.
 1. If identical materials are unavailable or cannot be used, use materials that, when installed, will match the visual and functional performance of in-place materials.

PART 3- EXECUTION

3.1 EXAMINATION

- A. Examine surfaces to be cut and patched and conditions under which cutting and patching are to be performed.
1. Compatibility: Before patching, verify compatibility with and suitability of substrates, including compatibility with in-place finishes or primers.
2. Proceed with installation only after unsafe or unsatisfactory conditions have been corrected.

3.2 PREPARATION

- A. Temporary Support: Provide temporary support of Work to be cut.
- B. Protection: Protect in-place construction during cutting and patching to prevent damage. Provide protection from adverse weather conditions for portions of Project that might be exposed during cutting and patching operations.
- C. Adjoining Areas: Avoid interference with use of adjoining areas or interruption of free passage to adjoining areas.

3.3 PERFORMANCE

- A. General: Employ skilled workers to perform cutting and patching. Proceed with cutting and patching at the earliest feasible time, and complete without delay. Cut in-place construction to provide for installation of other components or performance of other construction, and subsequently patch as required to restore surfaces to their original condition.

B. Cutting: Cut in-place construction by sawing, drilling, breaking, chipping, grinding, and similar operations, including excavation, using methods least likely to damage elements retained or adjoining construction. If possible, review proposed procedures with original Installer; comply with original Installer's written recommendations.

1. In general, use hand or small power tools designed for sawing and grinding, not hammering and chopping. Cut holes and slots as small as possible, neatly to size required, and with minimum disturbance of adjacent surfaces. Temporarily cover openings when not in use.
2. Finished Surfaces: Cut or drill from the exposed or finished side into concealed surfaces.
3. Concrete: Cut using a cutting machine, such as an abrasive saw or a diamond-core drill.
4. Excavating and Backfilling: Comply with requirements in applicable Division 31 Sections where required by cutting and patching operations.
5. Proceed with patching after construction operations requiring cutting are complete.

C. Patching: Patch construction by filling, repairing, refinishing, closing up, and similar operations following performance of other Work. Patch with durable seams that are as invisible as possible. Provide materials and comply with installation requirements specified in other Sections.

1. Inspection: Where feasible, test and inspect patched areas after completion to demonstrate integrity of installation.
2. Exposed Finishes: Restore exposed finishes of patched areas and extend finish restoration into retained adjoining construction in a manner that will eliminate evidence of patching and refinishing.
 - a. Clean piping, conduit, and similar features before applying paint or other finishing materials.
 - b. Restore damaged pipe covering to its original condition.
3. Floors and Walls: Where walls or partitions that are removed extend one finished area into another, patch and repair floor and wall surfaces in the new space. Provide an even surface of uniform finish, color, texture, and appearance. Remove in-place floor and wall coverings and replace with new materials, if necessary, to achieve uniform color and appearance.

- a. Where patching occurs in a painted surface, apply primer and intermediate paint coats over the patch and apply final paint coat over entire unbroken surface containing the patch.. Provide additional coats until patch blends with adjacent surfaces.
4. Ceilings: Patch, repair, or rehang in-place ceilings as necessary to provide an even-plane surface of uniform appearance.
5. Exterior Building Enclosure: Patch components in a manner that restores enclosure to a weathertight condition.

D. Cleaning: Clean areas and spaces where cutting and patching are performed.
Completely remove paint, mortar, oils, putty, and similar materials

E.

END OF SECTION 01 73 29

SECTION 01 77 00- CLOSEOUT PROCEDURES

PART 1- GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. Section includes administrative and procedural requirements for contract closeout, including, but not limited to, the following:
 1. Substantial Completion procedures.
 2. Final completion procedures.
 3. Warranties.
 4. Final cleaning.
 5. Repair of the Work.
- B. Related Requirements:
 1. Section 017300 "Execution Requirements" for progress cleaning of Project site.

1.3 ACTION SUBMITTALS

- A. Product Data: For cleaning agents.
- B. Contractor's List of Incomplete Items: Initial submittal at Substantial Completion.
- C. Certified List of Incomplete Items: Final submittal at Final Completion.

1.4 MAINTENANCE MATERIAL SUBMITTALS

- A. Schedule of Maintenance Material Items: For maintenance material submittal items specified in other Sections.

1.5 SUBSTANTIAL COMPLETION PROCEDURES

- A. Contractor's List of Incomplete Items: Prepare and submit a list of items to be completed and corrected (Contractor's punch list), indicating the value of each item on the list and reasons why the Work is incomplete.
- B. Inspection: Submit a written request for inspection to determine Substantial Completion a minimum of 10 days prior to date the work will be completed and ready for final inspection and tests. On receipt of request, Architect will either proceed with inspection or notify Contractor of unfulfilled requirements. Architect will prepare the Certificate of Substantial Completion after inspection or will notify Contractor of items, either on Contractor's list or additional items identified by Architect, that must be completed or corrected before certificate will be issued.
 - 1. Reinspection: Request reinspection when the Work identified in previous inspections as incomplete is completed or corrected.
 - 2. Results of completed inspection will form the basis of requirements for final completion.

1.6 FINAL COMPLETION PROCEDURES

- A. Submittals Prior to Final Completion: Before requesting final inspection for determining final completion, complete the following:
 - 1. Submit a final Application for Payment according to Section 012900 "Payment Procedures."
 - 2. Certified List of Incomplete Items: Submit certified copy of Architect's Substantial Completion inspection list of items to be completed or corrected (punch list), endorsed and dated by Architect. Certified copy of the list shall state that each item has been completed or otherwise resolved for acceptance.
- B. Inspection: Submit a written request for final inspection to determine acceptance a minimum of 10 days prior to date the work will be completed and ready for final inspection and tests. On receipt of request, Architect will either proceed with inspection or notify Contractor of unfulfilled requirements. Architect will prepare a final Certificate for Payment after inspection or will notify Contractor of construction that must be completed or corrected before certificate will be issued.

1. Reinspection: Request reinspection when the Work identified in previous inspections as incomplete is completed or corrected.

1.7 LIST OF INCOMPLETE ITEMS (PUNCH LIST)

- A. Organization of List: Include name and identification of each space and area affected by construction operations for incomplete items and items needing correction including, if necessary, areas disturbed by Contractor that are outside the limits of construction.
 1. Organize items applying to each space by major element, including categories for ceiling, individual walls, floors, equipment, and building systems.
 2. Include the following information at the top of each page:
 - a. Project name.
 - b. Date.
 - c. Name of Architect.
 - d. Name of Contractor.
 - e. Page number.

1.8 SUBMITTAL OF PROJECT WARRANTIES

- A. Time of Submittal: Submit written warranties on request of Architect for designated portions of the Work where commencement of warranties other than date of Substantial Completion is indicated, or when delay in submittal of warranties might limit Owner's rights under warranty.
- B. Organize warranty documents into an orderly sequence based on the table of contents of Project Manual.

1. Bind warranties and bonds in heavy-duty, three-ring, vinyl-covered, loose-leaf binders, thickness as necessary to accommodate contents, and sized to receive 8-1/2-by-11-inch (215-by280-mm) paper.
2. Provide heavy paper dividers with plastic-covered tabs for each separate warranty. Mark tab to identify the product or installation. Provide a typed description of the product or installation, including the name of the product and the name, address, and telephone number of Installer.
3. Identify each binder on the front and spine with the typed or printed "WARRANTIES," Project name, and name of Contractor.
4. Provide additional copies of each warranty to include in operation and maintenance manuals.

PART 2 - PRODUCTS

2.1 MATERIALS

- A. Cleaning Agents: Use cleaning materials and agents recommended by manufacturer or fabricator of the surface to be cleaned. Do not use cleaning agents that are potentially hazardous to health or property or that might damage finished surfaces.

PART 3 - EXECUTION

3.1 FINAL CLEANING

General: Perform final cleaning. Conduct cleaning and waste-removal operations to comply with local laws and ordinances and Federal and local environmental and antipollution regulations.

- A. Cleaning: Employ experienced workers or professional cleaners for final cleaning. Clean each surface or unit to condition expected in an average commercial building cleaning and maintenance program. Comply with manufacturer's written instructions.

1. Complete the following cleaning operations before requesting inspection for certification of Substantial Completion for entire Project or for a designated portion of Project:
 - a. Clean Project site, yard, and grounds, in areas disturbed by construction activities, including landscape development areas, of rubbish, waste material, litter, and other foreign substances.
 - b. Sweep paved areas broom clean. Remove petrochemical spills, stains, and other foreign deposits.
 - c. Remove tools, construction equipment, machinery, and surplus material from Project site.
 - d. Clean exposed exterior and interior hard-surfaced finishes to a dirt-free condition, free of
 - e. stains, films, and similar foreign substances. Avoid disturbing natural weathering of exterior
 - f. surfaces. Restore reflective surfaces to their original condition.
 - g. Leave Project clean and ready for occupancy.

- B. Construction Waste Disposal: Comply with waste disposal requirements in Section 017419 "Construction Waste Management."

3.2 REPAIR OF THE WORK

- A. Complete repair and restoration operations before requesting inspection for determination of Substantial Completion.
- B. Repair or remove and replace defective construction. Repairing includes replacing defective parts, refinishing damaged surfaces, touching up with matching materials, and properly adjusting operating equipment. Where damaged or worn items cannot be repaired or restored, provide replacements. Remove and replace operating components that cannot be repaired. Restore damaged construction and permanent facilities used during construction to specified condition.

1. Remove and replace chipped, scratched, and broken glass, reflective surfaces, and other damaged transparent materials.

2. Touch up and otherwise repair and restore marred or exposed finishes and surfaces. Replace finishes and surfaces that already show evidence of repair or restoration.
 - a. Do not paint over "UL" and other required labels and identification, including mechanical and electrical nameplates. Remove paint applied to required labels and identification.
3. Replace parts subject to operating conditions during construction that may impede operation or reduce longevity.
4. Replace burned-out bulbs, bulbs noticeably dimmed by hours of use, and defective and noisy starters in fluorescent and mercury vapor fixtures to comply with requirements for new fixtures.

END OF SECTION 01 77 00

SECTION 01 78 39- PROJECT RECORD DOCUMENTS

PART 1- GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. Section includes administrative and procedural requirements for project record documents, including the following:

1. Record Drawings.
2. Record Specifications.
3. Record Product Data.
4. Miscellaneous record submittals.

- B. Related Requirements:

1. Section 017700 "Closeout Procedures" for general closeout procedures.

1.3 CLOSEOUT SUBMITTALS

- A. Record Drawings: Comply with the following:

1. Number of Copies: Submit one set(s) of marked-up record prints.

- B. Record Specifications: Submit one paper copy of Project's Specifications, including addenda and contract modifications.

- C. Record Product Data: Submit one paper copy of each submittal.

1. Where record Product Data are required as part of operation and maintenance manuals, submit duplicate marked-up Product Data as a component of manual.

PART 2 - PRODUCTS

2.1 RECORD DRAWINGS

- A. Record Prints: Maintain one set of marked-up paper copies of the Contract Drawings and Shop Drawings, incorporating new and revised drawings as modifications are issued.
 1. Preparation: Mark record prints to show the actual installation where installation varies shown originally. Require individual or entity who obtained record data, whether individual or entity is Installer, subcontractor, or similar entity, to provide information for preparation of corresponding marked-up record prints.
 - a. Give particular attention to information on concealed elements that would be difficult to identify or measure and record later.
 - b. Accurately record information in an acceptable drawing technique.
 - c. Record data as soon as possible after obtaining it.
 - d. Record and check the markup before enclosing concealed installations.
 - e. Cross-reference record prints to corresponding archive photographic documentation.
 2. Content: Types of items requiring marking include, but are not limited to, the following:
 - a. Dimensional changes to Drawings.
 - b. Revisions to details shown on Drawings.
 - c. Depths of foundations below first floor.
 - d. Locations and depths of underground utilities.
 - e. Revisions to routing of piping and conduits.
 - f. Revisions to electrical circuitry.
 - g. Actual equipment locations.
 - h. Duct size and routing.
 - i. Locations of concealed internal utilities.
 - j. Changes made by Change Order.
 - k. Changes made following Architect's written orders.

- l. Details not on the original Contract Drawings.
 - m. Field records for variable and concealed conditions.
 - n. Record information on the Work that is shown only schematically.
3. Mark the Contract Drawings and Shop Drawings completely and accurately. Use personnel proficient at recording graphic information in production of marked-up record prints.
4. Mark record sets with erasable, red-colored pencil. Use other colors to distinguish between changes for different categories of the Work at same location.
5. Mark important additional information that was either shown schematically or omitted from original Drawings.
6. Note Construction Change Directive numbers, alternate numbers, Change Order numbers, and similar identification, where applicable.

B. Format: Identify and date each record Drawing; include the designation "PROJECT RECORD DRAWING" in a prominent location.

1. Record Prints: Organize record prints and newly prepared record Drawings into manageable sets. Bind each set with durable paper cover sheets. Include identification on cover sheets.

2.2 RECORD SPECIFICATIONS

A. Preparation: Mark Specifications to indicate the actual product installation where installation varies from that indicated in Specifications, addenda, and contract modifications.

1. Give particular attention to information on concealed products and installations that cannot be readily identified and recorded later.
2. Mark copy with the proprietary name and model number of products, materials, and equipment furnished, including substitutions and product options selected.
3. Record the name of manufacturer, supplier, Installer, and other information necessary to provide a record of selections made.

4. For each principal product, indicate whether record Product Data has been submitted in operation and maintenance manuals instead of submitted as record Product Data.
5. Note related Change Orders and record Drawings where applicable.

B. Format: Submit record Specifications as one paper and one electronic copy.

2.3 RECORD PRODUCT DATA

A. Preparation: Mark Product Data to indicate the actual product installation where installation varies substantially from that indicated in Product Data submittal.

1. Give particular attention to information on concealed products and installations that cannot be readily identified and recorded later.
2. Include significant changes in the product delivered to Project site and changes in manufacturer's written instructions for installation.
3. Note related Change Orders and record Drawings where applicable.

B. Format: Submit record Product Data as one paper and one electronic copy.

1. Include record Product Data directory organized by Specification Section number and title, electronically linked to each item of record Product Data.

2.4 MISCELLANEOUS RECORD SUBMITTALS

A. Assemble miscellaneous records required by other Specification Sections for miscellaneous record keeping and submittal in connection with actual performance of the Work. Bind or file miscellaneous records and identify each, ready for continued use and reference.

B. Format: Submit miscellaneous record submittals as one paper and one electronic copy.

1. Include miscellaneous record submittals directory organized by Specification Section number and title, electronically linked to each item of miscellaneous record submittals.

PART 3 - EXECUTION

3.1 RECORDING AND MAINTENANCE

- A. Recording: Maintain one copy of each submittal during the construction period for project record document purposes. Post changes and revisions to project record documents as they occur; do not wait until end of Project. Review and approval of record drawings for completeness shall be prerequisite for review and approval of monthly payment applications.
- B. Maintenance of Record Documents and Samples: Store record documents and Samples in the field office apart from the Contract Documents used for construction. Do not use project record documents for construction purposes. Maintain record documents in good order and in a clean, dry, legible condition, protected from deterioration and loss. Provide access to project record documents for Architect's reference during normal working hours.

END OF SECTION 01 78 39

SECTION 220500 – COMMON WORK RESULTS FOR PLUMBING

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. This Section includes the following:
 - 1. Basic requirements common to the work in general of Division 22 and other Divisions and Sections of the Specification where referenced.
 - 2. Project Record Documents.
 - 3. Operating and Maintenance Manuals.
 - 4. Piping materials and installation instructions common to most piping systems.
 - 5. Transition fittings.
 - 6. Dielectric fittings.
 - 7. Mechanical sleeve seals.
 - 8. Sleeves.
 - 9. Escutcheons.
 - 10. Grout.
 - 11. Equipment installation requirements common to equipment sections.
 - 12. Painting and finishing.
 - 13. Concrete bases.
 - 14. Supports and anchorages.
 - 15. Electric wiring.

1.3 DEFINITIONS

- A. Proof of Performance Certification: Documentation that all Plumbing equipment and systems have been installed and are performing per the intent of the Contract Documents.
- B. Finished Spaces: Spaces other than mechanical and electrical equipment rooms, furred spaces, pipe and duct shafts, unheated spaces immediately below roof, spaces above ceilings, unexcavated spaces, crawlspaces, and tunnels.
- C. Exposed, Interior Installations: Exposed to view indoors. Examples include finished occupied spaces and mechanical equipment rooms.

- D. Exposed, Exterior Installations: Exposed to view outdoors or subject to outdoor ambient temperatures and weather conditions. Examples include rooftop locations.
- E. Concealed, Interior Installations: Concealed from view and protected from physical contact by building occupants. Examples include above ceilings and in duct shafts.
- F. Concealed, Exterior Installations: Concealed from view and protected from weather conditions and physical contact by building occupants but subject to outdoor ambient temperatures. Examples include installations within unheated shelters.
- G. The following are industry abbreviations for rubber materials:
 - 1. EPDM: Ethylene-propylene-diene terpolymer rubber.
 - 2. NBR: Acrylonitrile-butadiene rubber.

1.4 DELIVERABLES

- A. Furnish the following deliverables to the College Project Manager at the completion of the project per 01 7700 "Closeout Procedures".
 - 1. Tee handle for HB-3 per 22 1119 "Domestic Water Piping Specialties".

1.5 SUBMITTALS

- A. Product Data: For the following:
 - 1. Transition fittings.
 - 2. Dielectric fittings.
 - 3. Mechanical sleeve seals.
 - 4. Escutcheons.
- B. Welding certificates.
- C. Concrete Bases: Submit a minimum 1/4-scale drawing indicating size and location of all concrete bases required for the plumbing systems. This drawing shall be clearly dimensioned and indicate required height of bases.

1.6 QUALITY ASSURANCE

- A. Steel Support Welding: Qualify processes and operators according to AWS D1.1, "Structural Welding Code--Steel."
- B. Steel Pipe Welding: Qualify processes and operators according to ASME Boiler and Pressure Vessel Code: Section IX, "Welding and Brazing Qualifications."
 - 1. Comply with provisions in ASME B31 Series, "Code for Pressure Piping."
 - 2. Certify that each welder has passed AWS qualification tests for welding processes involved and that certification is current.

C. Electrical Characteristics for Plumbing Equipment: If equipment other than the basis of design is provided and such equipment has higher electrical characteristics, than proposed equipment shall be approved in writing. All connecting electrical services, circuit breakers, and conduit sizes are to be appropriately modified and costs thereof are to be the responsibility of the contractor. If minimum energy ratings or efficiencies are specified, equipment shall comply with requirements.

1.7 PRODUCT OPTIONS AND SUBSTITUTIONS

A. Some materials and equipment are specified by Manufacturer and catalog numbers. The Manufacturer and catalog numbers are used to establish a degree of quality and style for such equipment and material.

B. Basis of Design: Drawings are laid out around the scheduled manufacturer. When approved alternate or substitute of materials and equipment are used, the contractor shall be responsible for space requirements, configurations, performance, changes in bases, supports, structural members and openings in structure, electrical changes and other apparatus and trades that may be affected by their use. When equipment other than the basis of design is used the contractor shall provide complete drawings to the same level of detail as the construction documents indicating the differences between the basis of design and the proposed equipment.

1.8 PROJECT RECORD DOCUMENTS

A. General: Comply with Division 01.

B. Job Site Documents: Maintain at the job site, one record copy of the following:

1. Drawings.
2. Specifications.
3. Addenda.
4. Reviewed Shop Drawings.
5. Field Test Records.
6. Do not use record documents for construction purposes. Maintain documents in clean, dry legible condition, apart from documents used for construction.

C. Record Information: Label each document "Record Document". Mark information with contrasting color using ink. Keep each record current. Do not permanently conceal any work until required information is recorded.

D. Record the following information on Drawings.

1. Horizontal and vertical location of underground utilities.
2. Location of internal utilities and appurtenances concealed in construction.
3. Field changes of dimension and detail.
4. Changes by change order or field order.

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- 5. Details not on original Contract Documents.
- 6. Manufacturer, trade name, catalog number and supplier of each product and item of equipment actually installed.
- E. Record the following information on Specifications.
 - 1. Changes by change order or field order.
 - 2. Other materials not originally specified.
- F. Shop Drawings: Maintain shop drawings as record documents recording changes made after review as specified for Drawings above.
- G. Submittal: At completion of Project, deliver record documents to General Contractor.

1.9 OPERATING AND MAINTENANCE DATA

- A. Operation and Maintenance Manual shall be in accordance with 01 7823 "Operation and Maintenance Data". In addition to the requirements in 01 7823, Division 22 Contractor shall submit one (1) hard copy and one (1) electronic copy of the manual to the Architect/Engineer and General Contractor for their approval. These approved copies shall then be transmitted to the Owner.
- B. The manual shall include:
 - 1. Alphabetical list of all system components including the name, address, and 24-hour phone number of the company responsible for servicing each item during the warranty period listed in Division 01.
 - 2. Operating instructions for complete system, including emergency procedures for fire or failure of major equipment and procedures for normal starting/operating/shutdown and long-term shutdown.
 - 3. Maintenance instructions, including identified equipment lists, proper lubricants and lubricating instructions for each piece of equipment and necessary cleaning/replacing/adjusting schedules. Contractor is to complete a summary of required maintenance items that the Owner is to complete on each piece of equipment so as not to invalidate the warranty as specified in Division 01.
 - 4. Manufacturer's data on each piece of equipment, including:
 - a. Installation instructions.
 - b. Drawings and specifications (approved shop drawings).
 - c. Parts lists.
 - d. Complete wiring diagrams and temperature control schematics (approved shop drawings).
- C. All equipment shall be clearly identified per the nomenclature used in the drawings and specifications and shall be easily crossed referenced between the record documents and the operation and maintenance manual.

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1. Identify all starters, disconnect switches, and manually operated controls, except integral equipment switches with permanently applied, legible markers corresponding to operating instructions in the Operating and Maintenance Manual.
- D. Division 22 Contractor shall be responsible for scheduling instructional meetings for maintenance personnel on the proper operation and maintenance of all mechanical systems, using the maintenance manual as a guide. These meetings must be scheduled through the Architect and General Contractor as outlined in the General Conditions and Division 01. Instruction meetings shall be scheduled on Tuesday through Thursday between the hours of 7:00 am and 2:00 pm. Do not schedule on a day immediately following a holiday.
- E. Division 22 Contractor shall deliver proof of performance certification in a written letter form to the Architect.

1.10 PROJECT CONDITIONS

- A. Accessibility.
 1. Division 22 Contractor shall be responsible for the sufficiency of the size of shafts and chases and the adequate clearance in double partitions and hung ceilings for proper installation of his work. He shall cooperate with Contractors of other Divisions of the Work whose work is in the same space and shall advise the General Contractor of his requirements. Such spaces and clearances shall, however, be kept to the minimum size required.
 2. Division 22 Contractor shall locate all equipment which must be serviced, operated, or maintained in fully accessible positions. Such equipment shall include (but not be limited to) valves, shock absorbers, traps, cleanouts, motors, controllers, switchgear, and drain points. If required for better accessibility, furnish access doors for this purpose. Minor deviations from Drawings may be allowed to provide for better accessibility. Any changes shall be approved by the Architect and Engineer prior to making the change.
 3. Division 22 Contractor shall notify the General Contractor of the exact locations of access doors for each concealed valve, shock absorber, or other device requiring service. Locations of these doors shall be submitted in sufficient time to be installed in the normal course of work.
 4. Provide carpentry, masonry, concrete and metal work required for work of this Division where not specifically called for under other Sections.

- B. Fabrication.
 - 1. Before running and/or fabricating any lines of piping, the Contractor shall assure himself that they can be run as contemplated in cooperation with Contractors of other Divisions of the Work and the physical constraints of Structural and Architectural Work.
- C. Freeze Protection.
 - 1. Do not run lines in outside walls, or locations where freezing may occur. Piping next to outside walls shall be in furred spaces with insulation between the piping and the outside wall. Insulation of piping shall not be considered freeze protection.
- D. Scaffolding, Rigging and Hoisting.
 - 1. Provide all scaffolding, rigging, hoisting and services necessary for erection and delivery into the premises of any equipment and apparatus furnished; remove same from premises when no longer required. Conform to OSHA requirements and standards.

1.11 DELIVERY, STORAGE, AND HANDLING

- A. Deliver pipes and tubes with factory-applied end caps. Maintain end caps through shipping, storage, and handling to prevent pipe end damage and to prevent entrance of dirt, debris, and moisture.

1.12 COORDINATION

- A. Arrange for pipe spaces, chases, slots, and openings in building structure during progress of construction, to allow for plumbing installations.
- B. Coordinate installation of required supporting devices and set sleeves in poured-in-place concrete and other structural components as they are constructed.
- C. Coordinate requirements for access panels and doors for plumbing items requiring access that are concealed behind finished surfaces. Access panels and doors are specified in 08 3113 "Access Doors and Frames."

PART 2 - PRODUCTS

2.1 MANUFACTURERS

- A. In other Part 2 articles where subparagraph titles below introduce lists, the following requirements apply for product selection:
 - 1. Manufacturers: Subject to compliance with requirements, provide products by the manufacturers specified.

2.2 PIPE, TUBE, AND FITTINGS

- A. Refer to individual Division 22 piping Sections for pipe, tube, and fitting materials and joining methods.
- B. Pipe Threads: ASME B1.20.1 for factory-threaded pipe and pipe fittings.

2.3 JOINING MATERIALS

- A. Refer to individual Division 22 piping Sections for special joining materials not listed below.
- B. Pipe-Flange Gasket Materials: Suitable for chemical and thermal conditions of piping system contents.
 1. ASME B16.21, nonmetallic, flat, asbestos-free, 1/8-inch maximum thickness unless thickness or specific material is indicated.
 - a. Full-Face Type: For flat-face, Class 125, cast-iron and cast-bronze flanges.
 - b. Narrow-Face Type: For raised-face, Class 250, cast-iron and steel flanges.
 2. AWWA C110, rubber, flat face, 1/8 inch thick, unless otherwise indicated; and full-face or ring type, unless otherwise indicated.
- C. Flange Bolts and Nuts: ASME B18.2.1, carbon steel, unless otherwise indicated.
- D. Solder Filler Metals: ASTM B 32, lead-free alloys. Include water-flushable flux according to ASTM B 813.
- E. Brazing Filler Metals: AWS A5.8, BCuP Series, copper-phosphorus alloys for general-duty brazing, unless otherwise indicated.
- F. Welding Filler Metals: Comply with AWS D10.12 for welding materials appropriate for wall thickness and chemical analysis of steel pipe being welded.

2.4 TRANSITION FITTINGS

- A. AWWA Transition Couplings: Same size as, and with pressure rating at least equal to and with ends compatible with, piping to be joined.
 1. Manufacturers:
 - a. Cascade Waterworks Mfg. Co.
 - b. Dresser Industries, Inc.; DMD Div.
 - c. JCM Industries.
 - d. Smith-Blair, Inc.
 - e. Viking Johnson.
 2. Underground Piping NPS 1-1/2 and Smaller: Manufactured fitting or coupling.

3. Underground Piping NPS 2 and Larger: AWWA C219, metal sleeve-type coupling.
4. Aboveground Pressure Piping: Pipe fitting.

B. Flexible Transition Couplings for Underground Nonpressure Drainage Piping: ASTM C 1173 with elastomeric sleeve, ends same size as piping to be joined, and corrosion-resistant metal band on each end.

1. Manufacturers:
 - a. Cascade Waterworks Mfg. Co.
 - b. Fernco, Inc.
 - c. Mission Rubber Company.
 - d. Plastic Oddities, Inc.

2.5 DIELECTRIC FITTINGS

A. Description: Combination fitting of copper alloy and ferrous materials with threaded, solder-joint, plain, or weld-neck end connections that match piping system materials.

B. Dielectric Fittings: Electroplated steel nipple with inert and noncorrosive, thermoplastic lining; plain, threaded, or grooved ends; and 150-psig minimum working pressure at 180 deg F.

1. Manufacturers:
 - a. Perfection Corp.
 - b. Precision Plumbing Products, Inc.
 - c. Sioux Chief Manufacturing Co., Inc.

2.6 MECHANICAL SLEEVE SEALS

A. Description: Modular sealing element unit, designed for field assembly, to fill annular space between pipe and sleeve.

1. Manufacturers:
 - a. Advance Products & Systems, Inc.
 - b. Calpico, Inc.
 - c. Metraflex Co.
 - d. Pipeline Seal and Insulator, Inc.
2. Sealing Elements: EPDM interlocking links shaped to fit surface of pipe. Include type and number required for pipe material and size of pipe.
3. Pressure Plates: Stainless steel. Include two for each sealing element.
4. Connecting Bolts and Nuts: Stainless steel of length required to secure pressure plates to sealing elements. Include one for each sealing element.

2.7 SLEEVES

- A. Galvanized-Steel Sheet: 0.0239-inch minimum thickness; round tube closed with welded longitudinal joint.
- B. Steel Pipe: ASTM A 53, Type E, Grade B, Schedule 40, galvanized, plain ends.
- C. Cast Iron: Cast or fabricated "wall pipe" equivalent to ductile-iron pressure pipe, with plain ends and integral waterstop, unless otherwise indicated.
- D. Stack Sleeve Fittings: Manufactured, cast-iron sleeve with integral clamping flange. Include clamping ring and bolts and nuts for membrane flashing.
 - 1. Underdeck Clamp: Clamping ring with set screws.

2.8 ESCUTCHEONS

- A. Description: Manufactured wall and ceiling escutcheons and floor plates, with an ID to closely fit around pipe, tube, and insulation of insulated piping and an OD that completely covers opening.
- B. One-Piece, Deep-Pattern Type: Deep-drawn, box-shaped brass with polished chrome-plated finish.
- C. One-Piece, Cast-Brass Type: With set screw.
 - 1. Finish: Polished chrome-plated.
- D. Split-Casting, Cast-Brass Type: With concealed hinge and set screw.
 - 1. Finish: Polished chrome-plated.
- E. One-Piece, Floor-Plate Type: Cast-iron floor plate.
- F. Split-Casting, Floor-Plate Type: Cast brass with concealed hinge and set screw.

2.9 GROUT

- A. Description: ASTM C 1107, Grade B, nonshrink and nonmetallic, dry hydraulic-cement grout.
 - 1. Characteristics: Post-hardening, volume-adjusting, nonstaining, noncorrosive, nongaseous, and recommended for interior and exterior applications.
 - 2. Design Mix: 5000-psi, 28-day compressive strength.
 - 3. Packaging: Premixed and factory packaged.

PART 3 - EXECUTION

3.1 PIPING SYSTEMS - COMMON REQUIREMENTS

- A. Install piping according to the following requirements and Division 22 Sections specifying piping systems.
- B. Drawing plans, schematics, and diagrams indicate general location and arrangement of piping systems. Indicated locations and arrangements were used to size pipe and calculate friction loss, expansion, pump sizing, and other design considerations. Install piping as indicated unless deviations to layout are approved on Coordination Drawings.
- C. Install piping in concealed locations, unless otherwise indicated and except in equipment rooms and service areas.
- D. Install piping indicated to be exposed and piping in equipment rooms and service areas at right angles or parallel to building walls. Diagonal runs are prohibited unless specifically indicated otherwise.
- E. Install piping above accessible ceilings to allow sufficient space for ceiling panel removal.
- F. Install piping to permit valve servicing.
- G. Install piping at indicated slopes.
- H. Install piping free of sags and bends.
- I. Install fittings for changes in direction and branch connections.
- J. Install piping to allow application of insulation.
- K. Select system components with pressure rating equal to or greater than system operating pressure.
- L. Install escutcheons for penetrations of walls, ceilings, and floors according to the following:
 1. New Piping:
 - a. Piping with Fitting or Sleeve Protruding from Wall: One-piece, deep-pattern type.
 - b. Chrome-Plated Piping: One-piece, cast-brass type with polished chrome-plated finish.
 - c. Insulated Piping: One-piece, stamped-steel type with spring clips.

- d. Bare Piping at Wall and Floor Penetrations in Finished Spaces: One-piece, cast-brass type with polished chrome-plated finish.
- e. Bare Piping at Ceiling Penetrations in Finished Spaces: One-piece or split-casting, cast-brass type with polished chrome-plated finish.
- f. Bare Piping in Unfinished Service Spaces: One-piece, cast-brass type with polished chrome-plated finish.
- g. Bare Piping in Equipment Rooms: One-piece, cast-brass type.
- h. Bare Piping at Floor Penetrations in Equipment Rooms: One-piece, floor-plate type.

M. Interior walls, partitions, floors and roof slabs: Install sleeves for pipes passing through concrete and masonry walls, gypsum-board partitions, and concrete floor and roof slabs.

1. Cut sleeves to length for mounting flush with both surfaces.
 - a. Exception: Extend sleeves installed in floors of mechanical equipment areas or other wet areas a minimum of 2 inches above finished floor level. Extend cast-iron sleeve fittings below floor slab as required to secure clamping ring if ring is specified.
2. Install sleeves in new walls and slabs as new walls and slabs are constructed.
3. Install sleeves that are large enough to provide 1/4-inch annular clear space between sleeve and pipe or pipe insulation. Use the following sleeve materials:
 - a. Steel Pipe Sleeves: For pipes smaller than NPS 6.
 - b. Steel Sheet Sleeves: For pipes NPS 6 and larger, penetrating gypsum-board partitions.
 - c. Stack Sleeve Fittings: For pipes penetrating floors with membrane waterproofing. Secure flashing between clamping flanges. Install section of cast-iron soil pipe to extend sleeve to 2 inches above finished floor level. Refer to 07 6200 "Sheet Metal Flashing and Trim" for flashing.
 - i. Seal space outside of sleeve fittings with grout.
4. Except for underground wall penetrations, seal annular space between sleeve and pipe or pipe insulation, using joint sealants appropriate for size, depth, and location of joint. Refer to 07 9200 "Joint Sealants" for materials and installation.

N. Aboveground, Exterior-Wall Pipe Penetrations: Seal penetrations using sleeves and mechanical sleeve seals. Select sleeve size to allow for 1-inch annular clear space between pipe and sleeve for installing mechanical sleeve seals.

1. Install steel pipe for sleeves smaller than 6 inches in diameter.
2. Install cast-iron "wall pipes" for sleeves 6 inches and larger in diameter.
3. Mechanical Sleeve Seal Installation: Select type and number of sealing elements required for pipe material and size. Position pipe in center of sleeve. Assemble mechanical sleeve seals and install in annular space between pipe and sleeve. Tighten bolts against pressure plates that cause sealing elements to expand and make watertight seal.

- O. Underground, Exterior-Wall Pipe Penetrations: Install cast-iron "wall pipes" for sleeves. Seal pipe penetrations using mechanical sleeve seals. Select sleeve size to allow for 1-inch annular clear space between pipe and sleeve for installing mechanical sleeve seals.
 - 1. Mechanical Sleeve Seal Installation: Select type and number of sealing elements required for pipe material and size. Position pipe in center of sleeve. Assemble mechanical sleeve seals and install in annular space between pipe and sleeve. Tighten bolts against pressure plates that cause sealing elements to expand and make watertight seal.
- P. Fire-Barrier Penetrations: Maintain indicated fire rating of walls, partitions, ceilings, and floors at pipe penetrations. Seal pipe penetrations with firestop materials. Refer to 07 8413 "Penetration Firestopping" for materials.
- Q. Verify final equipment locations for roughing-in.
- R. Refer to equipment specifications in other Sections of these Specifications for roughing-in requirements.

3.2 PIPING JOINT CONSTRUCTION

- A. Join pipe and fittings according to the following requirements and Division 22 Sections specifying piping systems.
- B. Ream ends of pipes and tubes and remove burrs. Bevel plain ends of steel pipe.
- C. Remove scale, slag, dirt, and debris from inside and outside of pipe and fittings before assembly.
- D. Soldered Joints: Apply ASTM B 813, water-flushable flux, unless otherwise indicated, to tube end. Construct joints according to ASTM B 828 or CDA's "Copper Tube Handbook," using lead-free solder alloy complying with ASTM B 32.
- E. Brazed Joints: Construct joints according to AWS's "Brazing Handbook," "Pipe and Tube" Chapter, using copper-phosphorus brazing filler metal complying with AWS A5.8.
- F. Threaded Joints: Thread pipe with tapered pipe threads according to ASME B1.20.1. Cut threads full and clean using sharp dies. Ream threaded pipe ends to remove burrs and restore full ID. Join pipe fittings and valves as follows:
 - 1. Apply appropriate tape or thread compound to external pipe threads unless dry seal threading is specified.
 - 2. Damaged Threads: Do not use pipe or pipe fittings with threads that are corroded or damaged. Do not use pipe sections that have cracked or open welds.

- G. Welded Joints: Construct joints according to AWS D10.12, using qualified processes and welding operators according to Part 1 "Quality Assurance" Article.
- H. Flanged Joints: Select appropriate gasket material, size, type, and thickness for service application. Install gasket concentrically positioned. Use suitable lubricants on bolt threads.

3.3 PIPING CONNECTIONS

- A. Make connections according to the following, unless otherwise indicated:
 - 1. Install unions, in piping NPS 2 and smaller, adjacent to each valve and at final connection to each piece of equipment.
 - 2. Install flanges, in piping NPS 2-1/2 and larger, adjacent to flanged valves and at final connection to each piece of equipment.
 - 3. Wet Piping Systems: Install dielectric fittings to connect piping materials of dissimilar metals. Install isolation valve on steel side of fitting.
 - 4. Install unions or flanges at inlet and outlet(s) of all control valves to facilitate removal of valve.

3.4 EQUIPMENT INSTALLATION - COMMON REQUIREMENTS

- A. Install equipment to allow maximum possible headroom unless specific mounting heights are indicated.
- B. Install equipment level and plumb, parallel and perpendicular to other building systems and components in exposed interior spaces, unless otherwise indicated.
- C. Install plumbing equipment to facilitate service, maintenance, and repair or replacement of components. Connect equipment for ease of disconnecting, with minimum interference to other installations. Extend grease fittings to accessible locations.
- D. Install equipment to allow right of way for piping installed at required slope.

3.5 PAINTING

- A. Painting of plumbing systems, equipment, and components is specified in 099100 "Painting."
- B. Damage and Touchup: Division 22 Contractor shall repair marred and damaged factory-painted finishes with materials and procedures to match original factory finish.

3.6 CONCRETE BASES

- A. Concrete Bases: Anchor equipment to concrete base according to equipment manufacturer's written instructions.
 1. Construct concrete bases of dimensions indicated, but not less than 4 inches larger in both directions than supported unit, and not less than 4 inches high.
 2. Install dowel rods to connect concrete base to concrete floor. Unless otherwise indicated, install dowel rods on 18-inch centers around the full perimeter of the base.
 3. Install epoxy-coated anchor bolts for supported equipment that extend through concrete base, and anchor into structural concrete floor.
 4. Place and secure anchorage devices. Use supported equipment manufacturer's setting drawings, templates, diagrams, instructions, and directions furnished with items to be embedded.
 5. Install anchor bolts to elevations required for proper attachment to supported equipment.
 6. Install anchor bolts according to anchor-bolt manufacturer's written instructions.
 7. Use 3000-psi, 28-day compressive-strength concrete and reinforcement as specified in 03 3300 "Cast-in-Place Concrete."

3.7 ERECTION OF METAL SUPPORTS AND ANCHORAGES

- A. Refer to 05 5000 "Metal Fabrications" for structural steel.
- B. Cut, fit, and place miscellaneous metal supports accurately in location, alignment, and elevation to support and anchor plumbing materials and equipment.
- C. Field Welding: Comply with AWS D1.1.

3.8 GROUTING

- A. Mix and install grout for plumbing equipment base bearing surfaces, pump and other equipment base plates, and anchors.
- B. Clean surfaces that will come into contact with grout.
- C. Provide forms as required for placement of grout.

- D. Avoid air entrapment during placement of grout.
- E. Place grout on concrete bases and provide smooth bearing surface for equipment.
- F. Place grout around anchors.
- G. Cure placed grout.

3.9 ELECTRIC WIRING

- A. Furnish equipment requiring electrical connections to operate properly and deliver full capacity at electrical service available.
- B. All control wiring to be in accordance with Manufacturer's recommendations; all wiring shall be color coded to facilitate checking. (Refer to Division 23 Specifications).
- C. Unless otherwise indicated, all plumbing equipment motors and controls shall be furnished, set in place, and wired in accordance with the schedule outlined in 01 3100 "Project Management and Coordination". Contractor should note that the intent of the electric wiring schedule is to have the Division 22 Contractor responsible for coordinating all wiring as outlined, whether or not specifically called for by the Plumbing or Electrical Drawings and Specifications. Comply with the applicable requirements of Division 26 for electrical work of this Division 22 which is not otherwise specified. No extras will be allowed for Contractor's failure to provide for the required items. The Division 22 Contractor shall refer to the Division 26 and Division 23 Specifications and plans for all power and control wiring and shall advise the Engineer of any discrepancies prior to bidding.

END OF SECTION 22 0500

SECTION 22 0523 – GENERAL-DUTY VALVES FOR PLUMBING PIPING

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. This Section includes the following general-duty valves:
 1. Ball valves.
 2. Butterfly valves.
 3. Check valves.
 4. Stop and Drain Valves.
- B. Related Sections include the following:
 1. Division 22 piping Sections for specialty valves applicable to those Sections only.

1.3 DEFINITIONS

- A. The following are standard abbreviations for valves:
 1. CWP: Cold working pressure.
 2. HWP: Hot working pressures.
 3. EPDM: Ethylene-propylene-diene terpolymer rubber.
 4. PTFE: Polytetrafluoroethylene plastic.
 5. TFE: Tetrafluoroethylene plastic.

1.4 SUBMITTALS

- A. Product Data: For each type of valve indicated. Include body, seating, and trim materials; valve design; pressure and temperature classifications; end connections; arrangement; dimensions; and required clearances. Include list indicating valve and its application. Include rated capacities; shipping, installed, and operating weights; furnished specialties; and accessories.

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1.5 QUALITY ASSURANCE

- A. Source Limitations: Obtain like valves through one source from a single manufacturer.
- B. ASME Compliance: ASME B31.9 for building services piping valves.
 - 1. Exceptions: Domestic hot- and cold-water piping valves unless referenced.
- C. NSF Compliance: NSF 61 lead-free for valve materials for potable-water service.
- D. MSS Compliance: Comply with the various MSS Standard Practice documents referenced.

1.6 DELIVERY, STORAGE, AND HANDLING

- A. Prepare valves for shipping as follows:
 - 1. Protect internal parts against rust and corrosion.
 - 2. Protect threads, flange faces, and weld ends.
 - 3. Set ball and plug valves open to minimize exposure of functional surfaces.
 - 4. Set butterfly valves closed or slightly open.
 - 5. Block check valves in either closed or open position.
- B. Use the following precautions during storage:
 - 1. Maintain valve end protection.
 - 2. Store valves indoors and maintain at higher than ambient dew-point temperature. If outdoor storage is necessary, store valves off the ground in watertight enclosures.
- C. Use sling to handle large valves; rig sling to avoid damage to exposed parts. Do not use handwheels or stems as lifting or rigging points.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

- A. In other Part 2 articles where subparagraph titles below introduce lists, the following requirements apply for product selection:
 - 1. Manufacturers: Subject to compliance with requirements, provide products by the manufacturers specified.

2.2 VALVES, GENERAL

- A. Refer to Part 3 "Valve Applications" Article for applications of valves.
- B. Bronze Valves: NPS 2 and smaller with threaded ends, unless otherwise indicated.

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- C. Ferrous Valves: NPS 2-1/2 and larger with flanged ends, unless otherwise indicated.
- D. Valve Pressure and Temperature Ratings: Not less than indicated and as required for system pressures and temperatures.
- E. Valve Sizes: Same as upstream pipe, unless otherwise indicated.
- F. Valve Actuators:
 - 1. Lever Handle: For quarter-turn valves NPS 6 and smaller, vinyl-covered with memory stop.
- G. Extended Valve Stems: On insulated valves.
- H. Valve Flanges: ASME B16.24 for bronze valves.
- I. Valve Bypass and Drain Connections: MSS SP-45.
- J. Valve shall be lead-free.

2.3 BALL VALVES

- A. Manufacturers:
 - 1. Conbraco Industries, Inc.; Apollo Div.
 - 2. Hammond Valve.
 - 3. Milwaukee Valve Company.
 - 4. NIBCO INC.
- B. Copper-Alloy Ball Valves, General: MSS SP-110.
- C. Two-Piece, Copper-Alloy Ball Valves: Bronze body with full-port, chrome-plated bronze ball; reinforced TFE seats; and 600-psig minimum CWP rating and blowout-proof stem.

2.4 CHECK VALVES

- A. Manufacturers:
 - 1. Crane Co.; Crane Valve Group; Stockham Div.
 - 2. Hammond Valve.
 - 3. Milwaukee Valve Company.
 - 4. NIBCO INC.

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- B. Swing Check Valves, 2-1/2 inches and smaller: MSS SP-80; Class 125, 200-psi CWP; horizontal swing, Y-pattern, ASTM B 62 cast-bronze body and cap, rotating bronze disc with rubber seat or composition seat, threaded or soldered end connections.
- C. Swing Check Valves, 3 inches and larger: MSS SP-71, Class 125, 200-psi CWP; ASTM A 126 cast-iron body and bolted cap, horizontal-swing bronze disc, flanged end connections.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Examine piping system for compliance with requirements for installation tolerances and other conditions affecting performance.
 - 1. Proceed with installation only after unsatisfactory conditions have been corrected.
- B. Examine valve interior for cleanliness, freedom from foreign matter, and corrosion. Remove special packing materials, such as blocks, used to prevent disc movement during shipping and handling.
- C. Operate valves in positions from fully open to fully closed. Examine guides and seats made accessible by such operations.
- D. Examine threads on valve and mating pipe for form and cleanliness.
- E. Examine mating flange faces for conditions that might cause leakage. Check bolting for proper size, length, and material. Verify that gasket is of proper size, that its material composition is suitable for service, and that it is free from defects and damage.
- F. Do not attempt to repair defective valves; replace with new valves.

3.2 VALVE APPLICATIONS

- A. Refer to piping Sections for specific valve applications. If valve applications are not indicated, use the following:
 - 1. Shutoff Service: Ball or butterfly valves.
 - 2. Throttling Service: Ball or butterfly valves.
 - 3. Pump Discharge: Check valves.
- B. If valves with specified CWP ratings are not available, the same types of valves with higher or CWP ratings may be substituted.
- C. Domestic Water Piping: Use the following types of valves:

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1. Ball Valves, NPS 2 and Smaller: Two-piece, 600-psig CWP rating, copper alloy.
2. Ball Valves, NPS 2-1/2 and Larger: Class 150, ferrous alloy.
3. Butterfly Valves, NPS 2-1/2 and Larger: Flangeless, 175-psig CWP rating, ferrous alloy, with EPDM liner.
4. Swing Check Valves, NPS 2 and Smaller: Type 4, Class 150, bronze.

D. Select valves with the following end connections:

1. NPS 2-1/2 and Smaller: Solder-joint or threaded ends, except provide valves with threaded ends for hot water services.
2. NPS 3 to NPS 4: Flanged or threaded ends.

3.3 VALVE INSTALLATION

- A. Piping installation requirements are specified in other Division 22 Sections. Drawings indicate general arrangement of piping, fittings, and specialties.
- B. Install valves with unions or flanges at each piece of equipment arranged to allow service, maintenance, and equipment removal without system shutdown.
- C. Locate valves for easy access and provide separate support where necessary.
- D. Install valves in horizontal piping with stem at or above center of pipe.
- E. Install valves in position to allow full stem movement.
- F. Install check valves for proper direction of flow and as follows:
 1. Swing Check Valves: In horizontal position with hinge pin level.

3.4 JOINT CONSTRUCTION

- A. Refer to 22 0500 "Common Work Results for Plumbing" for basic piping joint construction.
- B. Soldered Joints: Use ASTM B 813, water-flushable, lead-free flux; ASTM B 32, lead-free-alloy solder; and ASTM B 828 procedure, unless otherwise indicated.

3.5 ADJUSTING

- A. Adjust or replace valve packing after piping systems have been tested and put into service but before final adjusting and balancing. Replace valves if persistent leaking occurs.

END OF SECTION 22 0523

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SECTION 22 0529 – HANGERS AND SUPPORTS FOR PLUMBING PIPING AND EQUIPMENT

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. This Section includes hangers and supports for Plumbing system piping and equipment.
- B. Related Sections include the following:
 1. 22 0548 "Vibration Controls for Plumbing Equipment" for vibration isolation devices.

1.3 DEFINITIONS

- A. MSS: Manufacturers Standardization Society for the Valve and Fittings Industry.
- B. Terminology: As defined in MSS SP-90, "Guidelines on Terminology for Pipe Hangers and Supports."

1.4 PERFORMANCE REQUIREMENTS

- A. Design channel support systems or heavy-duty steel trapezes for piping to support multiple pipes capable of supporting combined weight of supported systems, system contents, and test water.

1.5 SUBMITTALS

- A. Product Data: For each type of pipe hanger, channel support system component, and thermal-hanger shield insert indicated.
- B. Welding Certificates: Copies of certificates for welding procedures and operators.

1.6 QUALITY ASSURANCE

- A. Welding: Qualify processes and operators according to ASME Boiler and Pressure Vessel Code: Section IX, "Welding and Brazing Qualifications."

PART 2 - PRODUCTS

2.1 MANUFACTURERS

A. Manufacturers: Subject to compliance with requirements, provide products by one of the following:

1. Pipe Hangers:
 - a. B-Line Systems, Inc.
 - b. Grinnell Corp.
 - c. Michigan Hanger Co., Inc.
 - d. Piping Technology & Products, Inc.
2. Channel Support Systems:
 - a. B-Line Systems, Inc.
 - b. Grinnell Corp.; Power-Strut Unit.
 - c. Michigan Hanger Co., Inc.; O-Strut Div.
 - d. Unistrut Corp.
3. Thermal-Hanger Shield Inserts:
 - a. Michigan Hanger Co., Inc.
 - b. PHS Industries, Inc.
 - c. Rilco Manufacturing Co., Inc.
 - d. Value Engineered Products, Inc.
4. Powder-Actuated Fastener Systems:
 - a. Gunnebo Fastening Corp.
 - b. Hilti, Inc.
 - c. ITW Ramset/Red Head.
 - d. Masterset Fastening Systems, Inc.

2.2 MANUFACTURED UNITS

A. Pipe Hangers, Supports, and Components: MSS SP-58, factory-fabricated components. Refer to "Hanger and Support Applications" Article in Part 3 for where to use specific hanger and support types.

1. Galvanized, Metallic Coatings: For piping and equipment that will not have field-applied finish.
2. Nonmetallic Coatings: On attachments for electrolytic protection where attachments are in direct contact with copper tubing.

B. Channel Support Systems: MFMA-2, factory-fabricated components for field assembly.

1. Coatings: Manufacturer's standard finish, unless bare metal surfaces are indicated.
2. Nonmetallic Coatings: On attachments for electrolytic protection where attachments are in direct contact with copper tubing.

- C. Thermal-Hanger Shield Inserts: 100-psi minimum compressive-strength insulation, encased in sheet metal shield.
 - 1. Material for Cold Piping: Water-repellent treated, ASTM C 533, Type 1 calcium silicate or ASTM C 552, Type II cellular glass with vapor barrier.
 - 2. Material for Hot Piping: Water-repellent treated, ASTM C 533, Type 1 calcium silicate or ASTM C 552, Type II cellular glass.
 - 3. For Trapeze or Clamped System: Insert and shield cover entire circumference of pipe.
 - 4. For Clevis or Band Hanger: Insert and shield cover lower 180 degrees of pipe.
 - 5. Insert Length: Extend 2 inches beyond sheet metal shield for piping operating below ambient air temperature.

2.3 MISCELLANEOUS MATERIALS

- A. Powder-Actuated Drive-Pin Fasteners: Powder-actuated-type, drive-pin attachments with pull-out and shear capacities appropriate for supported loads and building materials where used. Powder-actuated drive-pin fasteners may only be used where approved by the structural engineer.
- B. Mechanical-Anchor Fasteners: Insert-type attachments with pull-out and shear capacities appropriate for supported loads and building materials where used.
- C. Structural Steel: ASTM A 36/A 36M, steel plates, shapes, and bars, black and galvanized.
- D. Grout: ASTM C 1107, Grade B, factory-mixed and -packaged, nonshrink and nonmetallic, dry, hydraulic-cement grout.
 - 1. Characteristics: Post hardening and volume adjusting; recommended for both interior and exterior applications.
 - 2. Properties: Nonstaining, noncorrosive, and nongaseous.
 - 3. Design Mix: 5000-psi, 28-day compressive strength.

PART 3 - EXECUTION

3.1 HANGER AND SUPPORT APPLICATIONS

- A. Specific hanger requirements are specified in Sections specifying equipment and systems.
- B. Comply with MSS SP-69 for pipe hanger selections and applications that are not specified in piping system Specification Sections.
- C. Horizontal-Piping Hangers and Supports: Unless otherwise indicated and except as specified in piping system Specification Sections, install the following types:

1. Adjustable Steel Clevis Hangers (MSS Type 1): For suspension of noninsulated or insulated stationary pipes, NPS 1/2 to NPS 30.
2. Adjustable Swivel Split- or Solid-Ring Hangers (MSS Type 6): For suspension of noninsulated stationary pipes, NPS 3/4 to NPS 8.
3. Pipe Saddle Supports (MSS Type 36): For support of pipes, NPS 4 to NPS 36, with steel pipe base stanchion support and cast-iron floor flange.
4. Single Pipe Rolls (MSS Type 41): For suspension of pipes, NPS 1 to NPS 30, from two rods if longitudinal movement caused by expansion and contraction might occur.
5. Adjustable Roller Hangers (MSS Type 43): For suspension of pipes, NPS 2-1/2 to NPS 20, from single rod if horizontal movement caused by expansion and contraction might occur.

D. Vertical-Piping Clamps: Unless otherwise indicated and except as specified in piping system Specification Sections, install the following types:

1. Extension Pipe or Riser Clamps (MSS Type 8): For support of pipe risers, NPS 3/4 to NPS 20.

E. Hanger-Rod Attachments: Unless otherwise indicated and except as specified in piping system Specification Sections, install the following types:

1. Steel Turnbuckles (MSS Type 13): For adjustment up to 6 inches for heavy loads.
2. Steel Clevises (MSS Type 14): For 120 to 450 deg F piping installations.
3. Malleable-Iron Sockets (MSS Type 16): For attaching hanger rods to various types of building attachments.

F. Building Attachments: Unless otherwise indicated and except as specified in piping system Specification Sections, install the following types:

1. Steel or Malleable Concrete Inserts (MSS Type 18): For upper attachment to suspend pipe hangers from concrete ceiling.
2. Top-Beam C-Clamps (MSS Type 19): For use under roof installations with bar-joist construction to attach to top flange of structural shape.
3. Side-Beam or Channel Clamps (MSS Type 20): For attaching to bottom flange of beams, channels, or angles.
4. Center-Beam Clamps (MSS Type 21): For attaching to center of bottom flange of beams.
5. C-Clamps (MSS Type 23): For structural shapes.
6. Top-Beam Clamps (MSS Type 25): For top of beams if hanger rod is required tangent to flange edge.
7. Malleable Beam Clamps with Extension Pieces (MSS Type 30): For attaching to structural steel.
8. Plate Lugs (MSS Type 57): For attaching to steel beams if flexibility at beam is required.
9. Horizontal Travelers (MSS Type 58): For supporting piping systems subject to linear horizontal movement where head room is limited.

- G. Saddles and Shields: Unless otherwise indicated and except as specified in piping system Specification Sections, install the following types:
 - 1. Steel Pipe-Covering Protection Saddles (MSS Type 39): To fill interior voids with insulation that matches adjoining insulation.
 - 2. Protection Shields (MSS Type 40): Of length recommended by manufacturer to prevent crushing insulation.
 - 3. Thermal-Hanger Shield Inserts: For supporting insulated pipe, 360-degree insert of high-density, 100-psi minimum compressive-strength, water-repellent-treated calcium silicate or cellular-glass pipe insulation, same thickness as adjoining insulation with vapor barrier and encased in 360-degree sheet metal shield.
- H. Spring Hangers and Supports: Unless otherwise indicated and except as specified in piping system Specification Sections, install the following types of spring hangers and supports throughout the Boiler Room:
 - 1. Spring-Cushion Roll Hangers (MSS Type 49): For equipping Type 41 roll hanger with springs.
 - 2. Spring Sway Braces (MSS Type 50): To retard sway, shock, vibration, or thermal expansion in piping systems.

3.2 HANGER AND SUPPORT INSTALLATION

- A. Pipe Hanger and Support Installation: Comply with MSS SP-69 and MSS SP-89. Install hangers, supports, clamps, and attachments as required to properly support piping from building structure.
- B. Channel Support System Installation: Arrange for grouping of parallel runs of piping and support together on field-assembled channel systems.
 - 1. Field assemble and install according to manufacturer's written instructions.
- C. Heavy-Duty Steel Trapeze Installation: Arrange for grouping of parallel runs of horizontal piping and support together on field-fabricated, heavy-duty trapezes.
 - 1. Pipes of Various Sizes: Support together and space trapezes for smallest pipe size or install intermediate supports for smaller diameter pipes as specified above for individual pipe hangers.
 - 2. Field fabricate from ASTM A 36/A 36M, steel shapes selected for loads being supported. Weld steel according to AWS D-1.1.
- D. Install building attachments within concrete slabs or attach to structural steel. Space attachments within maximum piping span length indicated in MSS SP-69. Install additional attachments at concentrated loads, including valves, flanges, guides, strainers, and expansion joints, and at changes in direction of piping. Install concrete inserts before concrete is placed; fasten inserts to forms and install reinforcing bars through openings at top of inserts.

- E. Install powder-actuated drive-pin fasteners in concrete after concrete is placed and completely cured. Use operators that are licensed by powder-actuated tool manufacturer. Install fasteners according to powder-actuated tool manufacturer's operating manual.
- F. Install mechanical-anchor fasteners in concrete after concrete is placed and completely cured. Install fasteners according to manufacturer's written instructions.
- G. Install hangers and supports complete with necessary inserts, bolts, rods, nuts, washers, and other accessories.
- H. Install hangers and supports to allow controlled thermal movement of piping systems, to permit freedom of movement between pipe anchors, and to facilitate action of expansion joints, expansion loops, expansion bends, and similar units.
 - 1. Load Distribution: Install hangers and supports so that piping live and dead loads and stresses from movement will not be transmitted to connected equipment.
- I. Pipe Slopes: Install hangers and supports to provide indicated pipe slopes and so maximum pipe deflections allowed by ASME B31.9, "Building Services Piping," are not exceeded.
- J. Insulated Piping: Comply with the following:
 - 1. Attach clamps and spacers to piping.
 - a. Piping Operating above Ambient Air Temperature: Use thermal-hanger shield insert with clamp sized to match OD of insert.
 - b. Piping Operating below Ambient Air Temperature: Use thermal-hanger shield insert with clamp sized to match OD of insert.
 - c. Do not exceed pipe stress limits according to ASME B31.9.
 - 2. Install MSS SP-58, Type 39 protection saddles, if insulation without vapor barrier is indicated. Fill interior voids with insulation that matches adjoining insulation.
 - a. Option: Thermal-hanger shield inserts may be used. Include steel weight-distribution plate for pipe NPS 4 and larger if pipe is installed on rollers.
 - 3. Install MSS SP-58, Type 40 protective shields on cold piping with vapor barrier. Shields shall span arc of 180 degrees.
 - a. Option: Thermal-hanger shield inserts may be used. Include steel weight-distribution plate for pipe NPS 4 and larger if pipe is installed on rollers.
 - 4. Shield Dimensions for Pipe: Not less than the following:
 - a. NPS 1/4 to NPS 3-1/2: 12 inches long and 0.048 inch thick.
 - b. NPS 4: 12 inches long and 0.06 inch thick.
 - c. NPS 5 and NPS 6: 18 inches long and 0.06 inch thick.

5. Insert Material: Length at least as long as protective shield.
6. Thermal-Hanger Shields: Install with insulation same thickness as piping insulation.

3.3 EQUIPMENT SUPPORTS

- A. Fabricate structural-steel stands to suspend equipment from structure above or to support equipment above floor.
- B. Grouting: Place grout under supports for equipment and make smooth bearing surface.

3.4 METAL FABRICATION

- A. Cut, drill, and fit miscellaneous metal fabrications for heavy-duty steel trapezes and equipment supports.
- B. Fit exposed connections together to form hairline joints. Field-weld connections that cannot be shop-welded because of shipping size limitations.
- C. Field Welding: Comply with AWS D1.1 procedures for shielded metal arc welding, appearance and quality of welds, and methods used in correcting welding work, and with the following:
 1. Use materials and methods that minimize distortion and develop strength and corrosion resistance of base metals.
 2. Obtain fusion without undercut or overlap.
 3. Remove welding flux immediately.
 4. Finish welds at exposed connections so no roughness shows after finishing and contours of welded surfaces match adjacent contours.

3.5 ADJUSTING

- A. Hanger Adjustment: Adjust hangers to distribute loads equally on attachments and to achieve indicated slope of pipe.

3.6 PAINTING

- A. Touching Up: Clean field welds and abraded areas of shop paint. Paint exposed areas immediately after erecting hangers and supports. Use same materials as used for shop painting. Comply with SSPC-PA 1 requirements for touching up field-painted surfaces.
 1. Apply paint by brush or spray to provide a minimum dry film thickness of 2.0 mils.

B. Galvanized Surfaces: Clean welds, bolted connections, and abraded areas and apply galvanizing-repair paint to comply with ASTM A 780.

END OF SECTION 22 0529

SECTION 22 0553 – IDENTIFICATION FOR PLUMBING PIPING AND EQUIPMENT

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. This Section includes the following Plumbing identification materials and their installation to complement other Division 22 Sections:
 1. Equipment nameplates.
 2. Access panel and door markers.
 3. Pipe markers.
 4. Valve tags.
 5. Warning tags.

1.3 SUBMITTALS

- A. Product Data: For each type of product indicated.
- B. Valve numbering scheme.
- C. Valve Schedules: For each piping system to include in maintenance manuals.

1.4 QUALITY ASSURANCE

- A. ASME Compliance: Comply with ASME A13.1, "Scheme for the Identification of Piping Systems," for letter size, length of color field, colors, and viewing angles of identification devices for piping.

1.5 COORDINATION

- A. Coordinate installation of identifying devices with completion of covering and painting of surfaces where devices are to be applied.
- B. Coordinate installation of identifying devices with location of access panels and doors.
- C. Install pipe and equipment identifying devices before installing acoustical ceilings and similar concealment.

PART 2 - PRODUCTS

2.1 EQUIPMENT IDENTIFICATION DEVICES

- A. Equipment Nameplates: Metal, with data engraved or stamped, for permanent attachment on equipment.
 - 1. Data:
 - a. Manufacturer, product name, model number, and serial number.
 - b. Capacity, operating and power characteristics, and essential data.
 - c. Labels of tested compliances.
 - 2. Location: Accessible and visible.
 - 3. Fasteners: Corrosive-resistant mechanical fasteners or adhesive.
- B. Access Panel and Door Markers: 1/16-inch thick, engraved laminated plastic, with abbreviated terms and numbers corresponding to identification. Provide 1/8-inch center hole for attachment.
 - 1. Fasteners: Self-tapping, stainless-steel screws or contact-type, permanent adhesive.
- C. Ceiling Markers:
 - 1. Provide small plastic blue 1/2" diameter sticky with arrow and affix to ceiling grid to indicate location of plumbing shut-off valves or balancing devices above T-bar type panel ceilings. Locate as close to valves as possible.

2.2 PIPING IDENTIFICATION DEVICES

- A. Manufactured Pipe Markers, General: Preprinted, color-coded, with lettering indicating service per the legend on the drawings, and showing direction of flow.
 - 1. Letter Size and Color: Comply with ASME A13.1, unless otherwise indicated.
 - 2. Lettering: Use piping system terms and abbreviate only as necessary for each application length. System terms are to directly correspond to the terms used on the drawings.
 - 3. Pipes with OD, Including Insulation, Less Than 6 Inches: Full-band pipe markers extending 360 degrees around pipe at each location.
 - 4. Pipes with OD, Including Insulation, 6 Inches and Larger: Either full-band or strip-type pipe markers at least three times letter height and of length required for label.
 - 5. Arrows: Integral with piping system service lettering to accommodate both directions; or as separate unit on each pipe marker to indicate direction of flow.
- B. Self-Adhesive Pipe Markers: Plastic with pressure-sensitive, permanent-type, self-adhesive back. Brady type B-350 flexible film identification markers and tape.

2.3 VALVE TAGS

- A. Valve Tags: Stamped or engraved with 1/4-inch letters for piping system abbreviation and 1/2-inch numbers.
 - 1. Tag Material: Brass, 0.032-inch minimum thickness, and having predrilled or stamped holes for attachment hardware.
 - 2. Fasteners: Brass wire-link or beaded chain; or S-hook.
- B. Valve Schedules: For each piping system, on 8-1/2-by-11-inch bond paper. Tabulate valve number, piping system, system abbreviation (as shown on valve tag), location of valve (room or space), normal-operating position (open, closed, or modulating), and variations for identification. Mark valves for emergency shutoff and similar special uses.
 - 1. Valve-tag schedule shall be included in operation and maintenance data.

PART 3 - EXECUTION

3.1 APPLICATIONS, GENERAL

- A. Products specified are for applications referenced in other Division 22 Sections. If more than single-type material, device, or label is specified for listed applications, selection is Installer's option.

3.2 EQUIPMENT IDENTIFICATION

- A. Install and permanently fasten equipment nameplates on each major item of mechanical equipment that does not have nameplate or has nameplate that is damaged or located where not easily visible. Locate nameplates where accessible and visible. Equipment nomenclature to directly correspond with drawings. Include nameplates for the following general categories of equipment:
 - 1. Water Heaters.
 - 2. Pumps.
 - 3. Balancing valves.
 - 4. Expansion tanks.
- B. Install equipment markers with permanent adhesive on or near each major item of mechanical equipment.
 - 1. Letter Size: Minimum 1/4 inch for name of units if viewing distance is less than 24 inches, 1/2 inch for viewing distances up to 72 inches, and proportionately larger lettering for greater viewing distances. Include secondary lettering two-thirds to three-fourths the size of principal lettering.
 - 2. Data: Distinguish among multiple units, indicate operational requirements, indicate safety and emergency precautions, warn of hazards and improper operations, and identify units.

3.3 PIPING IDENTIFICATION

- A. Install manufactured pipe markers indicating service on each piping system. Install with flow indication arrows showing direction of flow.
 - 1. Self-adhesive pipe markers. Use color-coded, self-adhesive plastic tape, at least 1-1/2 inches wide, lapped at least 3 inches at both ends of pipe marker, and covering full circumference of pipe.
- B. Locate pipe markers and color bands where piping is exposed in finished spaces; machine rooms; accessible maintenance spaces such as shafts and plenums; and exterior nonconcealed locations as follows:
 - 1. Near each valve and balance device.
 - 2. Near each branch connection, excluding short takeoffs for fixtures. Where flow pattern is not obvious, mark each pipe at branch.
 - 3. Near penetrations through walls, floors, ceilings, and nonaccessible enclosures.
 - 4. At access doors and similar access points that permit view of concealed piping.
 - 5. Near major equipment items and other points of origination and termination.
 - 6. Spaced at maximum intervals of 50 feet along each run. Reduce intervals to 25 feet in areas of congested piping and equipment.
 - 7. On piping above removable acoustical ceilings. Omit intermediately spaced markers.

3.4 EXPANSION TANK

- A. Provide self-adhesive tag attached to tank indicating system fill pressure.

3.5 VALVE-TAG INSTALLATION

- A. Install tags on valves and control devices in piping systems, except check valves; valves within factory-fabricated equipment units; shutoff valves; faucets; convenience and lawn-watering hose connections; and similar roughing-in connections of end-use fixtures and units. List tagged valves in a valve schedule.
- B. Valve-Tag Application Schedule: Tag valves according to size, shape, and color scheme and with captions similar to those indicated in the following subparagraphs:
 - 1. Valve-Tag Size and Shape:
 - a. Cold Water: 1-1/2 inches, round.
 - b. Hot Water: 1-1/2 inches, round.
 - 2. Valve-Tag Color:
 - a. Cold Water: Natural.
 - b. Hot Water: Natural.

3. Letter Color:
 - a. Cold Water: Black.
 - b. Hot Water: Black.

3.6 ADJUSTING

- A. Relocate plumbing identification materials and devices that have become visually blocked by other work.

END OF SECTION 22 0553

SECTION 226313 - NATURAL-GAS PIPING

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

A. Section Includes:

1. Pipes and fittings.
2. Piping specialties.
3. Piping joining materials.
4. Valves.
5. Pressure regulators.
6. Concrete bases.

1.3 DEFINITIONS

- A. Finished Spaces: Spaces other than mechanical and electrical equipment rooms, furred spaces, pipe and duct shafts, unheated spaces immediately below roof, spaces above ceilings, unexcavated spaces, crawlspaces, and tunnels.
- B. Exposed, Interior Installations: Exposed to view indoors. Examples include finished occupied spaces and mechanical equipment rooms.
- C. Exposed, Exterior Installations: Exposed to view outdoors or subject to outdoor ambient temperatures and weather conditions. Examples include rooftop locations.

1.4 PERFORMANCE REQUIREMENTS

- A. Natural-Gas System Pressure within Buildings: More than 0.5 psig but not more than 2 psig.

1.5 ACTION SUBMITTALS

A. Product Data: For each type of the following:

1. Piping specialties.
2. Corrugated, stainless-steel tubing with associated components.
3. Valves. Include pressure rating, capacity, settings, and electrical connection data of selected models.
4. Pressure regulators. Indicate pressure ratings and capacities.
5. Dielectric fittings.

1.6 CLOSEOUT SUBMITTALS

- A. Operation and Maintenance Data: For pressure regulators and meters to include in emergency, operation, and maintenance manuals.

1.7 DELIVERY, STORAGE, AND HANDLING

- A. Deliver pipes with factory-applied end caps. Maintain end caps through shipping, storage, and handling to prevent pipe end damage and to prevent entrance of dirt, debris, and moisture.
- B. Store and handle pipes having factory-applied protective coatings to avoid damaging coating, and protect from direct sunlight.

1.8 COORDINATION

- A. Coordinate sizes and locations of concrete bases with actual equipment provided.
- B. Coordinate requirements for access panels and doors for valves installed concealed behind finished surfaces. Comply with requirements in Section 083113 "Access Doors and Frames."

PART 2 - PRODUCTS

2.1 PIPES, TUBES, AND FITTINGS

- A. Steel Pipe: ASTM A 53/A 53M, black steel, Schedule 40, Type E or S, Grade B.
 - 1. Malleable-Iron Threaded Fittings: ASME B16.3, Class 150, standard pattern.
 - 2. Wrought-Steel Welding Fittings: ASTM A 234/A 234M for butt welding and socket welding.
 - 3. Unions: ASME B16.39, Class 150, malleable iron with brass-to-iron seat, ground joint, and threaded ends.
 - 4. Forged-Steel Flanges and Flanged Fittings: ASME B16.5, minimum Class 150, including bolts, nuts, and gaskets of the following material group, end connections, and facings:
 - a. Material Group: 1.1.
 - b. End Connections: Threaded or butt welding to match pipe.
 - c. Lapped Face: Not permitted underground.
 - d. Gasket Materials: ASME B16.20, metallic, flat, asbestos free, aluminum o-rings, and spiral-wound metal gaskets.
 - e. Bolts and Nuts: ASME B18.2.1, carbon steel aboveground and stainless steel underground.
- B. Corrugated, Stainless-Steel Tubing: Comply with ANSI/IAS LC 1.
 - 1. Manufacturers: Subject to compliance with requirements, provide products by one of the following:
 - a. OmegaFlex, Inc.
 - b. Titeflex.
 - c. Tru-Flex Metal Hose Corp.
 - 2. Tubing: ASTM A 240/A 240M, corrugated, Series 300 stainless steel.

3. Coating: PE with flame retardant.
 - a. Surface-Burning Characteristics: As determined by testing identical products according to ASTM E 84 by a qualified testing agency. Identify products with appropriate markings of applicable testing agency.
 - 1) Flame-Spread Index: 25 or less.
 - 2) Smoke-Developed Index: 50 or less.
4. Fittings: Copper-alloy mechanical fittings with ends made to fit and listed for use with corrugated stainless-steel tubing and capable of metal-to-metal seal without gaskets. Include brazing socket or threaded ends complying with ASME B1.20.1.
5. Striker Plates: Steel, designed to protect tubing from penetrations.
6. Manifolds: Malleable iron or steel with factory-applied protective coating. Threaded connections shall comply with ASME B1.20.1 for pipe inlet and corrugated tubing outlets.
7. Operating-Pressure Rating: 5 psig.

2.2 PIPING SPECIALTIES

- A. Appliance Flexible Connectors:
 1. Indoor, Fixed-Appliance Flexible Connectors: Comply with ANSI Z21.24.
 2. Outdoor, Appliance Flexible Connectors: Comply with ANSI Z21.75.
 3. Operating-Pressure Rating: 0.5 psig.
 4. End Fittings: Zinc-coated steel.
 5. Threaded Ends: Comply with ASME B1.20.1.
 6. Maximum Length: 72 inches
- B. Y-Pattern Strainers:
 1. Body: ASTM A 126, Class B, cast iron with bolted cover and bottom drain connection.
 2. End Connections: Threaded ends for NPS 2 and smaller; flanged ends for NPS 2-1/2 and larger.
 3. Strainer Screen: 40-mesh startup strainer, and perforated stainless-steel basket with 50 percent free area.
 4. CWP Rating: 125 psig.
- C. Weatherproof Vent Cap: Cast- or malleable-iron increaser fitting with corrosion-resistant wire screen, with free area at least equal to cross-sectional area of connecting pipe and threaded-end connection.

2.3 JOINING MATERIALS

- A. Joint Compound and Tape: Suitable for natural gas.
- B. Welding Filler Metals: Comply with AWS D10.12/D10.12M for welding materials appropriate for wall thickness and chemical analysis of steel pipe being welded.

2.4 MANUAL GAS SHUTOFF VALVES

- A. See "Underground Manual Gas Shutoff Valve Schedule" and "Aboveground Manual Gas Shutoff Valve Schedule" Articles for where each valve type is applied in various services.

- B. General Requirements for Metallic Valves, NPS 2 and Smaller: Comply with ASME B16.33.
 - 1. CWP Rating: 125 psig.
 - 2. Threaded Ends: Comply with ASME B1.20.1.
 - 3. Dryseal Threads on Flare Ends: Comply with ASME B1.20.3.
 - 4. Tamperproof Feature: Locking feature for valves indicated in "Underground Manual Gas Shutoff Valve Schedule" and "Aboveground Manual Gas Shutoff Valve Schedule" Articles.
 - 5. Listing: Listed and labeled by an NRTL acceptable to authorities having jurisdiction for valves 1 inch and smaller.
 - 6. Service Mark: Valves 1-1/4 inches to NPS 2 shall have initials "WOG" permanently marked on valve body.
- C. General Requirements for Metallic Valves, NPS 2-1/2 and Larger: Comply with ASME B16.38.
 - 1. CWP Rating: 125 psig.
 - 2. Flanged Ends: Comply with ASME B16.5 for steel flanges.
 - 3. Tamperproof Feature: Locking feature for valves indicated in "Underground Manual Gas Shutoff Valve Schedule" and "Aboveground Manual Gas Shutoff Valve Schedule" Articles.
 - 4. Service Mark: Initials "WOG" shall be permanently marked on valve body.
- D. Two-Piece, Full-Port, Bronze Ball Valves with Bronze Trim: MSS SP-110.
 - 1. Manufacturers: Subject to compliance with requirements, provide products by one of the following:
 - a. BrassCraft Manufacturing Company; a Masco company.
 - b. Conbraco Industries, Inc.; Apollo Div.
 - c. McDonald, A. Y. Mfg. Co.
 - 2. Body: Bronze, complying with ASTM B 584.
 - 3. Ball: Chrome-plated bronze.
 - 4. Stem: Bronze; blowout proof.
 - 5. Seats: Reinforced TFE; blowout proof.
 - 6. Packing: Threaded-body packnut design with adjustable-stem packing.
 - 7. Ends: Threaded, flared, or socket as indicated in "Underground Manual Gas Shutoff Valve Schedule" and "Aboveground Manual Gas Shutoff Valve Schedule" Articles.
 - 8. CWP Rating: 600 psig.
 - 9. Listing: Valves NPS 1 and smaller shall be listed and labeled by an NRTL acceptable to authorities having jurisdiction.
 - 10. Service: Suitable for natural-gas service with "WOG" indicated on valve body.
- E. Cast-Iron, Nonlubricated Plug Valves: MSS SP-78.
 - 1. Manufacturers: Subject to compliance with requirements, provide products by one of the following:
 - a. McDonald, A. Y. Mfg. Co.
 - b. Mueller Co.; Gas Products Div.
 - c. Xomox Corporation; a Crane company.
 - 2. Body: Cast iron, complying with ASTM A 126, Class B.
 - 3. Plug: Bronze or nickel-plated cast iron.
 - 4. Seat: Coated with thermoplastic.
 - 5. Stem Seal: Compatible with natural gas.

- 6. Ends: Threaded or flanged as indicated in "Underground Manual Gas Shutoff Valve Schedule" and "Aboveground Manual Gas Shutoff Valve Schedule" Articles.
- 7. Operator: Square head or lug type with tamperproof feature where indicated.
- 8. Pressure Class: 125 psig.
- 9. Listing: Valves NPS 1 and smaller shall be listed and labeled by an NRTL acceptable to authorities having jurisdiction.
- 10. Service: Suitable for natural-gas service with "WOG" indicated on valve body.

F. Cast-Iron, Lubricated Plug Valves: MSS SP-78.

- 1. Manufacturers: Subject to compliance with requirements, provide products by one of the following:
 - a. Flowserve.
 - b. Homestead Valve; a division of Olson Technologies, Inc.
 - c. McDonald, A. Y. Mfg. Co.
 - d. Mueller Co.; Gas Products Div.
- 2. Body: Cast iron, complying with ASTM A 126, Class B.
- 3. Plug: Bronze or nickel-plated cast iron.
- 4. Seat: Coated with thermoplastic.
- 5. Stem Seal: Compatible with natural gas.
- 6. Ends: Threaded or flanged as indicated in "Aboveground Manual Gas Shutoff Valve Schedule" Articles.
- 7. Operator: Square head or lug type with tamperproof feature where indicated.
- 8. Pressure Class: 125 psig.
- 9. Service: Suitable for natural-gas service with "WOG" indicated on valve body.

2.5 PRESSURE REGULATORS

A. General Requirements:

- 1. Single stage and suitable for natural gas.
- 2. Steel jacket and corrosion-resistant components.
- 3. Elevation compensator.
- 4. End Connections: Threaded for regulators NPS 2 and smaller; flanged for regulators NPS 2-1/2 and larger.

B. Line Pressure Regulators: Comply with ANSI Z21.80.

- 1. Manufacturers: Subject to compliance with requirements, provide products by one of the following:
 - a. Actaris.
 - b. American Meter Company.
 - c. Fisher Control Valves and Regulators; Division of Emerson Process Management.
 - d. Maxitrol Company.
- 2. Body and Diaphragm Case: Cast iron or die-cast aluminum.
- 3. Springs: Zinc-plated steel; interchangeable.
- 4. Diaphragm Plate: Zinc-plated steel.
- 5. Seat Disc: Nitrile rubber resistant to gas impurities, abrasion, and deformation at the valve port.
- 6. Orifice: Aluminum; interchangeable.
- 7. Seal Plug: Ultraviolet-stabilized, mineral-filled nylon.

- 8. Single-port, self-contained regulator with orifice no larger than required at maximum pressure inlet, and no pressure sensing piping external to the regulator.
- 9. Pressure regulator shall maintain discharge pressure setting downstream, and not exceed 150 percent of design discharge pressure at shutoff.
- 10. Overpressure Protection Device: Factory mounted on pressure regulator.
- 11. Atmospheric Vent: Factory- or field-installed, stainless-steel screen in opening if not connected to vent piping.
- 12. Maximum Inlet Pressure: 2 psig.

C. Appliance Pressure Regulators: Comply with ANSI Z21.18.

- 1. Manufacturers: Subject to compliance with requirements, provide products by one of the following:
 - a. Eaton Corporation; Controls Div.
 - b. Maxitrol Company.
- 2. Body and Diaphragm Case: Die-cast aluminum.
- 3. Springs: Zinc-plated steel; interchangeable.
- 4. Diaphragm Plate: Zinc-plated steel.
- 5. Seat Disc: Nitrile rubber.
- 6. Seal Plug: Ultraviolet-stabilized, mineral-filled nylon.
- 7. Factory-Applied Finish: Minimum three-layer polyester and polyurethane paint finish.
- 8. Regulator may include vent limiting device, instead of vent connection, if approved by authorities having jurisdiction.
- 9. Maximum Inlet Pressure: 2 psig.

2.6 DIELECTRIC FITTINGS

A. General Requirements: Assembly of copper alloy and ferrous materials with separating nonconductive insulating material. Include end connections compatible with pipes to be joined.

B. Dielectric-Flange Insulating Kits:

- 1. Manufacturers: Subject to compliance with requirements, provide products by one of the following:
 - a. Advance Products & Systems, Inc.
 - b. Calpico, Inc.
 - c. Pipeline Seal and Insulator, Inc.
- 2. Description:
 - a. Nonconducting materials for field assembly of companion flanges.
 - b. Pressure Rating: 150 psig.
 - c. Gasket: Neoprene or phenolic.
 - d. Bolt Sleeves: Phenolic or polyethylene.
 - e. Washers: Phenolic with steel backing washers.

PART 3 - EXECUTION

3.1 EXAMINATION

A. Examine roughing-in for natural-gas piping system to verify actual locations of piping connections before equipment installation.

- B. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 PREPARATION

- A. Inspect natural-gas piping according to the International Fuel Gas Code to determine that natural-gas utilization devices are turned off in piping section affected.
- B. Comply with the International Fuel Gas Code requirements for prevention of accidental ignition.

3.3 OUTDOOR PIPING INSTALLATION

- A. Comply with the International Fuel Gas Code for installation and purging of natural-gas piping.
- B. Install fittings for changes in direction and branch connections.

3.4 INDOOR PIPING INSTALLATION

- A. Comply with the International Fuel Gas Code for installation and purging of natural-gas piping.
- B. Drawing plans, schematics, and diagrams indicate general location and arrangement of piping systems. Indicated locations and arrangements are used to size pipe and calculate friction loss, expansion, and other design considerations. Install piping as indicated unless deviations to layout are approved on Coordination Drawings.
- C. Arrange for pipe spaces, chases, slots, sleeves, and openings in building structure during progress of construction, to allow for mechanical installations.
- D. Install piping in concealed locations unless otherwise indicated and except in equipment rooms and service areas.
- E. Install piping indicated to be exposed and piping in equipment rooms and service areas at right angles or parallel to building walls. Diagonal runs are prohibited unless specifically indicated otherwise.
- F. Install piping above accessible ceilings to allow sufficient space for ceiling panel removal.
- G. Locate valves for easy access.
- H. Install piping free of sags and bends.
- I. Install fittings for changes in direction and branch connections.
- J. Verify final equipment locations for roughing-in.
- K. Comply with requirements in Sections specifying gas-fired appliances and equipment for roughing-in requirements.

- L. Drip Traps: Install drips at points where condensate may collect, including service-meter outlets. Locate where accessible to permit cleaning and emptying. Do not install where condensate is subject to freezing.
 - 1. Construct drip traps using tee fitting with bottom outlet plugged or capped. Use nipple a minimum length of 6" and same size as connected pipe. Install with space below bottom of drip to remove plug or cap.
- M. Extend relief vent connections for service regulators, line regulators, and overpressure protection devices to outdoors and terminate with weatherproof vent cap.
- N. Conceal pipe installations in walls, pipe spaces, utility spaces, above ceilings, below grade or floors, and in floor channels unless indicated to be exposed to view.
- O. Concealed Location Installations: Except as specified below, install concealed natural-gas piping and piping installed under the building in containment conduit constructed of steel pipe with welded joints as described in Part 2. Install a vent pipe from containment conduit to outdoors and terminate with weatherproof vent cap.
 - 1. Above Accessible Ceilings: Natural-gas piping, fittings, valves, and regulators may be installed in accessible spaces without containment conduit.
 - 2. In Floor Channels: Install natural-gas piping in floor channels. Channels must have cover and be open to space above cover for ventilation.
 - 3. In Walls or Partitions: Protect piping installed inside partitions or hollow walls from physical damage.
 - 4. Prohibited Locations:
 - a. Do not install natural-gas piping in or through circulating air ducts, clothes or trash chutes, chimneys or gas vents (flues), ventilating ducts, or dumbwaiter or elevator shafts.
 - b. Do not install natural-gas piping in solid walls or partitions.
- P. Use eccentric reducer fittings to make reductions in pipe sizes. Install fittings with level side down.
- Q. Connect branch piping from top or side of horizontal piping.
- R. Install unions in pipes NPS 2 and smaller, adjacent to each valve, at final connection to each piece of equipment. Unions are not required at flanged connections.
- S. Do not use natural-gas piping as grounding electrode.
- T. Install strainer on inlet of each line-pressure regulator and automatic or electrically operated valve.
- U. Install pressure gage downstream from main line regulator. Pressure gages are specified in Section 230519 "Meters and Gages for HVAC Piping."
- V. Install sleeves for piping penetrations of walls, ceilings, and floors. Comply with requirements for sleeves specified in Section 220517 "Sleeves and Sleeve Seals for Plumbing Piping."

- W. Install sleeve seals for piping penetrations of concrete walls and slabs. Comply with requirements for sleeve seals specified in Section 220517 "Sleeves and Sleeve Seals for Plumbing Piping."
- X. Install escutcheons for piping penetrations of walls, ceilings, and floors. Comply with requirements for escutcheons specified in Section 220518 "Escutcheons for Plumbing Piping."

3.5 VALVE INSTALLATION

- A. Install manual gas shutoff valve for each gas appliance ahead of corrugated stainless-steel tubing, aluminum, or copper connector.
- B. Install regulators with maintenance access space adequate for servicing and testing.

3.6 PIPING JOINT CONSTRUCTION

- A. Ream ends of pipes and tubes and remove burrs.
- B. Remove scale, slag, dirt, and debris from inside and outside of pipe and fittings before assembly.
- C. Threaded Joints:
 1. Thread pipe with tapered pipe threads complying with ASME B1.20.1.
 2. Cut threads full and clean using sharp dies.
 3. Ream threaded pipe ends to remove burrs and restore full inside diameter of pipe.
 4. Apply appropriate tape or thread compound to external pipe threads unless dryseal threading is specified.
 5. Damaged Threads: Do not use pipe or pipe fittings with threads that are corroded or damaged. Do not use pipe sections that have cracked or open welds.
- D. Welded Joints:
 1. Construct joints according to AWS D10.12/D10.12M, using qualified processes and welding operators.
 2. Bevel plain ends of steel pipe.
 3. Patch factory-applied protective coating as recommended by manufacturer at field welds and where damage to coating occurs during construction.

3.7 HANGER AND SUPPORT INSTALLATION

- A. Comply with requirements for pipe hangers and supports specified in Section 220529 "Hangers and Supports for Plumbing Piping and Equipment."
- B. Install hangers for horizontal steel piping with the following maximum spacing and minimum rod sizes:
 1. NPS 1 and Smaller: Maximum span, 96 inches; minimum rod size, 3/8 inch.
 2. NPS 1-1/4: Maximum span, 108 inches; minimum rod size, 3/8 inch.
 3. NPS 1-1/2 and NPS 2: Maximum span, 108 inches; minimum rod size, 3/8 inch.
 4. NPS 2-1/2 to NPS 3-1/2: Maximum span, 10 feet; minimum rod size, 1/2 inch.

5. NPS 4 and Larger: Maximum span, 10 feet; minimum rod size, 5/8 inch.
- C. Install hangers for horizontal, corrugated stainless-steel tubing with the following maximum spacing and minimum rod sizes:
 1. NPS 3/8: Maximum span, 48 inches; minimum rod size, 3/8 inch.
 2. NPS 1/2: Maximum span, 72 inches; minimum rod size, 3/8 inch.
 3. NPS 3/4 and Larger: Maximum span, 96 inches; minimum rod size, 3/8 inch.

3.8 CONNECTIONS

- A. Connect to utility's gas main according to utility's procedures and requirements.
- B. Install natural-gas piping electrically continuous, and bonded to gas appliance equipment grounding conductor of the circuit powering the appliance according to NFPA 70.
- C. Install piping adjacent to appliances to allow service and maintenance of appliances.
- D. Connect piping to appliances using manual gas shutoff valves and unions. Install valve within 60 inches of each gas-fired appliance and equipment. Install union between valve and appliances or equipment.
- E. Drip Traps: Install tee fitting with capped nipple in bottom to form drip, as close as practical to inlet of each appliance with shut-off valve up-stream of trap.

3.9 LABELING AND IDENTIFYING

- A. Comply with requirements in Section 220553 "Identification for Plumbing Piping and Equipment" for piping and valve identification.

3.10 PAINTING

- A. Paint exposed, exterior metal piping, valves, service regulators, service meters and meter bars, earthquake valves, and piping specialties, except components, with factory-applied paint or protective coating.
 1. Alkyd System: MPI EXT 5.1D.
 - a. Prime Coat: Alkyd anticorrosive metal primer.
 - b. Intermediate Coat: Exterior alkyd enamel matching topcoat.
 - c. Topcoat: Exterior alkyd enamel (semigloss).
 - d. Color: As selected by Architect.
- B. Damage and Touchup: Repair marred and damaged factory-applied finishes with materials and by procedures to match original factory finish.

3.11 CONCRETE BASES

- A. Concrete Bases: Anchor equipment to concrete base.
 1. Construct concrete bases of dimensions as directed by Xcel Energy Standards.
 2. Install dowel rods to connect concrete base to concrete floor. Unless otherwise indicated, install dowel rods on 18-inch centers around the full perimeter of the base.

3. Install epoxy-coated anchor bolts for supported equipment that extend through concrete base, and anchor into structural concrete floor.
4. Place and secure anchorage devices. Use supported equipment manufacturer's setting drawings, templates, diagrams, instructions, and directions furnished with items to be embedded.
5. Install anchor bolts to elevations required for proper attachment to supported equipment.
6. Use 4000-psig, 28-day, compressive-strength concrete and reinforcement as specified in Section 033500 "Concrete Finishing."

3.12 FIELD QUALITY CONTROL

- A. Perform tests and inspections.
- B. Tests and Inspections:
 1. Test, inspect, and purge natural gas according to the International Fuel Gas Code and authorities having jurisdiction.
- C. Natural-gas piping will be considered defective if it does not pass tests and inspections.
- D. Prepare test and inspection reports.

3.13 OUTDOOR PIPING SCHEDULE

- A. Aboveground natural-gas piping shall be the following:
 1. Steel pipe with wrought-steel fittings and welded joints.

3.14 INDOOR PIPING SCHEDULE FOR SYSTEM PRESSURES LESS THAN 0.5 PSIG

- A. Aboveground, branch piping NPS 1 and smaller shall be one of the following:
 1. Corrugated stainless-steel tubing with mechanical fittings having socket or threaded ends to match adjacent piping.
 2. Steel pipe with malleable-iron fittings and threaded joints.
- B. Aboveground, distribution piping shall be the following:
 1. Steel pipe with wrought-steel fittings and welded joints.

3.15 ABOVEGROUND MANUAL GAS SHUTOFF VALVE SCHEDULE

- A. Valves for pipe sizes NPS 2 and smaller at service meter shall be the following:
 1. Two-piece, full-port, bronze ball valves with bronze trim.
- B. Distribution piping valves for pipe sizes NPS 2 and smaller shall be the following:
 1. Two-piece, full-port, bronze ball valves with bronze trim.
- C. Valves in branch piping for single appliance shall be the following:
 1. Two-piece, full-port, bronze ball valves with bronze trim.

END OF SECTION

SECTION 230500 – COMMON WORK RESULTS FOR HVAC

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. This Section includes the following:

1. Basic requirements common to the work in general of Division 22 and other Divisions and Sections of the Specification where referenced.
2. Project Record Documents.
3. Operating and Maintenance Manuals.
4. Piping materials and installation instructions common to most piping systems.
5. Dielectric fittings.
6. Mechanical sleeve seals.
7. Sleeves.
8. Escutcheons.
9. Grout.
10. HVAC Demolition.
11. Equipment installation requirements common to equipment sections.
12. Painting and finishing.
13. Concrete bases.
14. Supports and anchorages.
15. Electric wiring.

1.3 DEFINITIONS

- A. Finished Spaces: Spaces other than mechanical and electrical equipment rooms, furred spaces, pipe and duct shafts, unheated spaces immediately below roof, spaces above ceilings, unexcavated spaces, crawlspaces, and tunnels.
- B. Exposed, Interior Installations: Exposed to view indoors. Examples include finished occupied spaces and mechanical equipment rooms.
- C. Exposed, Exterior Installations: Exposed to view outdoors or subject to outdoor ambient temperatures and weather conditions. Examples include rooftop locations.
- D. Concealed, Interior Installations: Concealed from view and protected from physical contact by building occupants. Examples include above ceilings and in duct shafts.

- E. Concealed, Exterior Installations: Concealed from view and protected from weather conditions and physical contact by building occupants but subject to outdoor ambient temperatures. Examples include installations within unheated shelters.
- F. The following are industry abbreviations for rubber materials:
 - 1. EPDM: Ethylene-propylene-diene terpolymer rubber.
 - 2. NBR: Acrylonitrile-butadiene rubber.

1.4 SUBMITTALS

- A. Product Data: For the following:

- 1. Transition fittings.
 - 2. Dielectric fittings.
 - 3. Mechanical sleeve seals.
 - 4. Escutcheons.

- B. Welding certificates.

1.5 QUALITY ASSURANCE

- A. Steel Support Welding: Qualify processes and operators according to AWS D1.1, "Structural Welding Code--Steel."
- B. Steel Pipe Welding: Qualify processes and operators according to ASME Boiler and Pressure Vessel Code: Section IX, "Welding and Brazing Qualifications."
 - 1. Comply with provisions in ASME B31 Series, "Code for Pressure Piping."
 - 2. Certify that each welder has passed AWS qualification tests for welding processes involved and that certification is current.
- C. Electrical Characteristics for HVAC Equipment: If equipment other than the basis of design is provided and such equipment has higher electrical characteristics, than proposed equipment shall be approved in writing. All connecting electrical services, circuit breakers, and conduit sizes are to be appropriately modified and costs thereof are to be the responsibility of the contractor. If minimum energy ratings or efficiencies are specified, equipment shall comply with requirements.

1.6 PRODUCT OPTIONS AND SUBSTITUTIONS

- A. Some materials and equipment are specified by Manufacturer and catalog numbers. The Manufacturer and catalog numbers are used to establish a degree of quality and style for such equipment and material.

UPGRADE WEST END RTU FOR

RED ROCKS COMMUNITY COLLEGE,

LAKWOOD CAMPUS

CONSTRUCTION DOCUMENTS

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B. Basis of Design: Drawings are laid out around the scheduled manufacturer. When approved alternate or substitute of materials and equipment are used, the contractor shall be responsible for space requirements, configurations, performance, changes in bases, supports, structural members and openings in structure, electrical changes and other apparatus and trades that may be affected by their use. When equipment other than the basis of design is used the contractor shall provide complete drawings to the same level of detail as the construction documents indicating the differences between the basis of design and the proposed equipment.

1.7 PROJECT RECORD DOCUMENTS

A. General: Comply with Division 01.

B. Job Site Documents: Maintain at the job site, one record copy of the following:

1. Drawings.
2. Specifications.
3. Addenda.
4. Reviewed Shop Drawings.
5. Field Test Records.
6. Do not use record documents for construction purposes. Maintain documents in clean, dry legible condition, apart from documents used for construction.

C. Record Information: Label each document "Record Document". Mark information with contrasting color using ink. Keep each record current. Do not permanently conceal any work until required information is recorded.

D. Record the following information on Drawings.

1. Horizontal and vertical location of underground utilities.
2. Location of internal utilities and appurtenances concealed in construction.
3. Field changes of dimension and detail.
4. Changes by change order or field order.
5. Details not on original Contract Documents.
6. Manufacturer, trade name, catalog number and supplier of each product and item of equipment actually installed.
7. Monthly payment application approval will be contingent on maintenance of up to date record documents at the job site.

E. Record the following information on Specifications.

1. Changes by change order or field order.
2. Other materials not originally specified.
3. Monthly payment application approval will be contingent on maintenance of up to date record documents at the job site.

- F. Shop Drawings: Maintain shop drawings as record documents recording changes made after review as specified for Drawings above.
 - 1. Record documents will be reviewed for completeness prior to approval of any application for payment.
- G. Submittal: At completion of Project, deliver record documents to Construction Manager.

1.8 OPERATING AND MAINTENANCE DATA

- A. Division 23 Contractor shall submit one (1) hard copy and one (1) electronic copy of the maintenance manual, 8½" x 11" in size, to the Construction Manager for their approval. These approved copies shall then be transmitted to the Owner.
- B. The manual shall be in Adobe (PDF) Format:
 - 1. Alphabetical list of all system components including the name, address, and 24-hour phone number of the company responsible for servicing each item during the first two years of operation.
 - 2. Operating instructions for complete system, including emergency procedures for fire or failure of major equipment and procedures for normal starting/operating/shutdown and long-term shutdown.
 - 3. Maintenance instructions, including identified equipment lists, proper lubricants and lubricating instructions for each piece of equipment and necessary cleaning/replacing/adjusting schedules.
 - 4. Manufacturer's data on each piece of equipment, including:
 - a. Installation instructions.
 - b. Drawings and specifications (approved shop drawings).
 - c. Parts lists.
 - d. Complete wiring diagrams and temperature control schematics (approved shop drawings).
- C. All equipment shall be clearly identified per the nomenclature used in the drawings and specifications and shall be easily crossed referenced between the record documents and the operation and maintenance manual.
 - 1. Identify all starters, disconnect switches, and manually operated controls, except integral equipment switches with permanently applied, legible markers corresponding to operating instructions in the Maintenance Manual.
- D. Division 23 Contractor shall be responsible for scheduling instructional meetings for maintenance personnel on the proper operation and maintenance of all mechanical systems,

using the maintenance manual as a guide. These meetings must be scheduled through the General Contractor as outlined in the General Conditions and Division 01.

1.9 PROJECT CONDITIONS

A. Accessibility.

1. Division 23 Contractor shall be responsible for the sufficiency of the size of shafts and chases and the adequate clearance in double partitions and hung ceilings for proper installation of his work. He shall cooperate with Contractors of other Divisions of the Work whose work is in the same space and shall advise the Construction Manager of his requirements. Such spaces and clearances shall, however, be kept to the minimum size required.
2. Division 23 Contractor shall locate all equipment which must be serviced, operated, or maintained in fully accessible positions. Such equipment shall include (but not be limited to) valves, shock absorbers, traps, cleanouts, motors, controllers, switchgear, and drain points. If required for better accessibility, furnish access doors for this purpose. Minor deviations from Drawings may be allowed to provide for better accessibility. Any changes shall be approved by the Architect and Engineer prior to making the change.
3. Division 23 Contractor shall notify the Construction Manager of the exact locations of access doors for each concealed valve, shock absorber, control damper, or other device requiring service. Locations of these doors shall be submitted in sufficient time to be installed in the normal course of work.
4. Provide carpentry, masonry, concrete and metal work required for work of this Division where not specifically called for under other Sections.

B. Fabrication.

1. Before any ductwork is fabricated and before running and/or fabricating any lines of piping or ductwork, the Contractor shall assure himself that they can be run as contemplated in cooperation with Contractors of other Divisions of the Work and the physical constraints of Structural and Architectural Work.

C. Freeze Protection.

1. Do not run lines in outside walls, or locations where freezing may occur. Piping next to outside walls shall be in furred spaces with insulation between the piping and the outside wall. Insulation of piping shall not be considered freeze protection.

D. Scaffolding, Rigging and Hoisting.

1. Provide all scaffolding, rigging, hoisting and services necessary for erection and delivery into the premises of any equipment and apparatus furnished; remove same from premises when no longer required. Conform to OSHA requirements and standards.

1.10 DELIVERY, STORAGE, AND HANDLING

- A. Deliver pipes and tubes with factory-applied end caps. Maintain end caps through shipping, storage, and handling to prevent pipe end damage and to prevent entrance of dirt, debris, and moisture.

1.11 COORDINATION

- A. Arrange for pipe spaces, chases, slots, and openings in building structure during progress of construction, to allow for HVAC installations.
- B. Coordinate installation of required supporting devices and set sleeves in poured-in-place concrete and other structural components as they are constructed.
- C. Coordinate requirements for access panels and doors for HVAC items requiring access that are concealed behind finished surfaces. Access panels and doors are specified in 083100 "Access Doors and Panels."

PART 2 - PRODUCTS

2.1 MANUFACTURERS

- A. In other Part 2 articles where subparagraph titles below introduce lists, the following requirements apply for product selection:
 - 1. Manufacturers: Subject to compliance with requirements, provide products by the manufacturers specified.

2.2 PIPE, TUBE, AND FITTINGS

- A. Refer to individual Division 23 piping Sections for pipe, tube, and fitting materials and joining methods.
- B. Pipe Threads: ASME B1.20.1 for factory-threaded pipe and pipe fittings.

2.3 JOINING MATERIALS

- A. Refer to individual Division 23 piping Sections for special joining materials not listed below.
- B. Pipe-Flange Gasket Materials: Suitable for chemical and thermal conditions of piping system contents.
 - 1. ASME B16.21, nonmetallic, flat, asbestos-free, 1/8-inch maximum thickness unless thickness or specific material is indicated.

- a. Full-Face Type: For flat-face, Class 125, cast-iron and cast-bronze flanges.
 - b. Narrow-Face Type: For raised-face, Class 250, cast-iron and steel flanges.
- 2. AWWA C110, rubber, flat face, 1/8 inch thick, unless otherwise indicated; and full-face or ring type, unless otherwise indicated.
- C. Flange Bolts and Nuts: ASME B18.2.1, carbon steel, unless otherwise indicated.
- D. Solder Filler Metals: ASTM B 32, lead-free alloys. Include water-flushable flux according to ASTM B 813.
- E. Brazing Filler Metals: AWS A5.8, BAg1, silver alloy for refrigerant piping, unless otherwise indicated.
- F. Welding Filler Metals: Comply with AWS D10.12 for welding materials appropriate for wall thickness and chemical analysis of steel pipe being welded.

2.4 DIELECTRIC FITTINGS

- A. Description: Combination fitting of copper alloy and ferrous materials with threaded, solder-joint, plain, or weld-neck end connections that match piping system materials.
- B. Dielectric Fittings: Electroplated steel nipple with inert and noncorrosive, thermoplastic lining; plain, threaded, or grooved ends; and 300-psig minimum working pressure at 230 deg F.
 - 1. Manufacturers:
 - a. Perfection Corp.
 - b. Precision Plumbing Products, Inc.
 - c. Sioux Chief Manufacturing Co., Inc.

2.5 MECHANICAL SLEEVE SEALS

- A. Description: Modular sealing element unit, designed for field assembly, to fill annular space between pipe and sleeve.
 - 1. Manufacturers:
 - a. Advance Products & Systems, Inc.
 - b. Calpico, Inc.
 - c. Metraflex Co.
 - d. Pipeline Seal and Insulator, Inc.
 - 2. Sealing Elements: EPDM interlocking links shaped to fit surface of pipe. Include type and number required for pipe material and size of pipe.

3. Pressure Plates: Stainless steel. Include two for each sealing element.
4. Connecting Bolts and Nuts: Stainless steel of length required to secure pressure plates to sealing elements. Include one for each sealing element.

2.6 SLEEVES

- A. Galvanized-Steel Sheet: 0.0239-inch minimum thickness; round tube closed with welded longitudinal joint.
- B. Steel Pipe: ASTM A 53, Type E, Grade B, Schedule 40, galvanized, plain ends.
- C. Cast Iron: Cast or fabricated "wall pipe" equivalent to ductile-iron pressure pipe, with plain ends and integral waterstop, unless otherwise indicated.
- D. Stack Sleeve Fittings: Manufactured, cast-iron sleeve with integral clamping flange. Include clamping ring and bolts and nuts for membrane flashing.
 1. Underdeck Clamp: Clamping ring with set screws.

2.7 ESCUTCHEONS

- A. Description: Manufactured wall and ceiling escutcheons and floor plates, with an ID to closely fit around pipe, tube, and insulation of insulated piping and an OD that completely covers opening.
- B. One-Piece, Deep-Pattern Type: Deep-drawn, box-shaped brass with polished chrome-plated finish.
- C. One-Piece, Cast-Brass Type: With set screw.
 1. Finish: Polished chrome-plated.
- D. Split-Casting, Cast-Brass Type: With concealed hinge and set screw.
 1. Finish: Polished chrome-plated.
- E. One-Piece, Floor-Plate Type: Cast-iron floor plate.
- F. Split-Casting, Floor-Plate Type: Cast brass with concealed hinge and set screw.

2.8 GROUT

- A. Description: ASTM C 1107, Grade B, nonshrink and nonmetallic, dry hydraulic-cement grout.

1. Characteristics: Post-hardening, volume-adjusting, nonstaining, noncorrosive, nongaseous, and recommended for interior and exterior applications.
2. Design Mix: 5000-psi, 28-day compressive strength.
3. Packaging: Premixed and factory packaged.

PART 3 - EXECUTION

3.1 HVAC DEMOLITION

- A. Disconnect, demolish, and remove HVAC systems, equipment, and components indicated to be removed.
 1. Piping to Be Removed: Remove portion of piping indicated to be removed and cap or plug remaining piping with same or compatible piping material.
 2. Ducts to Be Removed: Remove portion of ducts indicated to be removed and plug remaining ducts with same or compatible ductwork material.
 3. Equipment to Be Removed: Disconnect and cap services and remove equipment.
- B. If pipe, insulation, or equipment to remain is damaged in appearance or is unserviceable, remove damaged or unserviceable portions and replace with new products of equal capacity and quality.

3.2 PIPING SYSTEMS - COMMON REQUIREMENTS

- A. Install piping according to the following requirements and Division 23 Sections specifying piping systems.
- B. Drawing plans, schematics, and diagrams indicate general location and arrangement of piping systems. Indicated locations and arrangements were used to size pipe and calculate friction loss, expansion, pump sizing, and other design considerations. Install piping as indicated unless deviations to layout are approved on Coordination Drawings.
- C. Install piping in concealed locations, unless otherwise indicated and except in equipment rooms and service areas.
- D. Install piping indicated to be exposed and piping in equipment rooms and service areas at right angles or parallel to building walls. Diagonal runs are prohibited unless specifically indicated otherwise.
- E. Install piping above accessible ceilings to allow sufficient space for ceiling panel removal.
- F. Install piping to permit valve servicing.
- G. Install piping at indicated slopes.

- H. Install piping free of sags and bends.
- I. Install fittings for changes in direction and branch connections.
- J. Install piping to allow application of insulation.
- K. Select system components with pressure rating equal to or greater than system operating pressure.
- L. Install escutcheons for penetrations of walls, ceilings, and floors according to the following:
 - 1. New Piping:
 - a. Piping with Fitting or Sleeve Protruding from Wall: One-piece, deep-pattern type.
 - b. Chrome-Plated Piping: One-piece, cast-brass type with polished chrome-plated finish.
 - c. Insulated Piping: One-piece, stamped-steel type with spring clips.
 - d. Bare Piping at Wall and Floor Penetrations in Finished Spaces: One-piece, cast-brass type with polished chrome-plated finish.
 - e. Bare Piping at Ceiling Penetrations in Finished Spaces: One-piece or split-casting, cast-brass type with polished chrome-plated finish.
 - f. Bare Piping in Unfinished Service Spaces: One-piece, cast-brass type with polished chrome-plated finish.
 - g. Bare Piping in Equipment Rooms: One-piece, cast-brass type.
 - h. Bare Piping at Floor Penetrations in Equipment Rooms: One-piece, floor-plate type.
- M. Install sleeves for pipes passing through concrete and masonry walls, gypsum-board partitions, and concrete floor and roof slabs.
 - 1. Cut sleeves to length for mounting flush with both surfaces.
 - a. Exception: Extend sleeves installed in floors of mechanical equipment areas or other wet areas a minimum of 2 inches above finished floor level. Extend cast-iron sleeve fittings below floor slab as required to secure clamping ring if ring is specified.
 - 2. Install sleeves in new walls and slabs as new walls and slabs are constructed.
 - 3. Install sleeves that are large enough to provide 1/4-inch annular clear space between sleeve and pipe or pipe insulation. Use the following sleeve materials:
 - a. Steel Pipe Sleeves: For pipes smaller than NPS 6.
 - b. Steel Sheet Sleeves: For pipes NPS 6 and larger, penetrating gypsum-board partitions.

- c. Stack Sleeve Fittings: For pipes penetrating floors with membrane waterproofing. Secure flashing between clamping flanges. Install section of cast-iron soil pipe to extend sleeve to 2 inches above finished floor level. Refer to 07 62 00 "Sheet Metal Flashing and Trim" for flashing.
 - 1) Seal space outside of sleeve fittings with grout.
- 4. Except for underground wall penetrations, seal annular space between sleeve and pipe or pipe insulation, using joint sealants appropriate for size, depth, and location of joint. Refer to 07 92 00 "Joint Sealants" for materials and installation.

N. Aboveground, Exterior-Wall Pipe Penetrations: Seal penetrations using sleeves and mechanical sleeve seals. Select sleeve size to allow for 1-inch annular clear space between pipe and sleeve for installing mechanical sleeve seals.

- 1. Install steel pipe for sleeves smaller than 6 inches in diameter.
- 2. Install cast-iron "wall pipes" for sleeves 6 inches and larger in diameter.
- 3. Mechanical Sleeve Seal Installation: Select type and number of sealing elements required for pipe material and size. Position pipe in center of sleeve. Assemble mechanical sleeve seals and install in annular space between pipe and sleeve. Tighten bolts against pressure plates that cause sealing elements to expand and make watertight seal.

O. Underground, Exterior-Wall Pipe Penetrations: Install cast-iron "wall pipes" for sleeves. Seal pipe penetrations using mechanical sleeve seals. Select sleeve size to allow for 1-inch annular clear space between pipe and sleeve for installing mechanical sleeve seals.

- 1. Mechanical Sleeve Seal Installation: Select type and number of sealing elements required for pipe material and size. Position pipe in center of sleeve. Assemble mechanical sleeve seals and install in annular space between pipe and sleeve. Tighten bolts against pressure plates that cause sealing elements to expand and make watertight seal.

P. Fire-Barrier Penetrations: Maintain indicated fire rating of walls, partitions, ceilings, and floors at pipe penetrations. Seal pipe penetrations with firestop materials. Refer to 078400 "Fire Stopping" for materials.

Q. Verify final equipment locations for roughing-in.

R. Refer to equipment specifications in other Sections of these Specifications for roughing-in requirements.

3.3 PIPING JOINT CONSTRUCTION

- A. Join pipe and fittings according to the following requirements and Division 23 Sections specifying piping systems.
- B. Ream ends of pipes and tubes and remove burrs. Bevel plain ends of steel pipe.

- C. Remove scale, slag, dirt, and debris from inside and outside of pipe and fittings before assembly.
- D. Soldered Joints: Apply ASTM B 813, water-flushable flux, unless otherwise indicated, to tube end. Construct joints according to ASTM B 828 or CDA's "Copper Tube Handbook," using lead-free solder alloy complying with ASTM B 32.
- E. Brazed Joints: Construct joints according to AWS's "Brazing Handbook," "Pipe and Tube" Chapter, using copper-phosphorus brazing filler metal complying with AWS A5.8.
- F. Threaded Joints: Thread pipe with tapered pipe threads according to ASME B1.20.1. Cut threads full and clean using sharp dies. Ream threaded pipe ends to remove burrs and restore full ID. Join pipe fittings and valves as follows:
 - 1. Apply appropriate tape or thread compound to external pipe threads unless dry seal threading is specified.
 - 2. Damaged Threads: Do not use pipe or pipe fittings with threads that are corroded or damaged. Do not use pipe sections that have cracked or open welds.
- G. Welded Joints: Construct joints according to AWS D10.12, using qualified processes and welding operators according to Part 1 "Quality Assurance" Article.
- H. Flanged Joints: Select appropriate gasket material, size, type, and thickness for service application. Install gasket concentrically positioned. Use suitable lubricants on bolt threads.

3.4 PIPING CONNECTIONS

- A. Make connections according to the following, unless otherwise indicated:
 - 1. Install unions, in piping NPS 2 and smaller, adjacent to each valve and at final connection to each piece of equipment.
 - 2. Install flanges, in piping NPS 2-1/2 and larger, adjacent to flanged valves and at final connection to each piece of equipment.
 - 3. Wet Piping Systems: Install dielectric fittings to connect piping materials of dissimilar metals. Install isolation valve on steel side of fitting.
 - 4. Install unions or flanges at inlet and outlet(s) of all control valves to facilitate removal of valve.

3.5 EQUIPMENT INSTALLATION - COMMON REQUIREMENTS

- A. Install equipment to allow maximum possible headroom unless specific mounting heights are indicated.
- B. Install equipment level and plumb, parallel and perpendicular to other building systems and components in exposed interior spaces, unless otherwise indicated.

C. Install HVAC equipment to facilitate service, maintenance, and repair or replacement of components. Connect equipment for ease of disconnecting, with minimum interference to other installations. Extend grease fittings to accessible locations.

D. Install equipment to allow right of way for piping installed at required slope.

3.6 PAINTING

A. Damage and Touchup: Repair marred and damaged factory-painted finishes with materials and procedures to match original factory finish.

3.7 CONCRETE BASES

A. Concrete Bases: Anchor equipment to concrete base according to equipment manufacturer's written instructions and according to seismic codes at Project.

1. Construct concrete bases of dimensions indicated, but not less than 4 inches larger in both directions than supported unit, and not less than 4 inches high.
2. Install dowel rods to connect concrete base to concrete floor. Unless otherwise indicated, install dowel rods on 18-inch centers around the full perimeter of the base.
3. Install epoxy-coated anchor bolts for supported equipment that extend through concrete base, and anchor into structural concrete floor.
4. Place and secure anchorage devices. Use supported equipment manufacturer's setting drawings, templates, diagrams, instructions, and directions furnished with items to be embedded.
5. Install anchor bolts to elevations required for proper attachment to supported equipment.
6. Install anchor bolts according to anchor-bolt manufacturer's written instructions.
7. Use 3000-psi, 28-day compressive-strength concrete and reinforcement as specified in 033000 "Cast-in-Place Concrete."

3.8 ERECTION OF METAL SUPPORTS AND ANCHORAGES

A. Refer to Division 5 Section "Metal Fabrications" for structural steel.

B. Cut, fit, and place miscellaneous metal supports accurately in location, alignment, and elevation to support and anchor HVAC materials and equipment.

C. Field Welding: Comply with AWS D1.1.

3.9 GROUTING

A. Mix and install grout for HVAC equipment base bearing surfaces, pump and other equipment base plates, and anchors.

- B. Clean surfaces that will come into contact with grout.
- C. Provide forms as required for placement of grout.
- D. Avoid air entrapment during placement of grout.
- E. Place grout on concrete bases and provide smooth bearing surface for equipment.
- F. Place grout around anchors.
- G. Cure placed grout.

3.10 ELECTRIC WIRING

- A. Furnish equipment requiring electrical connections to operate properly and deliver full capacity at electrical service available.
- B. All control wiring to be in accordance with Manufacturer's recommendations; all wiring shall be color coded to facilitate checking.

END OF SECTION 230500

SECTION 230513 - COMMON MOTOR REQUIREMENTS FOR HVAC EQUIPMENT

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. This Section includes basic requirements for factory-installed and field-installed motors.

- B. Related Sections include the following:

1. Division 23 Section "Vibration Controls for HVAC Equipment" for mounting motors and vibration isolation devices.
2. Division 23 Sections for application of motors and reference to specific motor requirements for motor-driven equipment.

1.3 SUBMITTALS

- A. Product Data: For each type and size of motor, provide nameplate data and ratings; shipping, installed, and operating weights; mounting arrangements; size, type, and location of winding terminations; conduit entry and ground lug locations; and information on coatings or finishes.

- B. Qualification Data: For testing agency.

- C. Test Reports: Written reports specified in Parts 2 and 3.

- D. Operation and Maintenance Data: For field-installed motors to include in emergency, operation, and maintenance manuals.

- E. VFD Submittals shall also include the following information:

1. Include dimensioned plans, elevations sections, and details, including required clearances and service space around equipment. Show tabulations of installed devices, equipment features, and ratings. Include the following:

- a. Each installed unit's type and details.
- b. Nameplate legends.
- c. Short-circuit current ratings of integrated unit.
- d. UL listing for series rating of overcurrent protective devices in combination controllers.

- e. Features, characteristics, ratings, and factory settings of each motor-control center unit.
- 2. Wiring Diagrams: Power, signal, and control wiring for VFD. Provide schematic wiring diagram for each VFD.
- 3. In addition to O&M information listed above, include the following:
 - a. Routine maintenance requirements for VFDs and all installed components.
 - b. Manufacturer's written instructions for testing and adjusting overcurrent protective devices.

1.4 QUALITY ASSURANCE

- A. Testing Agency Qualifications: An independent testing agency, acceptable to authorities having jurisdiction, with the experience and capability to conduct the testing indicated, as documented according to ASTM E 548.
- B. Electrical Components, Devices, and Accessories: Listed and labeled as defined in NFPA 70, Article 100, by a testing agency acceptable to authorities having jurisdiction, and marked for intended use.
- C. Comply with NFPA 70.
- D. Manufacturer's Qualifications: Maintain, within 100 miles of Project site, a service center capable of providing training, parts and emergency maintenance and repairs for variable frequency drives.
- E. Source Limitations: Obtain VFDs of a single type through one source from a single manufacturer.

1.5 DELIVERY, STORAGE, AND HANDLING

- A. Store motors and VFDs in clean, dry space with uniform temperature to prevent condensation. Protect from exposure to dirt, fumes, water, corrosive substances, and physical damage.
- B. If stored in areas subject to weather, cover motors to protect them from weather, dirt, dust, corrosive substances, and physical damage. Remove loose packing and flammable materials from inside controllers; install electric heating of sufficient wattage to prevent condensation.

1.6 COORDINATION

- A. Coordinate features of motors, installed units, and accessory devices. Provide motors that are:
 - 1. Compatible with the following:
 - a. Magnetic controllers.

- b. Multispeed controllers.
- 2. Matched to torque and horsepower requirements of the load.
- 3. Matched to ratings and characteristics of supply circuit and required control sequence.
- B. Coordinate motor support with requirements for driven load; access for maintenance and motor replacement; installation of accessories, belts, belt guards; and adjustment of sliding rails for belt tensioning.
- C. Coordinate features of VFDs, installed units, and accessory devices with pilot devices and control circuits to which they connect.
- D. Coordinate features, accessories, and functions of each VFD and each installed unit with ratings and characteristics of supply circuit, motor, required control sequence, and duty cycle of motor and load.

PART 2 - PRODUCTS

2.1 MOTOR CHARACTERISTICS

- A. Motors 3/4 HP and Larger: Three phase.
- B. Motors Smaller Than 3/4 HP: Single phase.
- C. Frequency Rating: 60 Hz.
- D. Voltage Rating: NEMA standard voltage selected to operate on nominal circuit voltage to which motor is connected.
- E. Service Factor: 1.15 for open dripproof motors and totally enclosed motors.
- F. Duty: Continuous duty at ambient temperature of 105 deg F and at altitude of 5000 feet above sea level.
- G. Capacity and Torque Characteristics: Sufficient to start, accelerate, and operate connected loads at designated speeds, at installed altitude and environment, with indicated operating sequence, and without exceeding nameplate ratings or considering service factor.
- H. Enclosure: Open dripproof.
- I. Motor Efficiency: Conform to IEEE-112 and NEMA MG1, Table 12-10.

2.2 POLYPHASE MOTORS

- A. Description: NEMA MG 1, Design B, medium induction motor.

- B. Efficiency: According to IEEE-112 and NEMA MG 1, Table 12-10.
- C. Stator: Copper windings, unless otherwise indicated.
- D. Rotor: Squirrel cage, unless otherwise indicated.
- E. Bearings: Double-shielded, prelubricated ball bearings suitable for radial and thrust loading.
- F. Temperature Rise: Match insulation rating, unless otherwise indicated.
- G. Insulation: Class F, unless otherwise indicated.
- H. Code Letter Designation:
 - 1. Motors 15 HP and Larger: NEMA starting Code F or G.
 - 2. Motors Smaller Than 15 HP: Manufacturer's standard starting characteristic.
- I. Enclosure: Cast iron for motors 7.5 HP and larger; rolled steel for motors smaller than 7.5 HP.
 - 1. Finish: Gray enamel.

2.3 SINGLE-PHASE MOTORS

- A. Type: One of the following, to suit starting torque and requirements of specific motor application:
 - 1. Permanent-split capacitor.
 - 2. Split-phase start, capacitor run.
 - 3. Capacitor start, capacitor run.
- B. Shaded-Pole Motors: For motors 1/20 hp and smaller only.
- C. Thermal Protection: Internal protection to automatically open power supply circuit to motor when winding temperature exceeds a safe value calibrated to temperature rating of motor insulation. Thermal-protection device shall automatically reset when motor temperature returns to normal range.
- D. Bearings: Ball type for belt-connected motors and other motors with high radial forces on motor shaft; sealed, prelubricated-sleeve type for other single-phase motors.
- E. Source Quality Control: Perform the following tests on each motor according to NEMA MG 1:
 - 1. Measure winding resistance.
 - 2. Read no-load current and speed at rated voltage and frequency.

3. Measure locked rotor current at rated frequency.
4. Perform high-potential test.

2.4 COMBINATION STARTERS AND DISCONNECTS

- A. General: Furnish starters for all motors provided under Division 23 unless noted otherwise.
- B. Motor Starter and Disconnect Characteristics: Comply with NEMA standards and NEC. Furnish NEMA 1 enclosures for indoor switches and NEMA 3R raintight enclosures for switches where exposed to the weather. Provide general purpose enclosures with padlock ears, and with frames and supports for mounting on wall, floor or panel as required. Furnish the type and size of starter recommended by the motor manufacturer and equipment manufacturer for the applicable protection and start-up condition; refer to individual equipment sections for basic load requirements.
- C. Safety Switches: All disconnect switches shall be approved for main line service, horsepower rated, quick-make, quick-break, 600 volt, heavy duty rated, load interrupter type with externally operable handle interlocked to prevent opening front cover with switch in HAND or AUTO position. Handle shall be lockable in OFF position. All safety switches shall be General Electric Company type "TH" or approved equal.
- D. Fuses: Provide fuses for switches, as required, of classes, types and ratings needed to fulfill electrical requirements for service indicated.
 1. Except as otherwise indicated, provide fuses of type, sizes, ratings and electrical characteristics of a single manufacturer. Fuses shall be manufactured by Bussmann or Littelfuse. Provide fuses labeled UL Class L, RK1, or RK5, current limiting and rated for up to 200,000 amperes.
 2. Where fuses are shown feeding individual or groups of equipment items, comply with manufacturer's recommendation for fusing; adjust fuse size and type as necessary to comply with manufacturer's recommendation.
 3. Provide spare fuses amounting to one spare fuse for each 10 installed but not less than three of any one type and size.
- E. Manual Control.
 1. Furnish maintained-contact push buttons and pilot lights, properly arranged for single-speed or multi-speed operation as indicated.
 2. Furnish manual switch and pilot light for motors 1/2 horsepower and smaller, except where interlock or automatic operation is indicated.
- F. Automatic Control.
 1. Furnish magnetic starters for motors 3/4 horsepower and larger and for smaller motors where interlock or automatic operation is indicated. Include the following:

- a. Minimum number of auxiliary contacts available: three N.O. and three N.C.
- b. "Hand-Off-Automatic" switches in starter cover.
- c. Interlocks and similar devices as required for coordination with the sequence of control specified in 23 09 93.
- d. Built-in 120 volt control circuit transformer, fused from line side, where service exceeds 120 volts.
 - 1) Control circuit conductors to be protected in accord with Article 250-5, Exception 5, of the National Electrical Code.
- e. Trip-free thermal overload relays, each phase.
- f. Externally operated manual reset.
- g. Under voltage release or protection.
- h. Phase failure/phase reversal protection.

2.5 VARIABLE FREQUENCY DRIVES (VFDs)

- A. Manufacturers: Subject to compliance with requirements, provide products by one of the following:
 - 1. ABB Power Distribution, Inc.
- B. Description: NEMA ICS 2, IGBT PWM, VFC; listed and labeled as a complete unit and arranged to provide variable speed of a NEMA MG 1, Design B, 3-phase, premium-efficiency induction motor by adjusting output voltage and frequency.
- C. Design and Rating: Match load type such as fans, blowers, and pumps; and type of connection used between motor and load such as direct or through a power-transmission connection.
- D. Output Rating: 3-phase, 6 to 60 Hz, with voltage proportional to frequency throughout voltage range.
- E. Unit Operating Requirements:
 - 1. Input ac voltage tolerance of 380 to 500 V, plus or minus 10 percent.
 - 2. Input frequency tolerance of 50/60 Hz, plus or minus 6 percent.
 - 3. Capable of driving full load, under the following conditions, without derating:
 - a. Ambient Temperature 0 to 40 deg. C.
 - b. Humidity: Less than 90 percent (non-condensing).
 - c. Altitude: 5500 feet.
 - 4. Minimum Efficiency: 96 percent at 60 Hz, full load.
 - 5. Minimum Displacement Primary-Side Power Factor: 96 percent.
 - 6. Overload Capability: 1.1 times the base load current for 60 seconds; 2.0 times the base load current for 3 seconds.

7. Starting Torque: 100 percent of rated torque or as indicated.
8. Speed Regulation: Plus or minus 1 percent.
9. Isolated control interface to allow controller to follow control signal over and 11:1 speed range.

F. Internal Adjustability Capabilities:

1. Minimum Speed: 5 to 25 percent of maximum rpm.
2. Maximum Speed: 80 to 100 percent of maximum rpm.
3. Acceleration: 2 to a minimum of 22 seconds.
4. Deceleration: 2 to a minimum of 22 seconds.
5. Current Limit: 50 to a minimum of 110 percent of maximum rating.

G. Self-Protection and Reliability Features:

1. Input transient protection by means of surge suppressors.
2. Snubber networks to protect against malfunction due to system voltage transients.
3. Under- and overvoltage trips; inverter overtemperature, overload, and overcurrent trips.
4. Motor Overload Relay: Adjustable and capable of NEMA 250, Class 20 performance.
5. Notch filter to prevent operation of the controller-motor-load combination at a natural frequency of the combination.
6. Instantaneous line-to-line and line-to-ground overcurrent trips.
7. Loss-of-phase protection.
8. Reverse-phase protection.
9. Short-circuit protection.
10. Motor overtemperature fault.

H. Automatic Reset and Restart: To attempt three restarts after controller fault or on return of power after an interruption and before shutting down for manual reset or fault correction. Bi-directional autospeed search shall be capable of starting into rotating loads spinning in either direction and returning motor to set speed in proper direction, without damage to controller, motor, or load.

I. Power-Interruption Protection: To prevent motor from re-energizing after a power interruption until motor has stopped.

J. Torque Boost: Automatically vary starting and continuous torque to at least 1.5 times the minimum torque to insure high-starting torque and increased torque at slow speeds.

K. Motor Temperature Compensation at Slow Speeds: Adjustable current fall-back based on output frequency for temperature protection of self-cooled fan-ventilated motors at slow speeds.

L. Status Lights: Door-mounted LED indicators shall indicate the following conditions:

1. Power-on.
2. Run.
3. Overvoltage.
4. Line Fault.
5. Overcurrent.
6. External Fault.

M. Panel-Mounted Operator Station: Start-stop and auto-manual selector switches with manual speed control potentiometer and elapsed time meter.

N. Indicating Devices: Digital readout devices and selector switch, mounted flush in controller door and connected to indicate the following controller parameters:

1. Output Frequency (Hz).
2. Motor Speed (rpm).
3. Motor Status (running, stop, fault).
4. Motor Current (amperes).
5. Motor Torque (percent).
6. Fault or Alarming Status (code).
7. PID Feedback Signal (percent).
8. DC-link Voltage (VDC).
9. Set-point Frequency (Hz).
10. Motor Output Voltage (V).

O. Historical Logging Information and Displays:

1. Real-time clock with current time and date.
2. Running log of total power versus time.
3. Total run time.
4. Fault log, maintaining last four faults with time and date stamp for each.

P. Control Signal Interface: Provide VFD with the following:

1. Electric Input Signal Interface: A minimum of 2 analog inputs (0 to 10 V or 0/4 to 20 mA) and 6 programmable digital inputs. One digital input is to be utilized as a customer safety connection point for fire, freeze, and smoke interlocks (Enable). Upon remote, customer reset (reclosure of interlock) drive is to resume normal operation.
2. Remote Signal Inputs: Capability to accept any of the following speed-setting input signals from the Building Automation System (BAS) or other control systems:
 - a. 0 to 10 V dc.
 - b. 0-20 or 4-20 mA.
 - c. Potentiometer using up/down digital inputs.
 - d. Fixed frequencies using digital inputs.
 - e. RS485.

- f. Keypad display for local hand operation.

3. Output Signal Interface:

- a. A minimum of 2 analog output signals (0/4 to 20 mA), which can be programmed to any of the following:
 - 1) Output Frequency (Hz).
 - 2) Output Current (load).
 - 3) DC-link voltage (VDC).
 - 4) Motor Torque (percent).
 - 5) Motor Speed (rpm).
 - 6) Set-point Frequency (Hz).

4. Remote Indication Interface: A minimum of 2 dry circuit relay outputs (120 V ac, 1 A) for remote indication of the following:

- a. Motor running.
- b. Set-point speed reached.
- c. Fault and warning indication (overtemperature or overcurrent).
- d. PID high or low speed limits reached.

Q. Communications: Provide an RS485 interface allowing VFD to be used with an external system within a multidrop LAN configuration. Interface shall allow all parameter settings of VFD to be programmed via BAS control. Provide capability for VFD to retain these settings within the nonvolatile memory.

R. Manual Bypass: Arrange magnetic contactor to safely transfer motor between controller output and bypass controller circuit when motor is at zero speed. Controller-off-bypass selector switch sets mode, and indicator lights give indication of mode selected. Unit shall be capable of stable operation (starting, stopping, and running), with motor completely disconnected from controller (no load).

S. Isolating Switch: Non-load-break switch arranged to isolate VFD and permit safe troubleshooting and testing, both energized and de-energized, while motor is operating in bypass mode.

T. Bypass Controller: NEMA ICS 2, full-voltage, nonreversing enclosed controller with across-the-line starting capability in manual-bypass mode. Provide motor overload protection under both modes of operation with control logic that allows common start-stop capability in either mode.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Examine areas for compliance with requirements, installation tolerances, and other conditions affecting performance.
- B. Examine roughing-in of conduit systems to verify actual locations of conduit connections before motor and/or VFD installation.
- C. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 INSTALLATION OF MOTOR STARTERS

- A. Install combination motor starters and disconnect switches in accordance with manufacturer's written instructions, applicable requirements of NEC, NEMA and NECA's "Standard of Installation", and in accordance with recognized industry practices to ensure that products fulfill requirements.
- B. Coordinate motor and circuit disconnect switch installation work with cable and raceway installation work. Anchor enclosures firmly to walls and structural surfaces, ensuring they are permanently and mechanically secure.
- C. Install disconnect switches within sight of controller positions.
- D. Fuses: Fuse sizes shown on the Electrical Drawings are for general guidance only. Size fuses in accordance with fuse manufacturer's recommendation for given motor nameplate ampere rating. Test operation. If nuisance tripping occurs, increase fuse size, in accordance with NEC guidelines, and disconnect device (if necessary) as required to provide nuisance free tripping. Adjust fuse size properly for ambient temperature, frequent starting and stopping of motor loads, and for loads with long start time.

3.3 MOTOR INSTALLATION

- A. Anchor each motor assembly to base, adjustable rails, or other support, arranged and sized according to manufacturer's written instructions. Attach by bolting. Level and align with load transfer link.
- B. Install motors on concrete bases complying with Division 03.
- C. Comply with mounting and anchoring requirements specified in Division 23 Section "Vibration Controls for HVAC Equipment."

3.4 VARIABLE FREQUENCY DRIVE INSTALLATION

- A. Anchor each VFD assembly to steel-channel sills arranged and sized according to manufacturer's written instructions. Attach by bolting. Level and grout sills flush with the VFD mounting surface.

B. Power wiring shall be completed by the electrical contractor. The contractor shall complete all wiring in accordance with the recommendations of the VFD manufacturer as outlined in the installation manual.

3.5 FIELD QUALITY CONTROL

A. Prepare for acceptance tests as follows:

1. Run each motor with its controller. Demonstrate correct rotation, alignment, and speed at motor design load.
2. Test interlocks and control features for proper operation.
3. Verify that current in each phase is within nameplate rating.

B. Manufacturer's Field Service: Engage a factory-authorized service representative to perform the following:

1. Inspect field-assembled components, equipment installation, and piping and electrical connections for compliance with requirements.
2. Test and adjust controls and safeties. Replace damaged and malfunctioning controls and equipment.
3. Verify bearing lubrication.
4. Verify proper motor rotation.
5. Test Reports: Prepare a written report to record the following:
 - a. Test procedures used.
 - b. Test results that comply with requirements.
 - c. Test results that do not comply with requirements and corrective action taken to achieve compliance.

3.6 ADJUSTING

A. Align motors, bases, shafts, pulleys and belts. Tension belts according to manufacturer's written instructions.

3.7 CLEANING

A. After completing equipment installation, inspect unit components. Remove paint splatters and other spots, dirt, and debris. Repair damaged finish to match original finish.

B. Clean motors, on completion of installation, according to manufacturer's written instructions.

END OF SECTION 230513

SECTION 23 0529 – HANGERS AND SUPPORTS FOR HVAC PIPING AND EQUIPMENT

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. This Section includes hangers and supports for HVAC system piping and equipment.
- B. Related Sections include the following:
 - 1. 23 0548 "Vibration Controls for HVAC Equipment" for vibration isolation devices.

1.3 DEFINITIONS

- A. MSS: Manufacturers Standardization Society for the Valve and Fittings Industry.
- B. Terminology: As defined in MSS SP-90, "Guidelines on Terminology for Pipe Hangers and Supports."

1.4 PERFORMANCE REQUIREMENTS

- A. Design channel support systems or heavy-duty steel trapezes for piping to support multiple pipes capable of supporting combined weight of supported systems, system contents, and test water.

1.5 SUBMITTALS

- A. Product Data: For each type of pipe hanger, channel support system component, and thermal-hanger shield insert indicated.
- B. Welding Certificates: Copies of certificates for welding procedures and operators.

1.6 QUALITY ASSURANCE

- A. Welding: Qualify processes and operators according to ASME Boiler and Pressure Vessel Code: Section IX, "Welding and Brazing Qualifications."

PART 2 - PRODUCTS

2.1 MANUFACTURERS

A. Manufacturers: Subject to compliance with requirements, provide products by one of the following:

1. Pipe Hangers:
 - a. B-Line Systems, Inc.
 - b. Grinnell Corp.
 - c. Michigan Hanger Co., Inc.
 - d. Piping Technology & Products, Inc.
2. Channel Support Systems:
 - a. B-Line Systems, Inc.
 - b. Grinnell Corp.; Power-Strut Unit.
 - c. Michigan Hanger Co., Inc.; O-Strut Div.
 - d. Unistrut Corp.
3. Thermal-Hanger Shield Inserts:
 - a. Michigan Hanger Co., Inc.
 - b. PHS Industries, Inc.
 - c. Rilco Manufacturing Co., Inc.
 - d. Value Engineered Products, Inc.
4. Powder-Actuated Fastener Systems:
 - a. Gunnebo Fastening Corp.
 - b. Hilti, Inc.
 - c. ITW Ramset/Red Head.
 - d. Masterset Fastening Systems, Inc.

2.2 MANUFACTURED UNITS

A. Pipe Hangers, Supports, and Components: MSS SP-58, factory-fabricated components. Refer to "Hanger and Support Applications" Article in Part 3 for where to use specific hanger and support types.

1. Galvanized, Metallic Coatings: For piping and equipment that will not have field-applied finish.
2. Nonmetallic Coatings: On attachments for electrolytic protection where attachments are in direct contact with copper tubing.

B. Channel Support Systems: MFMA-2, factory-fabricated components for field assembly.

1. Coatings: Manufacturer's standard finish, unless bare metal surfaces are indicated.
2. Nonmetallic Coatings: On attachments for electrolytic protection where attachments are in direct contact with copper tubing.

- C. Thermal-Hanger Shield Inserts: 100-psi minimum compressive-strength insulation, encased in sheet metal shield.
 - 1. Material for Cold Piping: Water-repellent treated, ASTM C 533, Type 1 calcium silicate or ASTM C 552, Type II cellular glass with vapor barrier.
 - 2. Material for Hot Piping: Water-repellent treated, ASTM C 533, Type 1 calcium silicate or ASTM C 552, Type II cellular glass.
 - 3. For Trapeze or Clamped System: Insert and shield cover entire circumference of pipe.
 - 4. For Clevis or Band Hanger: Insert and shield cover lower 180 degrees of pipe.
 - 5. Insert Length: Extend 2 inches beyond sheet metal shield for piping operating below ambient air temperature.

2.3 MISCELLANEOUS MATERIALS

- A. Powder-Actuated Drive-Pin Fasteners: Powder-actuated-type, drive-pin attachments with pull-out and shear capacities appropriate for supported loads and building materials where used. Powder-actuated drive-pin fasteners may only be used where approved by the structural engineer.
- B. Mechanical-Anchor Fasteners: Insert-type attachments with pull-out and shear capacities appropriate for supported loads and building materials where used.
- C. Structural Steel: ASTM A 36/A 36M, steel plates, shapes, and bars, black and galvanized.
- D. Grout: ASTM C 1107, Grade B, factory-mixed and -packaged, nonshrink and nonmetallic, dry, hydraulic-cement grout.
 - 1. Characteristics: Post hardening and volume adjusting; recommended for both interior and exterior applications.
 - 2. Properties: Nonstaining, noncorrosive, and nongaseous.
 - 3. Design Mix: 5000-psi, 28-day compressive strength.

PART 3 - EXECUTION

3.1 HANGER AND SUPPORT APPLICATIONS

- A. Specific hanger requirements are specified in Sections specifying equipment and systems.
- B. Comply with MSS SP-69 for pipe hanger selections and applications that are not specified in piping system Specification Sections.
- C. Horizontal-Piping Hangers and Supports: Unless otherwise indicated and except as specified in piping system Specification Sections, install the following types:

1. Adjustable Steel Clevis Hangers (MSS Type 1): For suspension of noninsulated or insulated stationary pipes, NPS 1/2 to NPS 30.
2. Adjustable Swivel Split- or Solid-Ring Hangers (MSS Type 6): For suspension of noninsulated stationary pipes, NPS 3/4 to NPS 8.
3. Pipe Saddle Supports (MSS Type 36): For support of pipes, NPS 4 to NPS 36, with steel pipe base stanchion support and cast-iron floor flange.
4. Single Pipe Rolls (MSS Type 41): For suspension of pipes, NPS 1 to NPS 30, from two rods if longitudinal movement caused by expansion and contraction might occur.
5. Adjustable Roller Hangers (MSS Type 43): For suspension of pipes, NPS 2-1/2 to NPS 20, from single rod if horizontal movement caused by expansion and contraction might occur.

D. Vertical-Piping Clamps: Unless otherwise indicated and except as specified in piping system Specification Sections, install the following types:

1. Extension Pipe or Riser Clamps (MSS Type 8): For support of pipe risers, NPS 3/4 to NPS 20.

E. Hanger-Rod Attachments: Unless otherwise indicated and except as specified in piping system Specification Sections, install the following types:

1. Steel Turnbuckles (MSS Type 13): For adjustment up to 6 inches for heavy loads.
2. Steel Clevises (MSS Type 14): For 120 to 450 deg F piping installations.
3. Malleable-Iron Sockets (MSS Type 16): For attaching hanger rods to various types of building attachments.

F. Building Attachments: Unless otherwise indicated and except as specified in piping system Specification Sections, install the following types:

1. Steel or Malleable Concrete Inserts (MSS Type 18): For upper attachment to suspend pipe hangers from concrete ceiling.
2. Top-Beam C-Clamps (MSS Type 19): For use under roof installations with bar-joist construction to attach to top flange of structural shape.
3. Side-Beam or Channel Clamps (MSS Type 20): For attaching to bottom flange of beams, channels, or angles.
4. Center-Beam Clamps (MSS Type 21): For attaching to center of bottom flange of beams.
5. C-Clamps (MSS Type 23): For structural shapes.
6. Top-Beam Clamps (MSS Type 25): For top of beams if hanger rod is required tangent to flange edge.
7. Malleable Beam Clamps with Extension Pieces (MSS Type 30): For attaching to structural steel.
8. Plate Lugs (MSS Type 57): For attaching to steel beams if flexibility at beam is required.
9. Horizontal Travelers (MSS Type 58): For supporting piping systems subject to linear horizontal movement where head room is limited.

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- G. Saddles and Shields: Unless otherwise indicated and except as specified in piping system Specification Sections, install the following types:
 - 1. Steel Pipe-Covering Protection Saddles (MSS Type 39): To fill interior voids with insulation that matches adjoining insulation.
 - 2. Protection Shields (MSS Type 40): Of length recommended by manufacturer to prevent crushing insulation.
 - 3. Thermal-Hanger Shield Inserts: For supporting insulated pipe, 360-degree insert of high-density, 100-psi minimum compressive-strength, water-repellent-treated calcium silicate or cellular-glass pipe insulation, same thickness as adjoining insulation with vapor barrier and encased in 360-degree sheet metal shield.
- H. Spring Hangers and Supports: Unless otherwise indicated and except as specified in piping system Specification Sections, install the following types of spring hangers and supports throughout the Boiler Room:
 - 1. Spring-Cushion Roll Hangers (MSS Type 49): For equipping Type 41 roll hanger with springs.
 - 2. Spring Sway Braces (MSS Type 50): To retard sway, shock, vibration, or thermal expansion in piping systems.

3.2 HANGER AND SUPPORT INSTALLATION

- A. Pipe Hanger and Support Installation: Comply with MSS SP-69 and MSS SP-89. Install hangers, supports, clamps, and attachments as required to properly support piping from building structure.
- B. Channel Support System Installation: Arrange for grouping of parallel runs of piping and support together on field-assembled channel systems.
 - 1. Field assemble and install according to manufacturer's written instructions.
- C. Heavy-Duty Steel Trapeze Installation: Arrange for grouping of parallel runs of horizontal piping and support together on field-fabricated, heavy-duty trapezes.
 - 1. Pipes of Various Sizes: Support together and space trapezes for smallest pipe size or install intermediate supports for smaller diameter pipes as specified above for individual pipe hangers.
 - 2. Field fabricate from ASTM A 36/A 36M, steel shapes selected for loads being supported. Weld steel according to AWS D-1.1.
- D. Install building attachments within concrete slabs or attach to structural steel. Space attachments within maximum piping span length indicated in MSS SP-69. Install additional attachments at concentrated loads, including valves, flanges, guides, strainers, and expansion joints, and at changes in direction of piping. Install concrete inserts before concrete is placed; fasten inserts to forms and install reinforcing bars through openings at top of inserts.

- E. Install powder-actuated drive-pin fasteners in concrete after concrete is placed and completely cured. Use operators that are licensed by powder-actuated tool manufacturer. Install fasteners according to powder-actuated tool manufacturer's operating manual.
- F. Install mechanical-anchor fasteners in concrete after concrete is placed and completely cured. Install fasteners according to manufacturer's written instructions.
- G. Install hangers and supports complete with necessary inserts, bolts, rods, nuts, washers, and other accessories.
- H. Install hangers and supports to allow controlled thermal movement of piping systems, to permit freedom of movement between pipe anchors, and to facilitate action of expansion joints, expansion loops, expansion bends, and similar units.
 - 1. Load Distribution: Install hangers and supports so that piping live and dead loads and stresses from movement will not be transmitted to connected equipment.
- I. Pipe Slopes: Install hangers and supports to provide indicated pipe slopes and so maximum pipe deflections allowed by ASME B31.9, "Building Services Piping," are not exceeded.
- J. Insulated Piping: Comply with the following:
 - 1. Attach clamps and spacers to piping.
 - a. Piping Operating above Ambient Air Temperature: Use thermal-hanger shield insert with clamp sized to match OD of insert.
 - b. Piping Operating below Ambient Air Temperature: Use thermal-hanger shield insert with clamp sized to match OD of insert.
 - c. Do not exceed pipe stress limits according to ASME B31.9.
 - 2. Install MSS SP-58, Type 39 protection saddles, if insulation without vapor barrier is indicated. Fill interior voids with insulation that matches adjoining insulation.
 - a. Option: Thermal-hanger shield inserts may be used. Include steel weight-distribution plate for pipe NPS 4 and larger if pipe is installed on rollers.
 - 3. Install MSS SP-58, Type 40 protective shields on cold piping with vapor barrier. Shields shall span arc of 180 degrees.
 - a. Option: Thermal-hanger shield inserts may be used. Include steel weight-distribution plate for pipe NPS 4 and larger if pipe is installed on rollers.
 - 4. Shield Dimensions for Pipe: Not less than the following:
 - a. NPS 1/4 to NPS 3-1/2: 12 inches long and 0.048 inch thick.
 - b. NPS 4: 12 inches long and 0.06 inch thick.
 - c. NPS 5 and NPS 6: 18 inches long and 0.06 inch thick.
 - 5. Insert Material: Length at least as long as protective shield.

6. Thermal-Hanger Shields: Install with insulation same thickness as piping insulation.

3.3 EQUIPMENT SUPPORTS

- A. Fabricate structural-steel stands to suspend equipment from structure above or to support equipment above floor.
- B. Grouting: Place grout under supports for equipment and make smooth bearing surface.

3.4 METAL FABRICATION

- A. Cut, drill, and fit miscellaneous metal fabrications for heavy-duty steel trapezes and equipment supports.
- B. Fit exposed connections together to form hairline joints. Field-weld connections that cannot be shop-welded because of shipping size limitations.
- C. Field Welding: Comply with AWS D1.1 procedures for shielded metal arc welding, appearance and quality of welds, and methods used in correcting welding work, and with the following:
 1. Use materials and methods that minimize distortion and develop strength and corrosion resistance of base metals.
 2. Obtain fusion without undercut or overlap.
 3. Remove welding flux immediately.
 4. Finish welds at exposed connections so no roughness shows after finishing and contours of welded surfaces match adjacent contours.

3.5 ADJUSTING

- A. Hanger Adjustment: Adjust hangers to distribute loads equally on attachments and to achieve indicated slope of pipe.

3.6 PAINTING

- A. Touching Up: Clean field welds and abraded areas of shop paint. Paint exposed areas immediately after erecting hangers and supports. Use same materials as used for shop painting. Comply with SSPC-PA 1 requirements for touching up field-painted surfaces.
 1. Apply paint by brush or spray to provide a minimum dry film thickness of 2.0 mils.

B. Galvanized Surfaces: Clean welds, bolted connections, and abraded areas and apply galvanizing-repair paint to comply with ASTM A 780.

END OF SECTION 23 0529

SECTION 230548 - VIBRATION CONTROLS FOR HVAC PIPING AND EQUIPMENT

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. This Section includes the following:

1. Isolation pads.
2. Isolation mounts.
3. Freestanding and restrained spring isolators.
4. Housed spring mounts.
5. Elastomeric hangers.
6. Spring hangers.
7. Resilient pipe guides.

1.3 DEFINITIONS

- A. IBC: International Building Code.

1.4 SUBMITTALS

- A. Product Data: For the following:

1. Include rated load, rated deflection, and overload capacity for each vibration isolation device.
2. Welding certificates.

1.5 QUALITY ASSURANCE

- A. Welding: Qualify procedures and personnel according to AWS D1.1/D1.1M, "Structural Welding Code - Steel."

PART 2 - PRODUCTS

2.1 VIBRATION ISOLATORS

- A. Manufacturers: Subject to compliance with requirements, provide products by one of the following:

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- 1. Amber/Booth Company, Inc.
- 2. Kinetics Noise Control.
- 3. Mason Industries.
- 4. Vibration Eliminator Co., Inc.
- 5. Vibration Mountings & Controls, Inc.

B. Pads: Arranged in single or multiple layers of sufficient stiffness for uniform loading over pad area, molded with a nonslip pattern and galvanized-steel baseplates, and factory cut to sizes that match requirements of supported equipment.

- 1. Resilient Material: Oil- and water-resistant neoprene.

C. Spring Isolators: Freestanding, laterally stable, open-spring isolators.

- 1. Outside Spring Diameter: Not less than 80 percent of the compressed height of the spring at rated load.
- 2. Minimum Additional Travel: 50 percent of the required deflection at rated load.
- 3. Lateral Stiffness: More than 80 percent of rated vertical stiffness.
- 4. Overload Capacity: Support 200 percent of rated load, fully compressed, without deformation or failure.
- 5. Baseplates: Factory drilled for bolting to structure and bonded to 1/4-inch thick, rubber isolator pad attached to baseplate underside. Baseplates shall limit floor load to 500 psig.
- 6. Top Plate and Adjustment Bolt: Threaded top plate with adjustment bolt and cap screw to fasten and level equipment.

D. Elastomeric Hangers: Single or double-deflection type, fitted with molded, oil-resistant elastomeric isolator elements bonded to steel housings with threaded connections for hanger rods. Color-code or otherwise identify to indicate capacity range.

E. Spring Hangers: Combination coil-spring and elastomeric-insert hanger with spring and insert in compression.

- 1. Frame: Steel, fabricated for connection to threaded hanger rods and to allow for a maximum of 30 degrees of angular hanger-rod misalignment without binding or reducing isolation efficiency.
- 2. Outside Spring Diameter: Not less than 80 percent of the compressed height of the spring at rated load.
- 3. Minimum Additional Travel: 50 percent of the required deflection at rated load.
- 4. Lateral Stiffness: More than 80 percent of rated vertical stiffness.
- 5. Overload Capacity: Support 200 percent of rated load, fully compressed, without deformation or failure.
- 6. Elastomeric Element: Molded, oil-resistant rubber or neoprene. Steel-washer-reinforced cup to support spring and bushing projecting through bottom of frame.

7. Self-centering hanger rod cap to ensure concentricity between hanger rod and support spring coil.
- F. Resilient Pipe Guides: Telescopic arrangement of 2 steel tubes or post and sleeve arrangement separated by a minimum of 1/2-inch thick neoprene. Where clearances are not readily visible, a factory-set guide height with a shear pin to allow vertical motion due to pipe expansion and contraction shall be fitted. Shear pin shall be removable and reinsertable to allow for selection of pipe movement. Guides shall be capable of motion to meet location requirements.

2.2 VIBRATION ISOLATION EQUIPMENT BASES

- A. Manufacturers: Subject to compliance with requirements, provide products by one of the following:
 1. Amber/Booth Company, Inc.
 2. Isolation Technology, Inc.
 3. Kinetics Noise Control.
 4. Mason Industries.
 5. Vibration Mountings & Controls, Inc.
- B. Inertia Base: Factory-fabricated, welded, structural-steel bases and rails ready for placement of cast-in-place concrete.
 1. Design Requirements: Lowest possible mounting height with not less than 1-inch clearance above the floor. Include equipment anchor bolts and auxiliary motor slide bases or rails.
 - a. Include supports for suction and discharge elbows for pumps.
 2. Structural Steel: Steel shapes, plates, and bars complying with ASTM A 36/A 36M. Bases shall have shape to accommodate supported equipment.
 3. Support Brackets: Factory-welded steel brackets on frame for outrigger isolation mountings and to provide for anchor bolts and equipment support.
 4. Fabrication: Fabricate steel templates to hold equipment anchor-bolt sleeves and anchors in place during placement of concrete. Obtain anchor-bolt templates from supported equipment manufacturer.

2.3 FACTORY FINISHES

- A. Finish: Manufacturer's standard paint applied to factory-assembled and -tested equipment before shipping.
 1. Powder coating on springs and housings.
 2. All hardware shall be galvanized. Hot-dip galvanize metal components for exterior use.
 3. Baked enamel or powder coat for metal components on isolators for interior use.

4. Color-code or otherwise mark vibration isolation and seismic[- and wind]-control devices to indicate capacity range.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Examine areas and equipment to receive vibration isolation devices for compliance with requirements for installation tolerances and other conditions affecting performance.
- B. Examine roughing-in of reinforcement and cast-in-place anchors to verify actual locations before installation.
- C. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 APPLICATIONS

- A. Multiple Pipe Supports: Secure pipes to trapeze member with clamps approved for application by an agency acceptable to authorities having jurisdiction.

3.3 VIBRATION-CONTROL AND SEISMIC-RESTRAINT DEVICE INSTALLATION

A. Equipment Restraints:

1. Install resilient bolt isolation washers on equipment anchor bolts where clearance between anchor and adjacent surface exceeds 0.125 inch.

B. Piping Restraints:

1. Comply with requirements in MSS SP-127.
2. Space lateral supports a maximum of 40 feet o.c., and longitudinal supports a maximum of 80 feet o.c.
3. Brace a change of direction longer than 12 feet.

C. Install bushing assemblies for mounting bolts for wall-mounted equipment, arranged to provide resilient media where equipment or equipment-mounting channels are attached to wall.

D. Attachment to Structure: If specific attachment is not indicated, anchor bracing to structure at flanges of beams, at upper truss chords of bar joists, or at concrete members.

E. Drilled-in Anchors:

1. Identify position of reinforcing steel and other embedded items prior to drilling holes for anchors. Do not damage existing reinforcing or embedded items during coring or drilling. Notify the structural engineer if reinforcing steel or other embedded items are

encountered during drilling. Locate and avoid prestressed tendons, electrical and telecommunications conduit, and gas lines.

2. Do not drill holes in concrete or masonry until concrete, mortar, or grout has achieved full design strength.
3. Wedge Anchors: Protect threads from damage during anchor installation. Heavy-duty sleeve anchors shall be installed with sleeve fully engaged in the structural element to which anchor is to be fastened.
4. Set anchors to manufacturer's recommended torque, using a torque wrench.
5. Install zinc-coated steel anchors for interior and stainless-steel anchors for exterior applications.

3.4 ADJUSTING

- A. Adjust isolators after piping system is at operating weight.
- B. Adjust active height of spring isolators.
- C. Adjust restraints to permit free movement of equipment within normal mode of operation.

END OF SECTION 230548

SECTION 230553 - IDENTIFICATION FOR HVAC PIPING AND EQUIPMENT

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. Section Includes:

1. Equipment labels.
2. Pipe labels.
3. Duct labels.
4. Stencils.
5. Valve tags.

1.3 SUBMITTALS

- A. Product Data: For each type of product indicated.
- B. Valve numbering scheme.
- C. Valve Schedules: For each piping system to include in maintenance manuals.

1.4 COORDINATION

- A. Coordinate installation of identifying devices with locations of access panels and doors.
- B. Install identifying devices before installing acoustical ceilings and similar concealment.

PART 2 - PRODUCTS

2.1 EQUIPMENT LABELS

- A. Metal Labels for Equipment:

1. Material and Thickness: Brass, 0.032-inch minimum thickness, and having predrilled or stamped holes for attachment hardware.
2. Minimum Label Size: Length and width vary for required label content, but not less than 2-1/2 by 3/4 inch.

3. Minimum Letter Size: 1/4 inch for name of units if viewing distance is less than 24 inches, 1/2 inch for viewing distances up to 72 inches, and proportionately larger lettering for greater viewing distances. Include secondary lettering two-thirds to three-fourths the size of principal lettering.
4. Fasteners: Stainless-steel rivets or self-tapping screws.
5. Adhesive: Contact-type permanent adhesive, compatible with label and with substrate.

B. Label Content: Include equipment's Drawing designation or unique equipment number, Drawing numbers where equipment is indicated (plans, details, and schedules).

2.2 PIPE LABELS

- A. General Requirements for Manufactured Pipe Labels: Preprinted, color-coded, with lettering indicating service, and showing flow direction.
- B. Pretensioned Pipe Labels: Precoiled, semirigid plastic formed to cover full circumference of pipe and to attach to pipe without fasteners or adhesive.
- C. Self-Adhesive Pipe Labels: Printed plastic with contact-type, permanent-adhesive backing.
- D. Pipe Label Contents: Include identification of piping service using same designations or abbreviations as used on Drawings, pipe size, and an arrow indicating flow direction.
 1. Flow-Direction Arrows: Integral with piping system service lettering to accommodate both directions, or as separate unit on each pipe label to indicate flow direction.
 2. Lettering Size: At least 1-1/2 inches high.

2.3 VALVE TAGS

- A. Valve Tags: Stamped or engraved with 1/4-inch letters for piping system abbreviation and 1/2-inch numbers.
 1. Tag Material: Brass, 0.032-inch minimum thickness, and having predrilled or stamped holes for attachment hardware.
 2. Fasteners: Brass wire-link or beaded chain; or S-hook.
- B. Valve Schedules: For each piping system, on 8-1/2-by-11-inch bond paper. Tabulate valve number, piping system, system abbreviation (as shown on valve tag), location of valve (room or space), normal-operating position (open, closed, or modulating), and variations for identification. Mark valves for emergency shutoff and similar special uses.
 1. Valve-tag schedule shall be included in operation and maintenance data.

PART 3 - EXECUTION

3.1 PREPARATION

- A. Clean piping and equipment surfaces of substances that could impair bond of identification devices, including dirt, oil, grease, release agents, and incompatible primers, paints, and encapsulants.

3.2 EQUIPMENT LABEL INSTALLATION

- A. Install or permanently fasten labels on each major item of mechanical equipment.
- B. Locate equipment labels where accessible and visible.

3.3 PIPE LABEL INSTALLATION

- A. Locate pipe labels where piping is exposed or above accessible ceilings in finished spaces; machine rooms; accessible maintenance spaces such as shafts, tunnels, and plenums; and exterior exposed locations as follows:

1. Near each valve and control device.
2. Near each branch connection, excluding short takeoffs for fixtures and terminal units. Where flow pattern is not obvious, mark each pipe at branch.
3. Near penetrations through walls, floors, ceilings, and inaccessible enclosures.
4. At access doors, manholes, and similar access points that permit view of concealed piping.
5. Near major equipment items and other points of origination and termination.
6. Spaced at maximum intervals of 50 feet along each run. Reduce intervals to 25 feet in areas of congested piping and equipment.
7. On piping above removable acoustical ceilings. Omit intermediately spaced labels.

- B. Pipe Label Color Schedule:

1. Chilled-Water Piping:

- a. Background Color: Green.
 - b. Letter Color: White.

2. Condenser-Water Piping:

- a. Background Color: Green.
 - b. Letter Color: White.

3.4 VALVE-TAG INSTALLATION

- A. Install tags on valves and control devices in piping systems, except check valves; valves within factory-fabricated equipment units; shutoff valves; and convenience hose connections and

similar roughing-in connections of end-use fixtures and units. List tagged valves in a valve schedule.

B. Valve-Tag Application Schedule: Tag valves according to size, shape, and color scheme and with captions similar to those indicated in the following subparagraphs:

1. Valve-Tag Size and Shape: 1-1/2 inches round.
2. Valve-Tag Color: Natural.
3. Letter Color: Black.

END OF SECTION 230553

SECTION 23 0593 – TESTING, ADJUSTING, AND BALANCING FOR HVAC

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 PRE-CONSTRUCTION ACTIVITIES

- A. Contractor shall include pre-reading each existing rooftop unit and documenting the following:
 1. Existing supply air flow (CFM)
 2. Existing return air flow (CFM)
 3. Existing outside air flow (CFM)

1.3 SUMMARY

- A. This Section includes testing, adjusting, and balancing HVAC systems to product design objectives, including the following:
 1. Balancing airflow and water flow within distribution systems, including submains, branches, and terminals, to indicated quantities according to specified tolerances.
 2. Adjusting total HVAC systems to provide indicated quantities.
 3. Measuring electrical performance of HVAC equipment.
 4. Setting quantitative performance of HVAC equipment.
 5. Verifying that automatic control devices are functioning properly.
 6. Measuring sound and vibration.
 7. Reporting results of the activities and procedures specified in this Section.
- B. Related Sections include the following:
 1. Testing and adjusting requirements unique to particular systems and equipment are included in the Sections that specify those systems and equipment.
 2. Field quality-control testing to verify that workmanship quality for system and equipment installation is specified in system equipment Sections.

1.4 DEFINITIONS

- A. Adjust: To regulate fluid flow rate and air patterns at the terminal equipment, such as to reduce fan speed or adjust a damper.

- B. Balance: To proportion flows within the distribution system, including submains, branches, and terminals, according to design quantities.
- C. Draft: A current of air, when referring to localized effect caused by one or more factors of high air velocity, low ambient temperature, or direction of airflow, whereby more heat is withdrawn from a person's skin than is normally dissipated.
- D. Procedure: An approach to and execution of a sequence of work operations to yield repeatable results.
- E. Report Forms: Test data sheets for recording test data in logical order.
- F. Static Head: The pressure due to the weight of the fluid above the point of measurement. In a closed system, static head is equal on both sides of the pump.
- G. Suction Head: The height of fluid surface above the centerline of the pump on the suction side.
- H. System Effect: A phenomenon that can create undesired or unpredicted conditions that cause reduced capacities in all or part of a system.
- I. System Effect Factors: Allowances used to calculate a reduction of the performance ratings of a fan when installed under conditions different from those presented when the fan was performance tested.
- J. Terminal: A point where the controlled medium, such as fluid or energy, enters or leaves the distribution system.
- K. Test: A procedure to determine quantitative performance of a system or equipment.
- L. Testing, Adjusting, and Balancing Agent: The entity responsible for performing and reporting the testing, adjusting, and balancing procedures.
- M. AABC: Associated Air Balance Council.
- N. AMCA: Air Movement and Control Association.
- O. NEBB: National Environmental Balancing Bureau.
- P. SMACNA: Sheet Metal and Air Conditioning Contractors' National Association.

1.5 CONTRACTORS

- A. Qualified Test and Balance Contractors shall have been in business for no less than five, (5) years.

1.6 SUBMITTALS

- A. Examination of Contract Documents: Examine contract documents to become familiar with project requirements and to discover conditions in the design which may preclude proper testing, adjusting and balancing of systems. Submit a list of balance devices which are felt necessary but not indicated on the contract documents within 20 days from the Contractor's Notice to Proceed. If the Engineer of Record agrees that any of these devices are necessary, a change order will be issued to cover the cost of installation. If such devices are not identified but required for a complete system balance, they shall be installed at the expense of the Contractor.
- B. Certified Testing, Adjusting, and Balancing Reports: Submit one, (1) hard copy and one, (1) electronic copy of reports prepared, as specified in this Section, on approved forms certified by the testing, adjusting, and balancing Agent.
- C. Sample Report Forms: Submit 2 sets of sample testing, adjusting, and balancing report forms.

1.7 QUALITY ASSURANCE

- A. Certification of Testing, Adjusting, and Balancing Reports: Certify the testing, adjusting, and balancing field data reports. This certification includes the following:
 1. Review field data reports to validate accuracy of data and to prepare certified testing, adjusting, and balancing reports.
 2. Certify that the testing, adjusting, and balancing team complied with the approved testing, adjusting, and balancing plan and the procedures specified and referenced in this Specification.
- B. Instrumentation Type, Quantity, and Accuracy: As described in NEBB's "Procedural Standards for Testing, Adjusting, and Balancing of Environmental Systems," Section II, "Required Instrumentation for NEBB Certification."
- C. Instrumentation Calibration: Calibrate instruments at least every 6 months or more frequently if required by the instrument manufacturer.

1.8 COORDINATION

- A. Coordinate the efforts of factory-authorized service representatives for systems and equipment, HVAC controls installers, and other mechanics to operate HVAC systems and equipment to support and assist testing, adjusting, and balancing activities.
- B. Notice: Provide 7 days' advance notice for each test. Include scheduled test dates and times.

- C. Perform testing, adjusting, and balancing after leakage and pressure tests on air and water distribution systems have been satisfactorily completed.

PART 2 - PRODUCTS (Not Applicable)

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Examine Contract Documents to become familiar with project requirements and to discover conditions in systems' designs that may preclude proper testing, adjusting, and balancing of systems and equipment.
- B. Examine approved submittal data of HVAC systems and equipment.
- C. Examine project record documents described in Division 01 Section "Project Record Documents."
- D. Examine system and equipment installations to verify that they are complete and that testing, cleaning, adjusting, and commissioning specified in individual Specification Sections have been performed.
- E. Examine system and equipment test reports.
- F. Examine HVAC system and equipment installations to verify that indicated balancing devices, such as test ports, gage cocks, thermometer wells, flow-control devices, balancing valves and fittings, and manual volume dampers, are properly installed, and their locations are accessible and appropriate for effective balancing and for efficient system and equipment operation.
- G. Examine systems for functional deficiencies that cannot be corrected by adjusting and balancing.
- H. Examine air-handling equipment to ensure clean filters have been installed, bearings are greased, belts are aligned and tight, and equipment with functioning controls is ready for operation.
- I. Examine plenum ceilings, utilized for supply air, to verify that they are airtight. Verify that pipe penetrations and other holes are sealed.
- J. Examine strainers for clean screens and proper perforations.
- K. Examine 3-way valves for proper installation for their intended function of diverting or mixing fluid flows.

- L. Examine heat-transfer coils for correct piping connections and for clean and straight fins.
- M. Examine equipment for installation and for properly operating safety interlocks and controls.
- N. Examine automatic temperature system components to verify the following:
 - 1. Dampers, valves, and other controlled devices operate by the intended controller.
 - 2. Dampers and valves are in the position indicated by the controller.
 - 3. Integrity of valves and dampers for free and full operation and for tightness of fully closed and fully open positions.
 - 4. Automatic modulating and shutoff valves, including 2-way valves and 3-way mixing valves, are properly connected.
 - 5. Thermostats and are located to avoid adverse effects of sunlight, drafts, and cold walls.
 - 6. Sensors are located to sense only the intended conditions.
 - 7. Sequence of operation for control modes is according to the Contract Documents.
 - 8. Controller set points are set at design values. Observe and record system reactions to changes in conditions. Record default set points if different from design values.
 - 9. Interlocked systems are operating.
 - 10. Changeover from heating to cooling mode occurs according to design values.
- O. Report deficiencies discovered before and during performance of testing, adjusting, and balancing procedures.

3.2 PREPARATION

- A. Verify the following:
 - 1. Permanent electrical power wiring is complete.
 - 2. Hydronic systems are filled, clean, and free of air.
 - 3. Automatic temperature-control systems are operational.
 - 4. Equipment and duct access doors are securely closed.
 - 5. Balance, smoke, and fire dampers are open.
 - 6. Isolating and balancing valves are open and control valves are operational.
 - 7. Ceilings are installed in critical areas where air-pattern adjustments are required and access to balancing devices is provided.
 - 8. Windows and doors can be closed so design conditions for system operations can be met.

3.3 GENERAL TESTING AND BALANCING PROCEDURES

- A. Perform testing and balancing procedures on each system according to the procedures contained in SMACNA's "HVAC Systems--Testing, Adjusting, and Balancing" and this Section.
- B. Cut insulation, ducts, pipes, and equipment cabinets for installation of test probes to the minimum extent necessary to allow adequate performance of procedures. After testing and balancing, close probe holes and patch insulation with new materials identical to those removed. Restore vapor barrier and finish according to the insulation Specifications for this Project.
- C. Mark equipment settings with paint or other suitable, permanent identification material, including damper-control positions, valve indicators, fan-speed-control levers, and similar controls and devices, to show final settings.

3.4 FUNDAMENTAL AIR SYSTEMS' BALANCING PROCEDURES

- A. Prepare test reports for both fans and outlets. Obtain manufacturer's outlet factors and recommended testing procedures. Crosscheck the summation of required outlet volumes with required fan volumes.
- B. Prepare schematic diagrams of systems' "as-built" duct layouts.
- C. Determine the best locations in main and branch ducts for accurate duct airflow measurements.
- D. Check the airflow patterns from the outside-air louvers and dampers and the return- and exhaust-air dampers, through the supply-fan discharge and mixing dampers.
- E. Locate start-stop and disconnect switches, electrical interlocks, and motor starters.
- F. Verify that motor starters are equipped with properly sized thermal protection.
- G. Check dampers for proper position to achieve desired airflow path.
- H. Check for airflow blockages.
- I. Check condensate drains for proper connections and functioning.
- J. Check for proper sealing of air-handling unit components.

3.5 PROCEDURES FOR VARIABLE-AIR-VOLUME SYSTEMS

- A. Compensating for Diversity: When the total airflow of all terminal units is more than the indicated airflow of the fan, place a selected number of terminal units at a maximum set-point airflow condition until the total airflow of the terminal units

equals the indicated airflow of the fan. Select the reduced airflow terminal units so they are distributed evenly among the branch ducts.

B. Pressure-Independent, Variable-Air-Volume Systems: After the fan systems have been adjusted, adjust the variable-air-volume systems as follows:

1. Set outside-air dampers at minimum, and return- and exhaust-air dampers at a position that simulates full-cooling load.
2. Select the terminal unit that is most critical to the supply-fan airflow and static pressure. Measure static pressure. Adjust system static pressure so the entering static pressure for the critical terminal unit is not less than the sum of terminal-unit manufacturer's recommended minimum inlet static pressure plus the static pressure needed to overcome terminal-unit discharge system losses.
3. Measure total system airflow. Adjust to within indicated airflow.
4. Set terminal units at maximum airflow and adjust controller or regulator to deliver the designed maximum airflow. Use terminal-unit manufacturer's written instructions to make this adjustment. When total airflow is correct, balance the air outlets downstream from terminal units as described for constant-volume air systems.
5. Set terminal units at minimum airflow and adjust controller or regulator to deliver the designed minimum airflow. Check air outlets for a proportional reduction in airflow as described for constant-volume air systems.
 - a. If air outlets are out of balance at minimum airflow, report the condition but leave outlets balanced for maximum airflow.
6. Remeasure the return airflow to the fan while operating at maximum return airflow and minimum outside airflow. Adjust the fan and balance the return-air ducts and inlets as described for constant-volume air systems.
7. Measure static pressure at the most critical terminal unit and adjust the static-pressure controller at the main supply-air sensing station to ensure that adequate static pressure is maintained at the most critical unit.
8. Spray paint identification of the actuator drive linkage, swivel joint position on the damper drive shaft of the OA/EA/RA dampers.
9. Record the final fan performance data.

3.6 MOTORS

A. Motors, 1/2 HP and Larger: Test at final balanced conditions and record the following data:

1. Manufacturer, model, and serial numbers.
2. Motor horsepower rating.
3. Motor rpm.
4. Efficiency rating if high-efficiency motor.
5. Nameplate and measured voltage, each phase.
6. Nameplate and measured amperage, each phase.
7. Starter thermal-protection-element rating.

3.7 TOLERANCES

- A. Set HVAC system airflow and water flow rates within the following tolerances:
 - 1. Supply, Return, and Exhaust Fans: Plus or minus 10 percent.
 - 2. Air Outlets and Inlets: Plus or minus 10 percent.
 - 3. Heating-Water Flow Rate: 0 to minus 10 percent.

3.8 FINAL REPORT

- A. General: Typewritten, or computer printout in letter-quality font, on standard bond paper, in 3-ring binder, tabulated and divided into sections by tested and balanced systems.
- B. Include a certification sheet in front of binder signed and sealed by the certified testing and balancing engineer.
 - 1. Include a list of the instruments used for procedures, along with proof of calibration.
- C. General Report Data: In addition to the form titles and entries, include the following data in the final report, as applicable:
 - 1. Title Page.
 - 2. Name and address of testing, adjusting, and balancing Agent.
 - 3. Project name.
 - 4. Project location.
 - 5. Architect's name and address.
 - 6. Engineer's name and address.
 - 7. Contractor's name and address.
 - 8. Report date.
 - 9. Signature of testing, adjusting, and balancing Agent who certifies the report.
 - 10. Summary of contents, including the following:
 - a. Design versus final performance.
 - b. Notable characteristics of systems.
 - c. Description of system operation sequence if it varies from the Contract Documents.
 - 11. Nomenclature sheets for each item of equipment.
 - 12. A summary sheet to include notes to explain why certain final data in the body of reports vary from design values.
 - 13. Test conditions for fans and pump performance forms, including the following:
 - a. Settings for outside-, return-, and exhaust-air dampers.
 - b. Conditions of filters.
 - c. Cooling coil, wet- and dry-bulb conditions.
 - d. Other system operating conditions that affect performance.

D. Air-Handling Unit Test Reports: For air-handling units with coils, include the following:

1. Unit Data: Include the following:
 - a. Unit Identification.
 - b. Location.
 - c. Make and type.
 - d. Model number and unit size.
 - e. Manufacturer's serial number.
 - f. Unit arrangement and class.
 - g. Discharge arrangement.
 - h. Sheave make, size in inches, and bore.
 - i. Sheave dimensions, center-to-center and amount of adjustments in inches.
 - j. Number of belts, make, and size.
 - k. Number of filters, type, and size.
2. Motor Data: Include the following:
 - a. Make and frame type and size.
 - b. Horsepower and rpm.
 - c. Volts, phase, and hertz.
 - d. Full-load amperage and service factor.
 - e. Sheave make, size in inches, and bore.
 - f. Sheave dimensions, center-to-center and amount of adjustments in inches.
3. Test Data: Include design and actual values for the following:
 - a. Total airflow rate in cfm.
 - b. Total system static pressure in inches wg.
 - c. Fan rpm.
 - d. Discharge static pressure in inches wg.
 - e. Filter static-pressure differential in inches wg.
 - f. Coil static-pressure differential in inches wg.
 - g. Outside airflow in cfm.
 - h. Return airflow in cfm.
 - i. Outside-air damper position.
 - j. Return-air damper position.

E. For VAV terminals, include the following:

1. Test Data: Include design and actual values for the following:
 - a. Airflow rate in cfm.
 - b. Air pressure drop in inches wg.

F. Air-Terminal-Device Reports: For terminal units, include the following:

1. Unit Data: Include the following:
 - a. System and air-handling unit identification.
 - b. Location and zone.
 - c. Test apparatus used.

- d. Air-terminal-device effective area in sq. ft.
- 2. Test Data: Include design and actual values for the following:
 - a. Airflow rate in cfm.
 - b. Air velocity in fpm.
 - c. Preliminary airflow rate as needed in cfm.
 - d. Preliminary velocity as needed in fpm.
 - e. Final airflow rate in cfm.
 - f. Final velocity in fpm.
- G. Instrument Calibration Reports: For instrument calibration, include the following:
 - 1. Report Data: Include the following:
 - a. Instrument type and make.
 - b. Serial number.
 - c. Application.
 - d. Dates of use.
 - e. Dates of calibration.

3.9 ADDITIONAL TESTS

- A. Within 90 days of completing testing, adjusting, and balancing, perform two, (2) additional testing and balancing procedures on a minimum of 25% of the Project scope to verify that balanced conditions are being maintained throughout and to correct unusual conditions.
- B. Submit a revised electronic report upon completion.

END OF SECTION 23 05 93

SECTION 23 09 00 INSTRUMENTATION AND CONTROL FOR HVAC

PART 1 - GENERAL

1.1 References

1. American National Standards Institute (ANSI)
 1. ANSI/ISA 5.5-1985 Graphic Symbols for Process Displays.
 2. ANSI/IEEE 260.1 2004, Standard Letter Symbols for SI and Certain Other Units of Measurements (SI Units, Customary Inch-Pound Units, and Certain Other Units).
 3. ANSI/ASHRAE 135-2016, BACnet - A Data Communication Protocol for Building Automation and Control Networks including the latest addenda.

1.2 Acronyms, Abbreviations, and Definitions

1. Acronyms used in BMS.
 1. BMS – Building Management System
 2. EMCS – Energy Management and Control System
 3. GUI – Graphical User Interface
 4. HVAC - Heating, Ventilation, Air Conditioning
 5. I/O - Input/output
 6. ISA - Industry Standard Architecture
 7. O&M - Operation and Maintenance
 8. FCU – Field Control Unit
 9. BCU – Building Control Unit
 10. NCU – Network Control Unit
 11. LSI – Local System Interface

1.3 Permits and Fees

1. Per General Conditions of Contract.
2. Submit certificate(s) of acceptance as applicable from authorities having jurisdiction to the Owner.

1.4 General Description

1. Refer to control schematics for general system architecture.

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2. Work covered by sections referred to above consists of fully operational BMS, including, but not limited to, following:
 1. Control devices as listed in I/O Summaries.
 2. Peripheral devices.
 3. Complete operating and maintenance manuals and field training of operators, programmers, and maintenance personnel.
 4. Acceptance tests, technical support during commissioning, full documentation.
 5. Wiring interface co-ordination of equipment supplied by others.
 6. Miscellaneous work as specified in these sections and as indicated.

1.5 Standards Compliance

1. All equipment and material to be from manufacturer's regular production, UL and/or ULC or CSA certified, manufactured to standard quoted plus additional specified requirements.
2. Where UL and/or ULC or CSA certified equipment is not available to submit such equipment to inspection authorities for special inspection and approval before delivery to the site.
3. Submit proof of compliance to specified standards with shop drawings and product data. A label or listing of the specified organization is acceptable evidence.
4. In place of such evidence, submit an approval certificate from the testing organization, approved by the Owner, certifying that item was tested to accepted methods and that item conforms to their standard/code.
5. For materials whose compliance with organizational standards/codes/specifications is not regulated by an organization using its listing or label as proof of compliance, furnish certificate stating that material complies with applicable referenced standard or specification.
6. For retrofit projects only, existing sensors may be reused if the new controller supports a minimum 32-point linear interpolation translation table for the sensors.
7. Installation shall be in accordance with national, state and local building and electrical codes as may be in force in the installation area.

1.6 Work Included

1. Provide a new building automation and control system to control and monitor the building's mechanical and electrical systems.
2. Provide new control valves, control dampers (gravity, fire and smoke control dampers by others), flow switches, thermal wells for temperature control, and air flow stations as necessary.
3. Provide Variable Frequency Drives for HVAC equipment as specified herein.

4. Provide submittal data sheets, control drawings schematics (in Visio or AutoCAD), data entry, pneumatic (as required) and electrical installation, programming, start-up, test and validation acceptance documentation, as-built documentation, maintenance manuals, and system warranties.
5. All labor, material, equipment, and services not specifically referred to in this specification or on associated drawings that are required to fulfill the functional intent of this specification shall be provided at no additional cost to the Owner.
6. The work covered by this specification and related sections consists of providing shop drawings, equipment, labor, materials, engineering, technical supervision, and transportation as required to furnish and install a fully operational BMS to monitor and control the facilities listed herein, and as required to provide the operation specified in strict accordance with these documents, and subject to the terms and conditions of the contract. The work in general consists of but is not limited to, the following:
 1. The preparation of submittals and provision of all related services.
 2. Furnish and install all components to achieve system operation, any control devices, conduit, and wiring, in the facility as required to provide the operation specified.
 3. Furnish complete operating and maintenance manuals and field training of operators, programmers, and maintenance personnel.
 4. Perform acceptance tests and commissioning as indicated.
 5. Provide full documentation for all applications and equipment.
 6. Miscellaneous work as indicated in these specifications.

1.7 Work by Others

1. Setting in place of valves and dampers, access doors, flow meters, water pressure, and differential taps, flow switches, thermal wells, fire and smoke control dampers, air flow stations, and current transformers shall be by others.
2. Duct smoke detectors shall be provided under Division 26. Connection of auxiliary terminals of duct smoke detectors shall be wired to the BMS for monitoring purposes only by this section.
3. High and low temperature thermostats shall be provided by this section.
4. Switches, and power wiring to motors, starters, thermal overload switches, and contactors, are specified in Division 26. This Section includes the furnishing and installation of controls and wiring for automatic controls, electric damper and valve operators, terminal control units, interlocks, starting circuits, and wiring to power consuming control devices.

1.8 BMS Open System Design and Qualifications

1. Objective for an Open Building Management System (BMS): The owner aims to establish an open BMS that supports integration of diverse products from various manufacturers or suppliers. This approach is intended to facilitate system expansion, maintenance, and servicing. The BMS provider must demonstrate adherence to the open system criteria detailed below.
2. Pre-Contract Requirements for Open System Design:
 1. Local Presence and Experience: The BMS provider should present evidence of operating a local office within 50 miles (80 km) of the project site for a minimum of five years. This office must be staffed with professionals skilled in installation, engineering, programming, service, commissioning, training, routine upkeep, and emergency response related to the systems.
 2. Software Framework: The control system must employ the Niagara4 software framework, with the contractor having at least two years of experience in various aspects of Niagara4 handling. Additionally, a Niagara Compatibility Statement (NiCS) should be provided, confirming unrestricted connectivity and complete access to the Niagara Framework, ensuring an open system. The NiCS should verify compatibility in various aspects.
3. Communication Protocols Compliance:
 1. BMS controllers must utilize BACnet. The suppliers of both hardware and software must be active members of BACnet International, with controllers being BACnet Listed (documentation available on the BACnet website).
 2. BACnet alone does not qualify as an open system. Full adherence to the specified open system and manufacturer requirements is necessary.
 3. Modbus is acceptable only for third-party devices.
 4. LonTalk is permissible solely for existing LonTalk infrastructures, as specified by the owner.
 5. Proprietary communication protocols are not acceptable.
4. Software Programming Tool Provisions:
 1. The project must include necessary software tools for complete functional use of the BMS, including programming, network management, and interface development.
 2. The programming tool must include a one time-purchase option that includes a non-expiring license.
 3. The programming tool must include the ability to be freely updated by the owner without additional purchase requirements.

End of Section

PART 2 - PRODUCTS

2.1 Acceptable System Manufacturers and Contractors

1. The supplier must be a company with at least five years of experience in manufacturing and distributing building management systems.
2. The hardware and software manufacturer must offer a technical support service accessible via a toll-free number, staffed with qualified personnel for providing instructions and technical support for networked control systems.
3. BACnet/IP communication protocol is mandatory for all BMS manufacturer-supplied controllers, including terminal devices such as Variable Air Volume systems (VAVs), Fan Coil Units (FCUs), etc.
4. Any approved manufacturer capable of supplying both equipment and controls must provide separate pricing for controls and equipment.
5. Acceptable Manufacturers:
 1. ABB/Cylon US (Basis of Design)
6. Compliance Matrix for Other Manufacturers/Contractors: Manufacturers/contractors other than the “Basis of Design” manufacturer must submit a compliance matrix indicating “C – Comply”, “D – Does Not Comply”, and “E – Exclude” for all elements of sections 230900 and 230993 before the bid award.
7. Approval and Prequalification Requirements:
 1. Being listed as an approved manufacturer/contractor does not exempt the bidder from fulfilling all specifications and requirements.
 2. Bidders not prequalified before bid review will not be considered. Prequalification requires acceptance to bid by the engineer, either through a bid addendum or a documented RFI response. No other forms of prequalification are valid.

2.2 Quality Assurance

1. All new Building Management System products on this project shall be provided by a firm that is a registered ISO 9001:2015 manufacturer, for a minimum duration of 5 years, at time of bid.
2. The Building Management System shall be furnished, engineered, installed, tested and calibrated by factory certified technicians qualified for this work. The contractor shall be Factory Authorized in good standing with the Manufacturer. Factory-trained technicians shall provide instruction, routine maintenance, and emergency service within 24 hours upon receipt of the request.

2.3 Computer Hardware

1. Provide the following computer hardware for this project:

1. Onsite Server(s):
 2. Workstation Computer(s):
 3. Uninterruptable Power Supplies:
2. Server Hardware Requirements:
 1. The Server shall be a PC with minimum Intel i5 Quad-core 3.4 GHz processor with 16 GB RAM and a minimum of 250 GB SATA or SAS RAID Array (RAID 1 with hot spare suggested). It shall include a minimum of 4 USB ports. A minimum 21", HDMI, DVI-D video interfaces, minimum 1024 x 768 resolution, 4x3 Widescreen, LED color monitor with a minimum 60 Hz refresh rate shall also be included.
 2. The server operating system shall be Windows 10 Enterprise IOT LTSC.
 3. Acceptable Manufacturers are:
 - .1 Dell
 - .2 Lenovo
 - .3 HP (Hewlett Packard)
 - .4 OnLogic
 4. Connection to the BMS LAN network shall be via an Ethernet network interface card, 100/1000 Mbps.
 5. The server will be located in the Control Room.
 6. The server shall support all Network Control Units (NCU), OWS(s), and 3rd party mechanical/electrical systems connected to the Facility Management Control / Building Management System Local Area Network.
3. Workstation Hardware Requirements:
 1. The workstation shall be a PC with minimum Intel Core i5 Quad-core 3.4 GHz processor with 8 GB RAM and a 1TB SATA hard drive with 6 GB/s transfer rate. It shall include a minimum 32X CD-ROM drive and 4-USB ports. A minimum 21", HDMI, DVI-D video interfaces, minimum 1024 x 768 resolution, 4x3 Widescreen, LED color monitor with a minimum 60 Hz refresh rate shall also be included.
 2. The operating system shall be Windows 11 Professional 64-bit computer with the most recent service packs and system updates.
 3. Acceptable Manufacturers are:
 - .1 Dell
 - .2 Lenovo

.3 HP (Hewlett Packard)

4. Connection to the BMS LAN network shall be via an Ethernet network interface card, 100/1000 Mbps.
5. Provide 1 Workstation(s).
6. The Workstation(s) will be located in Control Room.
7. Workstation(s) should be loaded with FCU/BCU/NCU Programming Tools.

4. Uninterruptable Power Supplies

1. Provide the OWS, Server, and each network/building controller with individual UPS to provide clean, reliable, noise-filtered power at all times and to protect and maintain systems operation throughout short term power interruptions of up to 15 minutes duration.
2. Acceptable Manufacturer: APC

2.4 Remote Access and Cyber Security

1. Remote Access:

1. The BMS contractor must adhere to the owner's IT infrastructure security policies for remote access. The owner's IT team will provide necessary elements like VPN and firewalls for secure remote access.
2. Secure remote access should always utilize a VPN and firewall.
3. Acceptable Devices:

.1 TosiBox 610 only which matches existing VPN system.

2. Cyber Security:

1. Unless specified by the owner's IT team, the BMS network should be separate from the owner's IT infrastructure, except for a single connection point for remote access (internet access provided by the owner). The BMS contractor is responsible for providing all necessary ethernet switches and communication backbones to ensure a fully operational BMS.
2. Refer to the "Communication Backbone" section of this specification for detailed guidelines on network segmentation (VLANs, subnets), and requirements for edge or managed switches depending on building size/type.
3. Avoid using default factory usernames and passwords. Regularly update usernames and passwords to ensure strong system security.
4. Regularly update all software and firmware.
5. Follow the control manufacturer's system hardening guidelines where applicable.

2.5 Communication

1. Control products, communication media, connectors, repeaters, hubs, and routers shall comprise BACnet internetwork. Controller and operator interface communication shall conform to ANSI/ASHRAE Standard 135-2016, BACnet.
2. Provide wiring and network devices for a complete and workable control network.
3. Internetwork operator interface and value passing shall be transparent to internetwork architecture. An operator interface connected to a controller shall allow the operator to interface with each internetwork controller as if directly connected. Controller information such as data, status, and control algorithms shall be viewable and editable from each internetwork controller.
4. Controllers with real-time clocks shall use the BACnet Time Synchronization service. The system shall automatically synchronize system clocks daily from an operator-designated controller via the internetwork. The system shall automatically adjust for daylight saving and standard time if applicable.
5. BACnet/IP communication protocol shall be used for all BMS manufacturer provided Network Control Units (NCUs), Building Control Units (BCUs), and Field Control Units (FCUs).
 1. All controllers shall have the ability communicate peer-to-peer without the need for a NCU as necessary.
 2. Any controller on the Ethernet Data Link/Physical layer shall be able to act as a Master to allow for the exchange and sharing of data variables and messages with any other controller connected to the same communication cabling. Slave controllers are not acceptable
 3. Provide industry standard IP switches, routers, and other network devices as required.
 4. BMS network shall be a “Flat” topology with all devices connected to the same physical network.
 5. All FCUs shall include a dual-port, integrated ethernet switch to support pass through to prevent network communication loss due to power loss.

2.6 Network Control Unit (NCU) and Graphical User Interface (GUI)

1. Network Control Unit (NCU): Provide NCUs (NCU) for all equipment to be controlled as indicated on the Drawings and the sequence of operation.
 1. NCUs (NCU) shall provide the interface between the LAN or WAN and the field control devices and provide global supervisory control functions over the control devices connected to the NCU. It shall be capable of executing application control programs to provide:

- .1 Calendar functions via native scheduling interface, iCalendar protocol applications such as the most current version of Outlook, Google Calendar, Apple iCal, etc.
- .2 Scheduling via built-in native scheduling interface, iCalendar protocol applications such as the most current version of Outlook, Google Calendar, Apple iCal, etc.
- .3 Trending to open source database formats such as MySQL and SQLite.
- .4 Alarm monitoring and routing with alarm recording and historical archiving to open source database formats such as MySQL and SQLite.
- .5 Time synchronization via internet time servers utilizing NTP methodology.
- .6 Integration of BACnet controller data.

2. NCU must provide the following minimum hardware features:

- .1 A minimum of one Ethernet Port - 10/100 Mbps
- .2 Two RS-485 ports
- .3 Battery Backup Capability
- .4 Capable of operation over a temperature range of 32 to 122 degrees F.
- .5 Capable of operation over a humidity range of 0 to 80 percent RH, non-condensing

3. NCU shall support standard Web browser access via the Intranet/Internet.

4. Event Alarm Notification and actions:

- .1 NCU shall provide alarm recognition, storage; routing, management, and analysis to supplement distributed capabilities of equipment or application specific controllers.
- .2 NCU shall be able to route any alarm condition to any defined user location whether connected to a local network or remote via a wide-area network.
- .3 Alarm generation shall be selectable for annunciation type and acknowledgment requirements including but limited to:
 - .1 To alarm.
 - .2 Return to normal.
 - .3 To fault.
- .4 Provide for the creation of alarm classes to route types and or classes of alarms, i.e.: Security, HVAC, Fire, etc.

- .5 Provide timed (schedule) routing of alarms by class, object, group, or node.
- .6 Provide alarm generation from binary object "runtime" and /or event counts for equipment maintenance. Users shall be able to reset runtime or event count values with appropriate password control.

5. Control equipment and network failures shall be treated as alarms and annunciated.
6. Alarms shall be annunciated in any of the following manners as defined by the user:
 - .1 Screen message text.
 - .2 Email of the complete alarm message to multiple recipients. Provide the ability to route and email alarms based on:
 - .1 Day of week.
 - .2 Time of day.
 - .3 Recipient.
 - .3 Graphic with flashing alarm object(s).
 - .4 Twitter notification.
 - .5 RSS feeds.
7. The following shall be recorded by the NCU for each alarm (at a minimum):
 - .1 Time and date.
 - .2 Location (building, floor, zone, office number, etc.).
 - .3 Equipment (air handler #, VAV, etc.).
 - .4 End device (Temp sensor, smoke detector, etc.).
 - .5 Acknowledge time, date, and user who issued acknowledgment.
8. Alarm actions may be initiated by user-defined programmable objects created for that purpose.
9. Defined users shall be given proper access to acknowledge an alarm or specific types or classes of alarms defined by the user.
10. A log of all alarms shall be maintained by the NCU and/or a server (if configured in the system) and shall be available for review by the user.
11. Provide a "query" feature to allow review of specific alarms by user-defined parameters.

12. A separate log for system alerts (controller failures, network failures, etc.) shall be provided and available for review by the user.
13. An Error Log to record invalid property changes or commands shall be provided and available for review by the user.

2. Data Collection and Storage: NCU shall have the ability to collect data for any property of any object and store this data for future use.

1. Data collection shall be performed by log elements, resident in the NCU that has, at a minimum, the following configurable properties:
 - .1 Designating the log as interval or deviation.
 - .2 For interval logs, the object shall be configured for time of day, day of week and the sample collection interval.
 - .3 For deviation logs, the object shall be configured for the deviation of a variable to a fixed value. This value, when reached, will initiate logging of the object.
 - .4 For all logs, provide the ability to set the maximum number of data stores for the log and to set whether the log will stop collecting when full, or rollover the data on a first-in, first-out basis.
 - .5 Each log shall have the ability to have its data cleared on a time-based event or by a user-defined event or action.
2. All log data shall be stored in a relational SQL database in the NCU and the data shall be accessed from a server (if the system is so configured) or a standard Web browser.
3. All log data, when accessed from a server, shall be capable of being manipulated using standard SQL statements.
4. All log data shall be available to the user on-demand, or on scheduled intervals in the following data formats:
 - .1 HTML.
 - .2 Plain Text.
 - .3 Comma or tab-separated values.
 - .4 PDF.
 - .5 Excel.
5. Systems unable to provide log data in PDF and Excel formats at a minimum shall not be acceptable.
6. NCU shall have the ability to archive its log data either locally (to itself), or remotely to a server or other NCU on the network. Provide the ability to configure the following archiving properties, at a minimum.

- .1 Archive on time of day.
- .2 Archive on user-defined number of data stores in the log (buffer size).
- .3 Archive when the log has reached its user-defined capacity of data stores.
- .4 Provide ability to clear logs once archived.

7. Database Backup and Storage: NCU shall have the ability to automatically backup its database. Database shall be backed up based on a user-defined time interval.

8. Copies of the current database and the most recently saved database shall be stored in the NCU. The age of the most recently saved database is dependent on the user-defined database save interval.

9. NCU database shall be stored, at a minimum, in SQL format to allow for user viewing and editing, if desired.

3. Web Browser Clients: System shall be capable of supporting an unlimited number of clients using a standard Web browser such as Microsoft Edge, Mozilla Firefox, Google Chrome, and Apple Safari. Systems requiring proprietary software to enable a standard Web browser to be resident on the client machine. Manufacture-specific browsers will not be acceptable. To ensure site security for web-enabled browsing, plug-ins requiring the use of Java applets, Active-X or Flash technologies are not acceptable.

- 1. Web browser software shall run on any operating system and system configuration that is supported by the Web browser. Systems that require specific machine requirements in terms of processor speed, memory, etc., to allow the Web browser to function with the EMCS, shall not be acceptable.
- 2. Web browser shall provide the view of the system, in terms of graphics, schedules, calendars, logs, etc.
- 3. Web browser client shall support at a minimum, the following functions:
 - .1 User log-on identification and password shall be required. Security using the latest authentication and encryption techniques to prevent unauthorized access shall be implemented.
 - .2 Graphical screens developed for the GUI shall be the same screens used for the Web browser client. Any animated graphical objects supported by the GUI shall be supported by the Web browser interface.
 - .3 HTML programming shall not be required to display system graphics or data on a Web page. HTML editing of the Web page shall be allowed if the user desires a specific look or format.
 - .4 Storage of the graphical screens shall be in the NCU, without requiring any graphics to be stored on the client machine. Systems that require graphics storage on each client are not acceptable.

- .5 Real-time values displayed on a Web page shall update automatically without requiring a manual "refresh" of the Web page.
- .6 Users shall have administrator-defined access privileges. Depending on the access privileges assigned, the user shall be able to perform the following:
 - .1 Modify common application objects, such as schedules, calendars, and setpoints graphically.
 - .2 View logs and charts.
 - .3 View and acknowledge alarms.
 - .4 Setup and execute SQL queries on log and archive information.
- .7 Graphic screens on the Web Browser client shall support hypertext links to other locations on the Internet or Intranet sites, by specifying the Uniform Resource Locator (URL) for the desired link.

4. Server Functions and Hardware: Provide system with a central server that supports all NCUs connected to the customer's network whether local or remote.
5. Local connections shall be via an Ethernet LAN. Remote connections can be via ISDN, ADSL, T1, etc.
6. It shall be possible to provide access to all NCUs via a single connection to the server. In this configuration, each NCU can be accessed from a remote standard Web browser by connecting to the server.
7. Server shall provide the following functions, at a minimum:
 - .1 Global Data Access: Provide complete access to distributed data defined anywhere in the system.
 - .2 Distributed Control: Provide the ability to execute global control strategies based on control and data objects in any NCU in the network, local or remote.
 - .3 Include a master clock service for its subsystems and provide time synchronization for all Network Control Units (NCUs).
 - .4 Accept time synchronization messages from trusted precision Atomic Clock Internet sites and update its master clock based on this data.
 - .5 Provide scheduling for all NCUs and their underlying field control devices.
 - .6 Implement the BACnet Command Prioritization scheme (16 levels) for safe and effective contention resolution of all commands to NCUs. Systems not employing this prioritization shall not be accepted.
 - .7 Provide central alarm management for all NCUs supported by the server including:

- .1 Routing of alarms to display, Twitter, RSS feed, email and SMS text via email.
- .2 View and acknowledge alarms.
- .3 Query alarm logs based on user-defined parameters.

.8 Provide central management of log data for all NCUs supported by the server. Log data shall include process logs, runtime, and event counter logs, and error logs. Log data management shall include:

- .1 Viewing and printing log data.
- .2 Exporting log data to other software applications.
- .3 Query log data based on user-defined parameters.

4. System Programming: Graphical User Interface software (GUI) shall provide the ability to perform system programming and graphic display engineering as part of a complete software package.

1. Provide a library of control, application, and graphic objects to enable the creation of all applications and user interface screens. Applications are to be created by selecting the desired control objects from the library, pasting them on the screen, and linking them together using a built-in graphical connection tool. Completed applications may be stored in the library for future use. Graphical User Interface screens shall be created in the same fashion. Data for the user displays are obtained by graphically linking the user display objects to the application objects to provide "real-time" data updates. Any real-time data value or object property may be connected to display its current value on a user display. Systems requiring separate software tools or processes to create applications and user interface displays shall not be acceptable.
2. Programming Methods:
 - .1 Provide the capability to copy objects from the supplied libraries, or a user-defined library to the user's application. Objects shall be linked by a graphical linking scheme by dragging a link from one object to another. Object links will support one-to-one, many-to-one, or one-to-many relationships. Linked objects shall maintain their connections to other objects regardless of where they are positioned on the page and shall show link identification for links to objects on other pages for easy identification.
 - .2 Configuration of each object will be done through the object's property panel using fill-in-the-blank fields, list boxes, and selection buttons. The use of manufacturer-specific procedural language for configuration will not be accepted.

- .3 The software shall provide the ability to view the logic in a monitor mode. When on-line, the monitor mode shall provide the ability to view the logic in real-time for easy diagnosis of the logic execution. When off-line (debug), the monitor mode shall allow the user to set values to inputs and monitor the logic for diagnosing execution before it is applied to the system.
- .4 System shall support object duplication within a customer's database. An application, once configured, can be copied and pasted for easy re-use and duplication. All links, other than to the hardware, shall be maintained during duplication.

5. Object Libraries: Provide a standard library of objects for development and setup of application logic, user interface displays, system services, and communication networks.

1. Objects in this library shall be capable of being copied and pasted into the user's database and shall be organized according to their function. Also, the user shall have the capability to group objects created in their application and store the new instances of these objects in a user-defined library.
2. In addition to the standard libraries specified here, the manufacturer shall maintain an on-line accessible (over the Internet) library, available to all registered users to provide new or updated objects and applications as they are developed.
3. All control objects shall conform to the control objects specified in the BACnet specification.
4. The object library shall include objects to support the integration of devices connected to the NCU. At a minimum, provide the following as part of the standard library included with the programming software:
 - .1 For BACnet devices, provide the following objects at a minimum:
 - .1 Analog In
 - .2 Analog Out
 - .3 Analog Value
 - .4 Binary In
 - .5 Binary Out
 - .6 Binary Value
 - .7 Multi-State In
 - .8 Multi-State Out
 - .9 Multi-State Value
 - .10 Schedule Export
 - .11 Calendar Export

- .12 Device
 - .2 For each BACnet object, provide the ability to assign the object a BACnet device and object instance number.
 - .3 For BACnet devices, provide the following support at a minimum:
 - .1 Read Property
 - .2 Read Property Multiple
 - .3 Write Property
 - .4 Write Property Multiple
 - .5 Who-has
 - .6 I-have
 - .7 Who-is
 - .8 I-am
 - .9 Ethernet
 - .10 BACnet IP Annex J
 - .11 MSTP
 - .12 BACnet Broadcast Management Device (BBMD) function
 - .13 Foreign Device Registrar
 - .14 Routing
 - .15 BACnet NAT Based Routing

6. MODBUS System Integration: Network Control Units (NCU) shall support the integration of device data from Modbus RTU or TCP control system devices. The connection to the Modbus system shall be via an RS485 or Ethernet IP as required by the device.

1. Provide the required objects in the library, included with the Graphical User Interface programming software, to support the integration of the Modbus system data into the EMCS. Objects provided shall include at a minimum:
 - .1 Read/Write Modbus AI Registers
 - .2 Read/Write Modbus AO Registers
 - .3 Read/Write Modbus BI Registers
 - .4 Read/Write Modbus BO Registers
2. All scheduling, alarming, logging and global supervisory control functions, of the Modbus system devices, shall be performed by the NCU.

3. EMCS supplier shall provide a Modbus system communications driver. Provide with documentation of the system's Modbus interface and factory support at no charge during system commissioning.

7. Acceptable Technologies

1. ABB Cylon™ INTEGRA based on the Niagara Framework
8. NCU/FCU Programming Software: The Programming Software must be able to be seamlessly launched from within the BMS Framework as an application.
 1. Connection methods (Tunneling or by building controller – not direct to controller).
 2. Provide programming software for the Field Control Units (FCUs) that allow for the development of the FCU control logic and point management and Graphical User Interface screens.
 - .1 A library of control, application, and graphic objects shall be provided to enable the creation of all applications and user interface screens.
 - .2 Access to these functions shall be provided through Graphical User Interface software (GUI).
 - .3 Applications are to be created by selecting the desired control objects from the library, dragging or pasting them on the screen, and linking them together using a built-in graphical connection tool.
 - .4 Completed applications may be stored in the library for future use.
 - .5 Graphical User Interface screens shall be created in the same fashion.
 - .6 Data for the user displays is obtained by graphically linking the user display objects to the application objects to provide “real-time” data updates.
 - .7 Any real-time data value or object property may be connected to display its current value on a user display.
 - .8 Systems requiring separate software tools or processes to create applications and user interface displays shall not be acceptable.
 - .9 Programming Methods:
 - .1 Provide the capability to copy objects from the supplied libraries, or a user-defined library to the user's application.
 - .2 Objects shall be linked by a graphical linking scheme by dragging a link from one object to another.
 - .3 Object links will support one-to-one, many-to-one, or one-to-many relationships.

- .4 Linked objects shall maintain their connections to other objects regardless of where they are positioned on the page and shall show link identification for links to objects on other pages for easy identification.
- .10 Object Configuration
 - .1 Each object will be done through the object's property sheet using fill-in-the-blank fields, list boxes, and selection buttons.
 - .2 The use of custom programming, scripting language, or a manufacturer-specific procedural language for configuration will not be accepted.
- .11 The software shall provide the ability to view the logic with values being input to and output from the graphical blocks in real-time. (debug mode)
- .12 The system shall support object duplication within a client's database.
 - .1 An application, once configured, can be copied and pasted for easy re-use and duplication.
 - .2 All links, other than to the hardware, shall be maintained during duplication.
- .13 Provides function to compare and calculate from multiple values from networked controllers (NCU and FCU).
 - .1 As a minimum, the function shall calculate and compare the values and return the average, sum, highest, lowest, 3 highest, 3 lowest values and multi-state value count.
- .14 Auto-linking of objects to graphics
- .15 Auto-Encapsulate functionality (the automatic ability to group multiple programming objects into a new singular programming object).
- .16 Allow for uploading/downloading to/from multiple controllers
- .17 Niagara Mods Reflow is the site standard and all graphical interactions will be through that software.

9. Utility Software

1. Supply and install software products to allow the owner to access and manipulate the control schematic diagrams, and to access product data sheets in an electronic format.
2. Enter all soft copy submissions; including "Record" drawings as specified herein (As-built Shop Drawings, Product Data and Maintenance Manuals) in OWS.

2.7 Field Control Units (FCUs) and Building Control Units (BCUs)

1. All BCUs and FCUs (which includes controllers for terminal devices such as VAVs, Fan Coil Units, etc) shall utilize the BACnet/IP protocol and must be listed with the BACnet Testing Laboratory (BTL). The minimum following requirements shall be met as specified:

1. Support for IPv4.
2. DHCP and static IP addressing.
3. 2 – RJ45 ports each capable of supporting 10/100 Base-T.
4. Inputs/Outputs
 - .1 Support for digital inputs from dry contact closure, pulse accumulators, and AC or DC voltage sensing.
 - .2 Support for analog inputs of 4-20 mA, 0-10 VDC, thermistor and RTD in the range of 350,000 ohm.
 - .3 Support for Universal I/O that can serve as either an analog or digital input/output.
 - .4 Each controller serving equipment shall have a minimum of spare points of each point type (10% spare capacity).

5. Power Requirements

- .1 FCU and BCU controllers shall be powered from a 24 VAC source and shall function normally under an operating range of 20 to 28 VAC, allowing for power source fluctuations and voltage drops.
- .2 A dedicated power source and separate isolation transformer for each controller shall be provided.

2. Acceptable Product:

1. ABB FLXeon Series

3. Building Control Units (BCUs):

1. Each BCU shall have the capability to accept Expansion I/O Modules to accommodate additional point capacity.
 - .1 Each Expansion I/O Modules shall have the ability to be locally or remote mounted up to 100 feet.
 - .2 Remote mounting distance must be capable of being extend with the use of additional power supply modules.
 - .3 Support for digital inputs from dry contact closure, pulse accumulators, and voltage sensing.
 - .4 Support for analog inputs of 4-20 mA, 0-10 VDC, thermistor and RTD in the range of 350,000 ohm.

- .5 Support for Universal I/O that can serve as either an analog or digital input/output.
- .6 Optional on-board Hand-Off-Auto switches for analog and digital outputs with software configurability, LED status indicates and monitoring.
- 2. Provide BACnet/IP BCUs with BACnet B-BC profile for equipment control (Central plant, air handlers, etc).
- 3. BACnet/IP FCU shall be 32-bit microprocessor-based operating at a minimum of 1 GHz.
 - .1 They shall be multi-tasking, real-time digital control processors consisting of modular hardware with plug-in enclosed processors, communication controllers, power supplies and input/output point modules.
- 4. Each BACnet/IP FCU shall have a minimum of 512MB memory, and a minimum of 4GB non-volatile flash to support its operating system, connectivity and databases.
 - .1 All control sequences programmed into the BCU shall be stored in non-volatile memory, which is not dependent upon the presence of a battery, to be retained.
- 5. Shall be fully programmable and the programming software shall have a library of pre-built, tested, and user re-definable control sequences for a wide range of typical HVAC applications.
- 6. Shall have a real-time clock.
- 7. Shall include optional on-board Hand-Off-Auto switches for analog and digital inputs/outputs with software configurability, LED stat
- 8. In addition to providing local monitoring and control of equipment, the following routing capabilities shall be available:
 - .1 BACnet/MSTP to BACnet/IP
 - .2 Modbus/RTU to Modbus/TCP

4. Field Control Units (FCUs)

- 1. Provide BACnet/IP FCUs with BACnet B-BC profile for unitary equipment control (VAV, fan coils, heat pumps, RTUs, etc).
- 2. BACnet/IP FCU shall be 32-bit microprocessor-based operating at a minimum of 600 MHz.
 - .1 They shall be multi-tasking, real-time digital control processors consisting of modular hardware with plug-in enclosed processors, communication controllers, power supplies and input/output point modules.

3. Each BACnet/IP FCU shall have a minimum of 512MB memory, and a minimum of 4GB non-volatile flash to support its operating system, connectivity and databases.
 - .1 All control sequences programmed into the FCU shall be stored in non-volatile memory, which is not dependent upon the presence of a battery, to be retained.
 - .1 FCU controllers that are not fully programmable and/or cannot retain programming are not acceptable.
 - .2 Should the FCU memory be lost for any reason, the user shall have the capability of reloading the controller software via the BMS LAN OWS or Server.
 - .1 Controllers requiring a local port to reload the controller software are not acceptable.
4. Shall have a real-time clock.
5. Shall include a dual-port, integrated ethernet switch to support pass through to prevent network communication loss.
6. Shall be fully programmable and the programming software shall have a library of pre-built, tested, and user re-definable control sequences for a wide range of typical HVAC applications.
7. Shall have a communications port for connecting a matching room temperature and/or humidity sensor and does not utilize any of the I/O points of the Controller.
 - .1 Communications port shall have the ability to accommodate from 4 to 10 temperature and/or humidity sensors that does not utilize any I/O points.
 - .2 Communications port shall additionally support Modbus/RTU integration of devices up to 320 points.
8. Variable Air Volume (VAV)
 - .1 The VAV actuator shall be a Belimo Smart Actuator with intelligent position feedback for real-time position indication.
 - .2 The controller shall include an integrated bi-directional pressure sensor for measuring airflow.
 - .1 Single point differential pressuring sensing devices are not acceptable.
 - .2 Differential pressure transducers requiring periodic zero value airflow calibration is not acceptable.
 - .3 The controller shall support test and balance through a freely downloadable mobile application.

.1 Mobile Phone/Tablet application for TAB purposes shall interface to the controller either through Bluetooth Low Energy (BLE) or a Wi-Fi connection.

5. Commissioning

1. Mobile Phone/Tablet application for commissioning purposes of all Field Control Units (FCUs) shall interface to the controller either through Bluetooth Low Energy (BLE) or a Wi-Fi connection.

2.8 Zone Network Sensors

1. Zone network sensors shall communicate on a local 4-Wire network connected to any controller and shall provide ambient space condition sensing without the use of standard hardware I/O at the controller.

2. Each sensor shall provide the following minimum features:

1. Variable backlight
2. Capacitive touch screen
3. Programmable RGB indication
4. The sensor shall be capable of displaying the following elements:
 - .1 Space temperature
 - .2 Space relative humidity
 - .3 Space CO2
 - .4 Cooling space temperature setpoint
 - .5 Heating space temperature setpoint
 - .6 Current heating or cooling mode
 - .7 Current occupancy mode
 - .8 Outdoor air temperature
 - .9 Lighting setpoint
 - .10 Sunblind setpoint
 - .11 Alarm indication
 - .12 Current time

3. Each sensor shall provide a capacitive touchscreen for a local user interface to perform navigation and adjustment of points configured as adjustable.

4. Each sensor shall provide at a minimum the following onboard integral I/O without the consumption of any inputs and/or outputs at the host controller:

1. Temperature Sensor
 - .1 Sensing Element: 10k Type III Thermistor
 - .2 Accuracy: ± 0.36 °F
 - .3 Range: 40 °F to 104 °F
2. Relative Humidity Sensor
 - .1 Accuracy: ± 3 % RH
 - .2 Range: 0% to 100%
3. Space CO2
 - .1 Range: 0 to 2000 PPM
 - .2 Accuracy ± 40 PPM + 5% of reading
4. Dry Contact Digital Inputs
 - .1 2 digital volt-free contact
 - .2 11 mA contact-wetting current

5. Acceptable Products:

1. ABB FusionAir Smart Sensor

2.9 Mobile Applications

1. All controllers and/or zone network sensors shall support freely downloadable mobile applications from both IOS and Android.
2. Mobile applications should allow for connectivity to controllers as follows:

1. Bluetooth through zone network sensor
2. Wi-Fi through BMS LAN where allowed

3. Mobile applications should include the following security requirements:

1. Password protection for Bluetooth connectivity to zone network sensors
2. Ability to enable/disable Bluetooth radio.

4. Applications should be available as follows:

1. VAV Test and Balance mobile application for VAVs with functionality to include:

- .1 Balance to minimum and maximum airflow
- .2 Fully open or close damper
- .3 Zero airflow sensor
- .4 Calculate k-factor
- .5 Manually input k-factor
- .6 Change damper direction to CW or CCW
- .7 Export test and balance report in CSV format

2. Commissioning and Operations mobile application for all controllers with functionality to include:
 - .1 Override inputs and outputs
 - .2 Change setpoints
 - .3 Modify BACnet schedules
 - .4 View up to 10 tuning graphs for BACnet points
 - .5 View BACnet alarms
 - .6 View and release all hardware overrides
3. Occupant Experience mobile application to allow for hands-free interaction of zone network sensors. Functionality to include:
 - .1 Mirroring of all available programmed functions of zone network sensor
 - .2 Indication of sensors in Bluetooth range

5. Acceptable Products:

1. ABB FusionAir Application
2. ABB Aero^{BT} Application
3. ABB Aero^{CT} Application

2.10 Local System Interface (LSI)

1. A wall or IP65 rated panel mounted capacitive 7" (17.8cm) or 10" (25.4cm) touch-screen display that provides direct read/write access to any point on the network.
2. The LSI shall provide the following:
 1. Consist of an alphanumeric and a multi-function intelligent keyboard.
 2. Support user authentication.

- 3. Support connectivity to any NCU/BCU connected on the same IP network.
- 4. Have a configurable graphical logo displayed on its default screen. This logo shall be a standard monochrome bitmap of 89 x 128 pixels that the user can replace.
 - .1 Configuration of the display shall be made available within the system programming tools.
- 5. Access through simple to use directional and entry buttons.
- 3. The LSI shall be provided with a power adapter port and one RJ45 Ethernet port.
- 4. Provide LSI(s) as shown on the mechanical drawings.
- 5. Provide 10" (25.4cm) LSI(s) at each mechanical room panel (surface mount on face of panel).
- 6. Acceptable Products:
 - 1. ABB Cylon™ eXplore Series

2.11 Control Panels

- 1. Indoor control cabinets located in offices or dry/dust free environments shall be fully enclosed NEMA 1 Type construction with hinged door, and removable sub-panels or electrical sub-assemblies.
- 2. All outdoor control cabinets and control cabinets located in mechanical/electrical rooms shall be NEMA 4.
- 3. Control panels containing more than 4 controllers shall be provided with a terminal strip for field wiring. All control wiring inside the panel shall be between a terminal strip and controller inputs/outputs. All field control wiring shall be terminated at the terminal strip. Field control wiring inputs/outputs shall not be run directly to inputs/outputs of controller.

2.12 Variable Frequency Drives (VFDs)

2.13 Automatic Control Dampers

2.14 Auxiliary Control Devices, Sensors, and Transmitters

- 1. Sensor Accuracies
 - 1. Minimum acceptable reporting accuracies outlined below unless stated otherwise:
 - .1 Air Temperature $\pm 1^{\circ}\text{F} [\pm 0.5^{\circ}\text{C}]$
 - .2 Water Temperature $\pm 1^{\circ}\text{F} [\pm 0.5^{\circ}\text{C}]$
 - .3 Delta --T $\pm 0.25^{\circ}\text{F} [\pm 0.15^{\circ}\text{C}]$

.4	Relative Humidity	±5% RH
.5	Water Flow	±2% of full scale
.6	Air Flow (terminal)	±10% of reading
.7	Air Flow (measuring stations)	±3% of reading
.8	Air Pressure (ducts)	±0.1 "W.G. [±25 Pa]
.9	Air Pressure (space)	±0.01 "W.G.[±3 Pa]
.10	Water Pressure	±2% of full scale
.11	Electrical Power	5% of reading
.12	Carbon Dioxide (CO2)	± 75 PPM

End of Section

PART 3 - Execution

3.1 Manufacturer's Recommendations

1. Installation to be to manufacturer's recommendations. Provide printed copies of recommendations with shop drawings or product data.

3.2 General Workmanship

1. Install equipment, piping, and wiring or raceway horizontally, vertically, and parallel to walls wherever possible.
2. Provide sufficient slack and flexible connections to allow for piping and equipment vibration isolation.
3. Install equipment in readily accessible locations as defined by National Electrical Code (NEC) Chapter 1 Article 100 Part A.
4. Verify wiring integrity to ensure continuity and freedom from shorts and ground faults.
5. Equipment, installation, and wiring shall comply with industry specifications and standards and local codes for performance, reliability, and compatibility.

3.3 Field Quality Control

1. Work, materials, and equipment shall comply with rules and regulations of applicable local, state, and federal codes and ordinances.
2. Continually monitor field installation for code compliance and workmanship quality.
3. Contractor shall arrange for work inspection by authorities having jurisdiction over the work.

3.4 Wiring

1. Control and interlock wiring and installation shall comply with national and local electrical codes, Division 26 00 00, and manufacturer's recommendations. Where the requirements of this Section differ from other Divisions, this Section shall take precedence.
2. NEC Class 1 (line voltage) wiring shall be UL listed in approved raceway as specified by NEC
3. Low-voltage wiring shall meet NEC Class 2 requirements. Sub fuse low-voltage power circuits as required to meet Class 2 current limit.
4. NEC Class 2 (current-limited) wires not in raceway but concealed and accessible locations such as return air plenums shall be UL listed for the intended application.
5. Install wiring in raceway where subject to mechanical damage and at levels below 10 ft in mechanical, electrical, or service rooms.
6. Install Class 1 and Class 2 wiring in separate raceways. Boxes and panels containing high-voltage wiring and equipment shall not be used for low-voltage wiring except for the purpose of interfacing the two through relays and transformers.
7. Run exposed Class 2 wiring parallel to a surface or perpendicular to it and tie neatly at 10 ft intervals
8. Use structural members to support or anchor plenum cables without raceway. Do not use ductwork, electrical raceways, piping, or ceiling suspension systems to support or anchor cables.
9. Secure raceways with raceway clamps fastened to structure and spaced according to code requirements. Raceways and pull boxes shall not be hung on or attached to ductwork, electrical raceways, piping, or ceiling suspension systems.
10. Size raceway and select wire size and type in accordance with manufacturer's recommendations and NEC requirements.
 1. Include one pull string in each raceway 1" or larger.
11. Use color-coded conductors throughout.
12. Locate control and status relays in designated enclosures only. Do not install control and status relays in packaged equipment control panel enclosures containing Class 1 starters.
13. Conceal raceways except within mechanical, electrical, or service rooms. Maintain minimum clearance of 6" between raceway and high-temperature equipment such as steam pipes or flues.
14. Adhere to requirements in Division 26 where raceway crosses building expansion joints.
15. Install insulated bushings on raceway ends and enclosure openings. Seal top ends of vertical raceways.
16. Terminate control and interlock wiring related to the work of this section. Maintain at the job site updated (as-built) wiring diagrams that identify terminations.

17. Flexible metal raceways and liquid-tight flexible metal raceways shall not exceed 3ft in length and shall be supported at each end. Do not use flexible metal raceway less than 1/2" electrical trade size. Use liquid-tight flexible metal raceways in areas exposed to moisture including chiller and boiler rooms.
18. Install raceway rigidly, support adequately, ream at both ends, and leave clean and free of obstructions. Join raceway sections with couplings and according to code. Make terminations in boxes with fittings. Make terminations not in boxes with bushings.

3.5 Communications Wiring

1. Communication wiring shall be low-voltage Class 2 wiring and shall comply with Article 3.7 (Wiring).
2. Install communication wiring in separate raceways and enclosures from other Class 2 wiring.
3. During installation do not exceed maximum cable pulling, tension, or bend radius specified by the cable manufacturer.
4. Verify entire network's integrity following cable installation using appropriate tests for each cable.
5. Install lightning arrestor according to manufacturer's recommendations between cable and ground where a cable enters or exits a building.
6. Each run of communication wiring shall be a continuous length without splices when that length is commercially available.
 1. Runs that are longer than commercially available lengths shall have as few splices as possible using commercially available lengths.
7. Label communication wiring to indicate origination and destination.
8. Ground coaxial cable according to NEC regulations article on "Communications Circuits, Cable, and Protector Grounding."

3.6 Fiber Optic Cable

1. Optical Cable. Optical cables shall be duplex 900 mm tight-buffer construction designed for intra-building environments. Sheath shall be UL listed OFNP in accordance with NEC Article 770. Optical fiber shall meet the requirements of FDDI, ANSI X3T9.5 PMD for 62.5/125 μm .
2. Connectors. Field terminate optical fibers with ST type connectors. Connectors shall have ceramic ferrules and metal bayonet latching bodies.
3. During installation do not exceed maximum pulling tensions specified by cable manufacturer. Post-installation residual cable tension shall be within cable manufacturer's specifications.
4. Install cabling and associated components according to manufacturers' instructions. Do not exceed minimum cable and unjacketed fiber bend radii specified by cable manufacturer.

3.7 Submittals

1. Schematic diagram of each controlled system. Label control points with point names.
2. Bill of Material for each controlled system. List each control system element in a table. Show element name, type of device, manufacturer, model number, and product data sheet number.
3. Specification sheets for each item including manufacturers descriptive literature, drawings, diagrams, performance and characteristic curves, manufacturer and model number, size, layout, dimensions, capacity, etc.
4. Control schematics with narrative description and control descriptive logic fully showing and describing operation and/or manual procedures available to operating personnel to achieve proper operation of the building, including under complete failure of the BMS.
5. Shop drawings for each input/output point showing all information associated with each particular point including sensing element type and location; details of associated field wiring schematics and schedules; point address; software and programming details associated with each point; and manufacturer's recommended installation instructions and procedures for each type of sensor and/or transmitter.
6. Riser diagrams showing control network layout, communication protocol, and wire types.
7. Network diagram of control, communication, and power wiring for BMS Server and OWS installation.

3.8 As-built Documentation

1. As-built documentation shall consist of 4 hard copies and one soft copy for all information described below
2. The final documentation package shall include:
 1. As-built Submittals: Final as built control submittals and technical data sheets.
 2. Programming, Sequences, and Graphics: All programming, sequences, and graphics saved to an external hard drive.
 3. Operation and Maintenance Manuals: Factory operating and maintenance manuals with any customization required.
 4. Test Procedures and Reports: The test implementation shall be recorded with a description of the test exercise script of events and documented as test procedures.

3.9 Warranty

1. The warranty shall cover all costs for parts, labor, associated travel, and expenses for one year from Substantial completion and acceptance by the Owner.

2. Hardware and software personnel supporting this warranty agreement shall provide on-site or off-site service promptly after failure notification to the vendor. The maximum acceptable response time to provide this service at the site shall be 24 hours Monday through Friday and 48 hours on Saturday and Sunday.
3. This warranty shall apply equally to both hardware and software.
4. All controllers shall be provided with a minimum warranty period of 3 years.

3.10 Training

1. BMS Contractor shall provide a minimum of 16 hours of training with course outline and materials for personnel designated by the owner.
2. If desired manufacturer provided training on the use and operation of all products provided within these specifications shall be available for purchase and attendance by the Owner or his designated agent. A list of training courses with detailed course outline and duration with the associated cost shall be provided as part of the BMS submittals.

3.11 Balancing and Commissioning

1. BMS Contractor shall provide a minimum of 16 hours of commissioning assistance with a commissioning agent and 16 hours of balancing assistance with a balancing agent. Balancing and commissioning agents shall NOT be provided by BMS contractor – BMS contractor is responsible for assistance only.
2. BMS Contractor shall provide and instruct balancing agent on use of commissioning mobile applications.
3. Providing commissioning data sheets prior to acceptance testing.

END OF SECTION 23 09 00

SECTION 233113 – METAL DUCTS

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. This Section includes metal ducts and duct liner for supply, return and exhaust air-distribution systems in pressure classes from minus 2- to plus 3-inch wg.
- B. Related Sections include the following:
 1. Division 23 Section "Air Duct Accessories" for dampers, duct mounting access doors and panels and turning vanes.

1.3 SYSTEM DESCRIPTION

- A. Duct system design, as indicated, has been used to select and size air-moving and -distribution equipment and other components of air system. Changes to layout or configuration of duct system must be specifically approved in writing by Construction Manager.

1.4 SUBMITTALS

- A. Product Data: For duct liner and sealing materials.
- B. Qualification Data: For installers specified in "Quality Assurance" article.
- C. Record Drawings: Indicate actual routing, fitting details, reinforcement, support, and installed accessories and devices.

1.5 QUALITY ASSURANCE

- A. Comply with NFPA 90B, "Installation of Warm Air Heating and Air Conditioning Systems," unless otherwise indicated.
- B. Comply with NFPA 96, "Ventilation Control and Fire Protection of Commercial Cooking Operations," Chapter 3, "Duct System," for range hood ducts, unless otherwise indicated.

1.6 DELIVERY, STORAGE, AND HANDLING

- A. Deliver sealant and firestopping materials to site in original unopened containers or bundles with labels indicating manufacturer, product name and designation, color, expiration period for use, pot life, curing time, and mixing instructions for multicomponent materials.
- B. Store and handle sealant and firestopping materials according to manufacturer's written recommendations.
- C. Deliver and store stainless-steel sheets with mill-applied adhesive protective paper maintained through fabrication and installation.

PART 2 - PRODUCTS

2.1 SHEET METAL MATERIALS

- A. Comply with SMACNA's "HVAC Duct Construction Standards—Metal and Flexible" for acceptable materials, material thicknesses, and duct construction methods, unless otherwise indicated. Sheet metal materials shall be free of pitting, seam marks, roller marks, stains, discolorations, and other imperfections.
- B. Galvanized, Sheet Steel: Lock-forming quality; ASTM A 653/A 653M, and having G60 coating designation; ducts shall have mill-phosphatized finish for surfaces of ducts exposed to view.
- C. Carbon-Steel Sheets: ASTM A 366/A 366M, cold-rolled sheets; commercial quality.
- D. Stainless Steel: ASTM A 480/A 480M, Type 316, and having a No. 2D finish for concealed ducts and bright finish for exposed ducts.
- E. Reinforcement Shapes and Plates: Galvanized steel reinforcement where installed on galvanized, sheet metal ducts; compatible materials for stainless-steel ducts.
- F. Tie Rods: Galvanized steel, 1/4-inch minimum diameter for 36-inch length or less; 3/8-inch minimum diameter for lengths longer than 36 inches.

2.2 DUCT LINER

- A. Fibrous-Glass Liner: Comply with NFPA 90A or NFPA 90B and NAIMA AH124.
- B. Manufacturers:
 1. CertainTeed Corp.
 2. Johns Manville International, Inc.
 3. Knauf Fiber Glass GmbH.
 4. Owens Corning.
- C. Materials: ASTM C 1071 with coated surface exposed to airstream to prevent erosion of glass fibers.

1. Thickness: 1 inch unless noted otherwise.
2. Thermal Conductivity (k-Value): 0.26 at 75 deg F mean temperature.
3. Fire-Hazard Classification: Maximum flame-spread rating of 25 and smoke-developed rating of 50, when tested according to ASTM E 84.
4. Liner Adhesive: Comply with NFPA 90A or NFPA 90B and ASTM C 916.
5. Mechanical Fasteners: Galvanized steel, suitable for adhesive attachment, mechanical attachment, or welding attachment to duct without damaging liner when applied as recommended by manufacturer and without causing leakage in duct.
 - a. Tensile Strength: Indefinitely sustain a 50-lb- tensile, dead-load test perpendicular to duct wall.
 - b. Fastener Pin Length: As required for thickness of insulation and without projecting more than 1/8 inch into airstream.
 - c. Adhesive for Attaching Mechanical Fasteners: Comply with fire-hazard classification of duct liner system.

2.3 SEALANT MATERIALS

- A. Joint and Seam Sealants, General: The term "sealant" is not limited to materials of adhesive or mastic nature but includes tapes and combinations of open-weave fabric strips and mastics.
- B. Solvent-Based Joint and Seam Sealant: One-part, nonsag, solvent-release-curing, polymerized butyl sealant, formulated with a minimum of 75 percent solids.
- C. Flanged Joint Mastics: One-part, acid-curing, silicone, elastomeric joint sealants, complying with ASTM C 920, Type S, Grade NS, Class 25, Use O.
- D. Flange Gaskets: EPDM polymer with polyisobutylene plasticizer.

2.4 HANGERS AND SUPPORTS

- A. Building Attachments: Concrete inserts, powder-actuated fasteners, or structural-steel fasteners appropriate for building materials.
 1. Use powder-actuated concrete fasteners for standard-weight aggregate concretes or for slabs more than 4 inches thick.
 2. Exception: Do not use powder-actuated concrete fasteners for lightweight-aggregate concretes or for slabs less than 4 inches thick.
- B. Hanger Materials: Galvanized, sheet steel or round, threaded steel rod.
 1. Hangers Installed in Corrosive Atmospheres: Electrogalvanized, all-thread rod or galvanized rods with threads painted after installation.
 2. Straps and Rod Sizes: Comply with SMACNA's "HVAC Duct Construction Standards--Metal and Flexible" for sheet steel width and thickness and for steel rod diameters.

- C. Duct Attachments: Sheet metal screws, blind rivets, or self-tapping metal screws; compatible with duct materials.
- D. Trapeze and Riser Supports: Steel shapes complying with ASTM A 36/A 36M.
 - 1. Supports for Galvanized-Steel Ducts: Galvanized steel shapes and plates.
 - 2. Supports for Stainless-Steel Ducts: Stainless-steel support materials.

2.5 RECTANGULAR DUCT FABRICATION

- A. Fabricate ducts, elbows, transitions, offsets, branch connections, and other construction with galvanized, sheet steel, according to SMACNA's "HVAC Duct Construction Standards--Metal and Flexible." Comply with requirements for metal thickness, reinforcing types and intervals, tie-rod applications, and joint types and intervals.
 - 1. Lengths: Fabricate rectangular ducts in lengths appropriate to reinforcement and rigidity class required for pressure classification.
 - 2. Deflection: Duct systems shall not exceed deflection limits according to SMACNA's HVAC Duct Construction Standards—Metal and Flexible".
- B. Exterior Ductwork: Use SMACNA Joint T-24, formed flange on all exterior duct joints.
- C. Transverse Joints: Prefabricated slide-on joints and components constructed using manufacturer's guidelines for material thickness, reinforcement size and spacing, and joint reinforcement.
 - 1. Manufacturers:
 - a. Ductmate Industries, Inc.
 - b. Nexus, Inc.
 - c. Ward Industries, Inc.
- D. Formed-On Flanges: Construct according to SMACNA's "HVAC Duct Construction Standards-- Metal and Flexible," Figure 1-4, using corner, bolt, cleat and gasket details.
 - 1. Manufacturers:
 - a. Ductmate Industries, Inc.
 - b. Lockformer.
 - 2. Duct Size: Maximum 30-inches wide and up to 2-inch wg pressure class.
 - 3. Longitudinal Seams: Pittsburgh lock sealed with noncuring polymer sealant.
- E. Cross Breaking or Cross Beading: Cross break or cross bead duct sides 19 inches and larger and 0.0359 inch thick or less, with more than 10 sq. ft. of unbraced panel area, unless ducts are lined.
- F. Branch take-offs shall be 45 degrees. Dove tail connections or splitter dampers are not allowed.

2.6 APPLICATION OF LINER IN RECTANGULAR DUCTS

- A. Adhere a single layer of indicated thickness of duct liner with 90 percent coverage of adhesive at liner contact surface area. Attaining indicated thickness with multiple layers of duct liner is prohibited.
- B. Apply adhesive to transverse edge of liner facing upstream that do not receive metal nosing.
- C. Butt transverse joints without gaps and coat joint with adhesive.
- D. Fold and compress liner in corners of rectangular ducts or cut and fit to ensure butted-edge overlapping.
- E. Do not apply liners in rectangular ducts with longitudinal joints, except at corners of ducts, unless duct size and standard liner product dimensions make longitudinal joints necessary.
- F. Secure liner with mechanical fasteners 4 inches from corners and at intervals not exceeding 12 inches transversely around perimeter; at 3 inches from transverse joints and at intervals not exceeding 18 inches longitudinally.
- G. Secure transversely oriented liner edges facing the airstream with metal nosings that have either channel or "Z" profile or are integrally formed from duct wall. Fabricate edge facings at the following locations:
 - 1. Fan discharge.
 - 2. Intervals of lined duct preceding unlined duct.
 - 3. Upstream edges of transverse joints in ducts.
- H. Terminate liner with duct buildouts installed in ducts to attach dampers, turning vane assemblies, and other devices. Fabricated buildouts (metal hat sections) or other buildout means are optional; when used, secure buildouts to duct wall with bolts, screws, rivets, or welds. Terminate liner at fire dampers at connection to fire-damper sleeve.

2.7 ROUND DUCT AND FITTING FABRICATION

- A. Round Ducts: Fabricate supply ducts of galvanized steel according to SMACNA's "HVAC Duct Construction Standards--Metal and Flexible."
- B. Duct Joints:
 - 1. Ducts up to 20-inches in Diameter: Interior, center-beaded slip coupling, sealed before and after fastening, attached with metal screws.

2. Ducts 21 to 72-inches in Diameter: Three-piece, gasketed, flanged joint consisting of two internal flanges with sealant and one external closure band with gasket.
- C. 90-Degree Tees and Laterals and Conical Tees: Fabricate to comply with SMACNA's "HVAC Duct Construction Standards--Metal and Flexible," with metal thicknesses specified for longitudinal seam straight ducts.
- D. Diverging-Flow Fittings: Fabricate with a reduced entrance to branch taps with no excess material projecting from body onto branch tap entrance.
- E. Elbows: Fabricate in die-formed, gored or pleated construction. Fabricate bend radius of die-formed, gored, and pleated elbows one and one-half times elbow diameter. Unless elbow construction type is indicated, fabricate elbows as follows:
 1. Round Elbows, 8 Inches and Smaller: Fabricate die-formed elbows for 45- and 90-degree elbows and pleated elbows for 30, 45, 60, and 90 degrees only. Fabricate nonstandard bend-angle configuration or nonstandard diameter elbows with gored construction.
 2. Round Elbows, 9 through 14 Inches: Fabricate gored or pleated elbows for 30, 45, 60, and 90 degrees, unless space restrictions require a mitered elbow. Fabricate nonstandard bend-angle configuration or nonstandard diameter elbows with gored construction.
 3. Round Elbows, Larger Than 14 Inches: Fabricate gored elbows.

PART 3 - EXECUTION

3.1 DUCT APPLICATIONS

- A. Static-Pressure Classifications: Unless otherwise indicated, construct ducts to the following:
 1. Medium Pressure Supply Air Ducts: 4-inch-wg., minimum SMACNA Seal Class A
 2. Low Pressure Supply and Return Air Ducts: 2-inch-wg., minimum SMACNA Seal Class B
 3. Ducts Connected to Fans Exhausting (ASHRAE 62.1, Class 1 and 2) Air: 2-inch-wg, negative pressure, minimum SMACNA Seal Class B
- B. All ducts shall be galvanized steel.

3.2 DUCT INSTALLATION

- A. Duct installation requirements are specified in other Division 23 Sections. Drawings indicate general arrangement of ducts, fittings, and accessories.
- B. Construct and install each duct system for the specific duct pressure classification indicated.
- C. Install round ducts in lengths not less than 12 feet, unless interrupted by fittings.
- D. Install ducts with fewest possible joints.
- E. Install fabricated fittings for changes in directions, changes in size and shape, and connections.

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- F. Install couplings tight to duct wall surface with a minimum of projections into duct.
- G. Install ducts, unless otherwise indicated, vertically and horizontally, parallel and perpendicular to building lines; avoid diagonal runs.
- H. Install ducts close to walls, overhead construction, columns, and other structural and permanent enclosure elements of building.
- I. Install ducts with a clearance of 1 inch, plus allowance for insulation thickness.
- J. Conceal ducts from view in finished spaces. Do not encase horizontal runs in solid partitions, unless specifically indicated.
- K. Coordinate layout with suspended ceiling, fire- and smoke-control dampers, lighting layouts, and similar finished work.
- L. Electrical Equipment Spaces: Route ductwork to avoid passing through transformer vaults and electrical equipment spaces and enclosures.
- M. Non-Fire-Rated Partition Penetrations: Where ducts pass through interior partitions and exterior walls, and are exposed to view, conceal space between construction opening and duct or duct insulation with sheet metal flanges of same metal thickness as duct. Overlap opening on four sides by at least 1-1/2 inches.
- N. Fire-Rated Partition Penetrations: Where ducts pass through interior partitions and exterior walls, install appropriately rated fire damper, sleeve, and firestopping sealant. Fire and smoke dampers are specified in 23 33 00 "Air Duct Accessories." Firestopping materials and installation methods are specified in 07 84 00 "Firestopping."

3.3 INDOOR DUCT LINER APPLICATION SCHEDULE

- A. Service: Supply-air ducts, exposed and concealed.
 - 1. Material: Duct liner.
 - 2. Thickness: 1 inch, unless noted on plans otherwise.
- B. Service: Exhaust-air ducts: 20 ft. upstream of fans.
 - 1. Material: Duct liner.
 - 2. Thickness: 1 inch.

3.4 SEAM AND JOINT SEALING

- A. General: Seal duct seams and joints according to the duct pressure class indicated and as described in SMACNA's "HVAC Duct Construction Standards--Metal and Flexible."

- B. Seal externally insulated ducts before insulation installation.

3.5 HANGING AND SUPPORTING

- A. Install rigid round, and rectangular metal duct with support systems indicated in SMACNA's "HVAC Duct Construction Standards--Metal and Flexible."
- B. Support horizontal ducts within 24 inches of each elbow and within 48 inches of each branch intersection.
- C. Support vertical ducts at a maximum interval of 16 feet and at each floor.
- D. Install upper attachments to structures with an allowable load not exceeding one-fourth of failure (proof-test) load.
- E. Install concrete inserts before placing concrete.
- F. Install powder-actuated concrete fasteners after concrete is placed and completely cured.
 - 1. Do not use powder-actuated concrete fasteners for lightweight-aggregate concretes or for slabs less than 4-inches thick.

3.6 CONNECTIONS

- A. Connect equipment with flexible connectors according to 23 33 00 "Air Duct Accessories."
- B. For branch, outlet and inlet, and terminal unit connections, comply with SMACNA's "HVAC Duct Construction Standards--Metal and Flexible."

3.7 FIELD QUALITY CONTROL

- A. Duct system shall be installed such that there are no discernable leaks or air noise. Contractor shall inspect the system prior to completion and remake leaking joints.

3.8 CLEANING

- A. After completing system installation, including outlet fittings and devices, inspect the system. Vacuum ducts before final acceptance to remove dust and debris.

3.9 PAINT

- A. Paint, flat black, inside and outside of all ducts and plenums visible to view.

END OF SECTION 233113

SECTION 23 74 13 – ROOFTOP UNITS

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 1 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. This Section includes packaged, outdoor, central-station air-handling units (rooftop units) with the following components and accessories:
 - (1) Direct-expansion cooling.
 - (2) Gas Furnace.
 - (3) Economizer outdoor- and return-air damper section.
 - (4) Power exhaust system.
 - (5) Roof curbs.

1.3 DEFINITIONS

- A. DDC: Direct-digital controls.
- B. ECM: Electrically commutated motor.
- C. Outdoor-Air Refrigerant Coil: Refrigerant coil in the outdoor-air stream to reject heat during cooling operations and to absorb heat during heating operations. "Outdoor air" is defined as the air outside the building or taken from outdoors and not previously circulated through the system.
- D. Outdoor-Air Refrigerant-Coil Fan: The outdoor-air refrigerant-coil fan in RTUs. "Outdoor air" is defined as the air outside the building or taken from outdoors and not previously circulated through the system.
- E. RTU: Rooftop unit. As used in this Section, this abbreviation means packaged, outdoor, central-station air-handling units. This abbreviation is used regardless of whether the unit is mounted on the roof or on a concrete base on ground.

- F. Supply-Air Fan: The fan providing supply air to conditioned space. "Supply air" is defined as the air entering a space from air-conditioning, heating, or ventilating apparatus.
- G. Supply-Air Refrigerant Coil: Refrigerant coil in the supply-air stream to absorb heat (provide cooling) during cooling operations and to reject heat (provide heating) during heating operations. "Supply air" is defined as the air entering a space from air-conditioning, heating, or ventilating apparatus.

1.4 SUBMITTALS

- A. Product Data: Include manufacturer's technical data for each RTU, including rated capacities, dimensions, required clearances, characteristics, furnished specialties, and accessories.
- B. Shop Drawings: Detail equipment assemblies and indicate dimensions, weights, loads, required clearances, method of field assembly, components, and location and size of each field connection.
 - (1) Wiring Diagrams: Power, signal, and control wiring.
- C. Field quality-control test reports.
- D. Operation and Maintenance Data: For RTUs to include in emergency, operation, and maintenance manuals.
- E. Warranty: Special warranty specified in this Section.

1.5 QUALITY ASSURANCE

- A. ARI Compliance:
 - (1) Comply with ARI 210/240 and ARI 340/360 for testing and rating energy efficiencies for RTUs.
 - (2) Comply with ARI 270 for testing and rating sound performance for RTUs.
- B. NFPA Compliance: Comply with NFPA 90A and NFPA 90B.
- C. UL Compliance: Comply with UL 1995.
- D. Electrical Components, Devices, and Accessories: Listed and labeled as defined in NFPA 70, Article 100, by a testing agency acceptable to authorities having jurisdiction, and marked for intended use.

1.6 WARRANTY

- A. Special Warranty: Manufacturer's standard form in which manufacturer agrees to replace components of RTUs that fail in materials or workmanship within specified warranty period.
 - (1) Warranty Period for Compressors: Manufacturer's standard, but not less than 10 years from date of Substantial Completion.
 - (2) Warranty Period for Control Boards: Manufacturer's standard, but not less than three years from date of Substantial Completion.

1.7 EXTRA MATERIALS

- A. Furnish extra materials described below that match products installed and that are packaged with protective covering for storage and identified with labels describing contents.
 - (1) Filters: One set of filters for each unit.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

- A. Manufacturers: Subject to compliance with requirements, provide products by one of the following:
 - (1) Carrier Systems North America
 - (2) Daikin
 - (3) Trane; American Standard Companies, Inc.
 - (4) Johnson Controls / York

2.2 CASING

- A. Unit casing shall be capable of withstanding 500 hour salt spray exposure per ASTM B117 (scribed specimen).
- B. General Fabrication Requirements for Casings: Formed and reinforced double-wall insulated panels, fabricated to allow removal for access to internal parts and components, with joints between sections sealed.
- C. Exterior Casing Material: Galvanized steel with factory-painted finish, with pitched roof panels and knockouts with grommet seals for electrical and piping connections and lifting lugs.

(1) Exterior Casing Thickness: 0.0626 inch thick.

D. Inner Casing Fabrication Requirements:

(1) Inside Casing: Galvanized steel, 0.034 inch thick.

E. Casing Insulation and Adhesive: Comply with NFPA 90A or NFPA 90B.

(1) Materials: ASTM C 1071, Type I.

(2) Thickness: 1 inch.

(3) Liner materials shall have air-stream surface coated with an erosion- and temperature-resistant coating or faced with a plain or coated fibrous mat or fabric.

(4) Liner Adhesive: Comply with ASTM C 916, Type I.

F. Condensate Drain Pans: Formed sections of galvanized-steel sheet, a minimum of 2 inches deep, and complying with ASHRAE 62.

(1) Double-Wall Construction: Fill space between walls with foam insulation and seal moisture tight.

(2) Drain Connections: Threaded nipple.

(3) Pan-Top Surface Coating: Corrosion-resistant compound.

2.3 FANS

A. Shall provide 2 stage cooling capacity control, the indoor fan speed is automatically controlled to meet the code-compliant <66% low fan speed and 100% at full fan speed operation.

B. Blower fan shall be a Vane Axial fan design with fan assembly secured directly to ECM motor. Additional shafts, belts, pulleys/sheaves, and bearing blocks to drive fan shall not be permitted or necessary.

C. Shall be constructed of a high impact composite material for stator, rotor, and air inlet casing.

D. Condenser-Coil Fan: Propeller, mounted on shaft of permanently lubricated motor.

E. Relief-Air Fan: Forward curved, shaft mounted on permanently lubricated motor.

2.4 COILS

- A. Standard Aluminum Fin-Copper Tube Coils:
 - (1) Standard evaporator and condenser coils shall have aluminum lanced plate fins mechanically bonded to seamless internally helical grooved copper tubes with all joints brazed.
 - (2) Evaporator coils shall be leak tested to 150 psig, pressure tested to 450 psig, and qualified to UL 60335-2-40 burst test at 1775 psig
 - (3) Condensate Drain Pan: Galvanized steel with corrosion-resistant coating formed with pitch and drain connections complying with ASHRAE 62.

2.5 REFRIGERANT CIRCUIT COMPONENTS

- A. Number of Refrigerant Circuits: Four.
- B. Compressor: Hermetic, scroll, mounted on vibration isolators; with internal overcurrent and high-temperature protection, internal pressure relief, and crankcase heater.
- C. Refrigeration Specialties:
 - (1) Refrigerant Type: A2L.
 - (2) Refrigerant charge: R454B
 - (3) Expansion valve with replaceable thermostatic element.
 - (4) Refrigerant filter/dryer.
 - (5) Manual-reset high-pressure safety switch.
 - (6) Automatic-reset low-pressure safety switch.
 - (7) Minimum off-time relay.
 - (8) Automatic-reset compressor motor thermal overload.
 - (9) Brass service valves installed in compressor suction and liquid lines.

2.6 AIR FILTRATION

- A. Minimum arrestance according to ASHRAE 52.1, and a minimum efficiency reporting value (MERV) according to ASHRAE 52.2.
 - (1) Pleated: Minimum 90 percent arrestance, and MERV 8.

2.7 GAS FURNACE

- A. Description: Factory assembled, piped, and wired; complying with ANSI Z21.47 and NFPA 54.
- B. Burners: Stainless steel with a minimum thermal efficiency of 80 percent.
 - (1) Fuel: Natural gas.
 - (2) Ignition: Electronically controlled electric spark or hot-surface igniter with flame sensor.
 - (3) High-Altitude Kit: For Project elevations more than 2000 feet above sea level.
- C. Heat-Exchanger and Drain Pan: Stainless steel.
- D. Power Vent: Integral, motorized centrifugal fan interlocked with gas valve with vertical extension.
- E. Safety Controls:
 - (1) Gas Control Valve: Two Stage.
 - (2) Gas Train: Single-body, regulated, redundant, 24-V ac gas valve assembly containing pilot solenoid valve, pilot filter, pressure regulator, pilot shutoff, and manual shutoff.

2.8 DAMPERS

- A. Outdoor- and Return-Air Mixing Dampers: Parallel- or opposed-blade galvanized-steel dampers mechanically fastened to cadmium plated for galvanized-steel operating rod in reinforced cabinet. Connect operating rods with common linkage and interconnect linkages so dampers operate simultaneously.
 - (1) Damper Motor: Modulating with adjustable minimum position.

(2) Relief-Air Damper: Barometric.

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ELECTRICAL POWER CONNECTION

- B. Provide for dual connection of power to unit with unit-mounted disconnect switch accessible from outside unit and control-circuit transformer with built-in overcurrent protection for each point of connection. One power connection shall be for all of the refrigeration components (compressors, condenser fans, etc) and the other connection shall be for the supply air fan, the relief air fan, the power burner and required controls.

2.9 CONTROLS

- A. Control equipment and sequence of operation are specified in Division 15 Section "Instrumentation and Control for HVAC."

2.10 ACCESSORIES

- A. Duplex, 115-V, ground-fault-interrupter outlet with 15-A overcurrent protection. Include transformer if required. Outlet shall be energized even if the unit main disconnect is open.
- B. Coil guards of painted, galvanized-steel wire.
- C. Al/Cu – Al/Cu louvered hail guards, painted to match casing.
- D. Return air smoke detector.
- E. Power exhaust, field installed.

2.11 ROOF CURBS

- A. Roof curbs with vibration isolators and wind or seismic restraints are specified in Division 23 Section "Vibration and Seismic Controls for HVAC Piping and Equipment."
- B. Materials: Galvanized steel with corrosion-protection coating, watertight gaskets, and factory-installed wood nailing; complying with NRCA standards.
 - (1) Curb Insulation and Adhesive: Comply with NFPA 90A or NFPA 90B.
 - (a) Materials: ASTM C 1071, Type I or II.
 - (b) Thickness: 1 inch.
 - (2) Application: Factory applied with adhesive and mechanical fasteners to the internal surface of curb.

(a) Liner Adhesive: Comply with ASTM C 916, Type I.

2.12 REFRIGERANT LEAK DISSIPATION SYSTEM

- A. Leak dissipation system shall consist of control board and A2L sensor certified to UL 60335-2-40.
- B. System shall be designed for the life of the unit.
- C. Dissipation system shall be automatic, ship prewired, and require no additional field connections to thermostat to function.
- D. Refrigerant leak sensor shall be installed in UL certified location and orientation. Sensor shall be self-correcting and resettable. Single use refrigerant leak sensor shall not be permitted.
- E. Factory installed dissipation controller shall use onboard microprocessor and include:
 - (1) Automatic reset after a dissipation event has occurred
 - (2) Onboard LED with flash code to indicate current unit status and hardware failures
 - (3) Depressible "Test" button to allow for a system test and recall/reset of leak detection history
 - (4) 24V dry contact alarm terminal to allow for external notification of leak detection
- F. Dissipation control board shall be accessible via normal maintenance locations and LED shall be visible
- G. Dissipation system shall "Fail Safe" per UL requirement
- H. Dissipation shall allow smoke and building fire systems to override in case of event

- (a) Mechanical Fasteners: Galvanized steel, suitable for adhesive attachment, mechanical attachment, or welding attachment to duct without damaging liner when applied as recommended by manufacturer and without causing leakage in cabinet.
- (b) Liner materials applied in this location shall have air-stream surface coated with a temperature-resistant coating or faced with a plain or coated fibrous mat or fabric depending on service air velocity.
- (c) Liner Adhesive: Comply with ASTM C 916, Type I.

- I. Curb Height: 14 inches.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Examine substrates, areas, and conditions, with Installer present, for compliance with requirements for installation tolerances and other conditions affecting performance of RTUs.
- B. Examine roughing-in for RTUs to verify actual locations of piping and duct connections before equipment installation.
- C. Examine roofs for suitable conditions where RTUs will be installed.
- D. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 INSTALLATION

- A. Roof Curb: Install on roof structure or concrete base, level and secure, according to NRCA's "Low-Slope Membrane Roofing Construction Details Manual," Illustration "Raised Curb Detail for Rooftop Air Handling Units and Ducts. "Install RTUs on curbs and coordinate roof penetrations and flashing with roof construction specified in Division 07 Section "Roof Accessories." Secure RTUs to upper curb rail, and secure curb base to roof framing or concrete base with anchor bolts.

3.3 CONNECTIONS

- A. Install condensate drain, minimum connection size, with trap and indirect connection to nearest roof drain or area drain.
- B. Duct installation requirements are specified in other Division 23 Sections. Drawings indicate the general arrangement of ducts. The following are specific connection requirements:
 - (1) Install ducts to termination at top of roof curb.

- (2) Remove roof decking only as required for passage of ducts. Do not cut out decking under entire roof curb.
- (3) Connect supply ducts to RTUs with flexible duct connectors specified in Division 15 Section "Duct Accessories."
- (4) Install supply and return-air duct continuously through roof structure.

3.4 FIELD QUALITY CONTROL

- A. Manufacturer's Field Service: Engage a factory-authorized service representative to inspect, test, and adjust components, assemblies, and equipment installations, including connections. Report results in writing.
- B. Perform tests and inspections and prepare test reports.
 - (1) Manufacturer's Field Service: Engage a factory-authorized service representative to inspect components, assemblies, and equipment installations, including connections, and to assist in testing. Report results in writing.
- C. Tests and Inspections:
 - (1) After installing RTUs and after electrical circuitry has been energized, test units for compliance with requirements.
 - (2) Inspect for and remove shipping bolts, blocks, and tie-down straps.
 - (3) Operational Test: After electrical circuitry has been energized, start units to confirm proper motor rotation and unit operation.
 - (4) Test and adjust controls and safeties. Replace damaged and malfunctioning controls and equipment.
- D. Remove and replace malfunctioning units and retest as specified above.

3.5 STARTUP SERVICE

- A. Engage a factory-authorized service representative to perform startup service.
 - (1) Submit start-up report to Engineer.

3.6 DEMONSTRATION

- A. Engage a factory-authorized service representative to train Owner's maintenance personnel to adjust, operate, and maintain RTUs. Refer to Division 1 Section "Demonstration and Training."

END OF SECTION 23 74 13

DIVISION 26 05 00 COMMON WORK RESULTS FOR ELECTRICAL

SCOPE:

This section of the Specifications describes the electrical materials, equipment, and systems to be incorporated into the work and requirements for performing related work. The contractor shall furnish all materials, equipment and perform all labor necessary to fulfill the requirements of these specifications and all other documents. Please note that the ** in this document is for the consultants use and not for the contractor.

If there are conflicts between sections of this specifications and / or between this specifications and the project drawings or the specifications listed on the project drawings the following order of importance shall be followed by the contractor. When there is a conflict between sections of the book specifications, the contractor shall include in their bid the more costly option and then obtain clarification from the engineer prior to purchase and/or construction for that portion of the work. If the answer to the conflict is such that the engineer's directions to the contractor is for the least costly option, the contractor shall issue a credit to the project contract. If the conflict is between the book specifications and the project drawings, details or drawing specifications, the contractor shall bid the project per the project drawings, details and drawing specifications. If there is a conflict between portions of the project drawings, details or specifications the contractor shall include in their bid the more costly option and then obtain clarification from the engineer prior to purchase and/or construction for that portion of the work. If the answer to the conflict is such that the engineer's directions to the contractor is for the least costly option, the contractor shall issue a credit to the project contract. If there is an obvious error on the project drawings (especially on the power one-line diagram with respect to conduit and wire sizes and fill and panel amperage and voltage ratings), and the contractor does not bring this to the attention of the engineer prior to bid, the contractor shall be responsible for all additional costs associated with this modification to the drawings in order to meet the N.E.C.

With respect to fire alarm systems, the drawings and specifications list a manufacturer, and unless these drawings or specifications specifically state otherwise, most major manufacturers are acceptable that meet the specifications and quality specified. The project drawings and specifications indicate the intent of the system design. The contractor and manufacturer must include in their bid all material and labor as required to meet all local codes and requirements of the local inspectors.

1.0 GENERAL

1.01 General Conditions:

A. Codes:

Comply with requirements of the following codes. The latest edition that is presently accepted by the jurisdiction having authority over the project shall apply.

1. National Electric Code (2023)
2. National Fire Protection Association Codes (NFPA-101)
3. Local Codes and Ordinances
4. Fire District Codes and Requirements
5. Uniform Building Code
6. Special Codes or Requirements given to the Contractor by the Owner.
7. National Electrical Safety Code
8. NECA Standards of Installation

B. Permits:

Obtain and pay for all necessary local and state permits in addition to having all work inspected by appropriate authorities.

C. Utilities:

1. Power Company:

THIS CONTRACTOR SHALL SUBMIT ELECTRICAL DRAWINGS IMMEDIATELY TO THE LOCAL UTILITY COMPANY FOR THEIR REVIEW. IF THERE ARE ANY UTILITY CHARGES, THEY SHALL BE PAID BY THE OWNER BUT THIS CONTRACTOR SHALL PROVIDE ALL COORDINATION BETWEEN THE OWNER AND THE UTILITY COMPANY AND THIS SHALL BE ACCOMPLISHED IN AN IMMEDIATE MANNER ONCE THE PROJECT IS AWARDED TO THE CONTRACTOR. COORDINATE ALL UTILITY CHANGES THAT ARE TO TAKE PLACE ON THIS CONTRACT WITH RESPECT TO THE ELECTRICAL WORK THAT IS GOING TO BE PERFORMED.

Telephone Company: N/A

D. Substitution:

1. Where materials are specified on the Contract Drawings by manufacturer and part number, only such material of the same quality shall be provided unless otherwise approved by the Engineer or unless otherwise specified. The engineer's decision is final concerning whether or not the substituted item is equal to the specified item.
2. If the contractor wishes to make any substitutions, he shall, before any materials or equipment are purchased, submit to the Engineer for approval a list of proposed substitutes. List shall include data on the substitutions offered, including the amount of change in the Contract Price, if any, which would result from the substitutions. The burden of proof of equality of materials or equipment shall rest with the contractor. The contractor shall bear any time delays, if any, due to the substitution process.
3. Trade names and/or manufacturer model numbers indicated in the Contract Drawings or in these Specifications are provided to establish standards for types and construction of items.
4. Approval by the Engineer shall not relieve the Contractor from liability for latent defects in work and materials. The decision of the Engineer as to quality of the substitutes shall be final.
5. When the SUBSTITUTED submittal drawings are presented to the engineer for their review, the contractor shall also present a letter stating in great detail the differences between the specified items and the substituted items. If these are not presented, this will be grounds for an immediate rejection of the submittals. If this letter does not include all items that are different and they are discovered during the submittal and/or construction process, this contractor shall be responsible for all associated costs to make the installation complete and per the plans and specifications.

E. Coordination:

1. The Contract Drawings indicate the extent, the general locations, arrangement of equipment, conduit and wiring and must not be scaled for exact locations. The contractor shall review all architectural and mechanical drawings prior to any roughin to determine location of all electrical items specifically shown on those drawings especially concerning dimensions if so included.
2. Verify all architectural and construction dimensions and make necessary changes to conform to the building as constructed. Work improperly installed due to lack of construction verification shall be corrected at the contractor's expense.
3. Keep on hand at the job site at all times: a complete set of project drawings, project specifications, current edition of the National Electric Code, local codes and ordinances, and approved shop drawings / submittals.
4. Contractor shall study the complete set of project plans and details so that the outlets and equipment will be properly located to avoid interference with mechanical or structural arrangement. If any conflicts occur

necessitating departure from the contract drawings, details of departures and reasons therefore shall be submitted as soon as practicable for written approval.

5. The contractor shall visit the job site of this project in order to fully understand the facilities, difficulties and restrictions attending the execution of the work. No additional compensation will be allowed this contractor for work or items omitted from their original proposal due to their failure to inform themselves regarding such matters affecting the installation & design included in these documents.
6. The contractor shall review the mechanical and architectural drawings and specifications to determine the level of coordination required in order to provide a complete fully functional project.
7. The contractor shall provide full coordination between themselves and the mechanical installer with respect to the installation of all panels, switchgear, transformers etc. and the mechanical installer's ductwork and piping. The contractor shall ensure that the mechanical installer DOES NOT install any ductwork and/or piping within the dedicated electrical equipment space as called for in the National Electrical Code.
8. The contractor shall provide full coordination between themselves and the mechanical installer with respect to the lighting and the installation of the project's ductwork and/or piping to allow for the installation of the light fixtures as shown on the electrical drawings. This coordination shall also apply between this contractor and the installer of the ceiling systems to ensure that proper space is allowed for the installation of all light fixtures.
9. If the above coordination is not done the contractor shall be responsible for all costs associated with correcting the conflicts.

F. Capacities:

The capacities of the equipment and material shall be not less than those indicated.

G. Workmanship:

All materials and equipment shall be installed in accordance with recommendations of the manufacturer as approved by the Engineer, to conform with the Contract Documents. The installation shall be accomplished by workmen skilled in this type of work.

H. Unusual Service Conditions:

All items furnished under this section shall be specifically suitable for the following unusual service conditions:

1. Altitude (per local conditions) feet above sea level unless the actual project site is at a lower elevation and then that altitude level shall prevail.
- I. Submittals:**
 1. Submit(**)six copies of all required material for approval.
 2. Shop drawings for each item shall be submitted and not limited to, distribution equipment, switchboards and panelboards, lighting fixtures, signal systems and equipment as called for in the specifications. Resubmittal of shop drawings shall be made of corrected drawings.
 3. Within (**) thirty days after the Contract has been awarded, forward to the Engineer a complete list of all materials and equipment proposed for installation. The intent to use the exact makes specified does not eliminate the responsibility of submitting such a list. List shall include sufficient information to permit ready identification.
 4. Contractor shall have submittals approved prior to installation of material.
 5. Provide equipment layout plans, drawn to scale, and showing the space arrangement of electrical spaces such as main service switchboard area, electrical closets, fan rooms and mechanical rooms, and each area

where electrical distribution equipment is to be installed. Submit equipment layout plans for review with shop drawings. If this is not done and there are conflicts at a later date, the contractor will be fully responsible for all associated costs to correct.

6. The contractor shall obtain a full set of mechanical shop drawings to review. They are to make sure that the approved mechanical drawings match the electrical design with respect to voltage, phase and amperage. If they do not match contact the Engineer immediately for resolution.

J. As Built Drawings:

1. At completion of the project, furnish to the Engineer, one set of "As-built" record prints for work included in this Section. "As-built" prints shall be in the form of durable transparencies which shall be of the same size as Construction Drawings. The "As-built" Drawings shall be on site and updated from the beginning of construction by redlining a set of normal drawings prior to making the final transparencies.

2. When the project drawings are produced on a CAD Computer System, the contractor shall submit all as-built drawings on computer disk that match the system on which they were drawn. The contractor may obtain an original set of computer documents from the engineer on which on as-builts can be recorded. These as-builts will include all contractor received change orders, Engineerural changes and changes generated by the contractor. When these as-builts are completed they shall be a complete set of finished documents.

3. Any deviation in details, locations, etc., from that indicated on the contract drawings shall be clearly indicated. Additions and/or changes shall be shown in red and removals shall be shown in green.

K. Hazardous Locations: n/a

L. Safety

The contractor shall be responsible for the safety of his employees. Where contractor personnel are required for work in areas requiring protective equipment, such as safety glasses, ear plugs, respirators, and so forth, the contractor shall provide these items for his employees.

M. Punch List by Engineer

The contractor shall notify the engineer in writing that they are ready to have the engineer visit the site to review the installation and to prepare an electrical punch list. This letter will state as to what percentage of the work is complete. The engineer will visit the site (if required by their contractor with the Engineer and/or owner) and prepare this list. If the job is NOT 98% complete or greater and the engineer must make another trip, this additional cost will be paid by the contractor to the engineer. Ths same is also true if the engineer must make another trip to the site to verify that the contractor has completed the punch list items.

2.00 PRODUCTS:

2.01 Standards for Materials and Equipment:

A. Material, apparatus and equipment shall be new and shall bear the UL Label when such labels are applicable.

B. Publications and Standards of Organizations as to their abbreviations and hereafter shown, shall be listed as follows:

1. "UL" Underwriter's Laboratory
2. "IPECA" Insulated Power Cable Engineers Assoc.
3. "NEMA" National Electrical Manufacturers Assoc.
4. "NFPA" National Fire Protection Assoc.
5. "IEEE" Institute of Electrical & Electronic Engrs

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6. "ANSI" American National Standards Institute

C. Where operating and maintenance instruction manuals are required, such manuals shall be bound in a vinyl three ring binder and submitted in triplicate.

D. All similar materials and equipment shall be the product of the same manufacturer.

2.02 Materials Not Furnished Under This Division:

Motors, hoists, hoist cable reels, electric heating equipment control devices (except those devices in motor control centers), and telephone wiring are not furnished under this Division of the Specification, unless otherwise noted on the drawings.

3.00 EXECUTION:

3.01 Cooperation:

Schedule the work and cooperate with all trades to avoid delays, interference's and unnecessary work. If any conflicts occur necessitating departures from the drawings and specifications, details of departures and reasons therefore shall be submitted immediately for Engineer consideration.

3.02 Certification and Tests:

A. Submit written certification that the electrical systems are complete and operational. Submit certification with contractor's request for final review.

B. At the time of final review of electrical work, demonstrate the operation of the electrical systems. Furnish labor, apparatus and equipment for systems demonstration.

C. After demonstration of system, turn over to the Owner: one set of final electrical operational and maintenance manuals, and keys for electrical equipment locks, plus any other items so indicated in these specifications.

D. Thoroughly test all power and distribution circuits for proper operating conditions and freedom from grounds and short circuits before acceptance is requested. All equipment and devices shall be operated under load conditions.

E. After the wiring system installation is complete and at such time as the Engineer may direct, conduct operating tests for approval. When requested, test all the wire, cable, devices, and equipment after installation, to assure that all material continues to possess all the original characteristics as required by governing codes and standards listed in these Specifications.

F. After all terminations of any transformers, equipment, panels, enclosures, etc. have been made, they shall be verified for correct phase sequence by producing a 1-2-3 rotation on a phase sequence tester when connected to "A", "B", and "C" phases.

G. After occupancy of the building has taken place and nominal building power loads established, make voltage readings, make final adjustments of tap changers on all transformers in the building as directed.

H. Perform such other tests as required by other Sections of these Specifications or as requested to prove acceptability.

I. Furnish all instruments and labor for testing.

3.03 Operating and Maintenance Manuals:

A. Instruction, Operation and Maintenance Manuals shall be furnished without additional charge to the owner, furnish complete instruction to the Owner in the care, adjustment, and operation of all parts of the electrical system.

B. Upon completion of the work prepare and deliver to the Owner three (**) sets of complete operating and maintenance manuals for the systems and major equipment provided by the contractor. Include catalog data, shop drawings, wiring diagrams, performance curves and rating data, spare parts lists, and manufacturer's operating and maintenance data.

C. The above requirements are in addition to specific instruction and manuals specified for individual systems or equipment.

3.04 Equipment Requirements:

The electrical requirements for equipment specified or indicated on the Contract Drawings are based on information available at the time of design. If equipment furnished for installation has electrical requirements other than indicated on the electrical drawings or electrical specifications, the contractor shall contact the Engineer for resolution prior to proceeding with work affected by the changed requirements.(**)

3.05 Cutting and Patching:

Carefully lay out all work in advance. Where cutting, channeling, chasing or drilling of floors, walls, partitions, ceilings or other surfaces is necessary for proper installation, support or anchorage of raceways, outlets or other electrical equipment, this work shall be the responsibility of this contractor. Any damage to building, piping, equipment or defaced finish, plaster, woodwork or metalwork shall be repaired by skilled craftsmen of trades involved, at no additional cost to the Owner. Do no cutting, channeling, drilling, welding of structural members of building, etc., without first obtaining approval from Engineer. If approval is granted, perform work in a manner acceptable to the Engineer.

3.06 Escutcheons:

Provide heavy chrome or nickel plated plates, of approved pattern, on conduit passing through walls, floors and ceilings in finished areas. Where conduit passes through a sleeve, no point of the conduit shall touch the building construction. The contractor shall caulk around such conduit with sufficient layers of two hour rated firesafing by Thermafiber 4.0 P.C.F. density, U. S.G. fire test 4/11/78 and seal off openings between conduit and sleeves with non-hardening mastic prior to application of escutcheon plate. Escutcheons shall be Gravler Sure-Lock, or approved equal.

3.07 Access Doors:

Where ever access is required in walls or ceilings to concealed junction boxes, pull boxes, equipment, etc., installed under this Division, a hinged access door and frame with flush latch handle shall be furnished and installed by the contractor. Review Architectural Specifications for material and installation requirements.

3.08 Painting:

All factory assembled equipment for electrical work, except light fixtures, that normally is delivered with a factory applied finish shall be delivered with a hard surface factory applied finish such as baked-on machinery enamel which will not require additional field painting. This contractor shall protect this finish from damage due to construction operations until acceptance of the building. He shall be responsible for satisfactorily restoring any such finishes or replacing equipment that becomes stained or damaged.

3.09 Differing Equipment:

When any electrical and/or electrically driven equipment furnished under this or other sections of these specifications differs from the design shown, and/or the electrical contractor requests and obtains approval for a substitution for equipment that differs from the original design, the contractor shall be responsible for the

necessary adjustment to the conduit, wiring, disconnect and/or control devices, branch circuit protection and space considerations to accommodate the equipment installed without additional cost to the owner.

3.10 Clean-Up:

Upon completion of the work, remove materials, scrap, etc. relative to the electrical installation, and leave the premises in a clean, orderly condition. Clean electrical equipment and materials of foreign matter. Clean light fixtures using methods and materials recommended by the manufacturer.

3.11 Duct Smoke Detectors: n/a

3.12Warranty:

Provide a written warranty to the Owner covering the entire electrical work to be free from defective materials and workmanship for a period of one year after Date of Acceptance or date of beneficial occupancy, whichever comes first. During this period, provide labor and materials as required to repair or replace defects at no additional cost to the Owner. Provide certificates for such items of equipment which have warranties in excess of one year. Submit to the Engineer.

END OF SECTION 26 05 00

SECTION 26 05 19 - CONDUCTORS, LOW VOLTAGE (600 VOLTS OR LESS)

1.00 GENERAL

1.01 General Conditions:

- A. All conductors shall be 600 volt, crosslinked polyethylene or thermoplastic insulated copper of 98% conductivity, single conductor unless otherwise indicated. Every coil of wire shall be in the original wrapping when delivered to the job site unless otherwise accepted by the Engineer.
- B. Aluminum conductors are not acceptable unless specifically indicated on the drawings as to size and type of conductors. If so indicated, each conductor shall be terminated at both ends with Hyplug Type Connectors with oxide inhibitor.(**)
- C. The items under this section of the specifications do not have to be submitted for approval and/or include in the O & M Manuals.

2.00 PRODUCTS

2.01 Materials:

- A. Feeder circuit conductors (#4 and larger) shall be 75 Degree C type "THW" or "XHHW" unless otherwise noted on drawings.
- B. Motor circuit conductors shall be 75 Degree C type "THW" or "XHHW", from the disconnecting means to the motor or for the complete circuit.
- C. Branch circuit conductors shall be a minimum of #12 AWG, and shall be 75 Degree C type "THHN/THWN".
- D. Conductor sizes #12 and #10 AWG shall be solid or stranded, #8 and larger shall be stranded. For motor circuits and motor control circuit conductors, (from the motor disconnect to the motor or controller), #12 and larger shall be stranded.
- E. Wire shall be sized for loading, length of runs and length between outlets as recommended by N.E.C.
- F. "Class 1" remote-control and signal circuit conductors shall be not less than #14AWG, type "TF" insulation. "Class 2" circuit conductors shall be not less than #16 AWG, type "TF" insulation.
- G. Branch circuit conductors inside lighting fixtures shall be stranded and type "THWN", "THHN-MTW" or equal, minimum of 90 Degree C, 600 volt, size #14 AWG.
- H. Conductor manufacturers shall be General Cable, Triangle, General Electric, Anaconda, Okonite, Rome or Phelps Dodge.
- I. Sizes shall be not less than indicated. Conductors for branch circuits of 120 volts, more than 100 feet long from the panel to the center of the load, shall be not less than #10 AWG.
- J. Control conductors shall be copper, minimum size #14, with 19/25 stranding, color-coded type "THHN-MTW".
- K. Communication and electronic cable shall be as required or specified in these specifications and/or on the contract drawings.
- L. Connectors and lugs for copper conductors #10 and smaller shall be #3M Scotch-Lok or T&B Stakon, or equal compression type connectors with integral or separate insulating caps.(**)

- M. Connectors and lugs for copper conductors larger than #10 shall be T&B Series 54000 or equal.(**)
- N. Splices involving #10 and smaller conductors in branch circuits can be made with ideal "wing-nuts", T&B "Wire Nuts", or crimp type insulated splices. Splices will only be allowed in outlet boxes or junction boxes.
- O. Splices involving #8 and larger conductor are not allowed unless so indicated on the drawings. When allowed the splice shall be T&B Series #(**) with heat shrink sleeves or hand-taped per manufacturer's recommendations.
- P. Heat shrink sleeves shall be T&B Series HB "SHRINK-KON" sized for conductors being spliced.
- Q. Plastic tape, 8.5 mils maximum thickness, 1,000,000 megohms minimum insulation resistance, oil-resistant vinyl backing, oil-resistant acrylic adhesive, incapable of supporting combustion per ASTM D-568 Test Method B.
- R. Wire pulling lubricant shall be Polywater Cable Lubricant.

3.00 EXECUTION

- A. When so indicated on the drawings or specified in this documents, all conduit have been sized based upon using THHN/THWN and/or XHHW copper conductors. If the contractor chooses to use the other specified type of conductors, it shall be their responsibility to increase the conduit sizes per N.E.C. at no additional cost.
- B. Conductors shall be installed in conduit. The number of conductors installed in any conduit shall not be greater than the number for which the conduit is approved.
- C. Conductors shall be continuous from outlet to outlet and from outlet to junction box. No joints or splices in conductors will be allowed in the conduit.
- D. No conductors shall be pulled into conduit until the conduit system is complete and weather tight.
- E. Connections, when required, to all circuit breakers, disconnect switches, to the mains in all panels, tags and splices in all conductors shall be made with solderless lugs and connectors.
- F. Connections at fixture outlet boxes and within fixtures shall be made with "Crimp" types.
- G. Insulation on branch circuit conductors #10 and smaller throughout the electrical system shall be color-coded. Conductors #8 and larger shall be color-coded with one inch wide colored tape, with tape applied at each end of conductor and at each point where conductor is accessible so as to be visible within the enclosure. Color-coding for each phase, neutral and ground wire shall conform to the electrical code.

<u>120/208 Volt System</u>	<u>277/480 Volt System</u>
Phase A - Black	Phase A - Brown
Phase B - Red	Phase B - Orange
Phase C - Blue	Phase C - Yellow
Neutral - White	Neutral- Gray
Ground - Green	Ground - Green / yellow strip

- H. Where outlets are indicated, leave 6 inch leads of conductors for connection to devices.
- I. After pulling-in, and prior to connecting, all branch circuit conductors shall be rung for continuity and ground. Open or grounded conductors are to be replaced.

J. After pulling-in, and prior to connecting, all feeder conductors shall be meggared for grounds. Open or grounded conductors are to be replaced. A composite list of all feeders shall be made with meggar readings and turned over to the Engineer.

K. Identification of all conductors (both power and control) shall be exactly as called for on the drawings and control diagrams. Type of ID shall be submitted for approval. Conductor identification shall be provided within each enclosure where a tap, splice, or termination is made. Control circuit terminals of equipment shall be properly identified. Terminal and conductor identification shall match that shown on approved shop drawings. Hand lettering or marking is not acceptable. The tagging system shall be as manufactured by Grafoplast Wiremarkers Inc. (Phone Number 1-800-864-3874) or equal.

L. Radius of bends shall not be less than 10 times the outer diameter of the cable.

M. Bushing or clamp type strain relief fittings shall be used whenever cords or drop cables enter enclosures or connector devices.

N. Kellum grips shall be applied for strain relief whenever flexible cords or drop cables are used for overhead drops. Grips shall be sized as indicated on the Contract Drawings.

O. Kellum grips shall be used for strain relief whenever any conductors rise vertically 50 feet or more and reused every 50 feet of vertical rise.

P. Tag feeder circuits in each enclosure with wrap-around circuit designation labels where feeder passes through or terminates in the enclosure.

Q. Branch circuits can be multi-wire two, three and four wire circuits, run from the panels to outlets as indicated on the drawings. Each set of three or less ungrounded conductors in the same conduit enclosure shall have a neutral conductor, which shall be sized for not less than the unbalanced current of its associated ungrounded conductors and in no case less than the size of the associated power conductor.

R. Appliance and Equipment Connections:

Provide PVC insulated flexible cord sets for all cord and plug connected contract building appliances and equipment. Cords shall be sized in accordance with electrical circuits indicated on the drawings. Multiple conductor cords shall be type "SO" cable with PVC jacket and green insulated ground conductor.

END OF SECTION

SECTION 26 05 26 - GROUNDING

1.00 GENERAL

1.01 General Conditions:

- A. The electrical system shall be complete with a grounding system; see Section 250 of the NEC. The grounding system shall be installed with electrical equipment and enclosures operating at ground potential and shall provide a low impedance path for ground fault currents. Ground system shall provide a resistance to ground not to exceed 25 ohms, as measured by the fall of potential methods. Grounding conductor shall be color coded per NEC.
- B. Electrical system and equipment grounds shall comply with local, state and NEC regulations.
- C. Panel, conduit systems, motor frames, lighting fixtures, interior metallic water lines, other systems or equipment that are part of this installation shall be securely bonded both mechanically and electrically in accordance with all codes.
- D. The items under this section of the specifications do not have to be submitted for approval and/or include in the O & M Manuals.

2.00 PRODUCTS

2.01 Material:

- A. Grounding conductors shall be insulated copper conductors as specified in "CONDUCTOR."
- B. Bare copper conductors used for a concrete encased ground electrode shall be 98 percent conductive soft drawn copper.
- C. Driven ground rods shall be copper-clad steel not less than 3/4 inch in diameter, 10 feet long, driven full length into the earth. The maximum resistance of a driven ground shall not exceed 25 ohms under normally dry conditions. If this resistance cannot be obtained with a single rod, additional rods as needed shall be installed not less than 6 feet on centers, or if sectional-type rods are used, two additional sections may be coupled and driven with the first rod. If the resultant resistance exceeds 25 ohms measured not less than 48 hours after rainfall, the Architect shall be notified immediately in writing. Resistance shall be measured in accordance with IEEE Standard 142.
- D. Where required by drawings or by NEC, ground bushings shall be OZ type BLG or equal.

3.00 EXECUTION

GROUNDING ELECTRODE SYSTEM

- A. When a metal underground water pipe is in direct contact with the earth of 10 or more feet and is electrically continuous, use the following as the system ground. Provide a continuous insulated copper grounding electrode conductor in a non-metallic conduit between the main service equipment ground bus and the entry point of the metallic water service pipe. Size grounding electrode conductor according to the electrical code. Make connection to water pipe in an accessible location with an Underwriters' listed pressure connection ground clamp or lug OZ type ABG.
- B. In addition to the water service ground, provide a concrete encased System Ground Electrode. Install at least 20 feet of bare copper conductor, (sized per drawings and table 250-66 of NEC), within and 2 inches from the

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bottom of a concrete foundation footing that is in direct contact with the earth. The "UFER" ground electrode conductor shall be run continuous to the Main Service Equipment Ground Bus. This ground conductor shall be installed in a non-metallic rigid conduit.

C. In addition to A and B above, the metal frame of the building shall be used as a part of the Grounding Electrode System as required by the National Electrical Code.

D. Except in locations indicated on drawings, the metallic conduit system (rigid or electrical metallic tubing) shall be used as permitted by the electrical code for equipment and enclosure ground system. Provide, as defined by the electrical code, grounding lugs, straps and green insulated copper grounding conductors each utilized and sized according to the electrical code.

E. In locations indicated on drawings, an insulated grounding conductor shall be installed through the conduit system to the grounding terminal of each receptacle and bonded to the metal housing of each wall mounted or suspended light fixture.

F. Install insulated bonding jumper between the grounded outlet and the grounding terminal of each receptacle. Install insulated bonding jumper between the grounded outlet and the metal housing of wall mounted lighting fixtures. Install insulated bonding wire in flexible conduit over 6 feet in length, in liquid-tite flexible conduit above 1-1/4 inches in diameter, and in non-jacketed flexible conduit in which the circuit conductors contained therein are protected by overcurrent devices rated more than 20 amps.

G. Bond all equipment to the electrical system as required by the National Electrical Code.

H. Prior to energizing system, the Neutral Disconnect Link (at the main service), shall be removed and the system neutral meggered for accidental grounds. If system is accidentally grounded, necessary steps shall be taken to correct. After testing and neutral is found to be ungrounded, replace the Neutral Disconnect to main service equipment ground bus. A record of this test shall be given to the Architect.

I. Provide an uninsulated equipment ground bar, separate from any insulated neutral bar, in all switchboards, panelboards, transformers, motor control centers, starters, disconnect switches, cabinets, etc., for grounding the enclosure and for connecting other equipment ground conductors. The ground bar shall be an integrally mounted and brace bus bar in switchboards, or a separately mounted bar adequately braced or bolted to the enclosure of other types of equipment. the ground bar shall extend the full length of switchboards and motor control centers.

The ground bar shall be adequately braced or bolted to the enclosure after thoroughly cleaning both surfaces to assure good contact.

Provide solderless pressure connectors for all conductor terminations. Number equipment grounding bars as required for the termination of equipment grounding conductors. In addition to the active circuits, provide pressure connectors for all three-phase spares and spaces.

J. Dry-type Transformer Grounding System:

1. A separate grounding conductor and electrode shall be provided for each dry-type transformer in accordance with NEC 250-30 requirements.
2. Grounding electrode shall consist of the nearest approved building steel, or as required by NEC.

K. Clean surfaces thoroughly before applying ground lugs or clamps. If surface is coated, the coating must be removed down to the bare metal. After the coating has been removed, apply a non-corrosive approved compound to cleaned surface and install lugs and clamps. Where galvanized is removed from metal, it shall be painted or touched up with "Galvanox" or equal.

L. Test the completed grounding system with a meggar at the service ground bar and submit a written report to the Engineer for approval. The service shall not be energized if the test shows more than 5 ohms, unless approved by the Architect.

M. Where a grounding conductor is installed in conduit, the grounding conductor shall be physically bonded to the metal conduit and/or box system every 100 feet or fraction thereof.

END OF SECTION

SECTION 26 05 34 - RACEWAYS/CONDUIT

1.00 GENERAL

1.01 General Conditions:

A. Where the word "Conduit" is used in these Specifications, it shall mean either rigid metal or rigid non-metallic conduit as set forth hereafter.

B. Where the words "flexible conduit" are used, it shall mean either jacketed liquid-tite or unjacketed flexible metal conduit as set forth hereafter.

C. Minimum size of any raceway shall be 1/2" (**) unless otherwise noted differently on the drawings.

D. The items under this section of the specifications do not have to be submitted for approval and/or include in the O & M Manuals.

2.00 PRODUCTS:

2.01 Materials:

A. Flexible metal conduit (FMC) shall be a minimum length of 8" and at least six times the trade diameter for conduits 1-1/2 inches or larger.

B. Flexible conduit for connections to lighting fixtures shall be minimum 3/8" diameter and a minimum of 36" and a maximum 72" in length, and shall be non-jacketed with a continuous strip cold rolled galvanized steel core. Liquid-tite flexible metal conduit (LFMC) shall be a minimum 1/2" diameter jacket over a continuous strip cold rolled galvanized steel core.

C. Connectors for flexible conduit shall be UL Listed with insulated throats. Connectors for liquid-tite flexible conduit shall be compression type, made of steel and provided with O-ring. Connector's metal ferrule shall be squeeze-type and made of malleable iron. Connectors shall be manufactured by Appleton, Thomas & Betts, OZ/Gedney or equal.

D. Non-metallic rigid conduit (NMRC) shall be Schedule 40, 90 Degree C rated polyvinyl chloride, UL Listed for underground direct burial, unless otherwise noted. Abbreviated as PVC.

E. All fittings used with NMRC shall be manufactured, approved and intended for use with each conduit type and installed in its intended manner.

F. Fittings for rigid steel conduit shall be threaded type only. Plastic or metallic bushings may be used on branch circuits, while OZ type "B" or equal metal bushings with high impact Thermoset Phenolic Insulation inset shall be used on all feeder circuits and conduits larger than 2" in diameter.

G. Fittings for Electrical Metallic Tubing (EMT) shall be (**) set screw type only. Connectors shall have insulated throats. Where 2" and larger connectors are used, metal bushings with OZ type "B" bushing shall be used. All fittings shall be of the (**) Steel quality. Set Screw fittings for 2-1/2" and larger conduit is acceptable.

H. Conduit fittings shall be listed and intended for use within the area it is installed and for conduit type it is used with. RMC fittings shall be of the same material as the conduit it is to be used with. Dissimilar metals shall not be used.

3.00 EXECUTION:

3.01 Conduit Installation:

- A. PVC Schedule 40 Conduit shall be installed where direct buried in earth, concrete encased in earth, or under the slab on grade. It shall not be installed on the interior of the building.
- B. EMT shall be installed only within the building, where exposed and not subject to physical damage, concealed or in concrete slabs which are not in contact with earth. When installed in concrete, concrete tight fittings shall be used. (**) When installed in concrete slabs, provide a separate insulated ground wire sized per code even if not shown on the drawings. If the local jurisdiction requires that EMT be coated with a corrosion protective material when installed in concrete slabs above grade, the contractor shall so provide.
- C. Provide sealite flexible conduit and connectors to rotating or vibrating machinery and equipment, dry transformers, heating units, cooking equipment and where indicated on the drawings.
- D. Provide unjacketed flexible conduit and connectors to lighting fixtures in lift out ceilings to an outlet box located above the ceiling.
- E. In damp locations use only GRS conduit and along with all equipment, install with a 1/4" air space between wall and equipment.
- F. For slab on grade construction, horizontal runs of GRS conduit can be installed below or in the floor slab.
- G. Except where otherwise indicated, conduits installed in concrete floor slabs shall be GRS conduit with threaded couplings. GRS conduit shall be used for all runs where subject to mechanical damage.
- H. Install exposed conduit systems parallel to or at right angles to the lines of the building. Right angle bends in exposed conduits shall be made with standard elbows, screw jointed conduit fittings or conduit bent to radii not less than those of standard elbows. Where conduit is exposed and below 6 feet above the finished floor and subject to physical damage it shall be GRS conduit.
- I. All conduit systems shall be concealed unless otherwise noted or indicated. Conduit systems may be exposed in unfinished utility areas, ceiling cavities, and where specifically approved by the Engineer. Install concealed conduit systems in as direct lines as possible.
- J. Conduits shall be installed a minimum of 12" in free air from any hot water or steam lines and a minimum of 3" in free air from other mechanical lines. Conduit shall be thoroughly clean and dry inside prior to installation of conductors.
- K. When PVC Schedule 40 conduit is installed underground, it shall terminate below grade or floor slab and continue above grade with GRS conduit, unless otherwise specified on the drawings.
- L. Conduits installed underground outside building foundations shall be a minimum of 24" below finished grade and where indicated on the drawings shall be encased in 1500 psi concrete envelope with 3" of coverage.
- M. All GRS conduit that is in direct contact with earth shall be 1/2 wrapped with (or equal to) 3M "Scotchwrap" #50 PVC 10mil tape, or shall have an additional outside factory coating of PVC with a minimum coat thickness of 20 mils. Other PVC or phenolic-resin-epoxy coating material which is equally flexible and chemically resistant may be used providing approval by the Engineer is obtained prior to installation.
- N. Prevent lodgement of plaster, dirt or trash in conduits, boxes and fittings. Seal conduits with plastic or metal caps and fittings. Store conduit in racks above ground. All raceways shall be swabbed out before any wires are

pulled and wires are not to be installed until building construction has progressed to a point that no moisture would enter the raceway.

O. Conduit ends shall be cut square, threaded and reamed to remove burrs cutting edges. Conduit joints shall be made with standard conduit couplings, no running threads permitted. Paint conduit threads with "LPS Zinc Rich" where conduits are installed below grade or where threads are non-galvanized.

P. All conduits that pass through a rated firewall or floor shall use an approved fire stop even if not shown on the drawings or called for in these Specifications.

Q. All conduit lines left empty for future use and for telephone conductors shall have a conduit measuring tape of 200 pound tensile strength or equal pulled into the conduit and tied off at each end.

R. In any conduit run, the number of quarter bends or equivalent between terminations at cabinets, pull boxes, outlet boxes or condulets shall not exceed four bends for conduits up to 1-1/4", three bends for 1-1/2" to 2-1/2" and two bends for larger conduits. Conduit runs between cabinets, fittings or boxes shall not exceed 200' for straight runs nor 100' for runs with maximum number of bends. Conduit bends and offsets shall be made with conduit hickey or conduit bending machines. Crushed or deformed conduits shall not be installed.

S. Conduits shall be grounded as provided by the NEC and these Specifications.

T. Where the project has a floating slab, the contractor shall include all expansion joints for conduits that are underground and routed up and into the building space through the floor slab. The expansion joints shall be mounted in the floor slab so the conduits can move up and down with the movement of the floor slab. The contractor shall also take into account all of the conduits entering and leaving any electrical equipment that is attached to the floating slab such that the conduits are flexed connected to the equipment again to allow for movement of the floor slab.

3.02 Conduit Terminations & Fittings:

A. Conduit entering outlet boxes, junction boxes, cabinets, or electrical equipment not having threaded hubs shall be fitted with galvanized locknuts and bushings inside and out. Sufficient conduit thread shall extend into the enclosures or fittings for installation of locknuts and bushing such that end of the conduit shall butt tightly with end of the bushing. In wet, damp or in concrete locations, conduit joints shall be made water-tight by applying a coating of approved pipe dope in conduit thread area prior to assembly and use of approved water tight connectors, and fittings.

B. Install sealing fittings where required by the NEC, where conduits pass from warm to cold locations, or hazardous to non-hazardous areas. The contractor shall not pour seal-off fittings until directed by the Engineer. It is expected that this work will be performed after completion of the initial contract installation.

C. Each conduit that is buried in, or rigidly secured to the building's construction on opposite sides of a building expansion joint and each long run of exposed conduit that may be subject to excessive stresses shall be provided with an expansion fitting. Expansion fittings shall be hot-dipped galvanized malleable iron with factory installed packing and a ground ring.

3.03 Conduit Supports:

A. Provide supports for horizontal conduits not more than 8 feet apart with one support near each elbow or bend, including runs above suspended ceiling.

B. Install conduit clamps or malleable or steel galvanized iron straps. Perforated strap iron and/or wire is not acceptable. Install individual pipe hangers for conduits. Spring steel fasteners with hanger rods may be used in dry locations in lieu of pipe straps.

C. Fasten pipe straps and hanger rods to concrete by means of inserts or expansion bolts, to brickwork by means of expansion bolts, and to hollow masonry by means of toggle bolts. Wooden plugs and shields shall not be used. All fastenings to the building structure shall be made with clamps or suitable adhesives. Building structural steel shall not be welded, drilled, burned without the approval of the Engineer.

D. All conduits not embedded in concrete shall be firmly secured by means of pipe clamps, hangers, etc., equal to Caddy Fasteners or ERICO Products, Inc. Wire wrapped around conduits and supporting members will not be acceptable.

E. Conduits run above ceiling shall be supported to the building structure, independent of ceiling system support.

3.04 Closing of Openings:

Whenever slots, sleeves or other openings are provided in floors or walls for the passage of conduits or other forms of raceways, including bus ducts, such opening, if unused, or the spaces left in such opening, shall be filled or closed with firestops material in a manner approved by the Engineer.

3.05 Identification:

Identify all raceways according to the circuits and/or the system carried. Identify by labeling inside of all equipment enclosures, cabinets, pull boxes or outlet boxes where conduit is terminated by means of marking pen written on the inside of the sheet metal box next to the conduit penetration. The circuit label for outlet boxes with blank covers shall be on the outside surface of the cover. Other means if different shall be indicated on the drawings.

END OF SECTION

SECTION 26 05 33 - ELECTRICAL IDENTIFICATION

1.00 GENERAL

1.01 General Conditions:

Major items of electrical equipment and major components shall be permanently marked with an identification nameplate to identify the equipment by type or function and specific unit number if shown on the drawing. The items under this section of the specifications do not have to be submitted for approval and/or include in the O & M Manuals.

2.00 PRODUCTS:

2.01 Material:

A. Labels shall be provided on outside face of safety switches, panelboards, motor starters, controls, and contractors. Labels shall be laminated black and white phenolic type with 1/4" letters engraved through black to white, and red to white for emergency. Label to indicate voltage, number of phases, circuit number and device or unit it operates.

3.00 EXECUTION

Label attached to inside of covers shall be mounted with adhesives while labels on the outside shall be mounted with two #6-32 x 1.4 inch self tapping brass round head screws unless this will damage the integrity of the enclosure. If this occurs, a location on the inside or outside can be used. The use of brass screws shall be used if possible for attachment.

END OF SECTION

SECTION 26 27 1 7 – EQUIPMENT WIRING

1.00 GENERAL

1.01 Material:

A. All motors except where specified herein, shall be furnished under other sections of the specifications. Confirm all motor locations.

B. Motors shall be of the voltage and phase characteristics as shown on the drawings.

C. The horsepower ratings indicated are for guidance and do not limit the equipment size. When electrically driven equipment furnished under other sections of these specifications differs from the contemplated design, the Contractor shall be responsible for the necessary adjustments to the conduit, wiring, disconnect devices, and branch circuit protection to accommodate the equipment installed.

2.00 PRODUCTS

2.01 Material:

A. Single or double pole manual motor starter (with overloads) switches specifically designed for alternating-current operation only may be used as manual controllers for single-phase motors having a current rating not in excess of 80% of the switch rating.

B. Automatic-control devices such as thermostats, float or pressure switches and Manual-Off -Automatic switches may control the start and stopping of motors directly provided the devices used are designed for that purpose and have an adequate HP rating. When the automatic-control device does not have such a rating, a magnetic starter shall be used with the automatic control device actuating the pilot-control circuit. All safety control devices, such as low or high pressure cutouts, high temperature cutouts, and motor-overload protective devices, shall be connected in the motor-control circuit.

C. Motor controllers shown on the drawings adjacent to motors are for reference only. They shall be wall-mounted not more than six feet above the floor or mounted on the equipment if readily accessible from the floor. The control voltage of magnetic starters shall not exceed 120 volts. The overload-protective device shall be provided either integral with the motor or controller, or shall be mounted in a separate enclosure; however, all overload devices shall be located and be accessible as specified above for controllers. Unless otherwise specified, the protective device shall be of the manually reset type.

3.00 EXECUTION

A. Furnish and install power wiring to motors and mechanical equipment. Wiring into motor or equipment terminals shall be complete with connections through associated disconnect switches, and motor starters, including "in-line" (branch circuit power line) controlling devices.

B. Receive, store, and install individually mounted starters and controllers for motors.

C. Wiring shall be in conduit, with final connection to rotating equipment made through a section of PVC jacketed flexible conduit.

D. Multi-speed and reduced voltage start motors shall be connected as recommended by equipment manufacturer.

E. Motors shall be grounded as specified under "Grounding System".

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F. Contractor shall check all motors before start-up for correct phase and voltage on motor nameplate information and insure proper sizing. Correct where necessary.

G. Contractor shall test all motors for correct shaft rotation and smooth operation during start-up and immediately after start-up. Where rotation is in the wrong direction, the contractor shall correct.

H. Motor windings shall be subjected to an insulation resistance test.

I. A load test shall be conducted by the Contractor on motors and the current readings taken, recorded and checked against nameplate rating. If current reading exceeds nameplate rating, Contractor shall notify the Architect.

J. Each motor controller and/or disconnect switch hereinafter specified shall be clearly labeled on the cover to indicate the equipment controlled.

END OF SECTION