



INVITATION FOR BIDS (IFB)

Scattered Sites (8 Total) – Exterior Renovations

ISSUE DATE:

MONDAY, SEPTEMBER 15, 2025

BID DUE DATE:

TUESDAY, OCTOBER 14, 2025
BY 10:00 AM EST

Patrick Smythe

Senior Project Manager

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PROVIDENCE HOUSING AUTHORITY

40 Laurel Hill Avenue

Providence, RI 02909

www.provhousing.org

PROVIDENCE HOUSING AUTHORITY

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INVITATION FOR BIDS

The Housing Authority of the City of Providence Rhode Island is accepting sealed bids from qualified vendors for the **Scattered Sites (8 Total) – Exterior Renovations** project located in Providence, RI. Detailed information regarding the work encompassed under this project is provided in the Scope of Work section of this Invitation for Bids.

A pre-bid meeting is scheduled to be held on **Wednesday, September 24, 2025, at 10:00 AM EST**, at the **Facilities Management Building, 40 Laurel Hill Ave. Providence, RI 02909**.

Bidders are strongly encouraged to attend the Pre-Bid Meeting and to visit / drive by the sites. The authority believes vendors who attended the Pre-Bid Meeting and visited the sites are more likely to submit more responsible / responsive Bids.

Address all pre-bid questions or requests for information pertaining to this project and bid documents to **Patrick Smythe, Sr. Project Manager** (psmythe@provhousing.org) with a CC to **Jeremy Bitner, RGB Architects** (jbitner@rgb.net). All RFIs must be submitted in writing no later than **Tuesday, September 30, 2025, by 04:00 PM EST**, prior to when bids are due and no RFI's will be addressed after this deadline. The RFI Response(s) will be posted to the PHA website for all potential bidders to review prior to submitting a bid.

Bids will be received until **10:00 AM EST on Tuesday, October 14, 2025**, at the Facilities Management Department of the Providence Housing Authority. Bidders must deliver submissions in a sealed envelope, marked "**Scattered Sites (8 Total) – Exterior Renovations**" and addressed to the attention of:

Providence Housing Authority
Facilities Management Department
40 Laurel Hill Avenue
Providence, RI 02909
ATTN: **Patrick Smythe**

It shall be the responsibility of any and all bidders to consult the Providence Housing website at (<https://provhousing.org/working-with-pha/vendors/>) for the complete Invitation for Bids, to be aware of and to abide by all dates, times, conditions, requirements, and specifications set forth in this IFB and any addendum, RFI response, Pre-bid meeting agenda and notes issued by the Authority, prior to submitting their bids.

By virtue of completing, signing, and submitting the completed documents, the bidder is stating his/her agreement to comply with all conditions and requirements set forth within those documents. The Authority:

- Will not accept bids submitted by fax or email.
- Will not be responsible for the receipt of bids not properly submitted.
- Will not accept bids received after the above deadline.

Minority and Woman-Owned Businesses are encouraged to submit bids. Bidders will be required to make positive efforts to use small and minority-owned businesses and to offer employment, training, and contracting opportunities in accordance with Section 3 of the Housing and Urban Development Act of 1968 <https://www.ecfr.gov/current/title-24/subtitle-A/part-75>.

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Individuals requiring interpreter services for the hearing-impaired should notify the Facilities Management Department by calling (401) 709-2201 seventy-two (72) hours prior to any event.

The Housing Authority of the City of Providence, Rhode Island

Patrick Smythe, Senior Project Manager

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PROVIDENCE HOUSING BACKGROUND

Founded in 1939, the Providence Housing Authority (PHA) provides and develops quality and safe affordable housing opportunities and services to address the needs of Rhode Island residents. We are committed to the core values of excellence, accountability, innovation, respect, and equity in all that we do.

Today, the PHA provides affordable housing to more than 12,000 residents in the City of Providence. We administer 2,606 public housing units that are home to about 5,613 residents – making us one of the largest landlords in the State. Units are designated as elderly/disabled, family, and scattered sites developments. We also oversee the administration of more than 2,700 tenant-based and project-based Section 8 vouchers, most of which allow low-income families to rent in the private market and host a variety of support programs to help our residents and participants meet their wellness, financial, and employment goals no matter what their age or ability. In addition to in-house services, the PHA provides a wide array of referrals to partners across the state.

The PHA is a quasi-governmental organization, governed by a Board of Commissioners appointed by the Mayor and Providence City Council, and an Executive Director who reports to the Board.

Vision Statement: PHA, working with its residents, will be a best-in-class leader in creating safe, vibrant communities that promote pathways to opportunities and will be a place where people are proud to live and work.

Mission Statement: PHA provides and develops quality and safe affordable housing opportunities and services to address the needs of Rhode Island Residents.

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SCOPE OF WORK

The Housing Authority of the City of Providence is currently accepting sealed bids from qualified vendors for the **Scattered Sites (8 Total) – Exterior Renovations** project located in Providence, RI.

All potential bidders must review in detail this IFB. Bidders are responsible for submitting a bid price inclusive of all requirements noted in this IFB including amendments, if any.

The contractor shall furnish all labor, material, equipment, transportation, supplies, services, incidentals, and other resources required to complete the work. Omissions from the contract of details of work that are necessary to carry out the intent of the contract shall not relieve the contractor from performing the omitted work.

The winning bidder shall coordinate with the Providence Housing Authority to schedule all work.

The Providence Housing Authority **Scattered Sites (8 Total) – Exterior Renovations** project is located at multiple locations in Providence, RI.

Below is the Summary of Work. The contractor is responsible for adherence to the entirety of the information in the Project Manual and Construction Plans {Invitation to Bid, Appendix E – Project Manual, and Appendix F – Construction Plans}.

The work encompassed in this project shall include, but is not limited to the following:

SECTION 01 10 00 - SUMMARY OF THE WORK

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. The General Conditions, contained within A104 2017, and applicable portions of Division 1 of the Specification are a part of this Section, which shall consist of all labor, materials, equipment, tools, construction equipment and machinery, water, heat, utilities, transportation and other facilities and services necessary for the proper execution and completion of the work, whether temporary or permanent and whether or not incorporated or to be incorporated in the work; and as related to the project or projects defined in the Bidding Requirements.
- B. The specification format used herein is in accordance with MASTERFORMAT, CSI (2004 Format) and in no way intends to restrict this Contractor from expediting his work as he sees fit, nor is there any intention of segregating the units of work related to specific trades involving jurisdictional problems.

1.2 WORK COVERED BY CONTRACT DOCUMENTS

A. Project Identification:

- 1. Project Locations (Scattered Duplexes and Single Family Homes):

104-106 Bogman Street

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321-325 Willard Avenue
817-819 Manton Avenue
821-823 Manton Avenue
98-100 Bogman Street
338-340 Willard Avenue
11 Ocean Street
249 Sales Street

B. Owner: Providence Housing Authority

C. Architect: The Robinson Green Beretta Corporation
50 Holden Street, 4th floor
Providence, RI 02908

D. Contractor: To be determined.

1.3 SUMMARY OF THE WORK

A. The scope of the work on this project includes but is not limited to:

Exterior and Interior areas of the buildings in the following locations:

- Siding Replacement
- Roofing Replacement
- Window Replacement
- Exterior Door Replacement
- Vinyl Railing Repair/Replacement
- Front Deck Replacement (98-100 Bogman Street)
- Exterior Lighting Replacement

B. CONTRACTOR'S DUTIES

1. The Contractor is responsible for all personnel involved in the work, including those of his direct employ, his sub-contractors and suppliers of materials and equipment and/or labor. The Technical Specifications have been divided for convenience only to cover the scope of work, and where reference to a particular contractor is noted, it is for convenience only. The Owner and Architect only recognize one Contractor as party to this Contract.
2. As it is impractical to enumerate every piece of equipment, device and/or accessory required for proper operation of the indicated systems specified within their respective Sections or Divisions of the Project Manual; it is intended that all materials, systems, and/or equipment, required to insure proper operation of the equipment, device, and/or accessory, be provided as a part of the Work of this Project so the specified work or system functions, and/or performs as required by the specification. To infer the intent is otherwise, is to render the specified work or system less than required.
3. Except as specifically noted, provide and pay for:
 - a) Labor, materials and equipment.

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- b) Tools, construction equipment and machinery.
 - c) Other facilities and services necessary for proper execution and completion of the Work.
- C. Owner is exempt from sales tax on products permanently incorporated in the Work.
- D. Pay ALL sales, consumer, use and similar taxes for which the Owner's tax exemption does not cover, for the Work or portions thereof.
- E. Secure and pay for, as necessary for proper execution and completion of the Work, and as applicable at time of receipt of Bids:
 - 1. Permits.
 - a. Pay all permit fees charged by the Authorities having Jurisdiction, including all other permit fees, use fees, application fees.
 - b. The obtaining of the construction permits are the responsibility of the Contractor, unless noted otherwise.
 - 2. Government fees.
 - 3. Licenses.
 - 4. Utility connection fees
- F. Give required notices for operations which may disturb the functions of adjacent facilities.
- G. Comply with codes, ordinances, rules, regulations, orders and other legal requirements of public authorities which bear on the performance of the Work.
- H. Promptly submit a written notice, within five business days of discovery, to the Architect of observed variance of Contract Documents from legal requirements.
- I. Lay out all work and be responsible for all lines, elevations, measurements of the building, executed under the Contract. Verify the figures shown before laying out the Work and be responsible for any error resulting from failure to do so.
- J. Enforce strict discipline and good order among employees. Do not employ persons not skilled in assigned task.
- K. Notify all trades, sub-contractors and suppliers of all designated alternatives and be responsible for their coordination.
- L. At your option, certain indicated materials and/or procedures are specified herein to be used in lieu of other indicated materials and/or procedures, at no change in Contract Price. Such options should be analyzed and coordinated during the bidding period, so that the selection of any may immediately be brought to the Architect's attention, once the Contract is awarded (within thirty days thereafter).

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1.4 HEALTH AND SAFETY PRECAUTIONS

A. OSHA:

1. These construction documents, and the joint and several phases of construction hereby contemplated, are to be governed, at all times, by the applicable portions of the Federal Laws, including but not limited to, the latest amendments of the following:
 - a. Williams-Steiger Occupational Safety and Health Act of 1970, Public Law 91-956;
 - b. Part 1910 - Occupational Safety and Health Standards, Title 29, Code of Federal Regulations, as amended to date;
 - c. Part 1926 - Safety and Health Regulations for Construction, Title 29, Code of Federal Regulations, as amended to date.
2. This Project, the Contractor and his sub-contractors shall, at all times, be governed by applicable Chapters of Title 29, Code of Federal Regulations, Part 1926 - Safety and Health Regulations for Construction, as amended to date.
 - a. Note: Furnish the Owner and Architect copies of all accident reports.

B. Emergencies:

1. Should tornado, hurricane, gale or heavy wind warnings be issued, take precautions to minimize the danger to persons, to the work, and to the adjacent property. Damage caused to any part of the work shall be rectified or replaced to the complete satisfaction of the Architect and Owner and at no expense to the Owner. Injury to personnel or damage to adjacent property because of the work shall be the complete responsibility of the Contractor, and he accepts exclusive responsibility for same.

1.5 PROJECT RECORD DOCUMENTS

A. Maintain at job site, one copy of:

1. Contract Drawings.
2. Specifications.
3. Addenda.
4. Reviewed Shop Drawings.
5. Record Drawings.
6. Change Orders.
7. Other modifications to Contract.
8. Approved materials, samples and colors.

B. Store documents in approved field construction office, apart from documents used for construction.

C. Provide files and racks for storage of documents.

1. Provide red pen or pencil for all marking.

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- D. File documents in accordance with Project Filing Format of MASTERFORMAT.
- E. Maintain documents in clean, dry, legible condition.
- F. Do not use record documents for construction purposes.
- G. Make documents available at all times for inspection by Architect and Owner.
- H. Recording changes:
 - 1. Keep record documents current.
 - 2. Do not permanently conceal any work until required information has been recorded.
 - 3. Contract Drawings: Legibly mark to record actual construction and the following:
 - a. Reference location of internal utilities and appurtenances concealed in construction to visible and accessible features of structure.
 - b. Record field changes of dimensions and details.
 - c. Record changes made by Change Order or Field Order.
 - d. Record details not on original Contract Drawings.
 - 4. Specifications and Addenda: Legibly mark up each Section to record the following:
 - a. Manufacturer, trade name, catalog number, and supplier of each product and item of equipment actually installed.
 - b. Changes made by Change Order and Field Order.
 - c. Other matters and materials not previously specified.
 - 5. Shop Drawings: Maintain as record documents; legibly annotate drawings to record changes after review.

1.6 TRANSPORTATION AND HANDLING

- A. Transport all materials and equipment on legally approved conveyances as required or recommended by the respective manufacturer or supplier.
 - 1. Obtain permits, as required.
- B. Receive and handle all materials and equipment, at the project site, by conveyances or methods as recommended by the respective manufacturer or supplier.
- C. Coordinate delivery of equipment and materials when two or more trades, contractors or suppliers are involved.
- D. Remove from the site any material or item of equipment damaged during the transportation or handling process, and immediately replace at no additional cost to the Owner.

1.7 STORAGE AND PROTECTION

- A. Store all materials and equipment as recommended by the respective manufacturer or supplier, including the following minimum requirements.

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- B. Upon receipt of such materials and equipment, check, distribute, store and safeguard in a clean, dry, ventilated location.
- C. Elevate off the ground, items which can be stored in exterior locations, and completely cover with approved tarpaulins. Protect against the elements at all times.
- D. Maintain all storage areas in a clean and orderly condition at all times.
- E. Immediately replace any material or item of equipment damaged, due to inadequate storage protection, at no additional cost to the Owner.

1.8 CUTTING AND PATCHING

- A. Execute cutting, including excavating, fitting or patching work required to:
 - 1. Make several parts fit properly.
 - 2. Uncover work to provide for installation of ill-timed work.
 - 3. Remove and replace defective work.
 - 4. Remove and replace work not conforming to the Contract Documents.
 - 5. Remove samples of installed work, as specified, for testing.
 - 6. Install specified work in existing construction.
- B. In addition to the Contract requirements, upon written instructions from Architect:
 - 1. Uncover work to provide for Architect's observation of covered work, as required by General Conditions.
 - 2. Remove samples of installed materials for testing, as required by General Conditions.
- C. Do not endanger any work by cutting or altering work, or any part of it.
- D. Do not cut or alter the work of another Contractor without written permission of the Architect.
- E. Prior to cutting which affects structural safety of Project, or work of another Contractor, submit written notice to Architect requesting consent to proceed with cutting.
- F. Prior to cutting and patching, done on instruction of the Architect, submit written cost estimate.
- G. Should conditions of work, or schedule, indicate change of materials or methods, submit written recommendations to the Architect and Owner including:
 - 1. Conditions indicating change.
 - 2. Recommendations for alternative materials or methods.
 - 3. Submittals required for Substitutions.
 - 4. Impact on operations and maintenance, both long and short term.
- H. Submit written notice, to the Architect and Owner, designating time work will be uncovered, to provide for observation.
- I. Payment for costs caused by ill-timed or defective work, or work not conforming to the Contract

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Documents, including costs for additional services of Architect or other costs to the Owner will be borne by the Contractor.

J. Contractor Inspection:

1. Inspect existing conditions of work, including elements subject to movement or damage during:
 - a. Cutting and patching.
2. After uncovering work, inspect conditions affecting installation of new products.

K. Preparation: (prior to cutting):

1. Provide shoring, bracing and support as required to maintain structural integrity of the Project.
2. Provide appropriate protection to fully protect other portions of the Project from dust, fumes, humidity, etc.
3. Provide protection from the elements.

L. Performance: Perform all work of fitting, adjustment, cutting, patching, finishing, and restoration to perfectly match the quality as specified throughout these specifications by trade persons skilled in the work being performed.

1.9 CONTRACTOR USE OF PREMISES

A. Confine operations at site to areas permitted by:

1. Law.
2. Ordinances.
3. Permits.
4. Contract Documents.

B. Do not unreasonably encumber the site with materials and equipment.

C. Do not load structure with weight that will endanger structure.

D. Assume full responsibility for protection and safekeeping of products stored on the premises.

E. Move any stored products which interfere with operations of Owner or other Contractor.

F. Obtain and pay for use of additional storage or work areas needed for operations.

G. Limit use of site for work and storage within confines of the Project Limit Line.

H. Use of Site: Limit use of Project site to work in areas or areas within the Contract limits indicated. Do not disturb portions of Project site beyond areas in which the work is indicated.

1. Limits: Confine construction operations to construction areas indicated on drawings and allowed by the Owner.

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2. Driveways, Walkways and Entrances: Keep driveways, loading areas and entrances serving premises clear and available to Owner, Owner's employees, and emergency vehicles at all times. Do not use these areas for parking or storage of materials.
 - a. Schedule deliveries to minimize use of driveways and entrances by construction operations.

1.10 COORDINATION WITH OCCUPANTS

- A. Owner Occupancy: Owner will occupy site and existing building during entire construction period. Cooperate with Owner during construction operations to minimize conflicts and facilitate Owner usage. Perform work so as not to interfere with Owner's day-to-day operations. Provide temporary signage to alternate exits while the current entrance is being replaced. Only one building exit/entrance may be impacted at a time.
 1. Maintain access to existing walkways, corridors, and other adjacent occupied or used facilities. Do not close or obstruct walkways, corridors or other occupied or used facilities without written permission from Owner and approval of authorities having jurisdiction.
 2. Notify the Owner not less than 72 hours in advance of activities that will affect Owner's operations.
- B. Prior to occupancy, execute Certificate of Substantial Completion for designated areas.

1.11 WORK RESTRICTIONS

- A. Work Restrictions, General: Comply with restrictions on construction operations.
 1. Comply with limitations on use of public streets and with other requirements of authorities having jurisdiction.
- B. On-Site Work Hours: Contractor to coordinate work hours with Owner.
 1. Full operation of facility to be maintained during construction.
- C. Existing Utility Interruptions: Do not interrupt utilities serving facilities occupied by Owner or others unless permitted under the following conditions and then only after providing temporary utility services according to requirements indicated:
 1. Notify Owner not less than two days in advance of proposed utility interruptions.
 2. Obtain Owner's written permission before proceeding with utility interruptions.
- D. Noise, Vibration, and Odors: Coordinate operations that may result in high levels of noise and vibration, odors, or other disruption to Owner occupancy with Owner.
 1. Notify Owner not less than two days in advance of proposed disruptive operations.
 2. Obtain Owner's written permission before proceeding with disruptive operations.
- E. Nonsmoking Building: Smoking is not permitted within any of the buildings or within 25 feet of entrances, operable windows, or outdoor-air intakes.

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- F. Controlled Substances: Use of tobacco products and other controlled substances within the buildings and/or on Project site is not permitted.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION (Not Used)

END OF SECTION 01 10 00

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CONTRACTOR RESPONSIBILITIES

General:

- The contractor shall supply all labor, materials, equipment, machinery, tools, water, heat, utilities, transportation and other facilities and services necessary for the proper execution and completion of the work.
- All materials, construction methods and equipment shall conform to industry standards.
- The contractor shall obtain any permits required to perform work as outlined in the bid documents. The Authority does not pay / get charged permit fees by the city.
- Work is to be performed in accordance with this IFB, scope of work, specifications, and amendments, if any.
- The Authority only recognizes one contractor as party to this contract.
- The Contractor shall promptly submit written notice, within five (5) business days of discovery, to the Authority of any observed variance of contract documents from legal requirements.
- The Contractor shall comply with all applicable laws, ordinances, and codes of the State and local governments, and shall commit no trespass on any public or private property in performing any of the work embraced by this Contract.
- The contractor shall not make any substitutions for materials without prior written authorization from The Authority.
- The Contractor shall be responsible for all their material, equipment, and other items onsite.
- Storage of materials in public, common or private areas within the project is prohibited.
- Construction equipment may not be staged on any turf areas at any time, for any reason.
- The Contractor shall notify the Authority of any long lead time items that may impact completion dates.
- Contractor's Project Manager or Site Supervisor shall participate in project meetings with the Authority Architect and / or Engineer when scheduled.
- The Contractor shall submit a "pencil requisition" to the Authority, Architect and / or Engineer for review and approval prior to submitting an invoice for payment.
- Pencil Requisitions/Invoices shall be in AIA format. Allow Seven (7) business days for review by the Authority and the Engineer.
- Quality Control (QC) is the responsibility of the Contractor. Ensure that all work and material meet the Contract requirements. The Contractor shall provide a project-specific competent and experienced individual who is designated for the responsibility for overall Quality Control. The Contractor shall cooperate with the Authority and provide all necessary access, assistance, and material samples for Authority inspection. This work is incidental to meeting the Contract requirements, and all costs shall be included in the respective bid items and will not be paid separately.

Personnel:

- All employees of the Contractor, subcontractors, or other representatives shall be skilled in the type of work for which they are employed on the project and shall work under the direction of a competent superintendent.
- All employees of the Contractor, subcontractors, and/or other representatives shall be licensed as required by local, state, and/or federal regulations to perform the type of work for which they are employed on the project.
- All employees of the Contractor, subcontractors, or other representatives shall be legally able to work in the United States.
- The Contractor shall enforce strict discipline and good order among employees.

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- Should the Authority deem anyone employed in the work incompetent or unfit for their duties, the Contractor shall remove such employee from the work and shall not re-employ them for work within the Authority on this project or any other project without prior written permission from the Authority. The Contractor shall select and employ the replacement personnel.
- The Contractor, its employees, subcontractors, and/or other representatives shall wear identifying company uniform and employee badge while working on the Authority properties.
- The Contractor must submit a sample of their ID badge if requested.
- All personnel shall be neat in appearance and shall conduct their work in a professional manner.
- The Contractor shall not park their vehicles on grassy areas of the properties without prior written authorization from the Authority.

Apprentices:

See attached HUD 5370 for additional detailed information regarding Apprentices.

- Apprentices will be permitted to work at less than the predetermined rate noted in Davis Bacon Wage Decision under specific circumstances:
 1. They are employed pursuant to and individually registered in a bona fide apprenticeship program registered with the US Department of Labor.
 2. The allowable ratio of apprentices to journeymen shall not be greater than the ratio permitted to the employer as to the entire work force under the approved program.
 3. If the State or DOL withdraws approval of an apprenticeship program, the Contractor will no longer be permitted to utilize apprentices. All employees must then be paid the full Davis Bacon Wage Rate.

Site Safety & Precautions:

- All work performed pursuant to this Contract must conform and comply with all applicable local, state, and federal codes, statutes, laws, and regulations.
- The Contractor shall supply the Authority with a detailed safety plan, as work will not be allowed to start without this information in place.
- The Contractor shall follow all OSHA safety requirements.
- The Contractor shall supply all safety or warning signs, equipment, plastic covers, barricades, and any other specialty items that may be required.
- The Contractor shall provide adequate protection for all persons and all Authority personnel within the working area.
- The Contractor shall not, at any time, leave work in an unsafe condition or any conditions that might cause personal injury or property damage, but shall continue to work until work is in a safe space to stop.
- The contractor shall keep the working area sufficiently clear of equipment, material, and implements of service to prevent endangering persons and damage to the Authority property and to avoid an unsightly condition. Removal of such items shall be performed promptly upon completion of work.
- At no time shall a contractor allow anyone other than an employee of the Authority into the construction area.
- The contractor shall ensure that clear, safe, passage remains available for access of tenants in the building if applicable.
- The Contractor shall secure work site at the end of each day to reduce risk of trespass and to ensure safety.

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- The Contractor shall be responsible for removing and protecting any equipment that may interfere with construction operations. Immediately upon completion of construction activities in each area, the Contractor shall return the area to a pre-construction state satisfactory to the Authority.

Damage to the Authority Property:

- The contractor shall be responsible for repair of any damage to the Authority property and restoration of any area disturbed by contractors or subcontractor's work to the satisfaction of the Authority's Authorized Representative prior to final payment.
- Any repair and/or restoration of the damaged area shall be performed at no cost to the Authority.

Permits:

- The contractor shall procure all permits and licenses, pay all charges and fees, and give all notices necessary and incidental to the prosecution of the project at the contractor's own cost. It is the contractor's responsibility to secure variances, or modifications to the permits necessary for the contractor's means and methods of construction.
- The contractor shall obtain all required permits for hauling and disposal of waste materials, including the payment of tipping and other required fees.

Environmental Protection:

- The Contractor shall comply with all Federal, State, and local laws and regulations that control and prevent pollution and the protection of the land, waters, groundwater, air, wildlife, and other environmental resources of the State.
- The Contractor shall read, become familiar with, and adhere to all environmental permits and approvals, agreements, mitigation plans, and standard BMPs controlling pollution and protection of the environment. The Contractor shall be responsible for ensuring that all employees, and all employees of each Subcontractor, are familiar with, adhere to, and comply with this Section. No Contract provisions release the Contractor from any responsibility or requirement under any environmental or other laws. The absence of any direct references to any environmental laws or regulations in the Contract does not release the Contractor from its responsibility, requirement, and obligation to comply with the environmental laws.
- The Contractor shall adequately protect catch basins and inlets to prevent any asphalt materials from entering. The Contractor shall make provisions to capture and legally dispose of all concrete and flushing water after equipment clean-out.
- Pay all fines and penalties assessed against the Authority as a result of the Contractor's noncompliance with any Contract requirement pertaining to the protection of the environment and indemnify, defend, and hold harmless the Authority from any enforcement actions by Federal, State, or local regulatory authorities
- The Authority may deduct the fines and/or penalties assessed against the Authority from monies due to the Contractor. The Authority may deduct the costs incurred for corrective actions necessary for compliance with any laws and Contract provisions pertaining to the protection of the environment.

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Debris Removal:

- The Contractor shall be responsible for the physical removal and lawful disposal of all debris generated during construction of this project in accordance with all local, state, and federal requirements. These costs shall be factored into the pricing submitted by the Contractor.
- The Contractor shall not use the Authority facilities for disposal of debris and waste material, whether hazardous or non-hazardous. The trash receptacles on site are not to be used for disposal of construction debris.

Sub-Contracting:

- Unauthorized sub-contracting is prohibited. The successful proposer shall not assign any right, nor delegate any duty for the work proposed pursuant to this IFB (including, but not limited to, selling, or transferring the contract) without the prior written consent of the Authority.
- Any purported assignment of interest or delegation of duty, without the prior written consent of the Authority, shall be void and may result in the cancellation of the contract or may result in the full or partial forfeiture of funds paid to the successful proposer as a result of the proposed contract.

Delivery, Storage, and Handling:

- All materials shall be delivered to the jobsite in new, dry, unopened, and clearly marked containers with the product and manufacturer's name.
- All materials shall be delivered in sufficient quantity to allow for continuity of work.
- All plastic packing shrouds must be removed.
- All materials shall be covered with a secure canvas tarp from top to bottom.
- All materials shall be handled to avoid bending, tearing, or other damage during transportation and installation.
- Equipment shall be selected and operated so it will not damage existing construction or any new materials.
- All materials and equipment shall be handled in accordance with the manufacturer's guidelines.
- Any damage to materials or existing construction caused by the Contractor's failure to protect such, shall be repaired or replaced at no additional expense to the Authority.

Keys And Access:

- The Contractor shall ensure all Authority facilities & materials are secured at the close of each day.
- The Contractor, if issued an electronic key card, shall maintain strict control of it for the duration of the project.
- The Contractor shall immediately notify the Authority if the key card has been lost.
- The Contractor shall return the key card to the Authority at the close of the project.

Removal of Unacceptable or Unauthorized Work:

- The Authority may deduct the fines and/or penalties assessed against the Authority, as a result of Contractors actions, from monies due to the Contractor. The Authority may deduct the costs incurred for corrective actions necessary for compliance with any laws and Contract provisions pertaining to the protection of the environment.

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- Work that does not conform to the Contract requirements will be considered unacceptable.
- Unacceptable Work found to exist before final acceptance of the Work, whether the result of poor workmanship, use of defective or non-conforming materials, or damage through carelessness or neglect, shall be removed and replaced at the Contractor's expense. This requirement has full effect whether or not the unacceptable work or defective materials were inspected by the Authority
- If the Contractor fails to promptly comply with any directive from the Authority pursuant to this, the Authority will require that unacceptable Work and unauthorized Work be removed and replaced or restored by others and to deduct that cost from any monies due to the Contractor.

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PHA INSTRUCTIONS TO BIDDERS

Scattered Sites (8 Total) – Exterior Renovations

Project Locations:

- 98-100 Bogman Street
- 104-106 Bogman Street
- 817-819 Manton Avenue
- 821-823 Manton Avenue
- 11 Ocean Street
- 249 Sayles Street
- 321-325 Willard Avenue
- 338-340 Willard Avenue

Pre-Bid Meeting:

Wednesday, September 24, 2025, at 10:00 AM EST

- Address: Providence Housing Authority
Facilities Management Building
40 Laurel Hill Avenue
Providence, RI 02909
- Pre-Bid meeting Notes will be posted to the PHA website, <https://provhousing.org/working-with-pha/vendors/>
- Nothing said at the pre-bid meeting will change the IFB requirements UNLESS an addendum is issued.

RFI Deadline and Procedures:

Tuesday, September 30, 2025, by 04:00 PM EST

- Address all pre-bid questions or requests for information pertaining to this project and bid documents to **Patrick Smythe, Sr. Project Manager** (psmythe@provhousing.org) with a CC to **Jeremy Bitner, RGB Architects** (jbitner@rgb.net).
- Allow a minimum of seventy-two (72) hours for a response to any RFI's.
- No RFI's will be addressed after the above deadline.
- RFI responses will be posted to PHA website & emailed to attendees of Pre-bid meeting.

Bids Due Date:

Tuesday, October 14, 2025, prior to 10:00 AM EST

- All bids must be received before the above deadline.
- The Authority will not be responsible for the receipt of bids not properly submitted.
- Bidders must deliver submissions in a sealed envelope, marked **"SCATTERED SITE (8 TOTAL) – EXTERIOR RENOVATIONS"** and addressed to the attention of:

Providence Housing Authority
Facilities Management Department
40 Laurel Hill Avenue
Providence, RI 02909
ATTN: **Patrick Smythe, Sr. Project Manager**

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Work Schedule:

- Daily Schedule: Monday - Friday
- Staging can begin at 7:30 AM.

Logistics:

- Limited space for vehicles, storage, construction equipment
- Staging area will be determined at pre-construction meeting

Estimated Contract Period:

- The exact start of the project has yet to be defined. However, it will be as soon as is practicable after the bid opening.
- Exact dates will be specified in "Notice to Proceed"

PROVIDENCE HOUSING AUTHORITY

BID PACKAGE REQUIREMENTS

The Providence Housing Authority is seeking qualified vendors for **Scattered Sites (8 Total) – Exterior Renovations** located in Providence, RI.

The selected contractor shall provide all labor and materials needed to complete the project in a workmanlike manner. Work shall be done in strict accordance with terms and conditions in this Invitation for Bids (IFB).

Since the Authority will not be aware of all who may submit bids, it is the responsibility of all bidders to inquire after any amendment(s) issued to this bid solicitation prior to their bid submittal. Bidders are responsible for reviewing in-depth the entire bid package, scope of work, plans and specifications, amendments (if any), and any other information contained in the Invitation for Bids. **All bids are considered final and must be submitted before the deadline.**

The bid package, as submitted, shall include the following documents (as listed below). The Authority will not be responsible for the receipt of bids not properly submitted.

1. Bid Form (Notarized Original)
2. Letter of Surety
3. Bid Bond
4. HUD Form 5369-A
5. Company Profile Form
6. Non-Collusive Affidavit (Notarized Original)
7. Vendor Disclosure Agreement
8. Certification for Contracts, Grants, Loan, and Cooperative Agreement
9. Contingent Fees Statement
10. Copy of RI Contractor's License

By completing, executing, and submitting a bid, the bidder is thereby agreeing to abide by all terms and conditions pertaining to this IFB as issued by the Authority, including the contract Terms and Conditions included in Appendix C. Accordingly, the Agency has no responsibility to conduct after the submittal deadline any negotiations pertaining to the contract clauses already published.

Additional forms to be submitted by the lowest responsible and responsive bidder for further evaluation by the Authority prior to contract award:

1. Client References Form, Minimum of three (3) references of similar projects
2. List of all Subcontractors (All subcontractors subject to review and approval by the Authority)
3. Fair Employment Practice Statement (Notarized original)
4. Certification of Davis Bacon Prevailing Wage Rates

Additional Bidder Credentials:

- Company must be registered on Sam.gov (<https://sam.gov/content/home>).
- Company must not be barred from doing business with HUD / receiving Federal Funds.

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Insurance:

- The winning bidder will be required to **name the Authority as an additional insured** and maintain the insurance for the duration of the Contract.
- The winning bidder will be required to provide a certificate of comprehensive liability / auto / workers compensation insurance.
- The liability coverage shall be a minimum of \$1,000,000.00 per occurrence.
- The winning bidder shall furnish the Authority with a Certificate of Insurance evidencing that, Builder's Risk (Fire and Extended Coverage) Insurance on all work in place and / or materials stored at the construction site, including foundations, and building equipment, is in force.
- Proof of such coverage must be presented to the Authority upon request.
- Failure to maintain insurance as required during the term(s) of this Contract shall constitute a material breach thereof.
- The Contractor is responsible for the full cost of any loss.

Licenses & Permits:

- The Contractor will ensure all required licensing requirements are met.
- The Contractor and Contractor's employees and agents shall secure and maintain in force such licenses and permits as are required by law and shall conform to all Federal, State, and local laws, ordinances, and regulations covering the work under the contract.
- The Contractor shall provide to the Authority copies of these and any other required licenses.
- Failure to maintain licenses in current status during this Contract shall constitute a material breach.
- The Contractor is responsible for complying with all governmental licensing requirements and associated business regulations whether Local, State or Federal. It is the responsibility of the Contractor to determine the applicability of any rule, regulation or other training or certification requirement.
- **The Authority is exempt from the payment of any and all taxes and fees to the State of Rhode Island and City of Providence.**

Wage Requirements:

- Davis Bacon prevailing wages apply on all phases of the project.
- Wage determinations are effective by the operation of the law even where they have been mistakenly omitted from a contract.
 - The Authority has the authority to retroactively modify contracts to include missing or correct Davis Bacon Wage Decisions (DBWD) and contract clauses
 - The contractor will have an opportunity to adjust their payroll fees, for AFFECTED wage classifications when the clauses and/or DBWD's are retroactively incorporated. Changes must be submitted to the Authority by the deadline provided by The Authority.
- The Contractor will be required to post the wage rates on site, visible to all employees of the project.
- Compliance with Davis Bacon Wage Decision is required at time of Contract Execution and for full duration of project.
- Prime Contractor is responsible for ensuring all subcontractors comply with Davis Bacon Prevailing Wage decisions.
- Failure to abide by Davis Bacon Prevailing Wage requirements shall constitute a material breach of contract.
- All employees performing labor at the project jobsite(s) must be paid wages no lower than found in the most recent prevailing wages decision of the U.S. Department of Labor (DOL).

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Davis-Bacon Act Wage Decision No. RI20250002, Modification 05, Dated 09.05.2025 or as amended ten (10) days prior to bid opening.

Change of Davis Bacon Wage Determination {October 2023}:

Davis Bacon Wage Determinations shall be updated after signing the contract under the circumstances below:

- The contract was changed to include **additional, substantial construction** not within the original scope of work.
- The contract was changed to require the contractor to perform work for an **additional time period not originally obligated**, including when an option is exercised on a contract.
- Long-term contracts requiring construction over a period that are not tied to the completion of any particular project, long-term operations and maintenance contracts wage decisions shall be updated **annually**.

Certified Payroll Requirements:

- Certified payroll documents must be submitted weekly via certified email (i.e.: DocuSign) by a verifiable, authorized signatory for the Company. **Scanned documents no longer comply.**
- Certified Payroll must be completed using the latest **U.S. DOL Form WH-347**.
- General Contractor (i.e. Prime Contractor) shall be responsible for compliance by any subcontractors, agents or assigns to DBRA requirements.
 - The General Contractor shall confirm all proper wages and benefits are being paid correctly and in accordance with DBRA requirements.
 - General Contractor shall be liable for the non-compliance of its employees, subcontractors, agents, and assigns.
 - General Contractor shall be required to pay back wages on behalf of their subcontractors, agents, and assigns.
 - General Contractor may be subject to debarment in appropriate circumstances due to subcontractor's violations.
- General Contractors and subcontractors shall maintain DBRA contracts, subcontracts, and related documents, as well as worker telephone numbers and email addresses.
- The General Contractor and subcontractors shall maintain the required records for a minimum of three (3) years after all the work on the prime contract is completed.
- Statements or notices containing a breakdown of the fringe benefit rate(s) without sufficient supporting documentation are not acceptable forms of verification.
 - Contractor's own administrative costs are **not** creditable as fringe benefits even when the Contract pays a third party to perform such tasks. However, costs incurred by third parties directly related to administration and delivery of bona fide fringe benefits to Contractor's laborers and mechanics are creditable. If uncertain, the Contractor shall contact WHD for review.
- All contractors who indicate on payrolls that fringe benefits are paid in approved plans must provide **verification** in the form of statements to third parties, union report forms, etc., along with copies of checks to those plans.
- All contractors who have apprentices on the job will be required to provide DOL verification and any other verification required by HUD regulations.
 - Any apprentices noted on payroll forms more than the allowable ratio permitted under the registered program shall be paid NOT less than the applicable Davis Bacon Wage Rate.
 - Every apprentice must be paid no less than the rate specified in the registered program for the apprentice's level of progress.

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- Apprentices shall be paid fringe benefits in accordance with the provisions of the apprenticeship program.
 - If the program does NOT specify fringe benefits, apprentices must be paid the full amount of fringe benefits listed on the Davis Bacon Wage Rate
 - All apprenticeship programs must follow the ratio and wage rate standards established for Rhode Island, regardless of where their company's main office is located.
- Failure to provide payroll reports and benefit statements on a weekly basis shall constitute a material breach of the contract.
- Refer to the following website for a video demonstrating the process of filling out a certified payroll report <https://www.youtube.com/watch?v=7lyNLL7wgBY>.

Labor Violations:

- Contractors submitting a bid shall provide with the bid on the company letterhead a list of any work practice and/or labor violations received by OSHA, EPA, Dept. of Labor, within the last five years, for **all** States where the Contractor is registered.
- Contractors failing to disclose violations with the bid will have their bid rejected.
- The Authority reserves the right to reject any bid based on the severity and number of violations received.

Bid Guaranty:

- All bids must be accompanied by a **Bid Guaranty** in the form of a certified check, treasurer's or cashier's check drawn on a responsible bank or trust company or a **satisfactory bid bond**, executed by bidder and a surety holding a Certificate of Authority as Acceptable Surety on Federal Bonds and authorized to do business in the State Of Rhode Island. Bid Bonds/ Surety(s) must be **originals with notarized signatures**.
- Bid Guaranty is **ten (10%)** percent of the bid amount.
- Checks and bid bonds shall be made payable to The Housing Authority of the City of Providence, Rhode Island.
- The Bid Bond, unless otherwise agreed by the owner, may become the property of the owner as liquidated damages if, after a Notice of Award is made, the bidder shall fail to enter the required contract within ten (10) days after the Notice of Award is mailed or delivered to the bidder.

Performance and Payment Bonds:

- An **original, notarized, fully executed**, letter of intent from a Surety, found to be acceptable by The Authority, to execute a Performance and Payment Bond is to accompany all bids submitted.
- See HUD 5369 Section 10, Assurance of Completions for additional information.
- The said Surety must be on the latest Department of Treasury's Listing of Approved Sureties (Department Circular 570).
- The party to whom the Contract is awarded shall obtain the Performance & Payment Bond within ten (10) calendar days from the date of receipt of the Notice of Award and shall be accompanied by the signed Contract.
- The Contractor shall furnish Performance and Payment bonds, each in the amount of one hundred percent (100%) of the contract price, with a corporate surety approved by the Owner.

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Cost Incurred in Responding:

- All costs directly or indirectly related to preparation of a response to this Invitation for Bids, or any oral presentation required to supplement and/or clarify the submittal which may be required by the Authority shall be the sole responsibility of and shall be borne by the Bidder.
- By submitting its bid, each firm weaves any claim for liability against the Authority as to loss, injury, and costs or expenses, which may be incurred as a consequence of its response to this document.

Contract Compliance Statement:

- The Bidder shall state their compliance with all applicable rules and regulations of Federal, State and Local governing entities and that they are not excluded from Federal procurement programs. Bidders must state compliance with the terms of this Invitation for Bids (see attachments).
- The Bidder must demonstrate that the bid meets **all** applicable rules, regulations, permitting, registration, and licensing requirements, whether Local, State or Federal. It is the responsibility of the Bidder to determine the applicability of any rule, regulation, or other requirement.

Equal Employment Opportunity:

- The Bidder shall affirm that it does not have or subscribe to any personnel policy which permits or allows for discrimination in the employment promotion, demotion, dismissal or laying off of any individual due to his/her race, creed, color, national origin, age, gender, gender identity, disability, or any other protected class, and that it has not been charged or found guilty of such discriminatory practices.

Diversity Business Enterprise (DBE) Program Requirements:

Consistent with Presidential Executive Orders 11625, 12138, and 12432, the bidder shall make efforts to ensure that minority, women, and small business enterprises are utilized whenever possible. Efforts to achieve minority, women and small business participation shall include, but shall not be limited to:

- Placing qualified small and minority businesses and women's business enterprises on solicitation lists.
- Ensuring that small and minority businesses and women's business enterprises are solicited whenever they are potential sources.
- Dividing total requirements, when economically feasible, into smaller tasks or quantities to permit maximum participation by small and minority businesses and women's business enterprises.
- Establishing delivery schedules, where the requirements of the contract permit, which encourage participation by small and minority businesses and women's business enterprises.
- Using the services and assistance of the U.S. Small Business Administration, the Minority Business Development Agency of the U.S. Department of Commerce, and State and local governmental small business agencies.
- Firms submitting proposals are encouraged to consider subcontracting portions of the engagement to small firms owned or controlled by socially and economically disadvantaged individuals. The proposed subcontracting firms must be clearly identified in the proposal. Following the award of the contract, no additional subcontracting of services provided herein will be allowed without the express prior written consent of the Authority.

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The Authority's Reservation of Rights:

The Providence Housing Authority reserves the right:

- To reject any or all bids, to waive informality in the IFB process, or to terminate the process at any time, if deemed to be in its best interest.
- Not to award a contract pursuant to this IFB.
- To terminate a contract award pursuant to this IFB, at any time at its convenience upon ten (10) days written notice to the successful bidder(s).
- To determine days, hours, and locations that the bidder(s) shall provide services called for in this IFB.
- To retain all bids submitted in response to this IFB, and no firm shall be allowed to withdraw said bid for a period of Ninety (90) days after the deadline for receiving bids without the written consent of the Authority's Contracting Officer (CO).
- To negotiate the fees proposed by the bidding entity.
- To reject and not consider any bid that does not meet the requirements of this IFB, including but not limited to incomplete bid and/or bids offering alternate or non-requested services.

Breach of Agreement:

- If the Contractor fails to fulfill any obligation under a contract in a timely and proper manner or if it shall violate any of the terms of a contract, the Authority shall have the right to immediately terminate such contract and withhold payments in excess of fair compensation for work completed. The term "breach of agreement" specifically includes, but is not limited to, failure to comply with any applicable Federal, State or Local laws or regulations.

Termination:

- The Authority shall have the right to terminate a contract at any time and reserves the right to terminate a contract for its convenience or in the event it shall abandon or indefinitely postpone the program. Such termination shall be accomplished by written notice delivered to the Contractor. Payment to the Contractor shall be made for work performed prior to receipt of the termination notice, together with the Contractor's reasonable, subject to Authority approval, cost for closing down its work, and the Contractor shall have no claim for loss of anticipated profits or any additional compensation.
- Despite the above, the Contractor shall not be relieved of liability to the Authority for damages sustained by virtue of any breach by the Contractor.
- Omissions of Wage Determinations and Contracts Clauses.

If The Authority terminates a contract due to missing contract clauses or wage determinations, The Authority shall withhold, cross-withhold, and/or otherwise identify and obligate sufficient funds through a termination settlement agreement drafted by The Authority to pay any necessary back wages. The contractor shall sign said termination settlement agreement and shall comply with its terms.

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Termination of Contract for Cause:

- If, through any cause, the Contractor shall fail to fulfill in timely and proper manner any obligation under this Contract, or if the Contractor shall violate any of the covenants, agreements, or stipulations of this Contract, the Authority shall thereupon have the right to terminate this Contract by giving written notice to the Contractor of such termination and specifying the effective date thereof, at least five (5) days before the effective date of such termination. In such event, all finished or unfinished documents, data, studies, and reports prepared by the Contractor under this Contract shall, at the option of the Authority, become its property and the Contractor shall be entitled to receive just and equitable compensation for any satisfactory work completed on such documents.
- Despite the above, the Contractor shall not be relieved of liability to the Authority for damages sustained by the Authority by virtue of any breach of the Contract by the Contractor, and the Authority may withhold any payments to the Contractor for the purpose of setoff until such time as the exact amount of damages due the Authority from the Contractor is determined.

Termination of Convenience by Authority:

- The Authority may terminate this Contract at any time by a notice in writing from the Authority to the Contractor. If the Contract is terminated by the Authority for Convenience, the Contractor will be paid an amount that bears the same ratio to the total compensation as the services actually performed bear to the total services covered by this Contract, less payments of compensation previously made: Provided, however, that if less than sixty per cent (60%) of the services covered by this Contract have been performed upon the effective date of such termination, the Contractor may be reimbursed for that portion of the actual out-of-pocket expenses (not otherwise reimbursed under this Contract) incurred by the Contractor during the Contract period that are directly attributable to the uncompleted portion of the services covered by this Contract. If this Contract is terminated due to the fault of the Contractor, Termination for Cause or Convenience will be determined by the Authority in its sole discretion.
- Termination of this contract can be for other reasons, as noted in HUD 5370 {attached}.

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BID EVALUATION

All bids received by the date and time of receipt specified in this solicitation will be publicly opened and read aloud by the **Senior Project Manager**. The time and place of opening will be as specified in this solicitation. Bidders and other interested people may be present.

- At the bid opening day the Authority will only disclose company name of each bidder; and calculated total bid amount.
- A copy of the bid tabulation or recap recorded will be made available to each member of the public attending such opening and to anyone who requests such afterwards.
- The bids will **not** be made available for inspection by anyone at this time. The Authority will, at a later time, review all bids in detail and will, in a timely manner (typically within 5 days), notify all bidders of any bidder that is, as a result of the more detailed inspection of bids submitted, ruled to be non-responsive or not-responsible.
- Bids will be available for inspection by the public after the award has been completed.
- Award of a contract will be to the lowest **responsible** and **responsive** bidder.
 - **The Authority believes vendors who attended the Pre-Bid Meeting are more likely to submit to the Authority more responsible / responsive Bids.**
 - **Bidders are strongly encouraged to attend Pre-Bid Meeting and Site Visit.**
- Bidders must meet the qualifications stated in the bid package and scope of work.
- Bidders will be required to demonstrate their ability to perform the work based on their **understanding of the project's requirements – including seeing first-hand existing conditions at the Pre-Bid Meeting**, prior work history, previous experience, satisfactory references, technical proficiency, and ability to provide **qualified manpower**.
- The Authority reserves the right to reject the low bid price, if, in the opinion of the Authority, that bidder is determined not to be the best-qualified bidder or to be deficient in experience, understanding of the project's requirements, technical proficiency or unable to provide qualified manpower to meet the specification.
- The Authority may waive any informalities in the bids and may reject any or all bids.
- All prices are considered firm.
- No bid may be withdrawn within 90 days after the date of the bid opening.
- The final determination of the winning bidder will be at the sole discretion of the Authority.
- Any and all persons having ownership interest in a bidder entity or familial (including in-laws) and/or employment relationships (past or current) with principals and/or employees of a bidder entity will be excluded from participation in the evaluation of the bid.
- Depending on the amount of the award, it is possible that the Authority may take such contract award to the Authority's Board of Commissioners (BOC) for approval of the award prior to executing a contract with the apparent successful bidder.
- **The Authority considers all amounts final. Change Orders will be scrutinized and will not be considered for existing conditions that are known or that Bidder should have known. This includes but is not limited to conditions present at the Pre-Bid Meeting.**

Responsive Evaluation:

After the public opening the "hard copy" bid submittals received will be evaluated in private for responsiveness (i.e., meets the minimum of the requirements). Firms not meeting the minimum that are deemed to be non-responsive will be notified of such in writing by the Authority in a timely manner (in any case, in no less than 5 days after such determination is made).

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Responsible Evaluation:

The Authority will evaluate each bid submitted as to responsibility (i.e., a firm that is qualified, responsible and able to provide to the Authority the required services). If the Authority ascertains that such firm has the required ability, capability, experience, knowledge, licensing, insurance and resources to provide the required services, the Authority may proceed with award.

If the Authority determines that such firm is deemed to be not responsible, such firm will be notified of such in writing by the Authority in a timely manner (in any case, in no less than 5 days after such determination is made); in such case the Authority may proceed with the noted Responsive and Responsible Evaluations with the next lowest bidder.

**U.S. Department of Housing and
Urban Development**
Office of Public and Indian Housing

**Instructions to Bidders for Contracts
Public and Indian Housing Programs**

Instructions to Bidders for Contracts

Public and Indian Housing Programs

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1. Bid Preparation and Submission

(a) Bidders are expected to examine the specifications, drawings, all instructions, and, if applicable, the construction site (see also the contract clause entitled **Site Investigation and Conditions Affecting the Work** of the *General Conditions of the Contract for Construction*). Failure to do so will be at the bidders' risk.

(b) All bids must be submitted on the forms provided by the Public Housing Agency/Indian Housing Authority (PHA/IHA). Bidders shall furnish all the information required by the solicitation. Bids must be signed and the bidder's name typed or printed on the bid sheet and each continuation sheet which requires the entry of information by the bidder. Erasures or other changes must be initialed by the person signing the bid. Bids signed by an agent shall be accompanied by evidence of that agent's authority. (Bidders should retain a copy of their bid for their records.)

(c) Bidders must submit as part of their bid a completed form HUD-5369-A, "Representations, Certifications, and Other Statements of Bidders."

(d) All bid documents shall be sealed in an envelope which shall be clearly marked with the words "Bid Documents," the Invitation for Bids (IFB) number, any project or other identifying number, the bidder's name, and the date and time for receipt of bids.

(e) If this solicitation requires bidding on all items, failure to do so will disqualify the bid. If bidding on all items is not required, bidders should insert the words "No Bid" in the space provided for any item on which no price is submitted.

(f) Unless expressly authorized elsewhere in this solicitation, alternate bids will not be considered.

(g) Unless expressly authorized elsewhere in this solicitation, bids submitted by telegraph or facsimile (fax) machines will not be considered.

(h) If the proposed contract is for a Mutual Help project (as described in 24 CFR Part 905, Subpart E) that involves Mutual Help contributions of work, material, or equipment, supplemental information regarding the bid advertisement is provided as an attachment to this solicitation.

2. Explanations and Interpretations to Prospective Bidders

(a) Any prospective bidder desiring an explanation or interpretation of the solicitation, specifications, drawings, etc., must request it at least 7 days before the scheduled time for bid opening. Requests may be oral or written. Oral requests must be confirmed in writing. The only oral clarifications that will be provided will be those clearly related to solicitation procedures, i.e., not substantive technical information. No other oral explanation or interpretation will be provided. Any information given a prospective bidder concerning this solicitation will be furnished promptly to all other prospective bidders as a written amendment to the solicitation, if that information is necessary in submitting bids, or if the lack of it would be prejudicial to other prospective bidders.

(b) Any information obtained by, or provided to, a bidder other than by formal amendment to the solicitation shall not constitute a change to the solicitation.

3. Amendments to Invitations for Bids

(a) If this solicitation is amended, then all terms and conditions which are not modified remain unchanged.

(b) Bidders shall acknowledge receipt of any amendment to this solicitation (1) by signing and returning the amendment, (2) by identifying the amendment number and date on the bid form, or (3) by letter, telegram, or facsimile, if those methods are authorized in the solicitation. The PHA/IHA must receive acknowledgement by the time and at the place specified for receipt of bids. Bids which fail to acknowledge the bidder's receipt of any amendment will result in the rejection of the bid if the amendment(s) contained information which substantively changed the PHA's/IHA's requirements.

(c) Amendments will be on file in the offices of the PHA/IHA and the Architect at least 7 days before bid opening.

4. Responsibility of Prospective Contractor

(a) The PHA/IHA will award contracts only to responsible prospective contractors who have the ability to perform successfully under the terms and conditions of the proposed contract. In determining the responsibility of a bidder, the PHA/IHA will consider such matters as the bidder's:

- (1) Integrity;
- (2) Compliance with public policy;
- (3) Record of past performance; and
- (4) Financial and technical resources (including construction and technical equipment).

(b) Before a bid is considered for award, the bidder may be requested by the PHA/IHA to submit a statement or other documentation regarding any of the items in paragraph (a) above. Failure by the bidder to provide such additional information shall render the bidder nonresponsible and ineligible for award.

5. Late Submissions, Modifications, and Withdrawal of Bids

(a) Any bid received at the place designated in the solicitation after the exact time specified for receipt will not be considered unless it is received before award is made and it:

(1) Was sent by registered or certified mail not later than the fifth calendar day before the date specified for receipt of offers (e.g., an offer submitted in response to a solicitation requiring receipt of offers by the 20th of the month must have been mailed by the 15th);

(2) Was sent by mail, or if authorized by the solicitation, was sent by telegram or via facsimile, and it is determined by the PHA/IHA that the late receipt was due solely to mishandling by the PHA/IHA after receipt at the PHA/IHA; or

(3) Was sent by U.S. Postal Service Express Mail Next Day Service - Post Office to Addressee, not later than 5:00 p.m. at the place of mailing two working days prior to the date specified for receipt of proposals. The term "working days" excludes weekends and observed holidays.

(b) Any modification or withdrawal of a bid is subject to the same conditions as in paragraph (a) of this provision.

(c) The only acceptable evidence to establish the date of mailing of a late bid, modification, or withdrawal sent either by registered or certified mail is the U.S. or Canadian Postal Service postmark both on the envelope or wrapper and on the original receipt from the U.S. or Canadian Postal Service. Both postmarks must show a legible date or the bid, modification, or withdrawal shall be processed as if mailed late. "Postmark" means a printed, stamped, or otherwise placed impression (exclusive of a postage meter machine impression) that is readily identifiable without further action as having been supplied and affixed by employees of the U.S. or Canadian Postal Service on the date of mailing. Therefore, bidders should request the postal clerk to place a hand cancellation bull's-eye postmark on both the receipt and the envelope or wrapper.

(d) The only acceptable evidence to establish the time of receipt at the PHA/IHA is the time/date stamp of PHA/IHA on the proposal wrapper or other documentary evidence of receipt maintained by the PHA/IHA.

(e) The only acceptable evidence to establish the date of mailing of a late bid, modification, or withdrawal sent by Express Mail Next Day Service-Post Office to Addressee is the date entered by the post office receiving clerk on the "Express Mail Next Day Service-Post Office to Addressee" label and the postmark on both the envelope or wrapper and on the original receipt from the U.S. Postal Service. "Postmark" has the same meaning as defined in paragraph (c) of this provision, excluding postmarks of the Canadian Postal Service. Therefore, bidders should request the postal clerk to place a legible hand cancellation bull's eye postmark on both the receipt and Failure by a bidder to acknowledge receipt of the envelope or wrapper.

(f) Notwithstanding paragraph (a) of this provision, a late modification of an otherwise successful bid that makes its terms more favorable to the PHA/IHA will be considered at any time it is received and may be accepted.

(g) Bids may be withdrawn by written notice, or if authorized by this solicitation, by telegram (including mailgram) or facsimile machine transmission received at any time before the exact time set for opening of bids; provided that written confirmation of telegraphic or facsimile withdrawals over the signature of the bidder is mailed and postmarked prior to the specified bid opening time. A bid may be withdrawn in person by a bidder or its authorized representative if, before the exact time set for opening of bids, the identity of the person requesting withdrawal is established and the person signs a receipt for the bid.

6. Bid Opening

All bids received by the date and time of receipt specified in the solicitation will be publicly opened and read. The time and place of opening will be as specified in the solicitation. Bidders and other interested persons may be present.

7. Service of Protest

(a) Definitions. As used in this provision:

"Interested party" means an actual or prospective bidder whose direct economic interest would be affected by the award of the contract.

"Protest" means a written objection by an interested party to this solicitation or to a proposed or actual award of a contract pursuant to this solicitation.

(b) Protests shall be served on the Contracting Officer by obtaining written and dated acknowledgement from —

[Contracting Officer designate the official or location where a protest may be served on the Contracting Officer]

(c) All protests shall be resolved in accordance with the PHA's/IHA's protest policy and procedures, copies of which are maintained at the PHA/IHA.

8. Contract Award

(a) The PHA/IHA will evaluate bids in response to this solicitation without discussions and will award a contract to the responsible bidder whose bid, conforming to the solicitation, will be most advantageous to the PHA/IHA considering only price and any price-related factors specified in the solicitation.

(b) If the apparent low bid received in response to this solicitation exceeds the PHA's/IHA's available funding for the proposed contract work, the PHA/IHA may either accept separately priced items (see 8(e) below) or use the following procedure to determine contract award. The PHA/IHA shall apply in turn to each bid (proceeding in order from the apparent low bid to the high bid) each of the separately priced bid deductible items, if any, in their priority order set forth in this solicitation. If upon the application of the first deductible item to all initial bids, a new low bid is within the PHA's/IHA's available funding, then award shall be made to that bidder. If no bid is within the available funding amount, then the PHA/IHA shall apply the second deductible item. The PHA/IHA shall continue this process until an evaluated low bid, if any, is within the PHA's/IHA's available funding. If upon the application of all deductibles, no bid is within the PHA's/IHA's available funding, or if the solicitation does not request separately priced deductibles, the PHA/IHA shall follow its written policy and procedures in making any award under this solicitation.

(c) In the case of tie low bids, award shall be made in accordance with the PHA's/IHA's written policy and procedures.

(d) The PHA/IHA may reject any and all bids, accept other than the lowest bid (e.g., the apparent low bid is unreasonably low), and waive informalities or minor irregularities in bids received, in accordance with the PHA's/IHA's written policy and procedures.

(e) Unless precluded elsewhere in the solicitation, the PHA/IHA may accept any item or combination of items bid.

(f) The PHA/IHA may reject any bid as nonresponsive if it is materially unbalanced as to the prices for the various items of work to be performed. A bid is materially unbalanced when it is based on prices significantly less than cost for some work and prices which are significantly overstated for other work.

(g) A written award shall be furnished to the successful bidder within the period for acceptance specified in the bid and shall result in a binding contract without further action by either party.

9. Bid Guarantee (applicable to construction and equipment contracts exceeding \$25,000)

All bids must be accompanied by a negotiable bid guarantee which shall not be less than five percent (5%) of the amount of the bid. The bid guarantee may be a certified check, bank draft, U.S. Government Bonds at par value, or a bid bond secured by a surety company acceptable to the U.S. Government and authorized to do business in the state where the work is to be performed. In the case where the work under the contract will be performed on an Indian reservation area, the bid guarantee may also be an irrevocable Letter of Credit (see provision 10, Assurance of Completion, below). Certified checks and bank drafts must be made payable to the order of the PHA/IHA. The bid guarantee shall insure the execution of the contract and the furnishing of a method of assurance of completion by the successful bidder as required by the solicitation. Failure to submit a bid guarantee with the bid shall result in the rejection of the bid. Bid guarantees submitted by unsuccessful bidders will be returned as soon as practicable after bid opening.

10. Assurance of Completion

(a) Unless otherwise provided in State law, the successful bidder shall furnish an assurance of completion prior to the execution of any contract under this solicitation. This assurance may be [Contracting Officer check applicable items] —

[] (1) a performance and payment bond in a penal sum of 100 percent of the contract price; or, as may be required or permitted by State law;

[] (2) separate performance and payment bonds, each for 50 percent or more of the contract price;

[] (3) a 20 percent cash escrow;

[] (4) a 25 percent irrevocable letter of credit; or,

[] (5) an irrevocable letter of credit for 10 percent of the total contract price with a monitoring and disbursements agreement with the IHA (applicable only to contracts awarded by an IHA under the Indian Housing Program).

(b) Bonds must be obtained from guarantee or surety companies acceptable to the U.S. Government and authorized to do business in the state where the work is to be performed. Individual sureties will not be considered. U.S. Treasury Circular Number 570, published annually in the Federal Register, lists companies approved to act as sureties on bonds securing Government contracts, the maximum underwriting limits on each contract bonded, and the States in which the company is licensed to do business. Use of companies listed in this circular is mandatory. Copies of the circular may be downloaded on the U.S. Department of Treasury website <http://www.fms.treas.gov/c570/index.html>, or ordered for a minimum fee by contacting the Government Printing Office at (202) 512-2168.

(c) Each bond shall clearly state the rate of premium and the total amount of premium charged. The current power of attorney for the person who signs for the surety company must be attached to the bond. The effective date of the power of attorney shall not precede the date of the bond. The effective date of the bond shall be on or after the execution date of the contract.

(d) Failure by the successful bidder to obtain the required assurance of completion within the time specified, or within such extended period as the PHA/IHA may grant based upon reasons determined adequate by the PHA/IHA, shall render the bidder ineligible for award. The PHA/IHA may then either award the contract to the next lowest responsible bidder or solicit new bids. The PHA/IHA may retain the ineligible bidder's bid guarantee.

11. Preconstruction Conference (applicable to construction contracts)

After award of a contract under this solicitation and prior to the start of work, the successful bidder will be required to attend a preconstruction conference with representatives of the PHA/IHA and its architect/engineer, and other interested parties convened by the PHA/IHA. The conference will serve to acquaint the participants with the general plan of the construction operation and all other requirements of the contract (e.g., Equal Employment Opportunity, Labor Standards). The PHA/IHA will provide the successful bidder with the date, time, and place of the conference.

12. Indian Preference Requirements (applicable only if this solicitation is for a contract to be performed on a project for an Indian Housing Authority)

(a) HUD has determined that the contract awarded under this solicitation is subject to the requirements of section 7(b) of the Indian Self-Determination and Education Assistance Act (25 U.S.C. 450e(b)). Section 7(b) requires that any contract or subcontract entered into for the benefit of Indians shall require that, to the greatest extent feasible

(1) Preferences and opportunities for training and employment (other than core crew positions; see paragraph (h) below) in connection with the administration of such contracts or subcontracts be given to qualified "Indians." The Act defines "Indians" to mean persons who are members of an Indian tribe and defines "Indian tribe" to mean any Indian tribe, band, nation, or other organized group or community, including any Alaska Native village or regional or village corporation as defined in or established pursuant to the Alaska Native Claims Settlement Act, which is recognized as eligible for the special programs and services provided by the United States to Indians because of their status as Indians; and,

(2) Preference in the award of contracts or subcontracts in connection with the administration of contracts be given to Indian organizations and to Indian-owned economic enterprises, as defined in section 3 of the Indian Financing Act of 1974 (25 U.S.C. 1452). That Act defines "economic enterprise" to mean any Indian-owned commercial, industrial, or business activity established or organized for the purpose of profit, except that the Indian ownership must constitute not less than 51 percent of the enterprise; "Indian organization" to mean the governing body of any Indian tribe or entity established or recognized by such governing body; "Indian" to mean any person who is a member of any tribe, band, group, pueblo, or community which is recognized by the Federal Government as eligible for services from the Bureau of Indian Affairs and any "Native" as defined in the Alaska Native Claims Settlement Act; and Indian "tribe" to mean any Indian tribe, band, group, pueblo, or community including Native villages and Native groups (including

corporations organized by Kenai, Juneau, Sitka, and Kodiak) as defined in the Alaska Native Claims Settlement Act, which is recognized by the Federal Government as eligible for services from the Bureau of Indian Affairs.

(b) (1) The successful Contractor under this solicitation shall comply with the requirements of this provision in awarding all subcontracts under the contract and in providing training and employment opportunities.

(2) A finding by the IHA that the contractor, either (i) awarded a subcontract without using the procedure required by the IHA, (ii) falsely represented that subcontracts would be awarded to Indian enterprises or organizations; or, (iii) failed to comply with the contractor's employment and training preference bid statement shall be grounds for termination of the contract or for the assessment of penalties or other remedies.

(c) If specified elsewhere in this solicitation, the IHA may restrict the solicitation to qualified Indian-owned enterprises and Indian organizations. If two or more (or a greater number as specified elsewhere in the solicitation) qualified Indian-owned enterprises or organizations submit responsive bids, award shall be made to the qualified enterprise or organization with the lowest responsive bid. If fewer than the minimum required number of qualified Indian-owned enterprises or organizations submit responsive bids, the IHA shall reject all bids and readvertise the solicitation in accordance with paragraph (d) below.

(d) If the IHA prefers not to restrict the solicitation as described in paragraph (c) above, or if after having restricted a solicitation an insufficient number of qualified Indian enterprises or organizations submit bids, the IHA may advertise for bids from non-Indian as well as Indian-owned enterprises and Indian organizations. Award shall be made to the qualified Indian enterprise or organization with the lowest responsive bid if that bid is -

(1) Within the maximum HUD-approved budget amount established for the specific project or activity for which bids are being solicited; and

(2) No more than the percentage specified in 24 CFR 905.175(c) higher than the total bid price of the lowest responsive bid from any qualified bidder. If no responsive bid by a qualified Indian-owned economic enterprise or organization is within the stated range of the total bid price of the lowest responsive bid from any qualified enterprise, award shall be made to the bidder with the lowest bid.

(e) Bidders seeking to qualify for preference in contracting or subcontracting shall submit proof of Indian ownership with their bids. Proof of Indian ownership shall include but not be limited to:

(1) Certification by a tribe or other evidence that the bidder is an Indian. The IHA shall accept the certification of a tribe that an individual is a member.

(2) Evidence such as stock ownership, structure, management, control, financing and salary or profit sharing arrangements of the enterprise.

(f) (1) All bidders must submit with their bids a statement describing how they will provide Indian preference in the award of subcontracts. The specific requirements of that statement and the factors to be used by the IHA in determining the statement's adequacy are included as an attachment to this solicitation. Any bid that fails to include the required statement shall be rejected as nonresponsive. The IHA may require that comparable statements be provided by subcontractors to the successful Contractor, and may require the Contractor to reject any bid or proposal by a subcontractor that fails to include the statement.

(2) Bidders and prospective subcontractors shall submit a certification (supported by credible evidence) to the IHA in any instance where the bidder or subcontractor believes it is infeasible to provide Indian preference in subcontracting. The acceptance or rejection by the IHA of the certification shall be final. Rejection shall disqualify the bid from further consideration.

(g) All bidders must submit with their bids a statement detailing their employment and training opportunities and their plans to provide preference to Indians in implementing the contract; and the number or percentage of Indians anticipated to be employed and trained. Comparable statements from all proposed subcontractors must be submitted. The criteria to be used by the IHA in determining the statement(s)'s adequacy are included as an attachment to this solicitation. Any bid that fails to include the required statement(s), or that includes a statement that does not meet minimum standards required by the IHA shall be rejected as nonresponsive.

(h) Core crew employees. A core crew employee is an individual who is a bona fide employee of the contractor at the time the bid is submitted; or an individual who was not employed by the bidder at the time the bid was submitted, but who is regularly employed by the bidder in a supervisory or other key skilled position when work is available. Bidders shall submit with their bids a list of all core crew employees.

(i) Preference in contracting, subcontracting, employment, and training shall apply not only on-site, on the reservation, or within the IHA's jurisdiction, but also to contracts with firms that operate outside these areas (e.g., employment in modular or manufactured housing construction facilities).

(j) Bidders should contact the IHA to determine if any additional local preference requirements are applicable to this solicitation.

(k) The IHA [] does [] does not [Contracting Officer check applicable box] maintain lists of Indian-owned economic enterprises and Indian organizations by specialty (e.g., plumbing, electrical, foundations), which are available to bidders to assist them in meeting their responsibility to provide preference in connection with the administration of contracts and subcontracts.

General Conditions for Construction Contracts - Public Housing Programs

U.S. Department of Housing and Urban
Development
Office of Public and Indian Housing
OMB Approval No. 2577-0157 (exp. 1/31/2027)

**Applicability. This form is applicable to any
construction/development contract greater than \$250,000.**

Public reporting burden for this collection of information is estimated to average 1.0 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Comments regarding the accuracy of this burden estimate and any suggestions for reducing this burden can be sent to the Reports Management Officer, Office of Policy Development and Research, REE, Department of Housing and Urban Development, 451 7th St SW, Room 4176, Washington, DC 20410-5000. When providing comments, please refer to OMB Approval No. 2577-0157. This form includes those clauses required by OMB's common rule on grantee procurement, implemented at HUD in 2 CFR 200, and those requirements set forth in Section 3 of the Housing and Urban Development Act of 1968 and its amendment by the Housing and Community Development Act of 1992, implemented by HUD at 24 CFR Part 75. The form is required for construction contracts awarded by Public Housing Agencies (PHAs). The form is used by Housing Authorities in solicitations to provide necessary contract clauses. If the form were not used, PHAs would be unable to enforce their contracts. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality. HUD may not conduct or sponsor, and a person is not required to respond to a collection of information unless it displays a currently valid OMB number.

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1. Definitions

- (a) "Architect" means the person or other entity engaged by the PHA to perform architectural, engineering, design, and other services related to the work as provided for in the contract. When a PHA uses an engineer to act in this capacity, the terms "architect" and "engineer" shall be synonymous. The Architect shall serve as a technical representative of the Contracting Officer. The Architect's authority is as set forth elsewhere in this contract.
- (b) "Contract" means the contract entered into between the PHA and the Contractor. It includes the forms of Bid, the Bid Bond, the Performance and Payment Bond or Bonds or other assurance of completion, the Certifications, Representations, and Other Statements of Bidders (form HUD-5370), these General Conditions of the Contract for Construction (form HUD-5370), the applicable wage rate determinations from the U.S. Department of Labor, any special conditions included elsewhere in the contract, the specifications, and drawings. It includes all formal changes to any of those documents by addendum, change order, or other modification.
- (c) "Contracting Officer" means the person delegated the authority by the PHA to enter into, administer, and/or terminate this contract and designated as such in writing to the Contractor. The term includes any successor Contracting Officer and any duly authorized representative of the Contracting Officer also designated in writing. The Contracting Officer shall be deemed the authorized agent of the PHA in all dealings with the Contractor.
- (d) "Contractor" means the person or other entity entering into the contract with the PHA to perform all of the work required under the contract.
- (e) "Drawings" means the drawings enumerated in the schedule of drawings contained in the Specifications and as described in the contract clause entitled Specifications and Drawings for Construction herein.
- (f) "HUD" means the United States of America acting through the Department of Housing and Urban Development including the Secretary, or any other person designated to act on its behalf. HUD has agreed, subject to the provisions of an Annual Contributions Terms and Conditions (ACC), to provide financial assistance to the PHA, which includes assistance in financing the work to be performed under this contract. As defined elsewhere in these General Conditions or the contract documents, the determination of HUD may be required to authorize changes in the work or for release of funds to the PHA for payment to the Contractor. Notwithstanding HUD's role, nothing in this contract shall be construed to create any contractual relationship between the Contractor and HUD.
- (g) "Project" means the entire project, whether construction or rehabilitation, the work for which is provided for in whole or in part under this contract.
- (h) "PHA" means the Public Housing Agency organized under applicable state laws which is a party to this contract.
- (j) "Specifications" means the written description of the technical requirements for construction and includes the criteria and tests for determining whether the requirements are met.
- (l) "Work" means materials, workmanship, and manufacture and fabrication of components.

2. Contractor's Responsibility for Work

- (a) The Contractor shall furnish all necessary labor, materials, tools, equipment, and transportation necessary for performance of the work. The Contractor shall also furnish all necessary water, heat, light, and power not made available to the Contractor by the PHA pursuant to the clause entitled Availability and Use of Utility Services herein.
- (b) The Contractor shall perform on the site, and with its own organization, work equivalent to at least [] (12 percent unless otherwise indicated) of the total amount of work to be performed under the order. This percentage may be reduced by a supplemental agreement to this order if, during performing the work, the Contractor requests a reduction and the Contracting Officer determines that the reduction would be to the advantage of the PHA.
- (c) At all times during performance of this contract and until the work is completed and accepted, the Contractor shall directly superintend the work or assign and have on the work site a competent superintendent who is satisfactory to the Contracting Officer and has authority to act for the Contractor.
- (d) The Contractor shall be responsible for all damages to persons or property that occur as a result of the Contractor's fault or negligence, and shall take proper safety and health precautions to protect the work, the workers, the public, and the property of others. The Contractor shall hold and save the PHA, its officers and agents, free and harmless from liability of any nature occasioned by the Contractor's performance. The Contractor shall also be responsible for all materials delivered and work performed until completion and acceptance of the entire work, except for any completed unit of work which may have been accepted under the contract.
- (e) The Contractor shall lay out the work from base lines and bench marks indicated on the drawings and be responsible for all lines, levels, and measurements of all work executed under the contract. The Contractor shall verify the figures before laying out the work and will be held responsible for any error resulting from its failure to do so.
- (f) The Contractor shall confine all operations (including storage of materials) on PHA premises to areas authorized or approved by the Contracting Officer.
- (g) The Contractor shall at all times keep the work area, including storage areas, free from accumulations of waste materials. After completing the work and before final inspection, the Contractor shall (1) remove from the premises all scaffolding, equipment, tools, and materials (including rejected materials) that are not the property of the PHA and all rubbish caused by its work; (2) leave the work area in a clean, neat, and orderly condition satisfactory to the Contracting Officer; (3) perform all specified tests; and, (4) deliver the installation in complete and operating condition.
- (h) The Contractor's responsibility will terminate when all work has been completed, the final inspection made, and the work accepted by the Contracting Officer. The Contractor will then be released from further obligation except as required by the warranties specified elsewhere in the contract.

3. Architect's Duties, Responsibilities, and Authority

- (a) The Architect for this contract, and any successor, shall be designated in writing by the Contracting Officer.

- (b) The Architect shall serve as the Contracting Officer's technical representative with respect to architectural, **Schedule** engineering, and design matters related to the work performed under the contract. The Architect may provide direction on contract performance. Such direction shall be within the scope of the contract and may not be of a nature which: (1) institutes additional work outside the scope of the contract; (2) constitutes a change as defined in the Changes clause herein; (3) causes an increase or decrease in the cost of the contract; (4) alters the Construction Progress Schedule; or (5) changes any of the other express terms or conditions of the contract.
- (c) The Architect's duties and responsibilities may include but shall not be limited to:
- (1) Making periodic visits to the work site, and on the basis of his/her on-site inspections, issuing written reports to the PHA which shall include all observed deficiencies. The Architect shall file a copy of the report with the Contractor's designated representative at the site;
 - (2) Making modifications in drawings and technical specifications and assisting the Contracting Officer in the preparation of change orders and other contract modifications for issuance by the Contracting Officer;
 - (3) Reviewing and making recommendations with respect to - (i) the Contractor's construction progress schedules; (ii) the Contractor's shop and detailed drawings; (iii) the machinery, mechanical and other equipment and materials or other articles proposed for use by the Contractor; and, (iv) the Contractor's price breakdown and progress payment estimates; and,
 - (4) Assisting in inspections, signing Certificates of Completion, and making recommendations with respect to acceptance of work completed under the contract.

4. Other Contracts

The PHA may undertake or award other contracts for additional work at or near the site of the work under this contract. The Contractor shall fully cooperate with the other contractors and with PHA employees and shall carefully adapt scheduling and performing the work under this contract to accommodate the additional work, heeding any direction that may be provided by the Contracting Officer. The Contractor shall not commit or permit any act that will interfere with the performance of work by any other contractor or by PHA employees

Construction Requirements

5. Pre-construction Conference and Notice to Proceed of the work, and that it has investigated and satisfied itself

- (a) Within ten calendar days of contract execution, and prior to the commencement of work, the Contractor shall attend a preconstruction conference with representatives of the PHA, its Architect, and other interested parties convened by the PHA. The conference will serve to acquaint the participants with the general plan of the construction operation and all other requirements of the contract. The PHA will provide the Contractor with the date, time, and place of the conference.
- (b) The contractor shall begin work upon receipt of a written Notice to Proceed from the Contracting Officer or designee. The Contractor shall not begin work prior to receiving such notice.

6. Construction Progress

- (a) The Contractor shall, within five days after the work commences on the contract or another period of time determined by the Contracting Officer, prepare and submit to the Contracting Officer for approval three copies of a practicable schedule showing the order in which the Contractor proposes to perform the work, and the dates on which the Contractor contemplates starting and completing the several salient features of the work (including acquiring labor, materials, and equipment). The schedule shall be in the form of a progress chart of suitable scale to indicate appropriately the percentage of work scheduled for completion by any given date during the period. If the Contractor fails to submit a schedule within the time prescribed, the Contracting Officer may withhold approval of progress payments or take other remedies under the contract until the Contractor submits the required schedule.
- (b) The Contractor shall enter the actual progress on the chart as required by the Contracting Officer, and immediately deliver three copies of the annotated schedule to the Contracting Officer. If the Contracting Officer determines, upon the basis of inspection conducted pursuant to the clause entitled Inspection and Acceptance of Construction, herein that the Contractor is not meeting the approved schedule, the Contractor shall take steps necessary to improve its progress, including those that may be required by the Contracting Officer, without additional cost to the PHA. In this circumstance, the Contracting Officer may require the Contractor to increase the number of shifts, overtime operations, days of work, and/or the amount of construction plant, and to submit for approval any supplementary schedule or schedules in chart form as the Contracting Officer deems necessary to demonstrate how the approved rate of progress will be regained.
- (c) Failure of the Contractor to comply with the requirements of the Contracting Officer under this clause shall be grounds for a determination by the Contracting Officer that the Contractor is not prosecuting the work with sufficient diligence to ensure completion within the time specified in the Contract. Upon making this determination, the Contracting Officer may terminate the Contractor's right to proceed with the work, or any separable part of it, in accordance with the Default clause of this contract.

7. Site Investigation and Conditions Affecting the Work

- (a) The Contractor acknowledges that it has taken steps reasonably necessary to ascertain the nature and location as to the general and local conditions which can affect the work or its cost, including but not limited to, (1) conditions bearing upon transportation, disposal, handling, and storage of materials; (2) the availability of labor, water, electric power, and roads; (3) uncertainties of weather, river stages, tides, or similar physical conditions at the site; (4) the conformation and conditions of the ground; and (5) the character of equipment and facilities needed preliminary to and during work performance. The Contractor also acknowledges that it has satisfied itself as to the character, quality, and quantity of surface and subsurface materials or obstacles to be encountered insofar as this information is

reasonably ascertainable from an inspection of the site, including all exploratory work done by the PHA, as well as from the drawings and specifications made a part of this contract. Any failure of the Contractor to take the actions described and acknowledged in this paragraph will not relieve the Contractor from responsibility for estimating properly the difficulty and cost of successfully performing the work, or for proceeding to successfully perform the work without additional expense to the PHA.

- (b) The PHA assumes no responsibility for any conclusions or interpretations made by the Contractor based on the information made available by the PHA. Nor does the PHA assume responsibility for any understanding reached or representation made concerning conditions which can affect the work by any of its officers or agents before the execution of this contract, unless that understanding or representation is expressly stated in this contract.

8. Differing Site Conditions

(a) The Contractor shall promptly, and before the conditions are disturbed, give a written notice to the Contracting Officer of (1) subsurface or latent physical conditions at the site which differ materially from those indicated in this contract, or (2) unknown physical conditions at the site(s), of an unusual nature, which differ materially from those ordinarily encountered and generally recognized as inhering in work of the character provided for in the contract.

(b) The Contracting Officer shall investigate the site conditions promptly after receiving the notice. Work shall not proceed at the affected site, except at the

Contractor's risk, until the Contracting Officer has provided written instructions to the Contractor. If the conditions do materially so differ and cause an increase or decrease in the Contractor's cost of, or the time required for, performing any part of the work under this contract, whether or not changed as a result of the conditions, the Contractor shall file a claim in writing to the PHA within ten days after receipt of such instructions and, in any event, before proceeding with the work. An equitable adjustment in the contract price, the delivery schedule, or both shall be made under this clause and the contract modified in writing accordingly.

(c) No request by the Contractor for an equitable adjustment to the contract under this clause shall be allowed, unless the Contractor has given the written notice required; provided, that the time prescribed in (a) above for giving written notice may be extended by the Contracting Officer.

(d) No request by the Contractor for an equitable adjustment to the contract for differing site conditions shall be allowed if made after final payment under this contract.

9. Specifications and Drawings for Construction

(a) The Contractor shall keep on the work site a copy of the drawings and specifications and shall at all times give the Contracting Officer access thereto. Anything mentioned in the specifications and not shown on the drawings, or shown on the drawings and not mentioned in the specifications, shall be of like effect as if shown or mentioned in both. In case of difference between drawings and specifications, the specifications shall govern. In case of discrepancy in the figures, in the drawings, or in the specifications, the matter shall be

promptly submitted to the Contracting Officer, who shall promptly make a determination in writing. Any adjustment by the Contractor without such a determination shall be at its own risk and expense. The Contracting Officer shall furnish from time to time such detailed drawings and other information as considered necessary, unless otherwise provided.

(b) Wherever in the specifications or upon the drawings the words "directed", "required", "ordered", "designated", "prescribed", or words of like import are used, it shall be understood that the "direction", "requirement", "order", "designation", or "prescription", of the Contracting Officer is intended and similarly the words "approved", "acceptable", "satisfactory", or words of like import shall mean "approved by", or "acceptable to", or "satisfactory to" the Contracting Officer, unless otherwise expressly stated.

(c) Where "as shown" "as indicated", "as detailed", or words of similar import are used, it shall be understood that the reference is made to the drawings accompanying this contract unless stated otherwise. The word "provided" as used herein shall be understood to mean "provide complete in place" that is "furnished and installed".

(d) "Shop drawings" means drawings, submitted to the PHA by the Contractor, subcontractor, or any lower tier subcontractor, showing in detail (1) the proposed fabrication and assembly of structural elements and (2) the installation (i.e., form, fit, and attachment details) of materials of equipment. It includes drawings, diagrams, layouts, schematics, descriptive literature, illustrations, schedules, performance and test data, and similar materials furnished by the Contractor to explain in detail specific portions of the work required by the contract. The PHA may duplicate, use, and disclose in any manner and for any purpose shop drawings delivered under this contract.

(e) If this contract requires shop drawings, the Contractor shall coordinate all such drawings, and review them for accuracy, completeness, and compliance with other contract requirements and shall indicate its approval thereon as evidence of such coordination and review. Shop drawings submitted to the Contracting Officer without evidence of the Contractor's approval may be returned for resubmission. The Contracting Officer will indicate an approval or disapproval of the shop drawings and if not approved as submitted shall indicate the PHA's reasons therefore. Any work done before such approval shall be at the Contractor's risk. Approval by the Contracting Officer shall not relieve the Contractor from responsibility for any errors or omissions in such drawings, nor from responsibility for complying with the requirements of this contract, except with respect to variations described and approved in accordance with (f) below.

(f) If shop drawings show variations from the contract requirements, the Contractor shall describe such variations in writing, separate from the drawings, at the time of submission. If the Architect approves any such variation and the Contracting Officer concurs, the Contracting Officer shall issue an appropriate modification to the contract, except that, if the variation is minor or does not involve a change in price or in time of performance, a modification need not be issued.

(g) It shall be the responsibility of the Contractor to make timely requests of the PHA for such large scale and full size drawings, color schemes, and other additional information, not already in his possession, which shall be

required in the planning and production of the work. Such requests may be submitted as the need arises, but each such request shall be filed in ample time to permit appropriate action to be taken by all parties involved so as to avoid delay.

- (h) The Contractor shall submit to the Contracting Officer for approval four copies (unless otherwise indicated) of all shop drawings as called for under the various headings of these specifications. Three sets (unless otherwise indicated) of all shop drawings, will be retained by the PHA and one set will be returned to the Contractor. As required by the Contracting Officer, the Contractor, upon completing the work under this contract, shall furnish a complete set of all shop drawings as finally approved. These drawings shall show all changes and revisions made up to the time the work is completed and accepted.
- (i) This clause shall be included in all subcontracts at any tier. It shall be the responsibility of the Contractor to ensure that all shop drawings prepared by subcontractors are submitted to the Contracting Officer.

10. As-Built Drawings

- (a) "As-built drawings," as used in this clause, means drawings submitted by the Contractor or subcontractor at any tier to show the construction of a particular structure or work as actually completed under the contract. "As-built drawings" shall be synonymous with "Record drawings."
- (b) As required by the Contracting Officer, the Contractor shall provide the Contracting Officer accurate information to be used in the preparation of permanent as-built drawings. For this purpose, the Contractor shall record on one set of contract drawings all changes from the installations originally indicated, and record final locations of underground lines by depth from finish grade and by accurate horizontal offset distances to permanent surface improvements such as buildings, curbs, or edges of walks.
- (c) This clause shall be included in all subcontracts at any tier. It shall be the responsibility of the Contractor to ensure that all as-built drawings prepared by subcontractors are submitted to the Contracting Officer.

11. Material and Workmanship

- (a) All equipment, material, and articles furnished under this contract shall be new and of the most suitable grade for the purpose intended, unless otherwise specifically provided in this contract. References in the contract to equipment, material, articles, or patented processes by trade name, make, or catalog number, shall be regarded as establishing a standard of quality and shall not be construed as limiting competition. The Contractor may, at its option, use any equipment, material, article, or process that, in the judgment of, and as approved by the Contracting Officer, is equal to that named in the specifications, unless otherwise specifically provided in this contract.
- (b) Approval of equipment and materials.
- (1) The Contractor shall obtain the Contracting Officer's approval of the machinery and mechanical and other equipment to be incorporated into the work. When requesting approval, the Contractor shall furnish to the Contracting Officer the name of the manufacturer, the model number, and other information concerning the performance, capacity, nature, and rating of the

machinery and mechanical and other equipment.

When required by this contract or by the Contracting Officer, the Contractor shall also obtain the

Contracting Officer's approval of the material or articles which the Contractor contemplates incorporating into the work. When requesting

approval, the Contractor shall provide full information concerning the material or articles. Machinery, equipment, material, and articles that do not have the required approval shall be installed or used at the risk of subsequent rejection.

- (2) When required by the specifications or the Contracting Officer, the Contractor shall submit appropriately marked samples (and certificates related to them) for approval at the Contractor's expense, with all shipping charges prepaid. The Contractor shall label, or otherwise properly mark on the container, the material or product represented, its place of origin, the name of the producer, the Contractor's name, and the identification of the construction project for which the material or product is intended to be used.
- (3) Certificates shall be submitted in triplicate, describing each sample submitted for approval and certifying that the material, equipment or accessory complies with contract requirements. The certificates shall include the name and brand of the product, name of manufacturer, and the location where produced.
- (4) Approval of a sample shall not constitute a waiver of the PHA right to demand full compliance with contract requirements. Materials, equipment and accessories may be rejected for cause even though samples have been approved.
- (5) Wherever materials are required to comply with recognized standards or specifications, such specifications shall be accepted as establishing the technical qualities and testing methods, but shall not govern the number of tests required to be made nor modify other contract requirements. The Contracting Officer may require laboratory test reports on items submitted for approval or may approve materials on the basis of data submitted in certificates with samples. Check tests will be made on materials delivered for use only as frequently as the Contracting Officer determines necessary to insure compliance of materials with the specifications. The Contractor will assume all costs of retesting materials which fail to meet contract requirements and/or testing materials offered in substitution for those found deficient.
- (6) After approval, samples will be kept in the Project office until completion of work. They may be built into the work after a substantial quantity of the materials they represent has been built in and accepted.
- (c) Requirements concerning lead-based paint. The Contractor shall comply with the requirements concerning lead-based paint contained in the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. 4821-4846) as implemented by 24 CFR Part 35.

12. Permits and Codes

- (a) The Contractor shall give all notices and comply with all applicable laws, ordinances, codes, rules and regulations. Notwithstanding the requirement of the Contractor to comply with the drawings and specifications in the contract, all work installed shall comply with all applicable codes and regulations as amended by any

waivers. Before installing the work, the Contractor shall examine the drawings and the specifications for compliance with applicable codes and regulations bearing on the work and shall immediately report any discrepancy it may discover to the Contracting Officer.

Where the requirements of the drawings and specifications fail to comply with the applicable code or regulation, the Contracting Officer shall modify the contract by change order pursuant to the clause entitled Changes herein to conform to the code or regulation.

- (b) The Contractor shall secure and pay for all permits, fees, and licenses necessary for the proper execution and completion of the work. Where the PHA can arrange for the issuance of all or part of these permits, fees and licenses, without cost to the Contractor, the contract amount shall be reduced accordingly.

13. Health, Safety, and Accident Prevention

(a) In performing this contract, the Contractor shall:

- (1) Ensure that no laborer or mechanic shall be required to work in surroundings or under working conditions which are unsanitary, hazardous, or dangerous to his/her health and/or safety as determined under construction safety and health standards promulgated by the Secretary of Labor by regulation;
- (2) Protect the lives, health, and safety of other persons;
- (3) Prevent damage to property, materials, supplies, and equipment; and,
- (4) Avoid work interruptions.

(b) For these purposes, the Contractor shall:

- (1) Comply with regulations and standards issued by the Secretary of Labor at 29 CFR Part 1926. Failure to comply may result in imposition of sanctions pursuant to the Contract Work Hours and Safety Standards Act (Public Law 91-54, 83 Stat. 96), 40 U.S.C. 3701 et seq.; and
- (2) Include the terms of this clause in every subcontract so that such terms will be binding on each subcontractor.

(c) The Contractor shall maintain an accurate record of exposure data on all accidents incident to work performed under this contract resulting in death, traumatic injury, occupational disease, or damage to property, materials, supplies, or equipment, and shall report this data in the manner prescribed by 29 CFR Part 1904.

(d) The Contracting Officer shall notify the Contractor of any noncompliance with these requirements and of the corrective action required. This notice, when delivered to the Contractor or the Contractor's representative at the site of the work, shall be deemed sufficient notice of the noncompliance and corrective action required. After receiving the notice, the Contractor shall immediately take corrective action. If the Contractor fails or refuses to take corrective action promptly, the Contracting Officer may issue an order stopping all or part of the work until satisfactory corrective action has been taken. The Contractor shall not base any claim or request for equitable adjustment for additional time or money on any stop order issued under these circumstances.

(e) The Contractor shall be responsible for its subcontractors' compliance with the provisions of this clause. The Contractor shall take such action with respect to any subcontract as the PHA, the Secretary of Housing and Urban Development, or the Secretary of Labor shall direct as a means of enforcing such provisions.

14. Temporary Heating

The Contractor shall provide and pay for temporary heating, covering, and enclosures necessary to properly protect all work and materials against damage by dampness and cold, to dry out the work, and to facilitate the completion of the work. Any permanent heating equipment used shall be turned over to the PHA in the condition and at the time required by the specifications.

15. Availability and Use of Utility Services

(a) The PHA shall make all reasonably required amounts of utilities available to the Contractor from existing outlets and supplies, as specified in the contract. Unless otherwise provided in the contract, the amount of each utility service consumed shall be charged to or paid for by the Contractor at prevailing rates charged to the PHA or, where the utility is produced by the PHA, at reasonable rates determined by the Contracting Officer. The Contractor shall carefully conserve any utilities furnished without charge.

(b) The Contractor, at its expense and in a manner satisfactory to the Contracting Officer, shall install and maintain all necessary temporary connections and distribution lines, and all meters required to measure the amount of each utility used for the purpose of determining charges. Before final acceptance of the work by the PHA, the Contractor shall remove all the temporary connections, distribution lines, meters, and associated paraphernalia.

16. Protection of Existing Vegetation, Structures, Equipment, Utilities, and Improvements

(a) The Contractor shall preserve and protect all structures, equipment, and vegetation (such as trees, shrubs, and grass) on or adjacent to the work site, which are not to be removed under this contract, and which do not unreasonably interfere with the work required under this contract.

(b) The Contractor shall only remove trees when specifically authorized to do so, and shall avoid damaging vegetation that will remain in place. If any limbs or branches of trees are broken during performance of this contract, or by the careless operation of equipment, or by workmen, the Contractor shall trim those limbs or branches with a clean cut and paint the cut with a tree-pruning compound as directed by the Contracting Officer.

(c) The Contractor shall protect from damage all existing improvements and utilities (1) at or near the work site and (2) on adjacent property of a third party, the locations of which are made known to or should be known by the Contractor. Prior to disturbing the ground at the construction site, the Contractor shall ensure that all underground utility lines are clearly marked.

(d) The Contractor shall shore up, brace, underpin, secure, and protect as necessary all foundations and other parts of existing structures adjacent to, adjoining, and in the vicinity of the site, which may be affected by the excavations or other operations connected with the construction of the project.

(e) Any equipment temporarily removed as a result of work under this contract shall be protected, cleaned, and replaced in the same condition as at the time of award of this contract.

- (f) New work which connects to existing work shall correspond in all respects with that to which it connects and/or be similar to existing work unless otherwise required by the specifications.
- (g) No structural members shall be altered or in any way weakened without the written authorization of the Contracting Officer, unless such work is clearly specified in the plans or specifications.
- (h) If the removal of the existing work exposes discolored or unfinished surfaces, or work out of alignment, such surfaces shall be refinished, or the material replaced as necessary to make the continuous work uniform and harmonious. This, however, shall not be construed to require the refinishing or reconstruction of dissimilar finishes previously exposed, or finished surfaces in good condition, but in different planes or on different levels **Construction** when brought together by the removal of intervening work, unless such refinishing or reconstruction is specified in the plans or specifications.
- (i) The Contractor shall give all required notices to any adjoining or adjacent property owner or other party before the commencement of any work.
- (j) The Contractor shall indemnify and save harmless the PHA from any damages on account of settlement or the loss of lateral support of adjoining property, any damages from changes in topography affecting drainage, and from all loss or expense and all damages for which the PHA may become liable in consequence of such injury or damage to adjoining and adjacent structures and their premises.
- (k) The Contractor shall repair any damage to vegetation, structures, equipment, utilities, or improvements, including those that are the property of a third party, resulting from failure to comply with the requirements of this contract or failure to exercise reasonable care in performing the work. If the Contractor fails or refuses to repair the damage promptly, the Contracting Officer may have the necessary work performed and charge the cost to the Contractor.

17. Temporary Buildings and Transportation of Materials

- (a) Temporary buildings (e.g., storage sheds, shops, offices, sanitary facilities) and utilities may be erected by the Contractor only with the approval of the Contracting Officer and shall be built with labor and materials furnished by the Contractor without expense to the PHA. The temporary buildings and utilities shall remain the property of the Contractor and shall be removed by the Contractor at its expense upon completion of the work. With the written consent of the Contracting Officer, the buildings and utilities may be abandoned and need not be removed.
- (b) The Contractor shall, as directed by the Contracting Officer, use only established roadways, or use temporary roadways constructed by the Contractor when and as authorized by the Contracting Officer. When materials are transported in prosecuting the work, vehicles shall not be loaded beyond the loading capacity recommended by the manufacturer of the vehicle or prescribed by any federal, state, or local law or regulation. When it is necessary to cross curbs or sidewalks, the Contractor shall protect them from damage. The Contractor shall repair or pay for the repair of any damaged curbs, sidewalks, or roads.

18. Clean Air and Water

The contractor shall comply with the Clean Air Act, as amended, 42 USC 7401 et seq., the Federal Water Pollution Control Water Act, as amended, 33 U.S.C. 1251 et seq., and standards issued pursuant thereto in the facilities in which this contract is to be performed.

19. Energy Efficiency

The Contractor shall comply with mandatory standards and policies relating to energy efficiency which are contained in the energy conservation plan issued in compliance with the Energy Policy and Conservation Act (Pub.L. 94-163) for the State in which the work under the contract is performed.

20. Inspection and Acceptance of

- (a) Definitions. As used in this clause -
 - (1) "Acceptance" means the act of an authorized representative of the PHA by which the PHA approves and assumes ownership of the work performed under this contract. Acceptance may be partial or complete.
 - (2) "Inspection" means examining and testing the work performed under the contract (including, when appropriate, raw materials, equipment, components, and intermediate assemblies) to determine whether it conforms to contract requirements.
 - (3) "Testing" means that element of inspection that determines the properties or elements, including functional operation of materials, equipment, or their components, by the application of established scientific principles and procedures.
- (b) The Contractor shall maintain an adequate inspection system and perform such inspections as will ensure that the work performed under the contract conforms to contract requirements. All work is subject to PHA inspection and test at all places and at all reasonable times before acceptance to ensure strict compliance with the terms of the contract.
- (c) PHA inspections and tests are for the sole benefit of the PHA and do not: (1) relieve the Contractor of responsibility for providing adequate quality control measures; (2) relieve the Contractor of responsibility for loss or damage of the material before acceptance; (3) constitute or imply acceptance; or, (4) affect the continuing rights of the PHA after acceptance of the completed work under paragraph (j) below.
- (d) The presence or absence of the PHA inspector does not relieve the Contractor from any contract requirement, nor is the inspector authorized to change any term or condition of the specifications without the Contracting Officer's written authorization. All instructions and approvals with respect to the work shall be given to the Contractor by the Contracting Officer.
- (e) The Contractor shall promptly furnish, without additional charge, all facilities, labor, and material reasonably needed for performing such safe and convenient inspections and tests as may be required by the Contracting Officer. The PHA may charge to the Contractor any additional cost of inspection or test when work is not ready at the time specified by the Contractor for inspection or test, or when prior rejection makes reinspection or retest necessary. The PHA shall perform all inspections and tests in a manner that will not unnecessarily delay the work. Special, full size, and performance tests shall be performed as described in the contract.

- (f) The PHA may conduct routine inspections of the construction site on a daily basis.
- (g) The Contractor shall, without charge, replace or correct work found by the PHA not to conform to contract requirements, unless the PHA decides that it is in its interest to accept the work with an appropriate adjustment in contract price. The Contractor shall promptly segregate and remove rejected material from the premises.
- (h) If the Contractor does not promptly replace or correct rejected work, the PHA may (1) by contract or otherwise, replace or correct the work and charge the cost to the Contractor, or (2) terminate for default the Contractor's right to proceed.
- (i) If any work requiring inspection is covered up without approval of the PHA, it must, if requested by the Contracting Officer, be uncovered at the expense of the Contractor. If at any time before final acceptance of the entire work, the **Construction PHA** considers it necessary or advisable, to examine work already completed by removing or tearing it out, the Contractor, shall on request, promptly furnish all necessary facilities, labor, and material. If such work is found to be defective or nonconforming in any material respect due to the fault of the Contractor or its subcontractors, the Contractor shall defray all the expenses of the examination and of satisfactory reconstruction. If, however, such work is found to meet the requirements of the contract, the Contracting Officer shall make an equitable adjustment to cover the cost of the examination and reconstruction, including, if completion of the work was thereby delayed, an extension of time.
- (j) The Contractor shall notify the Contracting Officer, in writing, as to the date when in its opinion all or a designated portion of the work will be substantially completed and ready for inspection. If the Architect determines that the state of preparedness is as represented, the PHA will promptly arrange for the inspection. Unless otherwise specified in the contract, the PHA shall accept, as soon as practicable after completion and inspection, all work required by the contract or that portion of the work the Contracting Officer determines and designates can be accepted separately. Acceptance shall be final and conclusive except for latent defects, fraud, gross mistakes amounting to fraud, or the PHA's right under any warranty or guarantee.

21. Use and Possession Prior to Completion

- (a) The PHA shall have the right to take possession of or use any completed or partially completed part of the work. Before taking possession of or using any work, the Contracting Officer shall furnish the Contractor a list of items of work remaining to be performed or corrected on those portions of the work that the PHA intends to take possession of or use. However, failure of the Contracting Officer to list any item of work shall not relieve the Contractor of responsibility for complying with the terms of the contract. The PHA's possession or use shall not be deemed an acceptance of any work under the contract.
- (b) While the PHA has such possession or use, the Contractor shall be relieved of the responsibility for (1) the loss of or damage to the work resulting from the PHA's possession or use, notwithstanding the terms of the clause entitled Permits and Codes herein; (2) all maintenance costs on the areas occupied; and, (3) furnishing heat, light, power, and water used in the areas

occupied without proper remuneration therefore. If prior possession or use by the PHA delays the progress of the work or causes additional expense to the Contractor, an equitable adjustment shall be made in the contract price or the time of completion, and the contract shall be modified in writing accordingly.

22. Warranty of Title

The Contractor warrants good title to all materials, supplies, and equipment incorporated in the work and agrees to deliver the premises together with all improvements thereon free from any claims, liens or charges, and agrees further that neither it nor any other person, firm or corporation shall have any right to a lien upon the premises or anything appurtenant thereto.

23. Warranty of

- (a) In addition to any other warranties in this contract, the Contractor warrants, except as provided in paragraph (j) of this clause, that work performed under this contract conforms to the contract requirements and is free of any defect in equipment, material, or workmanship performed by the Contractor or any subcontractor or supplier at any tier. This warranty shall continue for a period of _____ (one year unless otherwise indicated) from the date of final acceptance of the work. If the PHA takes possession of any part of the work before final acceptance, this warranty shall continue for a period of (one year unless otherwise indicated) from the date that the PHA takes possession.
- (b) The Contractor shall remedy, at the Contractor's expense, any failure to conform, or any defect. In addition, the Contractor shall remedy, at the Contractor's expense, any damage to PHA-owned or controlled real or personal property when the damage is the result of—
- (1) The Contractor's failure to conform to contract requirements; or
 - (2) Any defects of equipment, material, workmanship or design furnished by the Contractor.
- (c) The Contractor shall restore any work damaged in fulfilling the terms and conditions of this clause. The Contractor's warranty with respect to work repaired or replaced will run for (one year unless otherwise indicated) from the date of repair or replacement.
- (d) The Contracting Officer shall notify the Contractor, in writing, within a reasonable time after the discovery of any failure, defect or damage.
- (e) If the Contractor fails to remedy any failure, defect, or damage within a reasonable time after receipt of notice, the PHA shall have the right to replace, repair or otherwise remedy the failure, defect, or damage at the Contractor's expense.
- (f) With respect to all warranties, express or implied, from subcontractors, manufacturers, or suppliers for work performed and materials furnished under this contract, the Contractor shall:
- (1) Obtain all warranties that would be given in normal commercial practice;
 - (2) Require all warranties to be executed in writing, for the benefit of the PHA; and,
 - (3) Enforce all warranties for the benefit of the PHA.
- (g) In the event the Contractor's warranty under paragraph (a) of this clause has expired, the PHA may bring suit at its own expense to enforce a subcontractor's, manufacturer's or supplier's warranty.

- (h) Unless a defect is caused by the negligence of the Contractor or subcontractor or supplier at any tier, the Contractor shall not be liable for the repair of any defect of material or design furnished by the PHA nor for the repair of any damage that results from any defect in PHA furnished material or design.
- (i) Notwithstanding any provisions herein to the contrary, the establishment of the time periods in paragraphs (a) and (c) above relate only to the specific obligation of the Contractor to correct the work, and have no relationship to the time within which its obligation to comply with the contract may be sought to be enforced, nor to the time within which proceedings may be commenced to establish the Contractor's liability with respect to its obligation other than specifically to correct the work.
- (j) This warranty shall not limit the PHA's rights under the Inspection and Acceptance of Construction clause of this contract with respect to latent defects, gross mistakes or fraud.

24. Prohibition Against Liens

The Contractor is prohibited from placing a lien on the PHA's property. This prohibition shall apply to all subcontractors at any tier and all materials suppliers.

Administrative Requirements

25. Contract Period

this contract within _____ calendar days of the effective date of the contract, or within the time schedule established in the notice to proceed issued by the Contracting Officer.

26. Order of Provisions

accordance with the terms and conditions of the

In the event of a conflict between these General Conditions and the Specifications, the General Conditions shall prevail. In the event of a conflict between the contract and any applicable state or local law or regulation, the state or local law or regulation shall prevail; provided that such state or local law or regulation does not conflict with, or is less restrictive than applicable federal law, regulation, or Executive Order. In the event of such a conflict, applicable federal law, regulation, and Executive Order shall prevail.

27. Payments

retain ten (10) percent of the amount of progress

- (a) The PHA shall pay the Contractor the price as provided in this contract.
- (b) The PHA shall make progress payments approximately every 30 days as the work proceeds, on estimates of work accomplished which meets the standards of quality established under the contract, as approved by the Contracting Officer. The PHA may, subject to written determination and approval of the Contracting Officer, make more frequent payments to contractors which are qualified small businesses.
- (c) Before the first progress payment under this contract, the Contractor shall furnish, in such detail as requested by the Contracting Officer, a breakdown of the total contract price showing the amount included therein for each principal category of the work, which shall substantiate the payment amount requested in order to provide a

basis for determining progress payments. The breakdown shall be approved by the Contracting Officer and must be acceptable to HUD. If the contract covers more than one project, the Contractor shall furnish a separate breakdown for each. The values and quantities employed in making up this breakdown are for determining the amount of progress payments and shall not be construed as a basis for additions to or deductions from the contract price. The Contractor shall prorate its overhead and profit over the construction period of the contract.

- (d) The Contractor shall submit, on forms provided by the PHA, periodic estimates showing the value of the work performed during each period based upon the approved

submitted not later than _____ days in advance of the date set for payment and are subject to correction and revision as required. The estimates must be approved by the Contracting Officer with the concurrence of the Architect prior to payment. If the contract covers more than one project, the Contractor shall furnish a separate progress payment estimate for each.

- (e) Along with each request for progress payments and the required estimates, the Contractor shall furnish the following certification, or payment shall not be made: I hereby certify, to the best of my knowledge and belief, that:

- (1) The amounts requested are only for performance in accordance with the specifications, terms, and conditions of the contract;
- (2) Payments to subcontractors and suppliers have been made from previous payments received under the contract, and timely payments will be made from the proceeds of the payment covered by this certification, in accordance with subcontract agreements; and,
- (3) This request for progress payments does not include any amounts which the prime contractor intends to withhold or retain from a subcontractor or supplier in subcontract.

Name:

Title:

Date:

- (f) Except as otherwise provided in State law, the PHA shall

payments until completion and acceptance of all work under the contract; except, that if upon completion of 50 percent of the work, the Contracting Officer, after consulting with the Architect, determines that the Contractor's performance and progress are satisfactory, the PHA may make the remaining payments in full for the work subsequently completed. If the Contracting Officer subsequently determines that the Contractor's performance and progress are unsatisfactory, the PHA shall reinstate the ten (10) percent (or other percentage as provided in State law) retainage until such time as the Contracting Officer determines that performance and progress are satisfactory.

- (g) The Contracting Officer may authorize material delivered on the site and preparatory work done to be taken into consideration when computing progress payments.

Material delivered to the Contractor at locations other than the site may also be taken into consideration if the Contractor furnishes satisfactory evidence that (1) it has acquired title to such material; (2) the material is properly stored in a bonded warehouse, storage yard, or similar suitable place as may be approved by the Contracting Officer; (3) the material is insured to cover its full value; and (4) the material will be used to perform this contract. Before any progress payment which includes delivered material is made, the Contractor shall furnish such documentation as the Contracting Officer may require to assure the protection of the PHA's interest in such materials. The Contractor shall remain responsible for such stored material notwithstanding the transfer of title to the PHA.

- (h) All material and work covered by progress payments made shall, at the time of payment become the sole property of the PHA, but this shall not be construed as (1) relieving the Contractor from the sole responsibility for all material and work upon which payments have been made or the restoration of any damaged work; or, (2) waiving the right of the PHA to require the fulfillment of all of the terms of the contract. In the event the work of the Contractor has been damaged by other contractors or persons other than employees of the PHA in the course of their employment, the Contractor shall restore such damaged work without cost to the PHA and to seek redress for its damage only from those who directly caused it.
- (i) The PHA shall make the final payment due the Contractor under this contract after (1) completion and final acceptance of all work; and (2) presentation of release of all claims against the PHA arising by virtue of this contract, other than claims, in stated amounts, that the Contractor has specifically excepted from the operation of the release. Each such exception shall embrace no more than one claim, the basis and scope of which shall be clearly defined. The amounts for such excepted claims shall not be included in the request for final payment. A release may also be required of the assignee if the Contractor's claim to amounts payable under this contract has been assigned.
- (j) Prior to making any payment, the Contracting Officer may require the Contractor to furnish receipts or other evidence of payment from all persons performing work and supplying material to the Contractor, if the Contracting Officer determines such evidence is necessary to substantiate claimed costs.
- (k) The PHA shall not; (1) determine or adjust any claims for payment or disputes arising there under between the Contractor and its subcontractors or material suppliers; or, (2) withhold any moneys for the protection of the subcontractors or material suppliers. The failure or refusal of the PHA to withhold moneys from the Contractor shall in nowise impair the obligations of any surety or sureties under any bonds furnished under this contract.

28. Contract Modifications

- (a) Only the Contracting Officer has authority to modify any term or condition of this contract. Any contract modification shall be authorized in writing.
- (b) The Contracting Officer may modify the contract unilaterally (1) pursuant to a specific authorization stated in a contract clause (e.g., Changes); or (2) for administrative matters which do not change the rights or

responsibilities of the parties (e.g., change in the PHA address). All other contract modifications shall be in the form of supplemental agreements signed by the Contractor and the Contracting Officer.

- (c) When a proposed modification requires the approval of HUD prior to its issuance (e.g., a change order that exceeds the PHA's approved threshold), such modification shall not be effective until the required approval is received by the PHA.

29. Changes

- (a) The Contracting Officer may, at any time, without notice to the sureties, by written order designated or indicated to be a change order, make changes in the work within the general scope of the contract including changes:
 - (1) In the specifications (including drawings and designs);
 - (2) In the method or manner of performance of the work;
 - (3) PHA-furnished facilities, equipment, materials, services, or site; or,
 - (4) Directing the acceleration in the performance of the work.
- (b) Any other written order or oral order (which, as used in this paragraph (b), includes direction, instruction, interpretation, or determination) from the Contracting Officer that causes a change shall be treated as a change order under this clause; provided, that the Contractor gives the Contracting Officer written notice stating (1) the date, circumstances and source of the order and (2) that the Contractor regards the order as a change order.
- (c) Except as provided in this clause, no order, statement or conduct of the Contracting Officer shall be treated as a change under this clause or entitle the Contractor to an equitable adjustment.
- (d) If any change under this clause causes an increase or decrease in the Contractor's cost of, or the time required for the performance of any part of the work under this contract, whether or not changed by any such order, the Contracting Officer shall make an equitable adjustment and modify the contract in writing. However, except for a adjustment based on defective specifications, no proposal for any change under paragraph (b) above shall be allowed for any costs incurred more than 20 days (5 days for oral orders) before the Contractor gives written notice as required. In the case of defective specifications for which the PHA is responsible, the equitable adjustment shall include any increased cost reasonably incurred by the Contractor in attempting to comply with the defective specifications.
- (e) The Contractor must assert its right to an adjustment under this clause within 30 days after (1) receipt of a written change order under paragraph (a) of this clause, or (2) the furnishing of a written notice under paragraph (b) of this clause, by submitting a written statement describing the general nature and the amount of the proposal. If the facts justify it, the Contracting Officer may extend the period for submission. The proposal may be included in the notice required under paragraph (b) above. No proposal by the Contractor for an equitable adjustment shall be allowed if asserted after final payment under this contract.
- (f) The Contractor's written proposal for equitable adjustment shall be submitted in the form of a lump sum proposal supported with an itemized breakdown of all increases and decreases in the contract in at least the following details:

- (1) Direct Costs. Materials (list individual items, the quantity and unit cost of each, and the aggregate cost); Transportation and delivery costs associated with materials; Labor breakdowns by hours or unit costs (identified with specific work to be performed); Construction equipment exclusively necessary for the change; Costs of preparation and/ or revision to shop drawings resulting from the change; Worker's Compensation and Public Liability Insurance; Employment taxes under FICA and FUTA; and, Bond Costs when size of change warrants revision.
- (2) Indirect Costs. Indirect costs may include overhead, general and administrative expenses, and fringe benefits not normally treated as direct costs.
- (3) Profit. The amount of profit shall be negotiated and may vary according to the nature, extent, and complexity of the work required by the change. The allowability of the direct and indirect costs shall be determined in accordance with the Contract Cost Principles and Procedures for Commercial Firms in Part 31 of the Federal Acquisition Regulation (48 CFR 1-31), as implemented by HUD Handbook 2210.18, in effect on the date of this contract. The Contractor shall not be allowed a profit on the profit received by any subcontractor. Equitable adjustments for deleted work shall include a credit for profit and may include a credit for indirect costs. On proposals covering both increases and decreases in the amount of the contract, the application of indirect costs and profit shall be on the net-change in direct costs for the Contractor or subcontractor performing the work.
- (g) The Contractor shall include in the proposal its request for time extension (if any), and shall include sufficient information and dates to demonstrate whether and to what extent the change will delay the completion of the contract in its entirety.
- (h) The Contracting Officer shall act on proposals within 30 days after their receipt, or notify the Contractor of the date when such action will be taken.
- (i) Failure to reach an agreement on any proposal shall be a dispute under the clause entitled Disputes herein. Nothing in this clause, however, shall excuse the Contractor from proceeding with the contract as changed.
- (j) Except in an emergency endangering life or property, no change shall be made by the Contractor without a prior order from the Contracting Officer.

30. Suspension of Work

- (a) The Contracting Officer may order the Contractor in writing to suspend, delay, or interrupt all or any part of the work of this contract for the period of time that the Contracting Officer determines appropriate for the convenience of the PHA.
- (b) If the performance of all or any part of the work is, for an unreasonable period of time, suspended, delayed, or interrupted (1) by an act of the Contracting Officer in the administration of this contract, or (2) by the Contracting Officer's failure to act within the time specified (or within a reasonable time if not specified) in this contract an adjustment shall be made for any increase in the cost of performance of the contract (excluding profit) necessarily caused by such unreasonable suspension, delay, or interruption and the contract modified in writing accordingly. However, no adjustment shall be made under this clause for any suspension, delay, or interruption to the extent that performance would have

been so suspended, delayed, or interrupted by any other cause, including the fault or negligence of the Contractor or for which any equitable adjustment is provided for or excluded under any other provision of this contract.

- (c) A claim under this clause shall not be allowed (1) for any costs incurred more than 20 days before the Contractor shall have notified the Contracting Officer in writing of the act or failure to act involved (but this requirement shall not apply as to a claim resulting from a suspension order); and, (2) unless the claim, in an amount stated, is asserted in writing as soon as practicable after the termination of the suspension, delay, or interruption, but not later than the date of final payment under the contract.

31. Disputes

- (a) "Claim," as used in this clause, means a written demand or written assertion by one of the contracting parties seeking, as a matter of right, the payment of money in a sum certain, the adjustment or interpretation of contract terms, or other relief arising under or relating to the contract. A claim arising under the contract, unlike a claim relating to the contract, is a claim that can be resolved under a contract clause that provides for the relief sought by the claimant. A voucher, invoice, or other routine request for payment that is not in dispute when submitted is not a claim. The submission may be converted to a claim by complying with the requirements of this clause, if it is disputed either as to liability or amount or is not acted upon in a reasonable time.
- (b) Except for disputes arising under the clauses entitled Labor Standards - Davis Bacon and Related Acts, herein, all disputes arising under or relating to this contract, including any claims for damages for the alleged breach thereof which are not disposed of by agreement, shall be resolved under this clause.
- (c) All claims by the Contractor shall be made in writing and submitted to the Contracting Officer for a written decision. A claim by the PHA against the Contractor shall be subject to a written decision by the Contracting Officer.
- (d) The Contracting Officer shall, within 60 (unless otherwise indicated) days after receipt of the request, decide the claim or notify the Contractor of the date by which the decision will be made.
- (e) The Contracting Officer's decision shall be final unless the Contractor (1) appeals in writing to a higher level in the PHA in accordance with the PHA's policy and procedures, (2) refers the appeal to an independent mediator or arbitrator, or (3) files suit in a court of competent jurisdiction. Such appeal must be made within (30 unless otherwise indicated) days after receipt of the Contracting Officer's decision.
- (f) The Contractor shall proceed diligently with performance of this contract, pending final resolution of any request for relief, claim, appeal, or action arising under or relating to the contract, and comply with any decision of the Contracting Officer.

32. Default

- (a) If the Contractor refuses or fails to prosecute the work, or any separable part thereof, with the diligence that will insure its completion within the time specified in this contract, or any extension thereof, or fails to complete said work within this time, the Contracting Officer may, by written notice to the Contractor, terminate the right to

proceed with the work (or separable part of the work) that has been delayed. In this event, the PHA may take over the work and complete it, by contract or otherwise, and may take possession of and use any materials, equipment, and plant on the work site necessary for completing the work. The Contractor and its sureties shall be liable for any damage to the PHA resulting from the

Convenience Contractor's refusal or failure to complete the work within

the specified time, whether or not the Contractor's right to proceed with the work is terminated. This liability includes any increased costs incurred by the PHA in completing the work.

- (b) The Contractor's right to proceed shall not be terminated or the Contractor charged with damages under this clause if—
- (1) The delay in completing the work arises from unforeseeable causes beyond the control and without the fault or negligence of the Contractor. Examples of such causes include (i) acts of God, or of the public enemy, (ii) acts of the PHA or other governmental entity in either its sovereign or contractual capacity, (iii) acts of another contractor in the performance of a contract with the PHA, (iv) fires, (v) floods, (vi) epidemics, (vii) quarantine restrictions, (viii) strikes, (ix) freight embargoes, (x) unusually severe weather, or (xi) delays of subcontractors or suppliers at any tier arising from unforeseeable causes beyond the control and without the fault or negligence of both the Contractor and the subcontractors or suppliers; and
- (2) The Contractor, within days (10 days unless otherwise indicated) from the beginning of such delay (unless extended by the Contracting Officer) notifies the Contracting Officer in writing of the causes of delay. The Contracting Officer shall ascertain the facts and the extent of the delay. If, in the judgment of the Contracting Officer, the findings of fact warrant such action, time for completing the work shall be extended by written modification to the contract. The findings of the Contracting Officer shall be reduced to a written decision which shall be subject to the provisions of the Disputes clause of this contract.
- (c) If, after termination of the Contractor's right to proceed, it is determined that the Contractor was not in default, or that the delay was excusable, the rights and obligations of the parties will be the same as if the termination had been for convenience of the PHA.

33. Liquidated Damages

- (a) If the Contractor fails to complete the work within the time specified in the contract, or any extension, as specified in the clause entitled Default of this contract, the Contractor shall pay to the PHA as liquidated damages, the sum of \$ _____ [Contracting Officer insert amount] for each day of delay. If different completion dates are specified in the contract for separate parts or stages of the work, the amount of liquidated damages shall be assessed on those parts or stages which are delayed. To the extent that the Contractor's delay or nonperformance is excused under another clause in this contract, liquidated damages shall not be due the PHA. The Contractor remains liable for damages caused other than by delay.
- (b) If the PHA terminates the Contractor's right to proceed, the resulting damage will consist of liquidated damages until such reasonable time as may be required for final

completion of the work together with any increased costs occasioned the PHA in completing the work.

- (c) If the PHA does not terminate the Contractor's right to proceed, the resulting damage will consist of liquidated damages until the work is completed or accepted.

34. Termination for

- (a) The Contracting Officer may terminate this contract in whole, or in part, whenever the Contracting Officer determines that such termination is in the best interest of the PHA. Any such termination shall be effected by delivery to the Contractor of a Notice of Termination specifying the extent to which the performance of the work under the contract is terminated, and the date upon which such termination becomes effective.
- (b) If the performance of the work is terminated, either in whole or in part, the PHA shall be liable to the Contractor for reasonable and proper costs resulting from such termination upon the receipt by the PHA of a properly presented claim setting out in detail: (1) the total cost of the work performed to date of termination less the total amount of contract payments made to the Contractor; (2) the cost (including reasonable profit) of settling and paying claims under subcontracts and material orders for work performed and materials and supplies delivered to the site, payment for which has not been made by the PHA to the Contractor or by the Contractor to the subcontractor or supplier; (3) the cost of preserving and protecting the work already performed until the PHA or assignee takes possession thereof or assumes responsibility therefore; (4) the actual or estimated cost of legal and accounting services reasonably necessary to prepare and present the termination claim to the PHA; and (5) an amount constituting a reasonable profit on the value of the work performed by the Contractor.
- (c) The Contracting Officer will act on the Contractor's claim within days (60 days unless otherwise indicated) of receipt of the Contractor's claim.
- (d) Any disputes with regard to this clause are expressly made subject to the provisions of the Disputes clause of this contract.

35. Assignment of Contract

The Contractor shall not assign or transfer any interest in this contract; except that claims for monies due or to become due from the PHA under the contract may be assigned to a bank, trust company, or other financial institution. Such assignments of claims shall only be made with the written concurrence of the Contracting Officer. If the Contractor is a partnership, this contract shall inure to the benefit of the surviving or remaining member(s) of such partnership as approved by the Contracting Officer.

36. Insurance

- (a) Before commencing work, the Contractor and each subcontractor shall furnish the PHA with certificates of insurance showing the following insurance is in force and will insure all operations under the Contract:
- (1) Workers' Compensation, in accordance with state or Territorial Workers' Compensation laws.
- (2) Commercial General Liability with a combined single limit for bodily injury and property damage of not less than \$ _____ [Contracting Officer insert amount]

per occurrence to protect the Contractor and each subcontractor against claims for bodily injury or death and damage to the property of others. This shall cover the use of all equipment, hoists, and vehicles on the site(s) not covered by Automobile Liability under (3) below. If the Contractor has a "claims made" policy, then the following additional requirements apply: the policy must provide a "retroactive date" which must be on or before the execution date of the Contract; and the extended reporting period may not be less than five years following the completion date of the Contract.

- (3) Automobile Liability on owned and non-owned motor vehicles used on the site(s) or in connection therewith for a combined single limit for bodily injury and property damage of not less than \$ _____

[Contracting Officer insert amount] per occurrence.

- (b) Before commencing work, the Contractor shall furnish the PHA with a certificate of insurance evidencing that Builder's Risk (fire and extended coverage) Insurance on all work in place and/or materials stored at the building site(s), including foundations and building equipment, is in force. The Builder's Risk Insurance shall be for the benefit of the Contractor and the PHA as their interests may appear and each shall be named in the policy or policies as an insured. The Contractor in installing equipment supplied by the PHA shall carry insurance on such equipment from the time the Contractor takes possession thereof until the Contract work is accepted by the PHA. The Builder's Risk Insurance need not be carried on excavations, piers, footings, or foundations until such time as work on the superstructure is started. It

need not be carried on landscape work. Policies shall furnish coverage at all times for the full cash value of all completed construction, as well as materials in place and/or stored at the site(s), whether or not partial payment has been made by the PHA. The Contractor may terminate this insurance on buildings as of the date taken over for occupancy by the PHA. The Contractor is not required to carry Builder's Risk Insurance for modernization work which does not involve structural alterations or additions and where the PHA's existing fire and extended coverage policy can be endorsed to include such work.

- (c) All insurance shall be carried with companies which are financially responsible and admitted to do business in the State in which the project is located. If any such insurance is due to expire during the construction period, the Contractor (including subcontractors, as applicable) shall not permit the coverage to lapse and shall furnish evidence of coverage to the Contracting Officer. All certificates of insurance, as evidence of coverage, shall provide that no coverage may be canceled or non-renewed by the insurance company until at least 30 days prior written notice has been given to the Contracting Officer.

37. Subcontracts

- (a) Definitions. As used in this contract -

(1) "Subcontract" means any contract, purchase order, or other purchase agreement, including modifications and change orders to the foregoing, entered into by a subcontractor to furnish supplies, materials, equipment, and services for the performance of the prime contract or a subcontract.

(2) "Subcontractor" means any supplier, vendor, or firm that furnishes supplies, materials, equipment, or services to or for the Contractor or another subcontractor.

- (b) The Contractor shall not enter into any subcontract with any subcontractor who has been temporarily denied participation in a HUD program or who has been suspended or debarred from participating in contracting programs by any agency of the United States Government or of the state in which the work under this contract is to be performed.
- (c) The Contractor shall be as fully responsible for the acts or omissions of its subcontractors, and of persons either directly or indirectly employed by them as for the acts or omissions of persons directly employed by the Contractor.
- (d) The Contractor shall insert appropriate clauses in all subcontracts to bind subcontractors to the terms and conditions of this contract insofar as they are applicable to the work of subcontractors.
- (e) Nothing contained in this contract shall create any contractual relationship between any subcontractor and the PHA or between the subcontractor and HUD.

38. Subcontracting with Small and Minority Firms, Women's Business Enterprise, and Labor Surplus Area Firms

The Contractor shall take the following steps to ensure that, whenever possible, subcontracts are awarded to small business firms, minority firms, women's business enterprises, and labor surplus area firms:

- (a) Placing qualified small and minority businesses and women's business enterprises on solicitation lists;
- (b) Ensuring that small and minority businesses and women's business enterprises are solicited whenever they are potential sources;
- (c) Dividing total requirements, when economically feasible, into smaller tasks or quantities to permit maximum participation by small and minority businesses and women's business enterprises;
- (d) Establishing delivery schedules, where the requirements of the contract permit, which encourage participation by small and minority businesses and women's business enterprises; and
- (e) Using the services and assistance of the U.S. Small Business Administration, the Minority Business Development Agency of the U.S. Department of Commerce, and State and local governmental small business agencies.

39. Equal Employment Opportunity

During the performance of this contract, the Contractor/Seller agrees as follows:

- (a) The Contractor/Seller shall not discriminate against any employee or applicant for employment because of race color, religion, sex, sexual orientation, gender identity, disability, or national origin.
- (b) The Contractor/Seller shall take affirmative action to ensure that applicants are employed, and that employees are treated during employment without regard to their race, color, religion, sex, sexual orientation, gender identity, disability, or national origin. Such action shall include, but not be limited to, (1) employment, (2) upgrading demotion, (4) transfer, (5) recruitment or recruitment advertising, (6) layoff or termination, (7) rates of pay or other forms of compensation, and (8) selection for training, including apprenticeship

(c) The Contractor/Seller agrees to post in conspicuous places available to employees and applicants for employment the notices to be provided by the Contracting Officer setting forth the provisions of this nondiscrimination clause.

(d) The Contractor/Seller shall, in all solicitations or advertisements for employees placed by or on behalf of the Contractor/Seller, state that all qualified applicants will receive consideration for employment without regard to race, color, religion, sex, or national origin.

(e) The Contractor/Seller shall send, to each labor union or representative of workers with which it has a collective bargaining agreement or other contract or understanding, the notice to be provided by the Contracting Officer advising the labor union or workers' representative of the Contractor's commitments under this clause, and post copies of the notice in conspicuous places available to employees and applicants for employment.

(f) The Contractor/Seller shall comply with Executive Order 11246, as amended, and the rules, regulations, and orders of the Secretary of Labor.

(g) The Contractor/Seller shall furnish all information and reports required by Executive Order 11246, as amended, Section 503 of the Rehabilitation Act of 1973, as amended, and by rules, regulations, and orders of the Secretary of Labor, or pursuant thereto. The Contractor/Seller shall permit

access to its books, records, and accounts by the Secretary of Labor for purposes of investigation to ascertain compliance with such rules, regulations, and orders.

(h) In the event of a that the Contractor/Seller is in noncompliance with the nondiscrimination clauses of this contract or with any of such rules, regulations, or orders, this contract may be canceled, terminated or suspended in whole or in part and the contractor/seller may be declared ineligible for further Government contracts in accordance with procedures authorized in Executive Order 11246 of September 24, 1965, and such other sanctions may be imposed and remedies invoked as provided in Executive Order 11246 of September 24, 1965, or by rule, regulation, or order of the Secretary of Labor, or as otherwise provided by law.

(i) The contractor/seller will include the provisions of paragraphs (a) through (h) in every subcontract or purchase order unless exempted by rules, regulations, or orders of the Secretary of Labor issued pursuant to section 204 of Executive Order 11246 of September 24, 1965, so that such provisions will be binding upon each sub[contractor/seller] or vendor. The [contractor/seller] will take such action with respect to any subcontract or purchase order as may be directed by the Secretary of Labor as a means of enforcing such provisions including sanctions for noncompliance: Provided, however, that in the event the [contractor/seller] becomes involved in, or is threatened with, litigation with a subcontractor or vendor as a result of such direction, the [contractor/seller] may request the United States to enter into such litigation to protect the interests of the United States.

(j) Compliance with the requirements of this clause shall be to the maximum extent consistent with, but not in derogation of, compliance with section 7(b) of the Indian Self-Determination and Education Assistance Act and the Indian Preference clause of this contract.

40. Employment, Training, and Contracting Opportunities for Low-Income Persons, Section 3 of the Housing and Urban Development Act of 1968.

(a) The work to be performed under this contract is subject to the requirements of Section 3 of the Housing and Urban Development Act of 1968, as amended, 12 U.S.C. 1701u (section 3). The purpose of section 3 is to ensure that employment and other economic opportunities generated by HUD assistance or HUD-assisted projects covered by Section 3, shall, to the greatest extent feasible, be directed to low- and very low-income persons, particularly persons who are recipients of HUD assistance for housing.

(b) The parties to this contract agree to comply with HUD's regulations in 24 CFR Part 75, which implement Section 3. As evidenced by their execution of this contract, the parties to this contract certify that they are under no contractual or other impediment that would prevent them from complying with the Part 75 regulations.

(c) The contractor agrees to send to each labor organization or representative of workers with which the contractor has a collective bargaining agreement or other understanding, if any, a notice advising the labor organization or workers' representative of the contractor's commitments under this section 3 clause and will post copies of the notice in conspicuous places at the work site where both employees and applicants for training and employment positions can see the notice. The notice shall describe the Section 3 prioritization requirements and shall state the minimum percentages of labor hour requirements established in the Benchmark Notice (FR-6085-N-04).

(d) The contractor agrees to include this section 3 clause in every subcontract subject to compliance with regulations in 24 CFR Part 75, and agrees to take appropriate action, as provided in an applicable provision of the subcontract or in this section 3 clause, upon a finding that the subcontractor is in violation of the regulations in 24 CFR Part 75. The contractor will not subcontract with any subcontractor where the contractor has notice or knowledge that the subcontractor has been found in violation of the regulations in 24 CFR Part 75.

(e) Noncompliance with HUD's regulations in 24 CFR Part 75 may result in sanctions, termination of this contract for default, and debarment or suspension from future HUD assisted contracts.

(f) Contracts, subcontracts, grants, or subgrants subject to Section 7(b) of the Indian Self-Determination and Education Assistance Act (25 U.S.C. 5307(b)) or subject to tribal preference requirements as authorized under 101(k) of the Native American Housing Assistance and Self-Determination Act (25 U.S.C. 4111(k)) must provide preferences in employment, training, and business opportunities to Indians and Indian organizations, and are therefore not subject to the requirements of 24 CFR Part 75.

41. Interest of Members of Congress

No member of or delegate to the Congress of the United States of America shall be admitted to any share or part of this contract or to any benefit that may arise therefrom.

42. Interest of Members, Officers, or Employees and Former Members, Officers, or Employees

No member, officer, or employee of the PHA, no member of the governing body of the locality in which the project is situated, no member of the governing body of the locality in which the PHA was activated, and no other public official of such locality or localities who exercises any functions or responsibilities with respect to the project, shall, during his or her tenure, or for one year thereafter, have any interest, direct or indirect, in this contract or the proceeds thereof.

43. Limitations on Payments made to Influence Certain Federal Financial Transactions

- (a) The Contractor agrees to comply with Section 1352 of Title 31, United States Code which prohibits the use of **Acts** Federal appropriated funds to pay any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, and officer or employee of Congress, or an employee of a Member of Congress in connection with any of the following covered Federal actions: the awarding of any Federal contract; the making of any Federal grant; the making of any Federal loan; the entering into of any cooperative agreement; or the modification of any Federal contract, grant, loan, or cooperative agreement.
- (b) The Contractor further agrees to comply with the requirement of the Act to furnish a disclosure (OMB Standard Form LLL, Disclosure of Lobbying Activities) if any funds other than Federal appropriated funds (including profit or fee received under a covered Federal transaction) have been paid, or will be paid, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with a Federal contract, grant, loan, or cooperative agreement.

44. Royalties and Patents

The Contractor shall pay all royalties and license fees. It shall defend all suits or claims for infringement of any patent rights and shall save the PHA harmless from loss on account thereof; except that the PHA shall be responsible for all such loss when a particular design, process or the product of a particular manufacturer or manufacturers is specified and the Contractor has no reason to believe that the specified design, process, or product is an infringement. If, however, the Contractor has reason to believe that any design, process or product specified is an infringement of a patent, the Contractor shall promptly notify the Contracting Officer. Failure to give such notice shall make the Contractor responsible for resultant loss.

45. Examination and Retention of Contractor's Records

- (a) The PHA, HUD, or Comptroller General of the United States, or any of their duly authorized representatives shall, until 3 years after final payment under this contract, have access to and the right to examine any of the Contractor's directly pertinent books, documents, papers, or other records involving transactions related to this contract for the purpose of making audit, examination, excerpts, and transcriptions.
- (b) The Contractor agrees to include in first-tier subcontracts under this contract a clause substantially the same as paragraph (a) above. "Subcontract," as used in this clause, excludes purchase orders not exceeding \$10,000.
- (c) The periods of access and examination in paragraphs (a) and (b) above for records relating to (1) appeals under the Disputes clause of this contract, (2) litigation or settlement of claims arising from the performance of this contract, or (3) costs and expenses of this contract to which the PHA, HUD, or Comptroller General or any of their duly authorized representatives has taken exception shall continue until disposition of such appeals, litigation, claims, or exceptions.

46. Labor Standards - Davis-Bacon and Related

If the total amount of this contract exceeds \$2,000, the Federal labor standards set forth in the clause below shall apply to the development or construction work to be performed under the contract.

- (a) Minimum Wages.
 - (1) All laborers and mechanics employed under this contract in the development or construction of the project(s) involved will be paid unconditionally and not less often than once a week, and without subsequent deduction or rebate on any account (except such payroll deductions as are permitted by regulations issued by the Secretary of Labor under the Copeland Act (29 CFR Part 3)), the full amount of wages and bona fide fringe benefits (or cash equivalents thereof) due at time of payment computed at rates not less than those contained in the wage determination of the Secretary of Labor which is attached hereto and made a part hereof, regardless of any contractual relationship which may be alleged to exist between the Contractor and such laborers and mechanics. Contributions made or costs reasonably anticipated for bona fide fringe benefits under Section 1(b)(2) of the Davis-Bacon Act on behalf of laborers or mechanics are considered wages paid to such laborers or mechanics, subject to the provisions of 29 CFR 5.5(a)(1)(iv); also, regular contributions made or costs incurred for more than a weekly period (but not less often than quarterly) under plans, funds, or programs which cover the regular weekly period, are deemed to be constructively made or incurred during such weekly period. Such laborers and mechanics shall be paid the appropriate wage rate and fringe benefits in the wage determination for the classification of work actually performed, without regard to skill, except as provided in 29 CFR 5.5(a)(4). Laborers or mechanics performing work in more than one classification may be compensated at the rate specified for each classification for the time actually worked therein; provided, that the employer's payroll records accurately set forth the time spent in each classification in which work is performed. The wage determination (including any additional classification and wage rates conformed under 29 CFR 5.5(a)(1)(ii) and the Davis-Bacon poster (WH-1321) shall

be posted at all times by the Contractor and its subcontractors at the site of the work in a prominent and accessible place where it can be easily seen by the workers.

(2) (i) Any class of laborers or mechanics, including

helpers, which is not listed in the wage determination and which is to be employed under the contract shall be classified in conformance with the wage determination. HUD shall approve an additional classification and wage rate and fringe benefits therefor only when all the following criteria have been met: (A) The work to be performed by the classification requested is not performed by a classification in the wage determination; and (B) The classification is utilized in the area by the construction industry; and (C) The proposed wage rate, including any bona fide fringe benefits, bears a reasonable relationship to the wage rates contained in the wage determination.

(ii) If the Contractor and the laborers and mechanics to be employed in the classification (if known), or their representatives, and HUD or its designee agree on the classification and wage rate (including the amount designated for fringe benefits where appropriate), a report of the action taken shall be sent by HUD or its designee to the Administrator of the Wage and Hour Division, Employee Standards Administration, U.S.

Department of Labor, Washington, DC 20210. The Administrator, or an authorized representative, will approve, modify, or disapprove every additional classification action within 30 days of receipt and so advise HUD or its designee or will notify HUD or its designee within the 30-day period that additional time is necessary.

(iii) In the event the Contractor, the laborers or mechanics to be employed in the classification or their representatives, and HUD or its designee do not agree on the proposed classification and wage rate (including the amount designated for fringe benefits, where appropriate), HUD or its designee shall refer the questions, including the views of all interested parties and the recommendation of HUD or its designee, to the Administrator of the Wage and Hour Division for determination. The Administrator, or an authorized representative, will issue a determination within 30 days of receipt and so advise HUD or its designee or will notify HUD or its designee within the 30-day period that additional time is necessary.

(iv) The wage rate (including fringe benefits where appropriate) determined pursuant to subparagraphs (a)(2)(ii) or (iii) of this clause shall be paid to all workers performing work in the classification under this contract from the first day on which work is performed in classification.

(3) Whenever the minimum wage rate prescribed in the contract for a class of laborers or mechanics includes a fringe benefit which is not expressed as an hourly rate, the Contractor shall either pay the benefit as stated in the wage determination or shall pay another bona fide fringe benefit or an hourly cash equivalent thereof.

(4) If the Contractor does not make payments to a trustee or other third person, the Contractor may consider as part of the wages of any laborer or mechanic the

amount of any costs reasonably anticipated in providing bona fide fringe benefits under a plan or program; provided, that the Secretary of Labor has found, upon the written request of the Contractor, that the applicable standards of the Davis-Bacon Act have been met. The Secretary of Labor may require the Contractor to set aside in a separate account assets for the meeting of obligations under the plan or program.

(b) Withholding of funds. HUD or its designee shall, upon its own action or upon written request of an authorized representative of the Department of Labor, withhold or cause to be withheld from the Contractor under this contract or any other Federal contract with the same prime Contractor, or any other Federally-assisted contract subject to Davis-Bacon prevailing wage requirements, which is held by the same prime Contractor, so much of the accrued payments or advances as may be considered necessary to pay laborers and mechanics, including apprentices, trainees, and helpers, employed by the Contractor or any subcontractor the full amount of wages required by the contract. In the event of failure to pay any laborer or mechanic, including any apprentice, trainee, or helper, employed or working in the construction or development of the project, all or part of the wages required by the contract, HUD or its designee may, after written notice to the Contractor, take such action as may be necessary to cause the suspension of any further payment, advance, or guarantee of funds until such violations have ceased. HUD or its designee may, after written notice to the Contractor, disburse such amounts withheld for and on account of the Contractor or subcontractor to the respective employees to whom they are due.

(c) Payrolls and basic records.

(1) Payrolls and basic records relating thereto shall be maintained by the Contractor during the course of the work and preserved for a period of three years thereafter for all laborers and mechanics working in the construction or development of the project. Such records shall contain the name, address, and social security number of each such worker, his or her correct classification, hourly rates of wages paid (including rates of contributions or costs anticipated for bona fide fringe benefits or cash equivalents thereof of the types described in section 1(b)(2)(B) of the Davis-Bacon Act), daily and weekly number of hours worked, deductions made, and actual wages paid. Whenever the Secretary of Labor has found, under 29 CFR 5.5(a)(1)(iv), that the wages of any laborer or mechanic include the amount of costs reasonably anticipated in providing benefits under a plan or program described in section 1(b)(2)(B) of the Davis-Bacon Act, the Contractor shall maintain records which show that the commitment to provide such benefits is enforceable, that the plan or program is financially responsible, and that the plan or program has been communicated in writing to the laborers or mechanics affected, and records which show the costs anticipated or the actual cost incurred in providing such benefits. Contractors employing apprentices or trainees under approved programs shall maintain written evidence of the registration of apprenticeship programs and certification of trainee programs, the registration of the apprentices and trainees, and the ratios and wage rates prescribed in the applicable programs.

(2) (i) The Contractor shall submit weekly for each week in which any contract work is performed a copy of all payrolls to the Contracting Officer for transmission to HUD or its designee. The payrolls submitted shall set out accurately and completely all of the information required to be maintained under subparagraph (c)(1) of this clause. This information may be submitted in any form desired. Optional Form WH-347 (Federal Stock Number 029-005-00014-1) is available for this purpose and may be purchased from the Superintendent of Documents, U.S. Government Printing Office, Washington, D.C. 20402. The Contractor is responsible for the submission of copies of payrolls by all subcontractors. (Approved by the Office of Management and Budget under OMB Control Number 1214-0149.)

(ii) Each payroll submitted shall be accompanied by a "Statement of Compliance," signed by the Contractor or subcontractor or his or her agent who pays or supervises the payment of the persons employed under the contract and shall certify the following:

- (A) That the payroll for the payroll period contains the information required to be maintained under paragraph (c) (1) of this clause and that such information is correct and complete;
- (B) That each laborer or mechanic (including each helper, apprentice, and trainee) employed on the contract during the payroll period has been paid the full weekly wages earned, without rebate, either directly or indirectly, and that no deductions have been made either directly or indirectly from the full wages earned, other than permissible deductions as set forth in 29 CFR Part 3; and
- (C) That each laborer or mechanic has been paid not less than the applicable wage rates and fringe benefits or cash equivalents for the classification of work performed, as specified in the applicable wage determination incorporated into the contract.
- (iii) The weekly submission of a properly executed certification set forth on the reverse side of Optional Form WH-347 shall satisfy the requirements for submission of the "Statement of Compliance" required by subparagraph (c)(2)(ii) of this clause.
- (iv) The falsification of any of the above certifications may subject the Contractor or subcontractor to civil or criminal prosecution under Section 1001 of Title 18 and Section 3729 of Title 31 of the United States Code.

(3) The Contractor or subcontractor shall make the records required under subparagraph (c)(1) available for inspection, copying, or transcription by authorized representatives of HUD or its designee, the Contracting Officer, or the Department of Labor and shall permit such representatives to interview employees during working hours on the job. If the Contractor or subcontractor fails to submit the required records or to make them available, HUD or its designee may, after written notice to the Contractor, take such action as may be necessary to cause the suspension of any further payment, advance, or guarantee of funds. Furthermore, failure to submit the required records upon request or to

make such records available may be grounds for debarment action pursuant to 29 CFR 5.12.

(d) (1) Apprentices. Apprentices will be permitted to work at less than the predetermined rate for the work they performed when they are employed pursuant to and individually registered in a bona fide apprenticeship program registered with the U.S. Department of Labor, Employment and Training Administration, Office of Apprenticeship and Training, Employer and Labor Services (OATELS), or with a State Apprenticeship Agency recognized by OATELS, or if a person is employed in his or her first 90 days of probationary employment as an apprentice in such an apprenticeship program, who is not individually registered in the program, but who has been certified by OATELS or a State Apprenticeship Agency (where appropriate) to be eligible for probationary employment as an apprentice. The allowable ratio of apprentices to journeymen on the job site in any craft classification shall not be greater than the ratio permitted to the Contractor as to the entire work force under the registered program. Any worker listed on a payroll at an apprentice wage rate, who is not registered or otherwise employed as stated in this paragraph, shall be paid not less than the applicable wage rate on the wage determination for the classification of work actually performed. In addition, any apprentice performing work on the job site in excess of the ratio permitted under the registered program shall be paid not less than the applicable wage rate on the wage determination for the work actually performed. Where a contractor is performing construction on a project in a locality other than that in which its program is registered, the ratios and wage rates (expressed in percentages of the journeyman's hourly rate) specified in the Contractor's or subcontractor's registered program shall be observed. Every apprentice must be paid at not less than the rate specified in the registered program for the apprentice's level of progress, expressed as a percentage of the journeyman hourly rate specified in the applicable wage determination. Apprentices shall be paid fringe benefits in accordance with the provisions of the apprenticeship program. If the apprenticeship program does not specify fringe benefits, apprentices must be paid the full amount of fringe benefits listed on the wage determination for the applicable classification. If the Administrator of the Wage and Hour Division determines that a different practice prevails for the applicable apprentice classification, fringes shall be paid in accordance with that determination. In the event OATELS, or a State Apprenticeship Agency recognized by OATELS, withdraws approval of an apprenticeship program, the Contractor will no longer be permitted to utilize apprentices at less than the applicable predetermined rate for the work performed until an acceptable program is approved.

(2) Trainees. Except as provided in 29 CFR 5.16, trainees will not be permitted to work at less than the predetermined rate for the work performed unless they are employed pursuant to and individually registered in a program which has received prior approval, evidenced by formal certification by the U.S. Department of Labor, Employment and Training Administration. The ratio of trainees to journeymen on the job site shall not be greater than permitted under

the plan approved by the Employment and Training Administration. Every trainee must be paid at not less than the rate specified in the approved program for the trainee's level of progress, expressed as a percentage of the journeyman hourly rate specified in the applicable wage determination. Trainees shall be paid fringe benefits in accordance with the provisions of the trainee program. If the trainee program does not mention fringe benefits, trainees shall be paid the full amount of fringe benefits listed in the wage determination unless the Administrator of the Wage and Hour Division determines that there is an apprenticeship program associated with the corresponding journeyman wage rate in the wage determination which provides for less than full fringe benefits for apprentices. Any employee listed on the payroll at a trainee rate who is not registered and participating in a training plan approved by the Employment and Training Administration shall be paid not less than the applicable wage rate in the wage determination for the classification of work actually performed. In addition, any trainee performing work on the job site in excess of the ratio permitted under the registered program shall be paid not less than the applicable wage rate in the wage determination for the work actually performed. In the event the Employment and Training Administration withdraws approval of a training program, the Contractor will no longer be permitted to utilize trainees at less than the applicable predetermined rate for the work performed until an acceptable program is approved.

- (3) Equal employment opportunity. The utilization of apprentices, trainees, and journeymen under this clause shall be in conformity with the equal employment opportunity requirements of Executive Order 11246, as amended, and 29 CFR Part 30.
- (e) Compliance with Copeland Act requirements. The Contractor shall comply with the requirements of 29 CFR Part 3, which are hereby incorporated by reference in this contract.
- (f) Contract termination; debarment. A breach of this contract clause may be grounds for termination of the contract and for debarment as a Contractor and a subcontractor as provided in 29 CFR 5.12.
- (g) Compliance with Davis-Bacon and related Act requirements. All rulings and interpretations of the Davis-Bacon and related Acts contained in 29 CFR Parts 1, 3, and 5 are herein incorporated by reference in this contract.
- (h) Disputes concerning labor standards. Disputes arising out of the labor standards provisions of this clause shall not be subject to the general disputes clause of this contract. Such disputes shall be resolved in accordance with the procedures of the Department of Labor set forth in 29 CFR Parts 5, 6, and 7. Disputes within the meaning of this clause include disputes between the Contractor (or any of its subcontractors) and the PHA, HUD, the U.S. Department of Labor, or the employees or their representatives.
- (i) Certification of eligibility.
 - (1) By entering into this contract, the Contractor certifies that neither it (nor he or she) nor any person or firm who has an interest in the Contractor's firm is a person or firm ineligible to be awarded contracts by the United States Government by virtue of section 3(a) of the Davis-Bacon Act or 29 CFR 5.12(a)(1).

- (2) No part of this contract shall be subcontracted to any person or firm ineligible for award of a United States Government contract by virtue of section 3(a) of the Davis-Bacon Act or 29 CFR 5.12(a)(1).
- (3) The penalty for making false statements is prescribed in the U. S. Criminal Code, 18 U.S.C. 1001.
- (j) Contract Work Hours and Safety Standards Act. As used in this paragraph, the terms "laborers" and "mechanics" include watchmen and guards.
 - (1) Overtime requirements. No contractor or subcontractor contracting for any part of the contract work which may require or involve the employment of laborers or mechanics, including watchmen and guards, shall require or permit any such laborer or mechanic in any workweek in which the individual is employed on such work to work in excess of 40 hours in such workweek unless such laborer or mechanic receives compensation at a rate not less than one and one-half times the basic rate of pay for all hours worked in excess of 40 hours in such workweek.
 - (2) Violation; liability for unpaid wages; liquidated damages. In the event of any violation of the provisions set forth in subparagraph (j)(1) of this clause, the Contractor and any subcontractor responsible therefor shall be liable for the unpaid wages. In addition, such Contractor and subcontractor shall be liable to the United States (in the case of work done under contract for the District of Columbia or a territory, to such District or to such territory), for liquidated damages. Such liquidated damages shall be computed with respect to each individual laborer or mechanic (including watchmen and guards) employed in violation of the provisions set forth in subparagraph (j)(1) of this clause, in the sum of \$27 for each calendar day on which such individual was required or permitted to work in excess of the standard workweek of 40 hours without payment of the overtime wages required by provisions set forth in subparagraph (j)(1) of this clause. DOL posts current fines at: <https://www.dol.gov/whd/govcontracts/cwhssa.htm#cmp>
 - (3) Withholding for unpaid wages and liquidated damages. HUD or its designee shall upon its own action or upon written request of an authorized representative of the Department of Labor withhold or cause to be withheld, from any moneys payable on account of work performed by the Contractor or subcontractor under any such contract or any Federal contract with the same prime Contractor, or any other Federally-assisted contract subject to the Contract Work Hours and Safety Standards Act, which is held by the same prime Contractor, such sums as may be determined to be necessary to satisfy any liabilities of such Contractor or subcontractor for unpaid wages and liquidated damages as provided in the provisions set forth in subparagraph (j)(2) of this clause.
- (k) Subcontracts. The Contractor or subcontractor shall insert in any subcontracts all the provisions contained in this clause, and such other clauses as HUD or its designee may by appropriate instructions require, and also a clause requiring the subcontractors to include these provisions in any lower tier subcontracts. The prime Contractor shall be responsible for the compliance by any subcontractor or lower tier subcontractor with all these provisions.

47. Non-Federal Prevailing Wage Rates

(a) Any prevailing wage rate (including basic hourly rate and any fringe benefits), determined under State or tribal law to be prevailing, with respect to any employee in any trade or position employed under the contract, is inapplicable to the contract and shall not be enforced against the Contractor or any subcontractor, with respect to employees engaged under the contract whenever such non-Federal prevailing wage rate exceeds:

(1) The applicable wage rate determined by the Secretary of Labor pursuant to the Davis-Bacon Act (40 U.S.C. 3141 et seq.) to be prevailing in the locality with respect to such trade;

(b) An applicable apprentice wage rate based thereon specified in an apprenticeship program registered with the U.S. Department of Labor (DOL) or a DOL-recognized State Apprenticeship Agency; or

(c) An applicable trainee wage rate based thereon specified in a DOL-certified trainee program.

48. Procurement of Recovered Materials.

(a) In accordance with Section 6002 of the Solid Waste Disposal Act, as amended by the Resource Conservation and Recovery Act, the Contractor shall procure items designated in guidelines of the Environmental Protection Agency (EPA) at 40 CFR Part 247 that contain the highest percentage of recovered materials practicable, consistent with maintaining a satisfactory level of competition. The Contractor shall procure items designated in the EPA guidelines that contain the highest percentage of recovered materials practicable unless the Contractor determines that such items: (1) are not reasonably available in a reasonable period of time; (2) fail to meet reasonable performance standards, which shall be determined on the basis of the guidelines of the National Institute of Standards and Technology, if applicable to the item; or (3) are only available at an unreasonable price.

() Paragraph (a) of this clause shall apply to items purchased under this contract where: (1) the

Contractor purchases in excess of \$10,000 of the item under this contract; or (2) during the preceding Federal fiscal year, the Contractor: (i) purchased any amount of the items for use under a contract that was funded with Federal appropriations and was with a Federal agency or a State agency or agency of a political subdivision of a State; and (ii) purchased a total of in excess of \$10,000 of the item both under and outside that contract.

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PHA SPECIAL INSTRUCTIONS THAT PERTAIN TO FORM HUD-5370

The parties agree that the following additional terms and conditions supplement and are incorporated into the contract's General Conditions. If any provision of this document conflicts with any provision of any other pertinent contract or document, then the provision required by HUD, and/or that is most beneficial to the Providence Housing Authority (PHA), shall govern.

1. Definitions:

(d)(i) "Subcontractor" means the person or other entity entering into a contract with the Contractor to perform any of the work required under the Contract. **(ii)** "Subcontractor" also means the person or other entity entering into a contract with a Subcontractor to perform any of the work required under a subcontract. Contractor shall be fully liable for the actions and/or inactions of all subcontractors and fully releases PHA of any liability. Remedies for any actions and/or inactions of subcontract(s) shall be the full responsibility of Contractor, not the PHA.

(k) "In writing" / "written" refers to email communication and/or print format, but not texts.

2. Contractor's Responsibility for Work:

(i) Before commencing any work, the Contractor shall submit in writing to the Contracting Officer the name of the superintendent to be employed. Written approval of the superintendent by PHA is required. While remaining in the Contractor's employ, the superintendent shall not be replaced for the duration of the work, except with prior written approval of the Contracting Officer. If the PHA, in its sole discretion, requests that Contractor replace the superintendent, Contractor shall do so within ten (10) calendar days.

(j) Confine storage of materials and equipment to suitable portion of building or site. Relocate stored materials and equipment as required or as directed. If Contractor desires partial payment for off-site storage of contract-related materials, Contractor shall submit to the PHA written request and justification for each storage location and type of material.

(k) The Contracting Officer will assign space, if available, for a temporary field office and storage of supplies and equipment. If no space is available, Contractor shall provide such space in the form of trailers or temporary structures that sufficiently secures and protects said materials. If the PHA desires a job office, the Contractor shall provide at no cost a plan desk and working telephone for Contracting Officer.

(l) Contractor and subcontractors shall: manage project and trades' work to avoid any delay(s); cooperate with all concerned to expedite work; afford other contractors and trades every reasonable opportunity to progress with work; minimize conflicts with all personnel; coordinate necessary adjustments in work locations; work with diligence and keep as large a force at work as is compatible with safe, rapid work progress; and cause material to be delivered to site to ensure uninterrupted progress of work.

(m) Because the premises, or portions thereof, are occupied, Contractor shall: cause work to be done as safely and expeditiously as possible, minimizing inconvenience to occupants; maintain unobstructed ingress and egress along roadways, walks, lobbies, and corridors except as approved

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in writing by Contracting Officer; follow all pertinent safety protocols; schedule work as agreed to in writing by Contracting Officer.

- (n)** Contractor shall: take every reasonable precaution to minimize injury to persons and property due to inclement weather of any type; repair or replace damage caused to any part of work or site to the complete satisfaction of Contracting Officer at no cost to Contracting Officer. The contractor shall be fully and exclusively liable for any damage to the person(s) and/or property.
- (o)** Contractor shall not use the PHA's containers for the disposal of excess waste materials or rubbish, unless Contractor obtains prior written consent from Contracting Officer.

6. Construction Progress Schedule:

- (d)** Contractor shall honor all time constraints stated in the specifications. Breach of this provision shall be grounds for termination for convenience by the PHA.

9. Specifications and Drawings for Construction:

- (j)** Contractor shall provide to the PHA one (1) print and one (1) electronic copy of all shop drawings for prior approval by the PHA of all work and materials.
- (k)** Contractor shall provide to the PHA one (1) copy of contract drawings and specifications and one (1) electronic copy of additional instructions at no cost to the PHA. Additional copies, if requested by the PHA, shall be provided at Contractor's cost.
- (l)** Contractor shall: carefully review plans and shall not be relieved of any duty/ies due to furnish / install item(s) due to missing written specifications; it is Contractor's duty to ask the PHA if Contractor is uncertain about any detail; Contractor shall provide items such as attachments, hangers, screws, bolts, and the like that are necessary but may not be specifically indicated.

11. Material and Workmanship:

- (d)** Contractor shall: perform all work in compliance with all applicable laws, municipal codes, industry best practices, regulations, licensure and the like, including compliance with applicable specifications; install work plumb and level, true to line, secured and braced rigidly in accordance with best practices; provide supports and fastenings as required; and employ only licensed, in good standing, qualified personnel.
- (e)** Contractor shall be responsible for, and shall warrant, all necessary cutting and patching for trades.
- (f)** Installers of materials shall: first examine conditions under which their work is to be done; notify the Contractor of conditions detrimental to proper and/or timely completion of work; and shall not proceed with work until unsatisfactory conditions have been corrected. Commencing work is evidence that Contractor/installer accepts such conditions and liability.
- (g)** Contractor shall: thoroughly protect all work and materials; provide and use boards, cloths, planks, waterproof paper, canvas, and/or other approved protection as necessary to prevent damage; replace or rectify work or materials damaged by any cause to the full satisfaction of the PHA, at no cost to the PHA.

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12. Permits and Codes:

- (c) The PHA is exempt from the payment of any taxes or fees to the State of Rhode Island or any subdivision thereof; as a public body, the PHA has no exemption certification number.
- (d) Contractor shall not display signs or advertising of any type on-site except with prior written approval from Contracting Officer.

15. Availability and Use of Utility Services:

- (c) PHA will pay the worksite-related cost of water and electrical power only if it can reasonably be made available to the Contractor.

27. Payments:

- (l) Contractor shall submit a "pencil-requisition" to architect (if applicable) and to PHA for review and approval. Once Contractor has received approval on pencil-requisition, Contractor shall submit a notarized payment requisition to architect for architect's notarized signature. The architect shall forward the notarized approved pay application to PHA for final approval within seven (7) days of architect's receipt of same from Contractor. Once approved, PHA shall process same for payment. Final Payment of retainage shall be held until the project has received final approval from PHA and/or Municipal Authority (i.e.- Certificate of Occupancy, Sign off from Fire Dept., and the like), and/or all so-called "punch list" items have been completed to the PHA's reasonable satisfaction.
- (m) No error, omission, or act of forbearance by the PHA in verifying or certifying the accuracy of the amounts indicated on the Periodical Estimates for Partial Payment shall relieve the Contractor from any responsibility under the Contract. Without prejudice to any other right or remedy, the PHA may decline to certify payments of a Periodical Estimate for Partial Payment or, due to subsequently-discovered evidence or observations, may nullify the whole or any part of any Periodical Estimate for Partial Payment previously approved or paid to such extent as may be necessary to protect the PHA from loss due to: damage to the PHA; defective work not remedied; Contractor's failure to carry out the work in accordance with the Contract documents; reasonable evidence, in the PHA's sole discretion, that the work cannot be completed for the unpaid balance of the Contract Sum; and/or reasonable evidence, in the PHA's sole discretion, that the work will not be completed within the Contract Time.
- (n) When the grounds listed above are remedied to the PHA's satisfaction, payment will be made for amounts withheld due to said grounds. If the PHA, in its sole discretion, chooses to accept defective or non-conforming work, the PHA may do so instead of requiring its removal and correction and a Change Order shall be issued to reflect the reduced Contract Sum that is appropriate and equitable per the PHA's sole discretion. Such reduction shall be executed whether or not final payment has been made. Each Periodical Estimate for Partial Payment shall be accompanied by a Certificate and Release of Prime Contractor and/or Certificate and Release of Subcontractor and/or Material Supplier forms, attached, fully executed as of the date of the Periodical Estimate by the Contractor and subcontractors and major materials suppliers.

29. Changes:

- (k) The Indirect Costs noted in subparagraph (f)(2) shall not exceed ten percent (10%) of the Direct Costs, and the Profit noted in subparagraph (f)(3) shall not exceed five percent (5%) of the Total of the Direct and Indirect Costs.

30. Suspension of Work:

- (d) To be entitled to delay damages, the Contractor must show each/all of the following elements to the jurisdiction's prevailing legal burden of proof standard and using the reasonable person standard:
- (1) contract performance was in fact delayed by the PHA;
 - (2) the cause of delay was within the PHA's/ Contracting Officer's control;
 - (3) the delay continued for an unreasonable period of time;
 - (4) the delay injured the Contractor in the form of additional expenses or loss damages;
 - (5) Contractor met its legal duty to mitigate damages in a competent and expedient manner; and
 - (6) such expense or delay has a direct causal relationship to damages incurred.

31. Disputes:

- (g) All claims, disputes, and other matters in question arising out of or relating to this Contract or the performance or interpretation thereof shall be submitted to arbitration as provided for per state law, unless the PHA selects mediation as a more expedient first step. If mediation fails, then the matter shall be arbitrated.

33. Liquidated Damages:

- (d) Because actual damages due to delay in completion of the work are impossible to determine, the Contractor and its Sureties shall be liable for and shall pay to the PHA the sum and rate indicated as fixed in subparagraph (a), agreed as liquidated damages for each calendar day of delay beyond the Contract Period until the work is complete to the PHA's sole satisfaction. Such sums may be withheld from payments due the Contractor or collected from the Contractor in any manner provided by law. Any costs incurred by the PHA in such collections/breach, including reasonable attorneys' fees, shall be paid by the Contractor. The date of completion shall be the date following final inspection and acceptance of the work for use by the PHA.

36. Insurance:

- (d) Despite the last sentence of subparagraph (b), regardless of whether the modernization work involves structural alterations or additions, because the PHA's fire and extended coverage policy cannot include such work without unreasonable costs, the Contractor shall obtain at its cost this insurance for the work.
- (e) The Certificates of Insurance noted in subparagraphs (a) and (b) shall indicate that the policy holder has added the PHA as an Additional Insured. At least ten (10) days *prior to* Contractor's commencement of work, Contractor shall provide to Contracting Officer a copy of the actual Insured's Policy Endorsement showing Contractor has added the PHA as an Additional Insured on Contractor's policy/ies.
- (f) Hold Harmless and Indemnification. Nothing in this Agreement shall be construed to mean that PHA assumes any liability for damages or otherwise pertaining to accident(s) or injury to person(s) or property, including but not limited to accidents arising or resulting from Contractor's personnel, equipment and/or operations. Contractor shall be solely responsible for supervising all of its own, and its subcontractors' personnel, equipment, and operations including but not limited to loss(es) arising from the acts of its own and/or subcontractor staff. The contractor shall provide whatever attendant personnel, warning signage, barriers, and/or other controls and cautions to ensure safe

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operation and completion of the work. Contractor shall at all times be solely responsible and liable for the safe and proper operation of any equipment used in connection with the work. Except to the extent caused by the blatant negligence of the PHA, Contractor shall indemnify, protect, and hold harmless the PHA to the fullest extent permitted by law, from and against all liabilities, costs (including reasonable attorneys' fees), losses and claims of any kind or nature imposed on, incurred by, or asserted against the PHA arising out of the active or passive negligence or willful actions of Contractor, and/or its subcontractors, in any way connected with the execution of the work, operations, and/or equipment. The contractor shall, at its own expense, pay all expenses and provide attorneys reasonably acceptable to the PHA to defend and/or seek enforcement of the provisions hereof on behalf of the PHA regarding indemnity contained herein. The terms and conditions of this provision shall survive the term/period of performance of this Agreement.

37. Subcontracts:

- (f) Before entering into a subcontract for any work for the PHA, the Contractor shall obtain from the PHA, complete, and submit to the PHA a Request for Acceptance of Subcontractor form. The PHA's acceptance of the completed form will not be unreasonably withheld.

38. Subcontracting with Small and Minority Firms, Women's Business Enterprise, and Labor Surplus Area Firms:

- (f) Contractor shall, to the fullest extent feasible, affirmatively seek to employ, and in fact employ the above-captioned persons and firms in all phases of this contract. This includes but is not limited to bid preparation, purchasing materials, supplies, and services, hiring subcontractors, sourcing supplies, equipment, construction, and services.
- (g) Contractors and subcontractors shall submit and gain the PHA's approval of a statement outlining Contractor's MBE/WBE Affirmative Action Plan to assist in furthering this policy /requirement and shall certify to their compliance therewith, indicating the results of their actions before the award of any subcontract or purchase of materials. The Contractor's Affirmative Action Plan shall include but not be limited to the requirements articulated in the General Conditions document, paragraph 38, using the services of the RI Minority Business Enterprise Compliance Office, RI Dept. of Administration, One Capitol Hill, Providence, RI 02908; Dorinda Keene at 401-574-8670.
- (h) Minority Business Utilization Commitment.
- (i) The PHA's goal is to award at least twenty percent (20%) of the dollar value of the total of modernization contracts, including construction contracts and subcontracts for this work, to minority and women's business enterprises; the Contractor shall adopt the same goal in purchasing, awarding subcontracts, and approving subcontracts by subcontractors. At a minimum, the Contractor shall make every reasonable effort to expend at least twenty percent (20%) of the Contract's dollar amount with certified MBE/WBEs, as subcontractors and suppliers of materials and/or services. Except in exceptional circumstances and only with the approval of HUD, no partial or complete waiver of the above requirement will be granted by the PHA. To justify a waiver, it must be shown that the required steps of the Contractor's approved Affirmative Action Plan were duly executed but to no avail. (2) The Contractor shall keep such records as are necessary to determine compliance with its Minority Business Enterprise Utilization obligations. These records shall include:
 - (i) A Minority Business Utilization Report, in the attached form, within ten (10) days after notification by the PHA that Contractor is the lowest responsible bidder. Failure to show an adequate

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intention to utilize MBEs may constitute a breach of this bidding requirement, preventing award of the contract. Bidder/Contractor shall furnish to the PHA a Minority Business Utilization Report with each Requisition for Payment that shows the actual MBE utilization; and

- (ii) The number of minority and non-minority contractors, suppliers, and subcontractors; and the type of work, materials or services being performed or incorporated in this project; and
- (iii) The efforts and progress being made to seek out minority contractor organizations and individual minority contractors for work on this project; and
- (iv) Documentation of all correspondence, contact, telephone calls, and the like to obtain the services of minority business enterprises on this project; and
- (v) All such records shall be maintained for three (3) years following final acceptance and payment and will be made available by the PHA for inspection during business hours.

39. Equal Employment Opportunity:

- (k) Contractor and its subcontract(s) shall comply with all applicable Federal and State laws and regulations and shall have the duty to provide current proof of same to the PHA.

46 Labor Standards – Davis Bacon and Related Acts:

- (a)(2)(i)(D) The bidding Contractor shall complete and submit to the PHA HUD Form 4230A (Exp. 8/31/2022), for work that is not comparable to one in the wage determination.
- (a)(2)(i)(E) Each Contractor or subcontractor shall: submit a completed form for each payroll week from the time work begins until work is completed; identify the initial and final reports; accordingly and shall submit a form for every week where no work was performed, indicating same. Compliance by subcontractors with prevailing wage reporting requirements shall be the responsibility of the Contractor, and the conditions relating to minimum rates of pay shall be included in subcontracts.

APPENDIX A

FORMS TO BE SUBMITTED TO PHA WITH THE BID PACKAGE

- BID SUBMISSION FORM
- FORM HUD 5369-A: REPRESENTATIONS, CERTIFICATIONS, & OTHER STATEMENTS OF BIDDERS
- COMPANY PROFILE FORM
- NON-COLLUSIVE AFFIDAVIT
- VENDOR DISCLOSURE AGREEMENT
- CERTIFICATION FOR CONTRACTS, GRANTS, LOAN AND COOPERATIVE AGREEMENT
- CONTINGENT FEES STATEMENT

PROVIDENCE HOUSING AUTHORITY

BID SUBMISSION FORM

Project: Scattered Sites (8 Total) – Exterior Renovations

Bid Due: Tuesday, October 14, 2025, by 10:00 AM EST

Date: _____

Contractor: _____

Owner / Officer – Title: _____

Address: _____

City, State, Zip Code: _____

Email: _____

To:

Providence Housing Authority
Facilities Management Department
40 Laurel Hill Avenue
Providence, RI 02909

(1.) The undersigned, having become familiar with the local conditions affecting the cost of the work and project requirements for the **Scattered Sites (8 Total) – Exterior Renovations** at Authority's properties located in Providence, Rhode Island, including Bidding Requirements, Contract Documents, Drawings, Technical Specifications and Amendments, if any thereto, and on file at the office of the Authority, hereby proposes to furnish all labor, materials, equipment and services required to complete the work, all in accordance therewith for the following sums of money.

Notes:

- * Providence Housing Authority is Tax Exempt.
- * Bids shall be both written in words and shown in figures.

PROJECT TOTAL: LABOR AND MATERIALS (FROM SCHEDULE OF UNIT PRICES):

\$

Words

Figures

*The **PROJECT TOTAL** above must match the **GRAND TOTAL** on page 2 of the Bid Submission Form.

*The bid decision will be based on the **PROJECT TOTAL / GRAND TOTAL**.

PROVIDENCE HOUSING AUTHORITY

COST PER BUILDING:

- 98-100 Bogman Street \$ _____
- 104-106 Bogman Street \$ _____
- 817-819 Manton Avenue \$ _____
- 821-823 Manton Avenue \$ _____
- 11 Ocean Street \$ _____
- 249 Sayles Street \$ _____
- 321-325 Willard Avenue \$ _____
- 338-340 Willard Avenue \$ _____

GRAND TOTAL \$ _____

The **GRAND TOTAL above must match the **PROJECT TOTAL** on page 1 of the Bid Submission Form.*

The bid decision will be based on the **PROJECT TOTAL / GRAND TOTAL.*

PROVIDENCE HOUSING AUTHORITY

The Bidder acknowledges below, by number and date, the receipt of Amendments to this solicitation of bids.

(2.) In submitting this bid, it is understood that the right is reserved by the Authority to reject any and all bids and to waive any informalities in the bidding. If written notice of the acceptance of this bid is mailed, telegraphed or delivered to the undersigned within 90 days after the opening thereof, or at any time thereafter before this bid is withdrawn, the undersigned agrees to execute and deliver a contract in the prescribed form and furnish the required bond and certificates of required insurance within seven (7) days after the contract is awarded to him.

(3.) Bid Guaranty in the sum of **ten (10%)** percent of the bid sum, in the form of _____ is submitted herewith in accordance with the Instruction to Bidders.

(4.) Attached hereto is an Affidavit in proof that the undersigned has not entered into any collusion with any person in respect to this proposal or any other proposal or the submitting of proposals for the contract for which this proposal is submitted.

(5.) The bidder represents that he () **has**, () **has not** participated in a previous contract or subcontract subject to the equal opportunity clause prescribed by Executive Orders 10923, 1114, or 11246 or the Secretary of Labor: that he () **has**, () **has not**, filed all required compliance reports; and that representations indicating submission of required compliance reports, signed by proposed subcontractors, will be obtained prior to subcontract awards. The above representation need be submitted only in connection with contracts or subcontracts exceeding \$10,000.00.

(6.) Certification of Non-segregated Facilities. By signing this bid, the bidder certifies that he does not maintain or provide for his employees any segregated facilities at any of his establishments, and that he does not permit his employees to perform their services at a location, under his control, where segregated facilities are maintained. He certified further that he will not maintain or provide for his employees any segregated facilities at any of his establishments, and that he will not permit his employees to perform their services at any location, under his control, where segregated facilities are maintained. The bidder agrees that a breach of this certification is a violation of the Equal Opportunity Clause in this contract. As used in this certification, the term "segregated facilities" means any waiting rooms, work areas, rest rooms, restaurants and other eating areas, time clocks, locker rooms and other storage or dressing areas, parking lots, drinking fountains, recreation or entertainment areas, transportation, and housing facilities, provided for employees which are segregated on the basis of race, color, religion, or national origin, because of habit, local custom or otherwise. He further agrees that (except where he has obtained identical certifications from proposed subcontractors for specific time periods) he will obtain identical certifications from proposed subcontractors prior to the award of subcontracts exceeding \$10,000.00; that he will retain such certifications in his files; and that he will forward a notice to his proposed subcontractors as provided in the instructions to bidders.

Note: The penalty for making false statements in offers is prescribed in 18 U.S.C. 1001.

PROVIDENCE HOUSING AUTHORITY

Vendor Address:

Telephone:

Email:

Federal ID Number:

Contractor Registration Number:

MBE/WMBE Registration Number:

Vendor Name:

By:

Title:

Signature and Date:

Owner, if bidder is an individual.

Partner, if bidder is a partnership.

Officer, if bidder is a corporation, affix seal.

{Corporate Seal}



Subscribed and sworn to before me this

____ day of _____, 20____.

(Notary Public)

My commission expires _____, 20____.

**U.S. Department of Housing
and Urban Development**
Office of Public and Indian Housing

**Representations, Certifications,
and Other Statements of Bidders**
Public and Indian Housing Programs

Representations, Certifications, and Other Statements of Bidders

Public and Indian Housing Programs

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1. Certificate of Independent Price Determination

(a) The bidder certifies that--

(1) The prices in this bid have been arrived at independently, without, for the purpose of restricting competition, any consultation, communication, or agreement with any other bidder or competitor relating to (i) those prices, (ii) the intention to submit a bid, or (iii) the methods or factors used to calculate the prices offered;

(2) The prices in this bid have not been and will not be knowingly disclosed by the bidder, directly or indirectly, to any other bidder or competitor before bid opening (in the case of a sealed bid solicitation) or contract award (in the case of a competitive proposal solicitation) unless otherwise required by law; and

(3) No attempt has been made or will be made by the bidder to induce any other concern to submit or not to submit a bid for the purpose of restricting competition.

(b) Each signature on the bid is considered to be a certification by the signatory that the signatory--

(1) Is the person in the bidder's organization responsible for determining the prices being offered in this bid or proposal, and that the signatory has not participated and will not participate in any action contrary to subparagraphs (a)(1) through (a)(3) above; or

(2) (i) Has been authorized, in writing, to act as agent for the following principals in certifying that those principals have not participated, and will not participate in any action contrary to subparagraphs (a)(1) through (a)(3) above.

[insert full name of person(s) in the bidder's organization responsible for determining the prices offered in this bid or proposal, and the title of his or her position in the bidder's organization];

(ii) As an authorized agent, does certify that the principals named in subdivision (b)(2)(i) above have not participated, and will not participate, in any action contrary to subparagraphs (a)(1) through (a)(3) above; and

(iii) As an agent, has not personally participated, and will not participate in any action contrary to subparagraphs (a)(1) through (a)(3) above.

(c) If the bidder deletes or modifies subparagraph (a)2 above, the bidder must furnish with its bid a signed statement setting forth in detail the circumstances of the disclosure.

[] [Contracting Officer check if following paragraph is applicable]

(d) Non-collusive affidavit. (applicable to contracts for construction and equipment exceeding \$50,000)

(1) Each bidder shall execute, in the form provided by the PHA/IHA, an affidavit to the effect that he/she has not colluded with any other person, firm or corporation in regard to any bid submitted in response to this solicitation. If the successful bidder did not submit the affidavit with his/her bid, he/she must submit it within three (3) working days of bid opening. Failure to submit the affidavit by that date may render the bid nonresponsive. No contract award will be made without a properly executed affidavit.

(2) A fully executed "Non-collusive Affidavit" [] is, [] is not included with the bid.

2. Contingent Fee Representation and Agreement

(a) Definitions. As used in this provision:

"Bona fide employee" means a person, employed by a bidder and subject to the bidder's supervision and control as to time, place, and manner of performance, who neither exerts, nor proposes to exert improper influence to solicit or obtain contracts nor holds out as being able to obtain any contract(s) through improper influence.

"Improper influence" means any influence that induces or tends to induce a PHA/IHA employee or officer to give consideration or to act regarding a PHA/IHA contract on any basis other than the merits of the matter.

(b) The bidder represents and certifies as part of its bid that, except for full-time bona fide employees working solely for the bidder, the bidder:

(1) [] has, [] has not employed or retained any person or company to solicit or obtain this contract; and

(2) [] has, [] has not paid or agreed to pay to any person or company employed or retained to solicit or obtain this contract any commission, percentage, brokerage, or other fee contingent upon or resulting from the award of this contract.

(c) If the answer to either (a)(1) or (a)(2) above is affirmative, the bidder shall make an immediate and full written disclosure to the PHA/IHA Contracting Officer.

(d) Any misrepresentation by the bidder shall give the PHA/IHA the right to (1) terminate the contract; (2) at its discretion, deduct from contract payments the amount of any commission, percentage, brokerage, or other contingent fee; or (3) take other remedy pursuant to the contract.

3. Certification and Disclosure Regarding Payments to Influence Certain Federal Transactions (applicable to contracts exceeding \$100,000)

(a) The definitions and prohibitions contained in Section 1352 of title 31, United States Code, are hereby incorporated by reference in paragraph (b) of this certification.

(b) The bidder, by signing its bid, hereby certifies to the best of his or her knowledge and belief as of December 23, 1989 that:

(1) No Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress on his or her behalf in connection with the awarding of a contract resulting from this solicitation;

(2) If any funds other than Federal appropriated funds (including profit or fee received under a covered Federal transaction) have been paid, or will be paid, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress on his or her behalf in connection with this solicitation, the bidder shall complete and submit, with its bid, OMB standard form LLL, "Disclosure of Lobbying Activities;" and

(3) He or she will include the language of this certification in all subcontracts at any tier and require that all recipients of subcontract awards in excess of \$100,000 shall certify and disclose accordingly.

(c) Submission of this certification and disclosure is a prerequisite for making or entering into this contract imposed by section 1352, title 31, United States Code. Any person who makes an expenditure prohibited under this provision or who fails to file or amend the disclosure form to be filed or amended by this provision, shall be subject to a civil penalty of not less than \$10,000, and not more than \$100,000, for each such failure.

(d) Indian tribes (except those chartered by States) and Indian organizations as defined in section 4 of the Indian Self-Determination and Education Assistance Act (25 U.S.C. 450B) are exempt from the requirements of this provision.

4. Organizational Conflicts of Interest Certification

The bidder certifies that to the best of its knowledge and belief and except as otherwise disclosed, he or she does not have any organizational conflict of interest which is defined as a situation in which the nature of work to be performed under this proposed contract and the bidder's organizational, financial, contractual, or other interests may, without some restriction on future activities:

- (a) Result in an unfair competitive advantage to the bidder; or,
(b) Impair the bidder's objectivity in performing the contract work.
[] In the absence of any actual or apparent conflict, I hereby certify that to the best of my knowledge and belief, no actual or apparent conflict of interest exists with regard to my possible performance of this procurement.

5. Bidder's Certification of Eligibility

(a) By the submission of this bid, the bidder certifies that to the best of its knowledge and belief, neither it, nor any person or firm which has an interest in the bidder's firm, nor any of the bidder's subcontractors, is ineligible to:

(1) Be awarded contracts by any agency of the United States Government, HUD, or the State in which this contract is to be performed; or,

(2) Participate in HUD programs pursuant to 24 CFR Part 24.

(b) The certification in paragraph (a) above is a material representation of fact upon which reliance was placed when making award. If it is later determined that the bidder knowingly rendered an erroneous certification, the contract may be terminated for default, and the bidder may be debarred or suspended from participation in HUD programs and other Federal contract programs.

6. Minimum Bid Acceptance Period

(a) "Acceptance period," as used in this provision, means the number of calendar days available to the PHA/IHA for awarding a contract from the date specified in this solicitation for receipt of bids.

(b) This provision supersedes any language pertaining to the acceptance period that may appear elsewhere in this solicitation.

(c) The PHA/IHA requires a minimum acceptance period of [Contracting Officer insert time period] calendar days.

(d) In the space provided immediately below, bidders may specify a longer acceptance period than the PHA's/IHA's minimum requirement. The bidder allows the following acceptance period: calendar days.

(e) A bid allowing less than the PHA's/IHA's minimum acceptance period will be rejected.

(f) The bidder agrees to execute all that it has undertaken to do, in compliance with its bid, if that bid is accepted in writing within (1) the acceptance period stated in paragraph (c) above or (2) any longer acceptance period stated in paragraph (d) above.

7. Small, Minority, Women-Owned Business Concern Representation

The bidder represents and certifies as part of its bid/ offer that it --

(a) [] is, [] is not a small business concern. "Small business concern," as used in this provision, means a concern, including its affiliates, that is independently owned and operated, not dominant in the field of operation in which it is bidding, and qualified as a small business under the criteria and size standards in 13 CFR 121.

(b) [] is, [] is not a women-owned business enterprise. "Women-owned business enterprise," as used in this provision, means a business that is at least 51 percent owned by a woman or women who are U.S. citizens and who also control and operate the business.

(c) [] is, [] is not a minority business enterprise. "Minority business enterprise," as used in this provision, means a business which is at least 51 percent owned or controlled by one or more minority group members or, in the case of a publicly owned business, at least 51 percent of its voting stock is owned by one or more minority group members, and whose management and daily operations are controlled by one or more such individuals. For the purpose of this definition, minority group members are:

(Check the block applicable to you)

[] Black Americans	[] Asian Pacific Americans
[] Hispanic Americans	[] Asian Indian Americans
[] Native Americans	[] Hasidic Jewish Americans

8. Indian-Owned Economic Enterprise and Indian Organization Representation (applicable only if this solicitation is for a contract to be performed on a project for an Indian Housing Authority)

The bidder represents and certifies that it:

(a) [] is, [] is not an Indian-owned economic enterprise. "Economic enterprise," as used in this provision, means any commercial, industrial, or business activity established or organized for the purpose of profit, which is at least 51 percent Indian owned. "Indian," as used in this provision, means any person who is a member of any tribe, band, group, pueblo, or community which is recognized by the Federal Government as eligible for services from the Bureau of Indian Affairs and any "Native" as defined in the Alaska Native Claims Settlement Act.

(b) [] is, [] is not an Indian organization. "Indian organization," as used in this provision, means the governing body of any Indian tribe or entity established or recognized by such governing body. Indian "tribe" means any Indian tribe, band, group, pueblo, or

community including Native villages and Native groups (including corporations organized by Kenai, Juneau, Sitka, and Kodiak) as defined in the Alaska Native Claims Settlement Act, which is recognized by the Federal Government as eligible for services from the Bureau of Indian Affairs.

9. Certification of Eligibility Under the Davis-Bacon Act (applicable to construction contracts exceeding \$2,000)

(a) By the submission of this bid, the bidder certifies that neither it nor any person or firm who has an interest in the bidder's firm is a person or firm ineligible to be awarded contracts by the United States Government by virtue of section 3(a) of the Davis-Bacon Act or 29 CFR 5.12(a)(1).

(b) No part of the contract resulting from this solicitation shall be subcontracted to any person or firm ineligible to be awarded contracts by the United States Government by virtue of section 3(a) of the Davis-Bacon Act or 29 CFR 5.12(a)(1).

(c) The penalty for making false statements is prescribed in the U. S. Criminal Code, 18 U.S.C. 1001.

10. Certification of Nonsegregated Facilities (applicable to contracts exceeding \$10,000)

(a) The bidder's attention is called to the clause entitled **Equal Employment Opportunity** of the General Conditions of the Contract for Construction.

(b) "Segregated facilities," as used in this provision, means any waiting rooms, work areas, rest rooms and wash rooms, restaurants and other eating areas, time clocks, locker rooms and other storage or dressing areas, parking lots, drinking fountains, recreation or entertainment areas, transportation, and housing facilities provided for employees, that are segregated by explicit directive or are in fact segregated on the basis of race, color, religion, or national origin because of habit, local custom, or otherwise.

(c) By the submission of this bid, the bidder certifies that it does not and will not maintain or provide for its employees any segregated facilities at any of its establishments, and that it does not and will not permit its employees to perform their services at any location under its control where segregated facilities are maintained. The bidder agrees that a breach of this certification is a violation of the Equal Employment Opportunity clause in the contract.

(d) The bidder further agrees that (except where it has obtained identical certifications from proposed subcontractors for specific time periods) prior to entering into subcontracts which exceed \$10,000 and are not exempt from the requirements of the Equal Employment Opportunity clause, it will:

(1) Obtain identical certifications from the proposed subcontractors;

(2) Retain the certifications in its files; and

(3) Forward the following notice to the proposed subcontractors (except if the proposed subcontractors have submitted identical certifications for specific time periods):

Notice to Prospective Subcontractors of Requirement for Certifications of Nonsegregated Facilities

A Certification of Nonsegregated Facilities must be submitted before the award of a subcontract exceeding \$10,000 which is not exempt from the provisions of the Equal Employment Opportunity clause of the prime contract. The certification may be submitted either for each subcontract or for all subcontracts during a period (i.e., quarterly, semiannually, or annually).

Note: The penalty for making false statements in bids is prescribed in 18 U.S.C. 1001.

11. Clean Air and Water Certification (applicable to contracts exceeding \$100,000)

The bidder certifies that:

(a) Any facility to be used in the performance of this contract [] is, [] is not listed on the Environmental Protection Agency List of Violating Facilities:

(b) The bidder will immediately notify the PHA/IHA Contracting Officer, before award, of the receipt of any communication from the Administrator, or a designee, of the Environmental Protection Agency, indicating that any facility that the bidder proposes to use for the performance of the contract is under consideration to be listed on the EPA List of Violating Facilities; and,

(c) The bidder will include a certification substantially the same as this certification, including this paragraph (c), in every nonexempt subcontract.

12. Previous Participation Certificate (applicable to construction and equipment contracts exceeding \$50,000)

(a) The bidder shall complete and submit with his/her bid the Form HUD-2530, "Previous Participation Certificate." If the successful bidder does not submit the certificate with his/her bid, he/she must submit it within three (3) working days of bid opening. Failure to submit the certificate by that date may render the bid nonresponsive. No contract award will be made without a properly executed certificate.

(b) A fully executed "Previous Participation Certificate" [] is, [] is not included with the bid.

13. Bidder's Signature

The bidder hereby certifies that the information contained in these certifications and representations is accurate, complete, and current.

(Signature and Date)

(Typed or Printed Name)

(Title)

(Company Name)

(Company Address)

PROVIDENCE HOUSING AUTHORITY

COMPANY PROFILE FORM

Company: _____

Address: _____

Email: _____

Phone: _____

Please attach a brief biography / resume of the company, including the following information:

- a) Year Firm Established;
- b) Year Firm Established in RI, if applicable;
- c) Former Name and Year Established, if applicable;
- d) Name of Parent Company and Date Acquired, if applicable;

Identify Principles/Partners in the Firm:

Name	Title	% Of Ownership

Identify the individual(s) that will act as project manager(s) and any other supervisory personnel that will work on the project and submit a brief resume for each.

Name	Title

Please mark all of the following that apply to the ownership of this firm and enter where provided the correct percentage (%) of ownership of each:

☐ Government Agency _____%	☐ Public-Held Corporation _____%
☐ Non-Profit Organization _____%	☐ Partnership _____%
☐ Limited Liability Company _____%	☐ Sole Proprietorship _____%
☐ Corporation _____%	

Minority Business Enterprise (MBE) or Woman-Owned Business Enterprise (WBE). Qualifies by virtue of fifty-one percent (51%) or more of ownership and active management by one or more of the following:

☐ African American _____%	☐ Native American _____%
☐ Hispanic American _____%	☐ Asian/Indian American _____%
☐ Asian/Pacific American _____%	☐ Caucasian _____%
☐ Hasidic Jew _____%	☐ Woman-Owned (WBE) _____%
☐ Other (Specify) _____%	

PROVIDENCE HOUSING AUTHORITY

WMBE Certification Number: _____

Certified By: _____

(NOTE: A CERTIFICATION NUMBER IS NOT REQUIRED TO PROPOSE – ENTER IF AVAILABLE)

Federal Tax ID Number: _____

State of RI License Type and Number: _____

Worker's Compensation Insurance Carrier: _____

Policy Number: _____ **Expiration Date:** _____

General Liability Insurance Carrier: _____

Policy Number: _____ **Expiration Date:** _____

Professional Liability Insurance Carrier: _____

Policy Number: _____ **Expiration Date:** _____

FELONY DISCLOSURE:

Has any principal(s) or any person(s) proposed to perform the work ever been convicted of a felony?

Yes () / No ()

If "Yes," please attach a full detailed explanation, including dates, circumstances, and current status.

PLEASE NOTE: The Agency reserves the right to not make award to any proposer that has staff who has been convicted of a felony if the Agency feels that doing such is in its best interests.

DEBARRED STATEMENT:

Has this firm or any principal(s) ever been debarred from providing any services by the Federal Government, any state government, the State of Rhode Island, or any local government agency? **Yes () / No ()**

If "Yes," please attach a full detailed explanation, including dates, circumstances, and current status.

CONFLICT OF INTEREST:

Does this firm or any principal(s) have any current / past personal or professional relationship with any Officer or Commissioner of the Providence Housing Authority? **Yes () / No ()**

If "Yes," please attach a full detailed explanation, including dates, circumstances, and current status.

The undersigned bidder hereby states that by completing and submitting this form, he / she is verifying that all information provided herein is, to the best of his / her knowledge, true and accurate, and agrees that if the Providence Housing Authority discovers that any information entered herein is false, that shall entitle the Providence Housing Authority to not consider, make award, or cancel any award with the undersigned party.

Company: _____

Address: _____

Printed Name: _____ **Title:** _____

Signature: _____ **Date:** _____

PROVIDENCE HOUSING AUTHORITY

NON-COLLUSIVE AFFIDAVIT

State of _____

County of _____

_____ being first duly sworn, deposes and says:

That (he / she) is (the owner / partner / officer) of the firm of:

_____,
the party making the foregoing proposal or bid, that such proposal or bid is genuine and not collusive or sham; that said bidder has not colluded, conspired, connived or agreed, directly or indirectly, with any bidder or person, to put in a sham bid or to refrain from bidding, and has not in any manner, directly or indirectly, sought by agreement or collusion, or communication or conference, with any person, to fix the bid price of affiant or of any other bidder, to fix overhead, profit, or cost element of said bid price, or that of any other bidder, or to secure any advantage against the Housing Authority of the City of Providence, Rhode Island, or any person interested in the proposed contract; and that all statements in said proposal or bid are true.

Signature & Title:

Owner: if the bidder is an individual

Partner: if the bidder is a partnership

Officer: if the bidder is a corporation

Subscribed and sworn to before me this

____ day of _____, 20____.

(Notary Public)

My commission expires _____, 20____.

PROVIDENCE HOUSING AUTHORITY

VENDOR DISCLOSURE AGREEMENT

Entity Completing Form: _____

Address: _____

Company Contact Name: _____

Telephone: _____

The Providence Housing Authority requires the following written disclosure prior to award:

Every contractor, union, or vendor that is seeking or has previously obtained a contract, change order, or individual transactions in an aggregate of \$3,000.00, shall provide to the Procurement Office a written disclosure of any conflicts of interest that may exist.

Relationship to a Providence Housing Authority employee, Board Member, or Agent* involved in making the award. A relationship can be defined as: father, mother, son, daughter, brother, sister, uncle, aunt, first cousin, nephew, niece, husband, wife, father-in-law, mother-in-law, son-in-law, daughter-in-law, brother-in-law, sister-in-law, stepfather, stepmother, stepson, stepdaughter, stepbrother, stepsister, half-brother, or half-sister; a partner; or an organization which employs, is negotiating to employ, or has an arrangement concerning prospective employment of any of the above.

* Agent is defined as the Providence Housing Authority legal counsel

- ☐ I certify that I am not related to a Providence Housing Authority employee, Board member, or Agent
- ☐ I am not aware of any relatives being employed by the Providence Housing Authority
- ☐ I am related to an individual and disclose the following information:

Name(s) of Individual(s):

Address(es) of Individual(s):

I certify that all the information above is true and complete. I also understand that if my situation changes during any contractual period, that I will disclose the change in writing to the Procurement Officer at the PHA.

Printed Name: _____

Title: _____

Signature: _____

Date: _____

PROVIDENCE HOUSING AUTHORITY

CERTIFICATION FOR CONTRACTS, GRANTS, LOAN, AND COOPERATIVE AGREEMENT

The undersigned certifies, to the best of his or her knowledge and belief, that:

- 1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any persons, for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement and the extension, continuation, renewal, amendment or modification of any Federal contract, grant, loan, or cooperative agreement.
- 2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying", in accordance with its instructions.
- 3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U. S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

Executed this ____ day of _____, 20__

By: _____
(Signature of Authorized Official)

(Printed Name of Authorized Official)

Subscribed and sworn to before me this

_____ day of _____, 20__.

(Notary Public)

My commission expires _____, 20__

PROVIDENCE HOUSING AUTHORITY

CONTINGENT FEES STATEMENT

State of _____

County of _____

In accordance with the Providence Housing Authority's policy, it is a breach of ethical standards for a person to be retained, or to upon an agreement or understanding for a contingent commission, percentage, or brokerage fee, except for retention of bona fide employees or bona fide established commercial selling agencies for the purpose of securing business. After being first duly sworn according to law, the undersigned (affiant) states that he/she is the _____, of _____ (Offeror) and that the Offeror has not retained anyone in violation of the foregoing.

And further Affiant sayeth not.

By: _____

Title: _____

Subscribed and sworn to before me this

_____ day of _____, 20____.

(Notary Public)

My commission expires _____, 20____

APPENDIX B

FORMS TO BE SUBMITTED BEFORE AWARD OF CONTRACT

- CLIENT REFERENCES FORM
- LIST OF SUBCONTRACTORS
- FAIR EMPLOYMENT PRACTICE STATEMENT
- CERTIFICATION OF DAVIS BACON PREVAILING WAGE

CLIENT REFERENCES FORM

Client Name: _____
Address: _____
Contact Person: _____
Email: _____
Phone Number: _____

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

PROVIDENCE HOUSING AUTHORITY

LIST OF SUBCONTRACTORS

Company Name: _____
Trade: _____
Address: _____
Contact Person: _____
Email: _____
Phone Number: _____
SAM.gov ID Number: _____

Company Name: _____
Trade: _____
Address: _____
Contact Person: _____
Email: _____
Phone Number: _____
SAM.gov ID Number: _____

Company Name: _____
Trade: _____
Address: _____
Contact Person: _____
Email: _____
Phone Number: _____
SAM.gov ID Number: _____

** The successful proposer shall not assign any right, nor delegate any duty for the work proposed pursuant to this IFB (including, but not limited to, selling, or transferring the contract) without the prior written consent of the Authority.*

PROVIDENCE HOUSING AUTHORITY

FAIR EMPLOYMENT PRACTICE STATEMENT

State of _____

County of _____

After being first duly sworn according to law, the undersigned (Affiant) states that he / she is _____ of _____ (Bidder) and that by its employment policy, standards, and practices, the Bidder does not subscribe to any personnel policy which permits or allows for the promotion, demotion, employment, dismissal of, or laying off of any individual due to his / her race, creed, color, national origin, age, sex, disability, or any other protected class.

Printed Name: _____

Title: _____

Signature: _____

Date: _____

Subscribed and sworn to before me this

____ day of _____, 20____.

(Notary Public)

My commission expires _____, 20____.

PROVIDENCE HOUSING AUTHORITY

CERTIFICATION CONCERNING PREVAILING WAGE REQUIREMENTS

☐ Contractor

☐ Subcontractor

Project Name: _____

Project Number: _____

Contractor: _____

Subcontractor: _____

Type of Work: _____

-
1. The undersigned acknowledges that:
 - a. The named project is being financially assisted by the Federal Government (HUD).
 - b. The payment of prevailing wages is required under the Davis Bacon Act and that the application, U.S. Dept. of Labor's General Wage Decision schedule has been included as part of the above-described contract.
 - c. The correction of any infractions of the David Bacon and related Acts, included infractions by lower tier subcontractors, is the responsibility of the prime contractor.
 2. The undersigned, being a duly sworn officer of the above identified contractor, certifies that:
 - a. Payment of the prevailing wages as described in 1 (b) above shall be paid to all employees of the above-named contractor for the duration of the contract period.
 - b. Upon execution of any contract with lower tier subcontractors, and prior to their mobilization on site, a copy of this form shall be submitted through the prime contractor to the Providence Housing Authority.
 - c. The firm has not been determined to be ineligible for the award of a government contract by virtue of section 3(a) of the Davis Bacon Act or 29 CFR 5.12 (a) (1).
-

Name: _____

Contractor/Subcontractor

By: _____

Title: _____

Date: _____

Subscribed and sworn to before me this ____ day of _____, 20____.

(Notary Public)

My commission expires _____, 20____.

APPENDIX C

SAMPLE CONTRACT DOCUMENTS

- PHA AGREEMENT FOR CONSTRUCTION {SAMPLE}
- PART II – TERMS & CONDITIONS

PROVIDENCE HOUSING AUTHORITY

AGREEMENT FOR CONSTRUCTION {SAMPLE} Contract No. XX-XXX

THIS AGREEMENT, is made and entered into this **Month, Day, Year** by and between **[the Contractor]** located at [address of the Contractor] a [State of Incorporation] Corporation, herein after called the "**Contractor**" and the Housing Authority of the City of Providence, Rhode Island, hereinafter called the "**Authority**":

WITNESSETH, that the Contractor and the Authority for the consideration stated herein mutually agree as follows:

ARTICLE 1. Statement of Work:

The Contractor shall furnish all labor, materials, equipment, tools, and services to perform and complete in a workman like manner, all work required for the **PROJECT NAME** in strict accordance with all applicable HUD rules and regulations, the Authority's Invitation for Bids, dated **XXXX XX^{xx}, 202X**, Part II – Terms and Conditions, and the Contractor's Bid, dated **XXXX XX^{xx}, 202X**, all of which are hereby incorporated by reference and made a part hereof.

THE SPECIFIC DELIVERABLES FOR THIS CONTRACT ARE:

ARTICLE 2. The Contract Price:

The Authority shall pay the Contractor for the performance of this Contract, in current funds, subject to additions and deductions as provided herein, the sum of **XXXX and XX/100 Dollars (\$XXXXXXX.XX)**.

ARTICLE 3. Method of Payment:

The Contract Price, as stated in ARTICLE 2. payments are normally made within thirty (30) days of receipt of an approvable invoice. The Contractor is issued **Contract Number XX-XXX** by the Authority. This number must be indicated on all invoices in order to be processed for payment. Failure to indicate the Contract Number on an invoice will delay payment. This invoice shall be in AIA format with a **ten percent (10%) retainage**.

Billing Address: Providence Housing Authority, 100 Broad Street, Providence, RI 02903
Email Invoices to: Finance@provhousing.org

ARTICLE 4. Time of Performance:

The work for this project will commence on **the date specified in the Notice to Proceed**, and all work shall be completed by the **dates / times** stipulated in the **Notice to Proceed**.

ARTICLE 5. Contract Documents:

The Contract shall consist of the following component parts:

- A. This Instrument
- B. Part II – Terms and Conditions
- C. PHA Invitation for Bids, Dated XX/XX/XXXX
- D. Contractor's Bid, Dated XX/XX/XXXX
- E. Addendum #XX (if applicable), Dated XX/XX/XXXX
- F. HUD-required forms
- G. State of Rhode Island required forms
- H. Payment & Performance Bonds
- I. Notice of Award
- J. Notice to Proceed

ARTICLE 6. Liquidated Damages:

As actual damages for delay in completion of the Contract are impossible to determine, the Contractor shall be liable for and shall pay to the Authority liquidated damages of **XXXX and XX/100 (\$XXXX.XX)** for each calendar day of delay of completion of the work beyond the completion date specified in the Notice to Proceed until the work is completed. The PHA's issuance of its written Notice of Completion shall constitute completion. Such sums

PROVIDENCE HOUSING AUTHORITY

may be withheld from payments due to the Contractor or collected from the Contractor in any manner provided by the law.

ARTICLE 7. Minimum Wages:

All laborers and mechanics employed or working upon the site of the work shall be paid the full amount of wages and bona fide fringe benefits, or cash equivalents thereof, due at the time of payment, computed at rates not less than those contained in **Davis-Bacon Act Wage Decision No. R1XXXXXXX, Modification X, Dated XX.XX.XXXX** and contained in the above specified Invitation for Bids and which forms a part hereof.

- o Strict compliance with Davis Bacon Wage Decision and governing protocols in effect at time of Contract execution is required.
- o The Prime Contractor shall ensure that all subcontractors comply with Davis Bacon Prevailing Wage Decisions and protocols.
- o Failure to provide original payroll reports and benefit statements on a weekly basis shall constitute a material breach of the contract.
- o Failure to abide by Davis Bacon Prevailing Wage Requirements shall constitute a material breach of Contract.
- o Certified payroll documents must be submitted weekly via certified email (i.e.: DocuSign) by a verifiable, authorized signatory for the Company. Scanned documents no longer comply.
- o General Contractor (i.e. Prime Contractor) shall be responsible for the compliance by any subcontractors, agents or assigns to DBRA requirements.
 - o General Contractor shall confirm all proper wages and benefits are being paid correctly and in accordance with DBRA requirements.
 - o General Contractor shall be liable for the non compliance of its employees, subcontractors, agents and assigns.
 - o General Contractor shall be required to pay back wages on behalf of their subcontractors, agents and assigns.
 - o General Contractor may be subject to debarment in appropriate circumstances due to subcontractors violations.
- o General Contractors and subcontractors shall maintain DBRA contracts, subcontracts, and related documents, as well as worker telephone numbers and email addresses.
- o The General Contractor and subcontractors shall maintain the required records for a minimum of three (3) years after all the work on the prime contract is completed.
- o Statements or notices containing a breakdown of the fringe benefit rate(s) without sufficient supporting documentation are not acceptable forms of verification.
 - o Contractor's own administrative costs are not creditable as fringe benefits even when the Contract pays a third party to perform such tasks. However, costs incurred by third parties directly related to administration and delivery of bona fide fringe benefits to Contractor's laborer's and mechanics are creditable. If uncertain, Contractor shall contact WHD for review.
- o All contractors who indicate on payrolls that fringe benefits are paid in approved plans must provide verification in the form of statements to third parties, union report forms, etc., along with copies of checks to those plans.
- o All contractors who have apprentices on the job will be required to provide DOL verification and any other verifications required by HUD regulations.
- o The PHA has the authority to retroactively modify contracts to include missing or correct Davis Bacon Wage Decisions (DBWD) and contract clauses

The contractor will have an opportunity to adjust their payroll fees, for AFFECTED wage classifications when the clauses and/or DBWD's are retroactively incorporated. Changes must be submitted to PHA by the deadline provided by The Authority.

ARTICLE 8. Additional Compliance:

The Contractor shall comply with all pertinent Federal, state, and municipal laws and regulations, including but not limited to:

- o Federal and State Confidentiality, Privacy and Data Security;
- o Title VII of the Civil Rights Act of 1964;

PROVIDENCE HOUSING AUTHORITY

- o The Pregnancy Discrimination Act;
- o The Equal Pay Act of 1963;
- o The Age Discrimination in Employment Act of 1967;
- o Title I of the Americans with Disabilities Act of 1990;
- o Sections 102 and 103 of the Civil Rights Act of 1991;
- o Sections 501 and 505 of the Rehabilitation Act of 1973;
- o The Genetic Information Nondiscrimination Act of 2008; and
- o Executive Order 11246 as Amended, including Parts I through IV.

Vendors, Non-Affiliated Third Parties, and Contractors shall implement and maintain reasonable data security procedures and practices appropriate to the size and scope of the organization, the nature of the information, and the purpose for which the information was collected to protect the Personal Information (PI) from Unauthorized Access, Use, Modification, Destruction, or Disclosure.

THIS INSTRUMENT, together with all documents enumerated in ARTICLE 5. and / or those included in said IFB are fully a part of this Contract as if hereto attached, constitute the entire agreement between the parties, and shall not be modified except in writing signed by both parties to this Agreement. If any provision in any component part of these Contract documents conflicts with any provision of any other component part, the provision required by HUD, and/or that is most beneficial to the Authority, shall govern.

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be executed in two (2) original counterparts on the day and year first written on page one of **Contract Number 24-018**, all of which, when taken together, constitute one and the same agreement.

The Housing Authority of the City of Providence, R.I.

Witness:

By: _____

By: _____

Melissa Sanzaro
Executive Director
100 Broad Street
Providence, RI 02903

Contractor Name

Witness:

By: _____

By: _____

Signature: _____

Print Name: _____

Title: _____

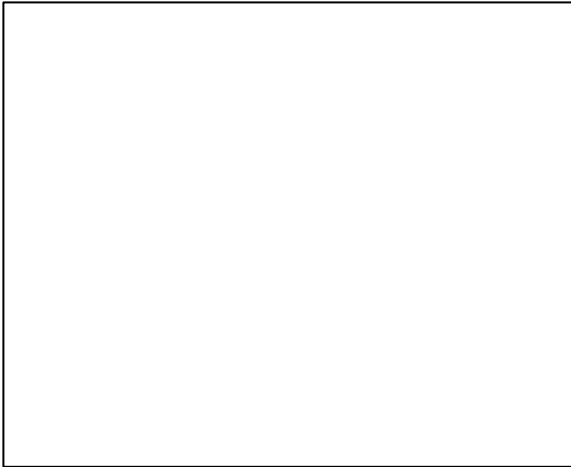
Address: _____

PROVIDENCE HOUSING AUTHORITY

CERTIFICATION

I, _____, certify that I am the _____ of the corporation named as Contractor herein: that _____ who signed this Contract on behalf of the Contractor, was then _____ of said corporation, that said Contract was duly signed for and on behalf of this corporation by the authority of its governing body, and is within the scope of its corporate powers:

[Corporate Seal]



By: _____

(THIS AREA INTENTIONALLY BLANK)

PROVIDENCE HOUSING AUTHORITY

PART II – TERMS & CONDITIONS

1. Breach of Agreement:

If the Contractor fails to fulfill any obligation under this contract in a timely and proper manner or if it shall violate any of the term(s) of this contract, the PHA shall have the right to immediately terminate such contract and withhold payments in excess of fair compensation for work completed. The term "breach of agreement" specifically includes, but is not limited to, any duty in the contract documents enumerated in ARTICLE 5 and/or failure to comply with any applicable Federal, State or Local law or regulation.

2. Termination:

The PHA shall have the right to terminate a contract at any time and reserves the right to terminate a contract for its convenience or in the event it shall abandon or indefinitely postpone the program. Such termination shall be accomplished by written notice delivered to the Contractor. Payment to the Contractor shall be made for work performed prior to provision of the termination notice, together with the Contractor's reasonable, subject to PHA approval, cost for closing down its work, and the Contractor shall have no claim for loss of anticipated profits or any additional compensation.

Despite the above, the Contractor shall not be relieved of liability to the PHA for damages sustained by virtue of any breach by the Contractor an/or its subcontractor(s).

Omissions of Wage Determinations and Contracts Clauses.

If The Authority terminates a contract due to missing contract clauses or wage determinations, The Authority shall withhold, cross-withhold, and/or otherwise identify and obligate sufficient funds through a termination settlement agreement drafted by The Authority to pay any necessary back wages. The contractor shall sign said termination settlement agreement and shall comply with its terms.

3. Termination of Contract for Cause:

If, through any cause, the Contractor shall fail to fulfill in timely and proper manner any obligation under this Contract, or if the Contractor shall violate any covenant, agreement, or stipulation of this Contract, the Authority shall thereupon have the right to terminate this Contract by giving written notice to the Contractor of such termination and specifying the effective date thereof, at least five days before the effective date of such termination. In such event, all finished or unfinished documents, data, studies, reports and/or work prepared by the Contractor under this Contract shall, at the option of the Authority, become its property and the Contractor shall be entitled to receive just and equitable compensation for any satisfactory work completed.

Despite the above, the Contractor shall not be relieved of liability to the Authority for damages sustained by the Authority by virtue of any breach of the Contract by the Contractor, and the Authority may withhold any payments to the Contractor for the purpose of setoff until such time as the exact amount of damages due the Authority from the Contractor is determined.

4. Termination for Convenience of Authority:

The Authority may terminate this Contract any time by a notice in writing from the Authority to the Contractor. If the Contract is terminated by the Authority for Convenience, the Contractor will be paid an amount that bears the same ratio to the total compensation as the services actually performed bear to the total services covered by this Contract, less payments of compensation previously made: Provided, however, that if less than sixty per cent (60%) of the services covered by this Contract have been performed upon the effective date of such termination, the Contractor may be reimbursed for that portion of the actual out-of-pocket expenses (not otherwise reimbursed under this Contract) incurred by the Contractor during the Contract period that are directly attributable to the uncompleted portion of the services covered by this Contract. If this Contract is terminated due to the fault of the Contractor, Termination for Cause or Convenience will be determined by the Authority in its sole discretion.

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5. Changes:

The Authority may, from time to time, request changes in the Scope of Services from the Contractor to be performed hereunder. Such changes, including any increase or decrease in the amount of the Contractor's compensation, shall only be effective if prior written agreement by the Authority's Contracting Officer is obtained. Such agreement(s) shall be considered written amendment(s) to this Contract.

6. Personnel:

- a. The Contractor represents that they have, or will secure at their own expense, all personnel required in performing the services under this Contract. Such personnel shall not be employees of or have any contractual relationship with the Authority.
- b. All the services required hereunder shall be performed by the Contractor or under their supervision and all personnel engaged in the work shall be fully qualified and shall be authorized or permitted under State and local law to perform such services.
- c. No person who is serving sentence in a penal or correctional institution shall be employed on work under this Contract.

7. Anti-Kickback Rules:

Salaries of architects, draftsmen, technical engineers, and technicians performing work under this Contract shall be paid unconditionally and not less often than once a month without deduction or rebate on any account except only such payroll deductions as are mandatory by law or permitted by the applicable regulations issued by the Secretary of Labor pursuant to the "Anti-Kickback Act" of June 13, 1934 (48 Stat. 948; 62 Stat. 740; 63 Stat. 108; title 18 U.S.C., section 874; and title 40 U.S.C., section 276c). The Contractor shall comply with all applicable "Anti-Kickback" regulations and shall insert appropriate provisions in all subcontracts covering work under this Contract to ensure compliance by subcontractors with such regulations and shall be responsible for the submission of affidavits required of subcontractors thereunder except as the Secretary of Labor may specifically provide for variations of or exemptions from the requirements thereof.

8. Withholding of Salaries:

If, in the performance of this Contract, there is any underpayment of salaries by the Contractor or by any subcontractor thereunder, the Authority shall withhold from the Contractor out of payments due to him an amount sufficient to pay to employees underpaid the difference between the salaries required to be paid and the salaries actually paid such employees for the total number of hours worked. The amounts withheld shall be dispersed by the Authority for and on account of the Contractor or subcontractor to the respective employees to whom they are due.

9. Claims and Disputes Pertaining to Salary Rates:

Claims and disputes pertaining to salary rates or to classifications of architects, draftsmen, technical engineers, and technicians performing work under this Contract shall be promptly reported in writing by the Contractor to the Authority for the latter's decision which shall be final.

10. Equal Employment Opportunity:

During the performance of this Contract, the Contractor agrees:

- a. The Contractor shall not discriminate against any employee or applicant for employment because of race, color, religion, sex, national origin, or any protected class. The Contractor shall take affirmative action to ensure that applicants are employed, and that employees are treated during employment, without regard to their race, color, religion, sex, national origin, or protected class. Such action shall include, but not be limited to, the following: employment, upgrading, demotion or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The Contractor agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided by the Authority setting forth the provisions of this nondiscrimination clause.

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- b. The Contractor shall, in all solicitations or advertisements for employees placed by or on behalf of the Contractor, state that all qualified applicants shall receive consideration for employment without regard to race, color, religion, sex or national origin.
- c. The Contractor shall cause the foregoing provisions to be inserted in all subcontracts for any work covered by this Contract so that such provisions will be binding upon each subcontractor, provided that the foregoing provisions shall not apply to contracts or subcontracts for standard commercial supplies or raw materials.

11. Discrimination Because of Certain Labor Matters:

No person employed on the work covered by this Contract shall be discharged or in any way discriminated against because they have filed any complaint or instituted or caused to be instituted any proceeding or have testified or are about to testify in any proceeding under or relating to the labor standards applicable hereunder to their employer.

12. Compliance with Local Laws:

The Contractor shall comply with all applicable laws, ordinances, and codes of the State and local governments, and shall commit no trespass on any public or private property in performing any of the work embraced by this Contract.

13. Subcontracting:

None of the services covered by this Contract shall be subcontracted without the prior written consent of the Authority. The Contractor shall be as fully responsible to the Authority for the acts and omissions of their subcontractors, and of persons either directly or indirectly employed by them, as Contractor is for the acts and omissions of persons directly employed by them.

Unauthorized sub-contracting is prohibited. The successful proposer shall not assign any right, nor delegate any duty for the work proposed pursuant to this RFB (including, but not limited to, selling, or transferring the contract) without the prior written consent of the PHA. Any purported assignment of interest or delegation of duty, without the prior written consent of the PHA, shall be void and may result in the cancellation of the contract with the PHA or may result in the full or partial forfeiture of funds paid to the successful proposer as a result of the proposed contract.

14. Assignability:

The Contractor shall not assign any interest in this Contract and shall not transfer any interest in the same (whether by assignment or novation) without the prior written approval of the Authority: Provided, however, that claims for money due or to become due the Contractor from the Authority under this Contract may be assigned to a bank, trust company, or other financial institution, or to a Trustee in Bankruptcy, without such approval. Notice of any such assignment or transfer shall be furnished promptly to the Authority.

15. Interest of Members of Authority:

No member of the governing body of the Authority, and no other officer, employee, or agent of the Authority who exercises any functions or responsibilities in connection with the carrying out of the Project to which this Contract pertains, shall have any personal interest, direct or indirect, in this Contract.

16. Interest of Other Local Public Officials:

No member of the governing body of the locality in which the Project Area is situated, and no other public official of such locality, who exercises any functions or responsibilities in the review or approval of the carrying out of the Project to which this Contract pertains, shall have any personal interest, direct or indirect, in this Contract.

17. Interest of Certain Federal Officials:

No member of or Delegate to the Congress of the United States, and no Resident Commissioner, shall be admitted to any share or part of this Contract or to any benefit to arise herefrom.

18. Interest of Contractor:

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The Contractor covenants that they presently have no interest and shall not acquire any interest, direct or indirect, in the above-described Project Area or any parcels therein or any other interest which would conflict in any manner or degree with the performance of their services hereunder. The Contractor further covenants that in the performance of this Contract no person having any such interest shall be employed.

19. Findings Confidential:

All the reports, information, data, etc., prepared or assembled by the Contractor under this Contract are confidential and the Contractor agrees that they shall not be made available to any individual or organization without the prior written approval of the Authority.

20. Royalties and Patents:

The Contractor shall pay all royalties and license fees. It shall defend all suits or claims for infringement of any patent rights and shall save the Authority harmless from loss on account thereof; except that the Authority shall be responsible for all such loss when a particular design, process or the product of a particular manufacturer or manufacturers is specified and the Contractor has no reason to believe that the specified design, process, or product is an infringement. If, however, the Contractor has any reason to believe that any design, process, or product specified is an infringement of a patent, the Contractor shall promptly notify the Contracting Officer. Failure to give such notice shall make the Contractor responsible for resultant loss.

21. Examination and Retention of Contractor's Records:

- a. The Authority, HUD, or Comptroller General of the United States, or any of their duly authorized representatives shall, until three (3) years after final payment under this contract, have access to and the right to examine any of the Contractor's directly pertinent books, documents, papers, or other records involving transactions related to this contract for the purpose of making audit, examination, excerpts, and transcriptions.
- b. The Contractor shall include in first-tier subcontracts under this contract a clause substantially the same as paragraph (a) above. "Subcontract", as used in this clause, excludes purchase orders not exceeding \$10,000.
- c. The periods of access and examination in paragraphs (a) and (b) above for records relating to (1) appeals, (2) litigation or settlement of claims arising from the performance of this contract, or (3) costs and expenses of this contract to which the Authority, HUD, or Comptroller General or any of their duly authorized representatives has taken exception shall continue until disposition of such appeals, litigation, claims or exceptions.

22. Warranty of Title:

The Contractor warrants good title to all materials, supplies, and equipment incorporated in the work and agrees to deliver the premises together with all improvements thereon or any material delivered under this contract free from any claims, liens, or charges, and agrees further that neither it nor any other person, firm or corporation shall have any right to a lien upon the premises or anything appurtenant thereto.

23. Insurance:

The Contractor is required to obtain an endorsement to the comprehensive general liability policy to include owners' and contractors' protective liability coverage to protect the Authority from any claims arising from the contractor's operations. Before beginning work, the Contractor and each subcontractor shall furnish the Authority with Certificates of Insurance showing that the following insurance is in force and will insure all operations under the contract. All insurance shall be carried with companies that are financially responsible and authorized to do business in Rhode Island.

- a. **Workers' Compensation:** in accordance with Rhode Island Worker's Compensation Laws for all employees engaged under this contract.
- b. **Commercial General Liability:** comprehensive general Liability insurance with bodily injury and property damage. The minimum amount of required coverage is \$1,000,000 per occurrence. The policy shall cover all operations of the contractor and its subcontractors in connection with the project. and Contractor shall hold PHA harmless for any injuries to persons and/or damage to property on site.

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- c. **Automobile Liability** on owned, non-owned and hired motor vehicles used on or in connection with the site(s) for a combined single limit for bodily injury and property damage of not less than \$1,000,000 per occurrence.
- d. The Certificates of Insurance noted in paragraphs (b) and (c) shall indicate that the policy holder has added the Authority as an Additional Insured. Within ten (10) days of Award of work, Contractor shall provide the PHA with a copy of the actual Insurer's policy endorsement evidencing it has added the PHA as an Additional Insured on Contractor's policy(ies).
- e. Hold Harmless and Indemnification. Nothing in this Agreement shall be construed to mean that Providence the Housing Authority assumes any liability for damages or otherwise on account of accidents to persons or property, including but not limited to negligence and/or accident(s) arising or resulting from Contractor's operations. Contractor shall be solely responsible for supervising all its own, and its sub-contractors, and operations, including but not limited to losses arising from the willful and/or negligent actions of its own and/or its sub-contracted staff and all personal injuries occurring on site.
- f. Indemnification. Except to the extent caused by the negligence of the Housing Authority, Contractor shall indemnify, protect and hold harmless the Housing Authority to the fullest extent permitted by law from and against all liabilities, costs (including reasonable attorney fees), losses and claims of any kind or nature imposed on, incurred by, or asserted against the Housing Authority arising out of the active or passive negligence or willful actions of Contractor, and/or its sub-contractors, in any way connected with the completion of the work and its/their operations. Contractor shall, at its own expense, pay all expenses and provide attorneys reasonably acceptable to the Housing Authority to defend and/or seek enforcement of the provisions hereof on behalf of the Housing Authority in matters regarding the indemnity contained herein. The terms and conditions of this provision shall survive the term/period of performance of this Agreement.

24. Additional Provisions:

- a. **Prohibition Against Gratuities:** It shall be a breach of ethical standards for any person to offer, give or agree to give any employee or former employee, or for any employee or former employee to solicit, demand, accept or agree to accept from another person, a gratuity or an offer of employment in connection with any decision, approval, disapproval, recommendation, preparation of any part of a program requirement or a purchase request, influencing the content of any specification or procurement standard, rendering of advice, investigation, auditing or in any other advisory capacity in any proceeding or application, request for ruling, determination, claim or controversy or other particular matter, pertaining to any program requirement of a contract or subcontract or to any solicitation or proposal therefore.
- b. **Prohibition Against Kickbacks:** It shall be a breach of ethical standards for any payment gratuity or offer of employment to be made by or on behalf of a sub consultant under a contract to the prime contractor or any person associated therewith, as an inducement for the award of a subcontract or order.
- c. **Assignment-Consent Required:** The provisions of a contract shall inure to the benefit of and shall be binding upon the respective successors and assignees of the parties hereto. Such contract nor any of the rights and obligations of the Contractor hereunder shall not be assigned, subcontracted, or transferred in whole or in part without the prior written consent of the PHA. Any such assignment transfer or subcontract shall not release the Contractor from its obligation hereunder. Any approved assignee shall assume each and every obligation of the Contractor hereunder and PHA may contract with or reimburse any such assignee without waiving any of its rights against the Contractor.
- d. **Entire Contract:** Such contract shall set forth the entire Agreement between the parties with respect to the subject matter hereof and shall govern the respective duties and obligations of the parties until and unless a more formal Agreement is entered into between the parties.
- e. **Force Majeure:** No party to such contract shall have any liability to the other hereunder by reason of any delay or failure to perform any obligation or covenant if the delay or failure to perform is occasioned by any act of God, force majeure, storm, fire, casualty, civil disturbance, riot, war, national emergency, act of Government, act of public enemy or other cause of similar nature beyond its control.
- f. **Ownership of Documents:** All data and records prepared or obtained under this Agreement shall be made available, upon request, to the PHA without restriction or limitation on their use.

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- g. Access to Records:** The Contractor shall maintain books, records, documents, and other evidence directly pertinent to performance of work under this Agreement in accordance with accepted professional practice and appropriate accounting procedures and practices. Audits conducted pursuant to this provision shall be in accordance with generally accepted auditing standards and formally established audit regulations, procedures and guidelines of the reviewing or audit agency.

The PHA shall have exclusive ownership of all proprietary interest in, and the right to full and exclusive possession of all data, information, materials, and documents obtained, discovered, or produced by Contractor pursuant to the terms of this Contract, including but not limited to reports, memoranda, letters, or other correspondence and materials obtained during the performance of services or tasks under this Contract.

- h. Personally Identifiable Information (PII) and Findings Confidential:** Contractor agrees to comply with the Privacy Act of 1974 (the Act) and all rules and regulations issued pursuant to it in the collection and use of protected Personally Identifiable Information. And, all reports, information, data, etc., prepared or assembled by or for the Contractor and/or PHA under this Agreement containing private or confidential of recipients of public housing assistance (except as may be expressly authorized) or any other such protected information shall not be made available to any individual or organization other than the PHA without the prior written approval of the PHA.

Contractor also agrees to comply with the RI Identity Theft Protection Act and all other pertinent data security and cyber security: laws, HUD regulations and commercially reasonable best practices.

- i. Modification of Contract:** Such Contract may be modified only by written amendment executed by both parties.
- j. Partnerships/Joint Ventures:** Such Agreement shall not in any way be construed or intended to create a partnership or joint venture between the parties or among any of the parties. None of the parties of a contract shall hold itself out in a manner contrary to the terms of this Contract. No party shall become liable for any representation, act, or omission of any other party contrary to the terms of this Contract.
- k. Waiver:** No waiver of any provision of such contract shall affect the right of the PHA thereafter to enforce such provision or to exercise any right or remedy available to it in the event of any other default.
- l. Conflict:** If any term of any contract and/or document in this matter conflicts with any term of any other contract and/or document in this matter, the term(s) most favorable to the PHA shall prevail.

APPENDIX D

EEO AND DAVIS BACON REQUIREMENTS

- STANDARD FEDERAL E.E.O. CONSTRUCTION SPECIFICATIONS (EXECUTIVE ORDER 11246)
- LAWS ENFORCED BY E.E.O.C.
- DAVIS-BACON ACT WAGE DECISION NO. RI20250002, MODIFICATION 05, DATED 09.05.2025
- CERTIFIED PAYROLL FORM WH-347 {SAMPLE}
- INSTRUCTIONS FOR COMPLETING PAYROLL FORM, WH-347
- FORM HUD-11 RECORD OF EMPLOYEE INTERVIEW {SAMPLE}
- DAVIS BACON ACT POSTER

PROVIDENCE HOUSING AUTHORITY

STANDARD FEDERAL E.E.O. CONSTRUCTION SPECIFICATIONS **(Executive Order 11246, as Amended)**

Executive Order 11246 — Equal Employment Opportunity

SOURCE: The provisions of Executive Order 11246 of Sept. 24, 1965, appear at 30 FR 12319, 12935, 3 CFR, 1964–1965 Comp., p.339, unless otherwise noted.

Under and by virtue of the authority vested in me as President of the United States by the Constitution and statutes of the United States, it is ordered as follows:

Part I — Nondiscrimination in Government Employment

[Part I superseded by EO 11478 of Aug. 8, 1969, 34 FR 12985, 3 CFR, 1966–1970 Comp., p. 803]

Part II – Nondiscrimination in Employment by Government Contractors and Subcontractors

Subpart A – Duties of the Secretary of Labor

SEC. 201

The Secretary of Labor shall be responsible for the administration and enforcement of Parts II and III of this Order. The Secretary shall adopt such rules and regulations and issue such orders as are deemed necessary and appropriate to achieve the purposes of Parts II and III of this Order.

[Sec. 201 amended by EO 12086 of Oct. 5, 1978, 43 FR 46501, 3 CFR, 1978 Comp., p. 230]

Subpart B – Contractors' Agreements

SEC. 202

Except in contracts exempted in accordance with Section 204 of this Order, all Government contracting agencies shall include in every Government contract hereafter entered into the following provisions:

During the performance of this contract, the contractor agrees as follows:

1. The contractor will not discriminate against any employee or applicant for employment because of race, color, religion, sex, sexual orientation, gender identity, or national origin. The contractor will take affirmative action to ensure that applicants are employed, and that employees are treated during employment, without regard to their race, color, religion, sex, sexual orientation, gender identity, or national origin. Such action shall include, but not be limited to the following: employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The contractor agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided by the contracting officer setting forth the provisions of this nondiscrimination clause.
2. The contractor will, in all solicitations or advancements for employees placed by or on behalf of the contractor, state that all qualified applicants will receive consideration for employment without regard to race, color, religion, sex, sexual orientation, gender identity, or national origin.
3. The contractor will not discharge or in any other manner discriminate against any employee or applicant for employment because such employee or applicant has inquired about, discussed, or disclosed the compensation of the employee or applicant or another employee or applicant. This provision shall not apply to instances in which an employee who has access to the compensation information of other employees or applicants as a part of such employee's essential job functions discloses the compensation of such other employees or applicants to individuals who do not otherwise have access to such information, unless such disclosure is in response to a formal complaint or charge, in furtherance of an

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investigation, proceeding, hearing, or action, including an investigation conducted by the employer, or is consistent with the contractor's legal duty to furnish information.

4. The contractor will send to each labor union or representative of workers with which he has a collective bargaining agreement or other contract or understanding, a notice, to be provided by the agency contracting officer, advising the labor union or workers' representative of the contractor's commitments under Section 202 of Executive Order No. 11246 of September 24, 1965, and shall post copies of the notice in conspicuous places available to employees and applicants for employment.
5. The contractor will comply with all provisions of Executive Order No. 11246 of Sept. 24, 1965, and of the rules, regulations, and relevant orders of the Secretary of Labor.
6. The contractor will furnish all information and reports required by Executive Order No. 11246 of September 24, 1965, and by the rules, regulations, and orders of the Secretary of Labor, or pursuant thereto, and will permit access to his books, records, and accounts by the contracting agency and the Secretary of Labor for purposes of investigation to ascertain compliance with such rules, regulations, and orders.
7. In the event of the contractor's noncompliance with the nondiscrimination clauses of this contract or with any of such rules, regulations, or orders, this contract may be cancelled, terminated, or suspended in whole or in part and the contractor may be declared ineligible for further Government contracts in accordance with procedures authorized in Executive Order No. 11246 of Sept. 24, 1965, and such other sanctions may be imposed and remedies invoked as provided in Executive Order No. 11246 of September 24, 1965, or by rule, regulation, or order of the Secretary of Labor, or as otherwise provided by law.
8. The contractor will include the provisions of paragraphs (1) through (8) in every subcontract or purchase order unless exempted by rules, regulations, or orders of the Secretary of Labor issued pursuant to Section 204 of Executive Order No. 11246 of September 24, 1965, so that such provisions will be binding upon each subcontractor or vendor. The contractor will take such action with respect to any subcontract or purchase order as may be directed by the Secretary of Labor as a means of enforcing such provisions including sanctions for noncompliance: Provided, however, that in the event the contractor becomes involved in, or is threatened with, litigation with a subcontractor or vendor as a result of such direction, the contractor may request the United States to enter into such litigation to protect the interests of the United States. [Sec. 202 amended by EO 11375 of Oct. 13, 1967, 32 FR 14303, 3 CFR, 1966-1970 Comp., p. 684, EO 12086 of Oct. 5, 1978, 43 FR 46501, 3 CFR, 1978 Comp., p. 230, EO 13665 of April 8, 2014, 79 FR 20749, EO 13672 of July 21, 2014, 79 FR 42971]

SEC. 203

- a. Each contractor having a contract containing the provisions prescribed in Section 202 shall file, and shall cause each of his subcontractors to file, Compliance Reports with the contracting agency or the Secretary of Labor as may be directed. Compliance Reports shall be filed within such times and shall contain such information as to the practices, policies, programs, and employment policies, programs, and employment statistics of the contractor and each subcontractor, and shall be in such form, as the Secretary of Labor may prescribe.
- b. Bidders or prospective contractors or subcontractors may be required to state whether they have participated in any previous contract subject to the provisions of this Order, or any preceding similar Executive order, and in that event to submit, on behalf of themselves and their proposed subcontractors, Compliance Reports prior to or as an initial part of their bid or negotiation of a contract.
- c. Whenever the contractor or subcontractor has a collective bargaining agreement or other contract or understanding with a labor union or an agency referring workers or providing or supervising apprenticeship or training for such workers, the Compliance Report shall include such information as to such labor union's or agency's practices and policies affecting compliance as the Secretary of Labor may prescribe: Provided, that to the extent such information is within the exclusive possession of a labor union or an agency referring workers or providing or supervising apprenticeship or training and such labor union or agency shall refuse to furnish such information to the contractor, the contractor shall so certify to the Secretary of Labor as part of its Compliance Report and shall set forth what efforts he has made to obtain such information.
- d. The Secretary of Labor may direct that any bidder or prospective contractor or subcontractor shall submit, as part of his Compliance Report, a statement in writing, signed by an authorized officer or agent on behalf of any labor union or any agency referring workers or providing or supervising apprenticeship or

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other training, with which the bidder or prospective contractor deals, with supporting information, to the effect that the signer's practices and policies do not discriminate on the grounds of race, color, religion, sex, sexual orientation, gender identity, or national origin, and that the signer either will affirmatively cooperate in the implementation of the policy and provisions of this Order or that it consents and agrees that recruitment, employment, and the terms and conditions of employment under the proposed contract shall be in accordance with the purposes and provisions of the order. In the event that the union, or the agency shall refuse to execute such a statement, the Compliance Report shall so certify and set forth what efforts have been made to secure such a statement and such additional factual material as the Secretary of Labor may require.

[Sec. 203 amended by EO 11375 of Oct. 13, 1967, 32 FR 14303, 3 CFR, 1966–1970 Comp., p. 684; EO 12086 of Oct. 5, 1978, 43 FR 46501, 3 CFR, 1978 Comp., p. 230, EO 13672 of July 21, 2104, 79 FR 42971]

SEC. 204

- a. The Secretary of Labor may, when the Secretary deems that special circumstances in the national interest so require, exempt a contracting agency from the requirement of including any or all of the provisions of Section 202 of this Order in any specific contract, subcontract, or purchase order.
- b. The Secretary of Labor may, by rule or regulation, exempt certain classes of contracts, subcontracts, or purchase orders (1) whenever work is to be or has been performed outside the United States and no recruitment of workers within the limits of the United States is involved; (2) for standard commercial supplies or raw materials; (3) involving less than specified amounts of money or specified numbers of workers; or (4) to the extent that they involve subcontracts below a specified tier.
- c. Section 202 of this Order shall not apply to a Government contractor or subcontractor that is a religious corporation, association, educational institution, or society, with respect to the employment of individuals of a particular religion to perform work connected with the carrying on by such corporation, association, educational institution, or society of its activities. Such contractors and subcontractors are not exempted or excused from complying with the other requirements contained in this Order.
- d. The Secretary of Labor may also provide, by rule, regulation, or order, for the exemption of facilities of a contractor that are in all respects separate and distinct from activities of the contractor related to the performance of the contract: provided, that such an exemption will not interfere with or impede the effectuation of the purposes of this Order: and provided further, that in the absence of such an exemption all facilities shall be covered by the provisions of this Order.

[Sec. 204 amended by EO 13279 of Dec. 16, 2002, 67 FR 77141, 3 CFR, 2002 Comp., p. 77141 – 77144]

Subpart C – Powers and Duties of the Secretary of Labor and the Contracting Agencies

SEC. 205

The Secretary of Labor shall be responsible for securing compliance by all Government contractors and subcontractors with this Order and any implementing rules or regulations. All contracting agencies shall comply with the terms of this Order and any implementing rules, regulations, or orders of the Secretary of Labor. Contracting agencies shall cooperate with the Secretary of Labor and shall furnish such information and assistance as the Secretary may require.

[Sec. 205 amended by EO 12086 of Oct. 5, 1978, 43 FR 46501, 3 CFR, 1978 Comp., p. 230]

SEC. 206

- a. The Secretary of Labor may investigate the employment practices of any Government contractor or subcontractor to determine whether or not the contractual provisions specified in Section 202 of this Order have been violated. Such investigation shall be conducted in accordance with the procedures established by the Secretary of Labor.

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- b. The Secretary of Labor may receive and investigate complaints by employees or prospective employees of a Government contractor or subcontractor which allege discrimination contrary to the contractual provisions specified in Section 202 of this Order.

[Sec. 206 amended by EO 12086 of Oct. 5, 1978, 43 FR 46501, 3 CFR, 1978 Comp., p. 230]

SEC. 207

The Secretary of Labor shall use his/her best efforts, directly and through interested Federal, State, and local agencies, contractors, and all other available instrumentalities to cause any labor union engaged in work under Government contracts or any agency referring workers or providing or supervising apprenticeship or training for or in the course of such work to cooperate in the implementation of the purposes of this Order. The Secretary of Labor shall, in appropriate cases, notify the Equal Employment Opportunity Commission, the Department of Justice, or other appropriate Federal agencies whenever it has reason to believe that the practices of any such labor organization or agency violate Title VI or Title VII of the Civil Rights Act of 1964 or other provision of Federal law.

[Sec. 207 amended by EO 12086 of Oct. 5, 1978, 43 FR 46501, 3 CFR, 1978 Comp., p. 230]

SEC. 208

- a. The Secretary of Labor, or any agency, officer, or employee in the executive branch of the Government designated by rule, regulation, or order of the Secretary, may hold such hearings, public or private, as the Secretary may deem advisable for compliance, enforcement, or educational purposes.
- b. The Secretary of Labor may hold, or cause to be held, hearings in accordance with Subsection of this Section prior to imposing, ordering, or recommending the imposition of penalties and sanctions under this Order. No order for debarment of any contractor from further Government contracts under Section 209(6) shall be made without affording the contractor an opportunity for a hearing.

Subpart D – Sanctions and Penalties

SEC. 209

In accordance with such rules, regulations, or orders as the Secretary of Labor may issue or adopt, the Secretary may:

1. Publish, or cause to be published, the names of contractors or unions which it has concluded have complied or have failed to comply with the provisions of this Order or of the rules, regulations, and orders of the Secretary of Labor.
2. Recommend to the Department of Justice that, in cases in which there is substantial or material violation or the threat of substantial or material violation of the contractual provisions set forth in Section 202 of this Order, appropriate proceedings be brought to enforce those provisions, including the enjoining, within the limitations of applicable law, of organizations, individuals, or groups who prevent directly or indirectly, or seek to prevent directly or indirectly, compliance with the provisions of this Order.
3. Recommend to the Equal Employment Opportunity Commission or the Department of Justice that appropriate proceedings be instituted under Title VII of the Civil Rights Act of 1964.
4. Recommend to the Department of Justice that criminal proceedings be brought for the furnishing of false information to any contracting agency or to the Secretary of Labor as the case may be.
5. After consulting with the contracting agency, direct the contracting agency to cancel, terminate, suspend, or cause to be cancelled, terminated, or suspended, any contract, or any portion or portions thereof, for failure of the contractor or subcontractor to comply with equal employment opportunity provisions of the contract. Contracts may be cancelled, terminated, or suspended absolutely or continuance of contracts may be conditioned upon a program for future compliance approved by the Secretary of Labor.
6. Provide that any contracting agency shall refrain from entering into further contracts, or extensions or other modifications of existing contracts, with any noncomplying contractor, until such contractor has

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satisfied the Secretary of Labor that such contractor has established and will carry out personnel and employment policies in compliance with the provisions of this Order.

(b) Pursuant to rules and regulations prescribed by the Secretary of Labor, the Secretary shall make reasonable efforts, within a reasonable time limitation, to secure compliance with the contract provisions of this Order by methods of conference, conciliation, mediation, and persuasion before proceedings shall be instituted under subsection (a)(2) of this Section, or before a contract shall be cancelled or terminated in whole or in part under subsection (a)(5) of this Section.

[Sec. 209 amended by EO 12086 of Oct. 5, 1978, 43 FR 46501, 3 CFR, 1978 Comp., p. 230]

SEC. 210

Whenever the Secretary of Labor makes a determination under Section 209, the Secretary shall promptly notify the appropriate agency. The agency shall take the action directed by the Secretary and shall report the results of the action it has taken to the Secretary of Labor within such time as the Secretary shall specify. If the contracting agency fails to take the action directed within thirty days, the Secretary may take the action directly.

[Sec. 210 amended by EO 12086 of Oct. 5, 1978, 43 FR 46501, 3 CFR, 1978 Comp., p. 230]

SEC. 211

If the Secretary shall so direct, contracting agencies shall not enter into contracts with any bidder or prospective contractor unless the bidder or prospective contractor has satisfactorily complied with the provisions of this Order or submits a program for compliance acceptable to the Secretary of Labor.

[Sec. 211 amended by EO 12086 of Oct. 5, 1978, 43 FR 46501, 3 CFR, 1978 Comp., p. 230]

SEC. 212

When a contract has been cancelled or terminated under Section 209(a)(5) or a contractor has been debarred from further Government contracts under Section 209(a)(6) of this Order, because of noncompliance with the contract provisions specified in Section 202 of this Order, the Secretary of Labor shall promptly notify the Comptroller General of the United States.

[Sec. 212 amended by EO 12086 of Oct. 5, 1978, 43 FR 46501, 3 CFR, 1978 Comp., p. 230]

Subpart E – Certificates of Merit

SEC. 213

The Secretary of Labor may provide for issuance of a United States Government Certificate of Merit to employers or labor unions, or other agencies which are or may hereafter be engaged in work under Government contracts, if the Secretary is satisfied that the personnel and employment practices of the employer, or that the personnel, training, apprenticeship, membership, grievance and representation, upgrading, and other practices and policies of the labor union or other agency conform to the purposes and provisions of this Order.

SEC. 214

Any Certificate of Merit may at any time be suspended or revoked by the Secretary of Labor if the holder thereof, in the judgment of the Secretary, has failed to comply with the provisions of this Order.

SEC. 215

The Secretary of Labor may provide for the exemption of any employer, labor union, or other agency from any reporting requirements imposed under or pursuant to this Order if such employer, labor union, or other agency has been awarded a Certificate of Merit which has not been suspended or revoked.

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Part III – Nondiscrimination Provisions in Federally Assisted Construction Contracts

SEC. 301

Each executive department and agency, which administers a program involving Federal financial assistance shall require as a condition for the approval of any grant, contract, loan, insurance, or guarantee thereunder, which may involve a construction contract, that the applicant for Federal assistance undertake and agree to incorporate, or cause to be incorporated, into all construction contracts paid for in whole or in part with funds obtained from the Federal Government or borrowed on the credit of the Federal Government pursuant to such grant, contract, loan, insurance, or guarantee, or undertaken pursuant to any Federal program involving such grant, contract, loan, insurance, or guarantee, the provisions prescribed for Government contracts by Section 202 of this Order or such modification thereof, preserving in substance the contractor's obligations thereunder, as may be approved by the Secretary of Labor, together with such additional provisions as the Secretary deems appropriate to establish and protect the interest of the United States in the enforcement of those obligations. Each such applicant shall also undertake and agree (1) to assist and cooperate actively with the Secretary of Labor in obtaining the compliance of contractors and subcontractors with those contract provisions and with the rules, regulations and relevant orders of the Secretary, (2) to obtain and to furnish to the Secretary of Labor such information as the Secretary may require for the supervision of such compliance, (3) to carry out sanctions and penalties for violation of such obligations imposed upon contractors and subcontractors by the Secretary of Labor pursuant to Part II, Subpart D, of this Order, and (4) to refrain from entering into any contract subject to this Order, or extension or other modification of such a contract with a contractor debarred from Government contracts under Part II, Subpart D, of this Order.

[Sec. 301 amended by EO 12086 of Oct. 5, 1978, 43 FR 46501, 3 CFR, 1978 Comp., p. 230]

SEC. 302

- a. "Construction contract" as used in this Order means any contract for the construction, rehabilitation, alteration, conversion, extension, or repair of buildings, highways, or other improvements to real property.
- b. The provisions of Part II of this Order shall apply to such construction contracts, and for purposes of such application the administering department or agency shall be considered the contracting agency referred to therein.
- c. The term "applicant" as used in this Order means an applicant for Federal assistance or, as determined by agency regulation, other program participant, with respect to whom an application for any grant, contract, loan, insurance, or guarantee is not finally acted upon prior to the effective date of this Part, and it includes such an applicant after he/she becomes a recipient of such Federal assistance.

SEC. 303

- a. The Secretary of Labor shall be responsible for obtaining the compliance of such applicants with their undertakings under this Order. Each administering department and agency is directed to cooperate with the Secretary of Labor and to furnish the Secretary such information and assistance as the Secretary may require in the performance of the Secretary's functions under this Order.
- b. In the event an applicant fails and refuses to comply with the applicant's undertakings pursuant to this Order, the Secretary of Labor may, after consulting with the administering department or agency, take any or all of the following actions: (1) direct any administering department or agency to cancel, terminate, or suspend in whole or in part the agreement, contract or other arrangement with such applicant with respect to which the failure or refusal occurred; (2) direct any administering department or agency to refrain from extending any further assistance to the applicant under the program with respect to which the failure or refusal occurred until satisfactory assurance of future compliance has been received by the Secretary of Labor from such applicant; and (3) refer the case to the Department of Justice or the Equal Employment Opportunity Commission for appropriate law enforcement or other proceedings.
- c. In no case shall action be taken with respect to an applicant pursuant to clause (1) or (2) of subsection (b) without notice and opportunity for hearing.

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[Sec. 303 amended by EO 12086 of Oct. 5, 1978, 43 FR 46501, 3 CFR, 1978 Comp., p. 230]

SEC. 304

Any executive department or agency which imposes by rule, regulation, or order requirements of nondiscrimination in employment, other than requirements imposed pursuant to this Order, may delegate to the Secretary of Labor by agreement such responsibilities with respect to compliance standards, reports, and procedures as would tend to bring the administration of such requirements into conformity with the administration of requirements imposed under this Order: Provided, That actions to effect compliance by recipients of Federal financial assistance with requirements imposed pursuant to Title VI of the Civil Rights Act of 1964 shall be taken in conformity with the procedures and limitations prescribed in Section 602 thereof and the regulations of the administering department or agency issued thereunder.

Part IV – Miscellaneous

SEC. 401

The Secretary of Labor may delegate to any officer, agency, or employee in the Executive branch of the Government, any function or duty of the Secretary under Parts II and III of this Order.

[Sec. 401 amended by EO 12086 of Oct. 5, 1978, 43 FR 46501, 3 CFR, 1978 Comp., p. 230]

SEC. 402

The Secretary of Labor shall provide administrative support for the execution of the program known as the "Plans for Progress."

SEC. 403

- a. Executive Orders Nos. 10590 (January 19, 1955), 10722 (August 5, 1957), 10925 (March 6, 1961), 11114 (June 22, 1963), and 11162 (July 28, 1964), are hereby superseded and the President's Committee on Equal Employment Opportunity established by Executive Order No. 10925 is hereby abolished. All records and property in the custody of the Committee shall be transferred to the Office of Personnel Management and the Secretary of Labor, as appropriate.
- b. Nothing in this Order shall be deemed to relieve any person of any obligation assumed or imposed under or pursuant to any Executive Order superseded by this Order. All rules, regulations, orders, instructions, designations, and other directives issued by the President's Committee on Equal Employment Opportunity and those issued by the heads of various departments or agencies under or pursuant to any of the Executive orders superseded by this Order, shall, to the extent that they are not inconsistent with this Order, remain in full force and effect unless and until revoked or superseded by appropriate authority. References in such directives to provisions of the superseded orders shall be deemed to be references to the comparable provisions of this Order.

[Sec. 403 amended by EO 12107 of Dec. 28, 1978, 44 FR 1055, 3 CFR, 1978 Comp., p. 264]

SEC. 404

The General Services Administration shall take appropriate action to revise the standard Government contract forms to accord with the provisions of this Order and of the rules and regulations of the Secretary of Labor.

SEC. 405

This Order shall become effective thirty days after the date of this Order.

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LAWS ENFORCED BY E.E.O.C.

The Equal Pay Act of 1963 (EPA)

This law makes it illegal to pay different wages to men and women if they perform equal work in the same workplace. The law also makes it illegal to retaliate against a person because the person complained about discrimination, filed a charge of discrimination, or participated in an employment discrimination investigation or lawsuit.

Title VII of the Civil Rights Act of 1964 (Title VII)

This law makes it illegal to discriminate against someone on the basis of race, color, religion, national origin, or sex. The law also makes it illegal to retaliate against a person because the person complained about discrimination, filed a charge of discrimination, or participated in an employment discrimination investigation or lawsuit. The law also requires that employers reasonably accommodate applicants' and employees' sincerely held religious practices, unless doing so would impose an undue hardship on the operation of the employer's business.

The Pregnancy Discrimination Act (PDA) of 1978

This law amended Title VII to make it illegal to discriminate against a woman because of pregnancy, childbirth, or a medical condition related to pregnancy or childbirth. The law also makes it illegal to retaliate against a person because the person complained about discrimination, filed a charge of discrimination, or participated in an employment discrimination investigation or lawsuit.

The Age Discrimination in Employment Act (ADEA) of 1967

This law protects people who are 40 or older from discrimination because of age. The law also makes it illegal to retaliate against a person because the person complained about discrimination, filed a charge of discrimination, or participated in an employment discrimination investigation or lawsuit.

Sections 501 and 505 of the Rehabilitation Act of 1973

This law makes it illegal to discriminate against a qualified person with a disability in the federal government. The law also makes it illegal to retaliate against a person because the person complained about discrimination, filed a charge of discrimination, or participated in an employment discrimination investigation or lawsuit. The law also requires that employers reasonably accommodate the known physical or mental limitations of an otherwise qualified individual with a disability who is an applicant or employee, unless doing so would impose an undue hardship on the operation of the employer's business.

Rehabilitation Act Amendments of 1992

The 1992 Amendments changed the earlier Rehabilitation Act term "handicapped person" to "individual with a disability" and provided that the standards applied under Title I of the ADA apply to employment discrimination determinations.

Title I of the Americans with Disabilities Act (ADA) of 1990

This law makes it illegal to discriminate against a qualified person with a disability in the private sector and in state and local governments. The law also makes it illegal to retaliate against a person because the person complained about discrimination, filed a charge of discrimination, or participated in an employment discrimination investigation or lawsuit. The law also requires that employers reasonably accommodate the known physical or mental limitations of an otherwise qualified individual with a disability who is an applicant or employee, unless doing so would impose an undue hardship on the operation of the employer's business.

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Sections 102 and 103 of the Civil Rights Act of 1991

Among other things, this law amends Title VII and the ADA to permit jury trials and compensatory and punitive damage awards in intentional discrimination cases.

Government Employee Rights Act (GERA) of 1991 (If Applicable)

GERA protects certain state government employees from discrimination on the basis of race, color, religion, sex, national origin, age, or disability. Protected applicants or employees include any individual chosen or appointed by a person elected to public office in any State or political subdivision of any State to be a member of the elected official's personal or policymaking staff or to advise the official on the constitutional or legal powers of the office.

Notification and Federal Employee Antidiscrimination and Retaliation Act (No FEAR Act) of 2002 (If Applicable)

The No FEAR Act requires federal agencies to be accountable for violations of anti-discrimination and whistleblower protection laws by paying for settlements, awards, or judgments against them in whistleblower and discrimination cases out of their own budgets.

Elijah E. Cummings Federal Employee Antidiscrimination Act (Elijah E. Cummings Act) of 2020 (If Applicable)

The Cummings Act requires federal agencies to enhance transparency about discrimination or retaliation affecting their own workforce.

The Genetic Information Nondiscrimination Act (GINA) of 2008

Effective – November 21, 2009. This law makes it illegal to discriminate against employees or applicants because of genetic information. Genetic information includes information about an individual's genetic tests and the genetic tests of an individual's family members, as well as information about any disease, disorder or condition of an individual's family members (i.e. an individual's family medical history). The law also makes it illegal to retaliate against a person because the person complained about discrimination, filed a charge of discrimination, or participated in an employment discrimination investigation or lawsuit.

Pregnant Workers Fairness Act of 2022

The PWFA requires covered employers to provide reasonable accommodations to an employee's or applicant's known limitations related to pregnancy, childbirth, or related medical conditions, unless the accommodation will cause the employer an undue hardship.

"General Decision Number: RI20250002 09/05/2025

Superseded General Decision Number: RI20240002

State: Rhode Island

Construction Type: Residential

Counties: Bristol, Kent, Providence and Washington Counties in Rhode Island.

RESIDENTIAL CONSTRUCTION PROJECTS (consisting of single family homes and apartments up to and including 4 stories)

Note: Contracts subject to the Davis-Bacon Act are generally required to pay at least the applicable minimum wage rate required under Executive Order 14026 or Executive Order 13658. Please note that these Executive Orders apply to covered contracts entered into by the federal government that are subject to the Davis-Bacon Act itself, but do not apply to contracts subject only to the Davis-Bacon Related Acts, including those set forth at 29 CFR 5.1(a)(1).

If the contract is entered into on or after January 30, 2022, or the contract is renewed or extended (e.g., an option is exercised) on or after January 30, 2022:	. Executive Order 14026 generally applies to the contract. . The contractor must pay all covered workers at least \$17.75 per hour (or the applicable wage rate listed on this wage determination, if it is higher) for all hours spent performing on the contract in 2025.
If the contract was awarded on or between January 1, 2015 and January 29, 2022, and the contract is not renewed or extended on or after January 30, 2022:	. Executive Order 13658 generally applies to the contract. . The contractor must pay all covered workers at least \$13.30 per hour (or the applicable wage rate listed on this wage determination, if it is higher) for all hours spent performing on that contract in 2025.

The applicable Executive Order minimum wage rate will be adjusted annually. If this contract is covered by one of the Executive Orders and a classification considered necessary for performance of work on the contract does not appear on this wage determination, the contractor must still submit a conformance request.

Additional information on contractor requirements and worker protections under the Executive Orders is available at <http://www.dol.gov/whd/govcontracts>.

Modification Number Publication Date

0	01/03/2025
1	03/14/2025
2	07/04/2025
3	07/18/2025
4	07/25/2025
5	09/05/2025

ASBE0006-009 09/01/2024

	Rates	Fringes

INSULATOR - PIPE & PIPEWRAPPER

Includes application of
all insulating materials,
protective coverings,
coatings & finishes to all
types of mechanical systems.\$ 49.91 36.63

ELEC0099-004 06/01/2025

	Rates	Fringes

ELECTRICIAN.....\$ 42.09 5.41%+15.64

FOOTNOTE: Work of a hazardous nature, or where the work
height is 30 feet or more from the floor, except when
working OSHA-approved lifts: 20% per hour additional.

ELEV0039-002 01/01/2025

	Rates	Fringes

ELEVATOR MECHANIC.....\$ 64.52 38.435+a+b

FOOTNOTES:

a. PAID HOLIDAYS: New Years Day; Memorial Day; Independence
Day; Labor Day; Veterans' Day; Thanksgiving Day; the Friday
after Thanksgiving Day; and Christmas Day.

b. Employer contributes 8% basic hourly rate for 5 years or
more of service of 6% basic hourly rate for 6 months to 5
years of service as vacation pay credit.

ENGI0057-004 12/01/2021

	Rates	Fringes

Power Equipment Operator

Grader and Roller.....	\$ 39.90	28.25+a
Paver.....	\$ 40.82	28.25+a

a. FOOTNOTES: Any employee who works 3 days in the week in
which a holiday falls shall be paid for the holiday.

a. PAID HOLIDAYS: New Year's Day, President's Day, Memorial
Day, July Fourth, Victory Day, Labor Day, Columbus Day,
Veterans Day, Thanksgiving Day & Christmas Day.

Hazmat work: \$2.00 per hour additional.
Tunnel/Shaft work: \$5.00 per hour additional.

* ROOF0033-002 08/01/2025

	Rates	Fringes
ROOFER.....	\$ 53.53	35.69

* SURI1999-002 04/12/1999

	Rates	Fringes
BRICKLAYER.....	\$ 20.45	11.40
CARPENTER		
Including Acoustical		
Ceiling Installation,		
Drywall Hanging, & Metal		
Stud Framing.....	\$ 15.32 **	9.65
Cement Mason/Finisher.....	\$ 20.45	11.40
Drywall Finisher/Taper.....	\$ 20.55	8.50
FLOOR LAYER: Carpet.....	\$ 15.62 **	9.65
INSULATOR - BATT.....	\$ 19.56	9.65
LABORER		
Unskilled, Landscape, &		
Brick Mason Tender.....	\$ 18.47	8.10
PAINTER (Brush and Roller).....	\$ 20.55	8.50
PLASTERER.....	\$ 13.50 **	2.45
PLUMBER.....	\$ 23.96	8.95
Power Equipment Operator		
Backhoe.....	\$ 20.27	8.98
SPRINKLER FITTER.....	\$ 24.24	9.81

WELDERS - Receive rate prescribed for craft performing operation to which welding is incidental.

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** Workers in this classification may be entitled to a higher minimum wage under Executive Order 14026 (\$17.75) or 13658 (\$13.30). Please see the Note at the top of the wage determination for more information. Please also note that the minimum wage requirements of Executive Order 14026 are not currently being enforced as to any contract or subcontract to which the states of Texas, Louisiana, or Mississippi, including their agencies, are a party.

Note: Executive Order (EO) 13706, Establishing Paid Sick Leave for Federal Contractors applies to all contracts subject to the Davis-Bacon Act for which the contract is awarded (and any solicitation was issued) on or after January 1, 2017. If this contract is covered by the EO, the contractor must provide employees with 1 hour of paid sick leave for every 30 hours they work, up to 56 hours of paid sick leave each year. Employees must be permitted to use paid sick leave for their own illness, injury or other health-related needs, including

preventive care; to assist a family member (or person who is like family to the employee) who is ill, injured, or has other health-related needs, including preventive care; or for reasons resulting from, or to assist a family member (or person who is like family to the employee) who is a victim of, domestic violence, sexual assault, or stalking. Additional information on contractor requirements and worker protections under the EO is available at <https://www.dol.gov/agencies/whd/government-contracts>.

Unlisted classifications needed for work not included within the scope of the classifications listed may be added after award only as provided in the labor standards contract clauses (29CFR 5.5 (a) (1) (iii)).

The body of each wage determination lists the classifications and wage rates that have been found to be prevailing for the type(s) of construction and geographic area covered by the wage determination. The classifications are listed in alphabetical order under rate identifiers indicating whether the particular rate is a union rate (current union negotiated rate), a survey rate, a weighted union average rate, a state adopted rate, or a supplemental classification rate.

Union Rate Identifiers

A four-letter identifier beginning with characters other than ""SU"", ""UAVG"", ?SA?, or ?SC? denotes that a union rate was prevailing for that classification in the survey. Example: PLUM0198-005 07/01/2024. PLUM is an identifier of the union whose collectively bargained rate prevailed in the survey for this classification, which in this example would be Plumbers. 0198 indicates the local union number or district council number where applicable, i.e., Plumbers Local 0198. The next number, 005 in the example, is an internal number used in processing the wage determination. The date, 07/01/2024 in the example, is the effective date of the most current negotiated rate.

Union prevailing wage rates are updated to reflect all changes over time that are reported to WHD in the rates in the collective bargaining agreement (CBA) governing the classification.

Union Average Rate Identifiers

The UAVG identifier indicates that no single rate prevailed for those classifications, but that 100% of the data reported for the classifications reflected union rates. EXAMPLE: UAVG-OH-0010 01/01/2024. UAVG indicates that the rate is a weighted union average rate. OH indicates the State of Ohio. The next number, 0010 in the example, is an internal number used in producing the wage determination. The date, 01/01/2024 in the example, indicates the date the wage determination was updated to reflect the most current union average rate.

A UAVG rate will be updated once a year, usually in January, to reflect a weighted average of the current rates in the collective bargaining agreements on which the rate is based.

Survey Rate Identifiers

The ""SU"" identifier indicates that either a single non-union rate prevailed (as defined in 29 CFR 1.2) for this classification in the survey or that the rate was derived by computing a weighted average rate based on all the rates reported in the survey for that classification. As a weighted average rate includes all rates reported in the survey, it may include both union and non-union rates. Example: SUFL2022-007 6/27/2024. SU indicates the rate is a single non-union prevailing rate or a weighted average of survey data for that classification. FL indicates the State of Florida. 2022 is the year of the survey on which these classifications and rates are based. The next number, 007 in the example, is an internal number used in producing the wage determination. The date, 6/27/2024 in the example, indicates the survey completion date for the classifications and rates under that identifier.

?SU? wage rates typically remain in effect until a new survey is conducted. However, the Wage and Hour Division (WHD) has the discretion to update such rates under 29 CFR 1.6(c)(1).

State Adopted Rate Identifiers

The ""SA"" identifier indicates that the classifications and prevailing wage rates set by a state (or local) government were adopted under 29 C.F.R 1.3(g)-(h). Example: SAME2023-007 01/03/2024. SA reflects that the rates are state adopted. ME refers to the State of Maine. 2023 is the year during which the state completed the survey on which the listed classifications and rates are based. The next number, 007 in the example, is an internal number used in producing the wage determination. The date, 01/03/2024 in the example, reflects the date on which the classifications and rates under the ?SA? identifier took effect under state law in the state from which the rates were adopted.

----- WAGE DETERMINATION APPEALS PROCESS

1) Has there been an initial decision in the matter? This can be:

- a) a survey underlying a wage determination
- b) an existing published wage determination
- c) an initial WHD letter setting forth a position on a wage determination matter
- d) an initial conformance (additional classification and rate) determination

On survey related matters, initial contact, including requests for summaries of surveys, should be directed to the WHD Branch of Wage Surveys. Requests can be submitted via email to davisbaconinfo@dol.gov or by mail to:

Branch of Wage Surveys
Wage and Hour Division
U.S. Department of Labor
200 Constitution Avenue, N.W.
Washington, DC 20210

Regarding any other wage determination matter such as conformance decisions, requests for initial decisions should be directed to the WHD Branch of Construction Wage Determinations. Requests can be submitted via email to BCWD-Office@dol.gov or by mail to:

Branch of Construction Wage Determinations
Wage and Hour Division
U.S. Department of Labor
200 Constitution Avenue, N.W.
Washington, DC 20210

2) If an initial decision has been issued, then any interested party (those affected by the action) that disagrees with the decision can request review and reconsideration from the Wage and Hour Administrator (See 29 CFR Part 1.8 and 29 CFR Part 7). Requests for review and reconsideration can be submitted via email to dba.reconsideration@dol.gov or by mail to:

Wage and Hour Administrator
U.S. Department of Labor
200 Constitution Avenue, N.W.
Washington, DC 20210

The request should be accompanied by a full statement of the interested party's position and any information (wage payment data, project description, area practice material, etc.) that the requestor considers relevant to the issue.

3) If the decision of the Administrator is not favorable, an interested party may appeal directly to the Administrative Review Board (formerly the Wage Appeals Board). Write to:

Administrative Review Board
U.S. Department of Labor
200 Constitution Avenue, N.W.
Washington, DC 20210.

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END OF GENERAL DECISION"

U.S. Department of Labor

Wage and Hour Division

Davis-Bacon and Related Acts Weekly Certified Payroll Form

(For Contractor's Optional Use; See Instructions at www.dol.gov/whd/forms/wh347instr.htm)

Unless otherwise noted, the information requested is specific to the named project below.

Persons are not required to respond to the collection of information unless it displays a currently valid OMB control number.



Rev. January 2025
OMB No.: 1235-0008
Expires: 01/31/2028

☐ SUBMISSION OF FINAL DBRA CERTIFIED PAYROLL FORM

☐ PRIME CONTRACTOR

☐ SUBCONTRACTOR

PROJECT NAME				PROJECT NO. or CONTRACT NO.			CERTIFIED PAYROLL NO.			PRIME CONTRACTOR'S/SUBCONTRACTOR'S BUSINESS NAME															
PROJECT LOCATION				WAGE DETERMINATION NO.			WEEK ENDING DATE			PRIME CONTRACTOR'S/SUBCONTRACTOR'S BUSINESS ADDRESS															
(1A)	(1B)	(1C)	(1D)	(1E)	(2)	(3)	(4)				(5)	(6A)	(6B)	(6C)	(7A)	(7B)	(8)			(9)					
WORKER ENTRY NO.	WORKER LAST NAME	WORKER FIRST NAME	WORKER MIDDLE INITIAL	WORKER IDENTIFYING NO.	(J) JOURNEYWORKER (RA) REGISTERED APPRENTICE	LABOR CLASSIFICATION	ST = STRAIGHT TIME OT = OVERTIME	(TOP) DAYS OF WORK WEEK (BOTTOM) DATES							TOTAL HOURS WORKED FOR WEEK	HOURLY WAGE RATE PAID FOR ST AND OT	TOTAL FRINGE BENEFIT CREDIT	PAYMENT IN LIEU OF FRINGE BENEFITS	GROSS AMT EARNED	GROSS AMT EARNED FOR ALL WORK	DEDUCTIONS FOR ALL WORK				NET PAY TO WORKER FOR ALL WORK
								HOURS WORKED EACH DAY													TAX WITH-HOLDINGS	FICA	OTHER (MUST SPECIFY, SEE INSTRUCTIONS)	TOTAL DEDUCTIONS	
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While use of Form WH-347 itself is optional, covered contractors and subcontractors performing work on Federal or federally assisted construction contracts are required by the DBRA regulations and the contract clauses to submit payroll information on a weekly basis. The Copeland Act (40 U.S.C. § 3145) requires contractors and subcontractors performing work on Federal or federally financed construction contracts to, on a weekly basis, "furnish a statement on the wages paid each employee during the prior week." U.S. Department of Labor (DOL) Regulations at 29 C.F.R. § 5.5(a)(3)(ii) require contractors and subcontractors to submit weekly certified payrolls to the appropriate Federal agency if the agency is a party to the contract (or, if the agency is not such a party, to the applicant, sponsor, owner, or other entity, as the case may be, that maintains such records, for transmission to the Federal agency). Each certified payroll must be accompanied by a signed "Statement of Compliance" (e.g., page 2 of the WH-347 or another document with identical wording) indicating that the certified payrolls are accurate and complete, and that each laborer or mechanic has been paid not less than the required Davis-Bacon prevailing wage rate(s) (including any fringe benefits) for the work performed. DOL and contracting agencies receiving this information review the information to determine whether workers have received legally required wages and fringe benefits.

Public Burden Statement

We estimate that it will take an average of 55 minutes to complete this collection, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. If you have any comments regarding these estimates or any other aspect of this collection, including suggestions for reducing this burden, send them to the Administrator, Wage and Hour Division, U.S. Department of Labor, Room S3502, 200 Constitution Avenue, N.W. Washington, D.C. 20210 (over)

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☐	The payroll information submitted with this statement is correct and complete for the above project during the above period, and the wage and fringe benefit rates paid to the workers, including credit taken for the reasonably anticipated costs of a bona fide fringe benefit plan, fund or program, are not less than the applicable wage and fringe benefits rates for the classification(s) of work actually performed, as specified in the wage determination(s) incorporated into the contract.																																																																																																																																																																													
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☐	Any workers paid as apprentices during the above period are duly registered in a bona fide apprenticeship program registered with the Office of Apprenticeship, Employment and Training Administration, United States Department of Labor ("OA"), or a State Apprenticeship Agency ("SAA") recognized by Department of Labor. I have verified the registered apprenticeship program information provided below as accurate and applicable to any apprentices identified on page 1 of this form.																																																																																																																																																																													
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HOURLY CREDIT FOR FRINGE BENEFITS <i>If an amount is listed in (6B) on the first page of this certified payroll form, enter the hourly credit claimed under each plan name, type and number for each worker and check whether the plan is funded or unfunded.</i> <table border="1"> <thead> <tr> <th rowspan="4">NAME OF WORKER</th> <th>FB NAME</th> <th></th> <th>FB NAME</th> <th></th> <th>FB NAME</th> <th></th> <th>FB NAME</th> <th></th> <th>FB NAME</th> <th></th> <th>FB NAME</th> <th></th> <th rowspan="4">TOTAL HOURLY CREDIT</th> </tr> <tr> <th>FB TYPE</th> <th></th> <th>FB TYPE</th> <th></th> <th>FB TYPE</th> <th></th> <th>FB TYPE</th> <th></th> <th>FB TYPE</th> <th></th> <th>FB TYPE</th> <th></th> </tr> <tr> <th>PLAN NO.</th> <th></th> <th>PLAN NO.</th> <th></th> <th>PLAN NO.</th> <th></th> <th>PLAN NO.</th> <th></th> <th>PLAN NO.</th> <th></th> <th>PLAN NO.</th> <th></th> </tr> <tr> <th>☐ Funded ☐ Unfunded</th> <th></th> <th>☐ Funded ☐ Unfunded</th> <th></th> <th>☐ Funded ☐ Unfunded</th> <th></th> <th>☐ Funded ☐ Unfunded</th> <th></th> <th>☐ Funded ☐ Unfunded</th> <th></th> <th>☐ Funded ☐ Unfunded</th> <th></th> </tr> </thead> <tbody> <tr> <td></td> <td>Hourly Credit</td> <td>\$</td> <td>Hourly Credit</td> <td>\$</td> <td>Hourly Credit</td> <td>\$</td> <td>Hourly Credit</td> <td>\$</td> <td>Hourly Credit</td> <td>\$</td> <td>Hourly Credit</td> <td>\$</td> <td>\$</td> </tr> <tr> <td></td> <td>Hourly Credit</td> <td>\$</td> <td>Hourly Credit</td> <td>\$</td> <td>Hourly Credit</td> <td>\$</td> <td>Hourly Credit</td> <td>\$</td> <td>Hourly Credit</td> <td>\$</td> <td>Hourly Credit</td> <td>\$</td> <td>\$</td> </tr> <tr> <td></td> <td>Hourly Credit</td> <td>\$</td> <td>Hourly Credit</td> <td>\$</td> <td>Hourly Credit</td> <td>\$</td> <td>Hourly Credit</td> <td>\$</td> <td>Hourly Credit</td> <td>\$</td> <td>Hourly Credit</td> <td>\$</td> <td>\$</td> </tr> <tr> <td></td> <td>Hourly Credit</td> <td>\$</td> <td>Hourly Credit</td> <td>\$</td> <td>Hourly Credit</td> <td>\$</td> <td>Hourly Credit</td> <td>\$</td> <td>Hourly Credit</td> <td>\$</td> <td>Hourly Credit</td> <td>\$</td> <td>\$</td> </tr> <tr> <td></td> <td>Hourly Credit</td> <td>\$</td> <td>Hourly Credit</td> <td>\$</td> <td>Hourly Credit</td> <td>\$</td> <td>Hourly Credit</td> <td>\$</td> <td>Hourly Credit</td> <td>\$</td> <td>Hourly Credit</td> <td>\$</td> <td>\$</td> </tr> <tr> <td></td> <td>Hourly Credit</td> <td>\$</td> <td>Hourly Credit</td> <td>\$</td> <td>Hourly Credit</td> <td>\$</td> <td>Hourly Credit</td> <td>\$</td> <td>Hourly Credit</td> <td>\$</td> <td>Hourly Credit</td> <td>\$</td> <td>\$</td> </tr> <tr> <td></td> <td>Hourly Credit</td> <td>\$</td> <td>Hourly Credit</td> <td>\$</td> <td>Hourly Credit</td> <td>\$</td> <td>Hourly Credit</td> <td>\$</td> <td>Hourly Credit</td> <td>\$</td> <td>Hourly Credit</td> <td>\$</td> <td>\$</td> </tr> <tr> <td></td> <td>Hourly Credit</td> <td>\$</td> <td>Hourly Credit</td> <td>\$</td> <td>Hourly Credit</td> <td>\$</td> <td>Hourly Credit</td> <td>\$</td> <td>Hourly Credit</td> <td>\$</td> <td>Hourly Credit</td> <td>\$</td> <td>\$</td> </tr> </tbody> </table>													NAME OF WORKER	FB NAME		FB NAME		FB NAME		FB NAME		FB NAME		FB NAME		TOTAL HOURLY CREDIT	FB TYPE		FB TYPE		FB TYPE		FB TYPE		FB TYPE		FB TYPE		PLAN NO.		PLAN NO.		PLAN NO.		PLAN NO.		PLAN NO.		PLAN NO.		☐ Funded ☐ Unfunded		☐ Funded ☐ Unfunded		☐ Funded ☐ Unfunded		☐ Funded ☐ Unfunded		☐ Funded ☐ Unfunded		☐ Funded ☐ Unfunded			Hourly Credit	\$	Hourly Credit	\$	Hourly Credit	\$	Hourly Credit	\$	Hourly Credit	\$	Hourly Credit	\$	\$		Hourly Credit	\$	Hourly Credit	\$	Hourly Credit	\$	Hourly Credit	\$	Hourly Credit	\$	Hourly Credit	\$	\$		Hourly Credit	\$	Hourly Credit	\$	Hourly Credit	\$	Hourly Credit	\$	Hourly Credit	\$	Hourly Credit	\$	\$		Hourly Credit	\$	Hourly Credit	\$	Hourly Credit	\$	Hourly Credit	\$	Hourly Credit	\$	Hourly Credit	\$	\$		Hourly Credit	\$	Hourly Credit	\$	Hourly Credit	\$	Hourly Credit	\$	Hourly Credit	\$	Hourly Credit	\$	\$		Hourly Credit	\$	Hourly Credit	\$	Hourly Credit	\$	Hourly Credit	\$	Hourly Credit	\$	Hourly Credit	\$	\$		Hourly Credit	\$	Hourly Credit	\$	Hourly Credit	\$	Hourly Credit	\$	Hourly Credit	\$	Hourly Credit	\$	\$		Hourly Credit	\$	Hourly Credit	\$	Hourly Credit	\$	Hourly Credit	\$	Hourly Credit	\$	Hourly Credit	\$	\$
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THE WILLFUL FALSIFICATION OF ANY OF THE ABOVE STATEMENTS MAY SUBJECT THE CONTRACTOR OR SUBCONTRACTOR TO CIVIL OR CRIMINAL PROSECUTION (SEE SECTION 1001 OF TITLE 18 AND SECTION 3729 OF TITLE 31 OF THE UNITED STATES CODE), AS WELL AS DEBARMENT FROM FUTURE FEDERAL AND FEDERALLY-ASSISTED CONTRACTS. INFORMATION REPORTED IN CERTIFIED PAYROLLS MAY BE SUBJECT TO DISCLOSURE IN RESPONSE TO A FREEDOM OF INFORMATION ACT REQUEST.																																																																																																																																																																														

PROVIDENCE HOUSING AUTHORITY

INSTRUCTIONS FOR COMPLETING DAVIS-BACON AND RELATED ACTS WEEKLY CERTIFIED PAYROLL FORM, WH-347

U.S. DEPARTMENT OF LABOR

Wage and Hour Division

OMB Control No. 1235-0008, Expires 01/31/2028

General: Form WH-347 is available for the convenience of contractors and subcontractors to submit certified weekly payrolls in connection with their Federal or federally assisted construction contracts and subcontracts. Properly completed, this form will satisfy the requirements of the regulations in parts 3 and 5 of Title 29 of the Code of Federal Regulations (CFR) as to certified payrolls submitted in connection with contracts subject to the Davis-Bacon and Related Acts (DBRA).

While use of Form WH-347 itself is optional, covered contractors and subcontractors performing work on Federal or federally assisted construction contracts are required by the DBRA regulations and the contract clauses to submit payroll information on a weekly basis. The Copeland Act (40 U.S.C. § 3145) requires contractors and subcontractors performing work on Federal or federally financed construction contracts to, on a weekly basis, "furnish a statement on the wages paid each employee during the prior week." U.S. Department of Labor (DOL) Regulations at 29 CFR 5.5(a)(3)(ii) require contractors and subcontractors to submit weekly certified payrolls to the appropriate Federal agency if the agency is a party to the contract (or, if the Federal agency is not party to the contract, to the applicant, sponsor, owner, or other entity, as the case may be, that maintains such records, for transmission to the Federal agency that provided the Federal assistance). Each certified payroll must be accompanied by a signed "Statement of Compliance" (e.g., page 2 of the WH-347 or another document with *identical* wording) indicating that the certified payrolls are accurate and complete, and that each laborer or mechanic has been paid not less than the required Davis-Bacon prevailing wage rate(s) (including any fringe benefits) for the work performed. DOL and contracting agencies receiving this information review the information to help determine whether workers have received legally required wages and fringe benefits.

Under the DBRA, contractors and subcontractors are required to pay not less than the prevailing wage, including fringe benefits, as predetermined by DOL. The contractor's obligation to pay fringe benefits may be met through the contractor's contributions to or reasonably anticipated costs of bona fide benefit plans, funds, or programs, or by paying workers cash in lieu of fringe benefits.

Form WH-347 provides fields for contractors and subcontractors to document all wages paid to each worker, whether paid entirely as cash wages or by a combination of cash wages and employer-provided bona fide fringe benefits, and provides for the contractor or subcontractor's certification in the Statement of Compliance (as shown on page 2 of Form WH-347) that the data and payroll information on the form are accurate and complete. The Statement of Compliance also provides for the representation that the contractor or subcontractor is paying its workers, including registered apprentices, at least the required wage rates, satisfying its fringe benefits obligations, and maintaining required payroll records.

Detailed instructions for completing the first page of Form WH-347 follow:

"Check Box" for Submission of Final DBRA Certified Payroll Form: Mark the box to indicate that this submission is for the final week of work on the project for the contractor or subcontractor.

PROVIDENCE HOUSING AUTHORITY

“Check Box” for Prime Contractor or Subcontractor: Mark the appropriate box to indicate whether it is the prime contractor or a subcontractor on the project for which certified payroll is being reported.

Project Name: Enter the name of the project on which you are reporting.

Project No. or Contract No.: Enter the project number or the prime contract number assigned by the relevant contracting agency (if available).

Certified Payroll No.: Beginning with the number “1”, each weekly certified payroll that a contractor or subcontractor submits for a project should be given a payroll number. Enter the appropriate payroll number.

Prime Contractor’s/Subcontractor’s Business Name: Enter the business’ legal name.

Project Location: Enter the complete address of the project, or, if there is no specific address, a description of the project location, including, at a minimum, the county or counties and state in which the project is located.

Wage Determination No.: Enter the wage determination number(s) and revision number(s) included in the covered contract and relevant to the submitted certified payroll form (e.g., if there are multiple wage determinations applicable to the project, please list all wage determinations that applied to the work performed by the workers in this pay period).

Week Ending Date: Enter the workweek ending date for this pay period.

Prime Contractor’s/Subcontractor’s Business Address: Enter the company’s full business address.

Column 1A – Worker Entry No.: Beginning with the number “1”, enter each worker’s entry number (e.g., entry in row 2 may be 2, entry in row 3 may be 3, etc. If reporting more than 8 entries, row 1 on page 2 may be entry 9 and row 1 on page 3 may be entry 17, etc.). If a worker works in more than one labor classification during the course of the week, the contractor should show the number of hours the worker worked in each classification using separate rows. In such circumstances, the same worker entry number should be used on each row associated with the worker.

Column 1B – Worker Last Name: Self-explanatory.

Column 1C – Worker First Name: Self-explanatory.

Column 1D – Worker Middle Initial: Self-explanatory.

Column 1E – Worker Identifying No.: Enter each worker’s individual identifying number (e.g., last four digits of the worker’s social security number or any number specific to the individual worker) on each weekly certified payroll submitted. *Note: workers’ full Social Security numbers must not be included.*

Column 2 – Journeyworker / Registered Apprentice: Enter “J” if the worker is a journeyworker or “RA” if the worker is a registered apprentice in an apprenticeship program approved by DOL’s Office of Apprenticeship (OA) or a State Apprenticeship Agency (SAA). For registered apprentices, also list their level of progression within the approved program.

Column 3 – Labor Classification: List the labor classification for the work actually performed by each worker. Labor classifications are found in the applicable Davis-Bacon wage determination(s) that are included in the contract for this project. If the wage determination(s) does not include a labor classification for work that a worker has performed on this contract, contact the Contracting Officer or Agency representative immediately.

PROVIDENCE HOUSING AUTHORITY

If a worker performed work in more than one labor classification during the week, the worker must be paid at least the rate specified for the appropriate labor classification for the time actually worked in that labor classification. In such circumstances, an accurate breakdown of hours worked in each labor classification must be shown on the submitted payroll by using a separate row for each labor classification in which the worker performed work. If the contractor did not maintain an accurate breakdown of hours worked by a worker in each labor classification, the worker must be paid for all hours worked using the highest applicable prevailing wage rate (basic hourly rate and fringe benefits).
Column 4 – Hours Worked Each Day: In column 4 in the table above row 1, please enter the first letter for each day of the contractor's workweek in each box on the top row and its corresponding date in each box on the second row below it. For example, if a contractor's workweek starts on Tuesday and ends on Monday, enter "T" for Tuesday in the first box of the first row and continue with the appropriate letter identifying the day of the week for each box ending with "M" on the last box of the first row. In the second row, enter the corresponding date for each day of the week. Please see example below:

T	W	T	F	S	S	M
6/16	6/17	6/18	6/19	6/20	6/21	6/22

For worker-specific entries, please enter hours worked on this project as straight time ("ST") and overtime ("OT") in the applicable boxes. On all contracts subject to the Contract Work Hours and Safety Standards Act (CWHSSA), enter hours worked on this project in excess of 40 hours total in the week as overtime ("OT") (including hours worked on and off the site of the work of the covered contract). **Note:** For more information about compliance with overtime requirements on Federal and federally assisted contracts, please visit [Overtime Pay on Government Contracts](#).

Column 5 – Total Hours Worked for the Week: Enter the total number of the hours worked entered in column four.

Column 6A – Hourly Wage Rate Paid for ST and OT: For each worker, list the actual hourly rate paid for straight time (top row) and overtime (bottom row) worked for work in the classification indicated in column 3. If the worker was paid at a higher rate than the wage rate required on the wage determination, indicate the wage rate the worker was actually paid. *Note: do not include cash payments in lieu of fringe benefits in this column.*

Column 6B – Total Fringe Benefit Credit: Enter the total of the contractor's or subcontractor's contributions to or reasonably anticipated costs of bona fide fringe benefit plans, funds, or programs for which the contractor or subcontractor is taking a credit toward satisfying Davis-Bacon prevailing fringe benefit rates as listed on page 2 of Form WH-347 under "Hourly Credit for Fringe Benefits". This amount should equal the worker's total hours worked in this period multiplied by the hourly credit for fringe benefits as listed under the Total Hourly Credit column on page 2 of Form WH-347 under "Hourly Credit for Fringe Benefits".

Column 6C – Payment in Lieu of Fringe Benefits: Enter the total amount in cash provided in lieu of fringe benefits to the worker during the workweek. This amount should equal the worker's total hours worked in this period multiplied by the hourly rate provided to the worker as cash in lieu of fringe benefits.

Column 7A – Gross Amount Earned: Enter the worker's gross amount earned for the workweek for hours worked on this Federal or federally assisted project.

Column 7B –Gross Amount Earned for all Work: If part of a worker's weekly wage was earned on projects or work other than the project described on this payroll, including non-DBRA covered projects,

PROVIDENCE HOUSING AUTHORITY

enter in column 7B the total gross amount earned during the week for all work performed during the week.

Column 8 – Deductions for all Work: Enter all deductions made from worker's total gross amount earned for all work (Column 7B). Columns are provided for entering deductions made for tax withholdings, FICA, and "Other" deductions. If the amount under "Other" deductions is specific to one deduction, please describe the deduction under "Additional Remarks" on page 2 of this certified payroll form. If the amount under the "Other" deductions made from the worker's pay is a result of more than one deduction, submit an addendum that itemizes each deduction and includes a description and amount for each deduction listed on that document. Enter the total amount for all deductions actually made under the "Total Deductions" column (include the amounts listed under the Tax Withholdings, FICA and Other columns). All deductions must be in accordance with the provisions of the Copeland Act Regulations, 29 CFR part 3. If a worker worked on other jobs in addition to this project, do not prorate the deductions; instead, show actual deductions from the worker's weekly gross wage for all projects. *Note: Except for deductions listed in 29 CFR 3.5, all deductions must have prior approval from the Department of Labor.*

Column 9 – Net Payment to Worker for All Work: Enter the actual dollar amount paid to the worker for all hours worked across all projects (including non-DBRA covered projects) during the week.

Detailed instructions for completing the second page of Form WH-347 follow:

Project Name: Enter the name of the project on which you are reporting.

Project No. Or Contract No.: Enter the project or prime contract number associated with your contract assigned by the relevant contracting agency (if available).

Payroll No.: Beginning with the number "1", each weekly certified payroll that a contractor or subcontractor submits for a project should be given a payroll number. Enter the appropriate payroll number.

Prime Contractor's/Subcontractor's Business Name: Enter the business' legal name.

Project Location: Enter the complete address of the project, or, if there is no specific address, a description of the project location, including, at a minimum, the county or counties and state in which the project is located.

Week Ending Date: Enter the workweek ending date for this pay period.

Certifying Official's Name and Title: Print the name and official title of the contractor or subcontractor, or their agent who paid or supervised the payment of the workers under the contract during the weekly time period covered by the form.

Statement of Compliance: While the "Statement of Compliance" need not be notarized, the statement (on page 2 of this certified payroll form) is subject to the penalties provided by 18 U.S.C. § 1001, namely, a fine, possible imprisonment of not more than 5 years, or both. Accordingly, the party signing this statement should have knowledge of the facts represented as true.

If applicable, please "check" each of the 6 boxes certifying the accompanying statement as accurate. Boxes 1, 2, 3 and 6 (i.e., the first three boxes and the last box) always **must** be checked to certify that the contractor or subcontractor completing the form is in compliance with the DBRA.

If any worker is being paid as an apprentice during the period, **box 4 must** be checked and each program name in which the contractor has registered apprentices working on the project during this payroll period must be listed, with the appropriate box checked to indicate whether the

PROVIDENCE HOUSING AUTHORITY

apprenticeship program is registered with DOL's Office of Apprenticeship (OA) or a State Apprenticeship Agency (SAA), and the name of the labor classification entered. If more than three entries are required, please submit an addendum providing the requested information with the submission of the certified payroll. If box 4 is not applicable, do not check the box and enter "Not Applicable" or "N/A" in the entry subsection, under Apprenticeship Program Name.

If the contractor or subcontractor is claiming an hourly credit for their contributions to or reasonably anticipated costs of bona fide fringe benefit plans, funds, or programs, box 5 must be checked and the subsections titled "Hourly Credit for Fringe Benefits" must be completed. In the first column, list each worker entry number (entered in column 1A on the first page) and name of worker for whom the contractor or subcontractor claimed an hourly fringe benefit credit (this should mirror the worker names and order found on Page 1 of the certified payroll form). In the following columns, list each fringe benefit plan name in the top row, fringe benefit plan type in the second row, fringe benefit plan number in the third row, mark whether the fringe benefit plan is funded or unfunded in the fourth row, and state the hourly amount of credit claimed for each worker under each applicable plan in the rows below. In the last column, list the total hourly cost of fringe benefit provided for each worker. Where the contractor or subcontractor is claiming a credit for the reasonably anticipated costs of fringe benefits provided directly by the contractor (commonly referred to as an "unfunded plan"), the contractor or subcontractor must have prior approval from the Department of Labor prior to claiming such credit as required in 29 CFR 5.28. If more than six bona fide fringe benefits are provided to the workers for which the contractor is claiming a credit, submit an addendum for each providing the information requested in this section.

Note: *If the contractor or subcontractor is meeting its fringe benefit obligations partially through contributions to or reasonably anticipated costs of a bona fide fringe benefit plan and partially through the payment of cash in lieu of fringe benefits, the contractor or subcontractor should enter the respective amounts in this section and in column 6C (Cash Payment in Lieu of Fringe Benefits) on page 1. If the contractor or subcontractor is meeting its fringe benefits obligations by simply paying the cash equivalent to each worker, check the box but do not complete the subsection, because those payments will be reported under column 6C (Cash Payment in Lieu of Fringe Benefits) on page 1.*

Additional Remarks: Optional space for additional information on deductions, hourly cost of fringe benefits, or explanations. If more space is needed, please continue remarks on a separate page. If the optional space or separate pages are used, please include all contractor and project information required by the form.

Signature of Certifying Official, Date, Telephone Number, and Email Address: The Statement of Compliance must be signed by the contractor or subcontractor, or their agent who paid or supervised the payment of the workers under the contract during the weekly time period covered by the form. Enter the phone number and email address of the individual who is signing the statement and the date signed. Legally valid electronic signatures are acceptable. A legally valid electronic signature includes any electronic process that indicates acceptance of the certified payroll record and includes an electronic method of verifying the signer's identity. **Note:** *Photocopies or scanned copies of signatures do not satisfy this requirement.*

PROVIDENCE HOUSING AUTHORITY

Public Burden Statement: We estimate that it will take an average of 55 minutes to complete this collection of information, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. If you have any comments regarding these estimates or any other aspect of this collection of information, including suggestions for reducing this burden, send them to the Administrator, Wage and Hour Division, U.S. Department of Labor, Room S3502, 200 Constitution Avenue, N.W., Washington, D.C. 20210.

Record of Employee Interview	U.S. Department of Housing and Urban Development Office of Davis-Bacon and Labor Standards	OMB Approval No. 2501-0009 (exp. 03/31/2028)

Instructions

General:

This form is to be used by HUD and local agency staff for recording information gathered during on-site interviews with laborers and mechanics employed on projects subject to Federal prevailing wage requirements. Typically, the staff that will conduct on-site interviews and use this form are HUD staff and fee construction inspectors, HUD Labor Standards staff, and local agency labor standards contract monitors.

Information recorded on the form HUD-11 is evaluated for general compliance and compared to certified payroll reports submitted by the respective employer. The comparison tests the veracity of the payroll reports and may be critical to the successful conclusion of enforcement actions in the event of labor standards violations. The thoroughness and accuracy of the information gathered during interviews is crucial.

Note that the interview itself and the information collected on the form HUD-11 are considered confidential. Interviews should be conducted individually and privately. All laborers and mechanics employed on the job site must be made available for interview at the interviewer's request. The employee's participation, however, is voluntary. Interviews shall be conducted in a manner and place that are conducive to the purposes of the interview and that cause the least inconvenience to the employer(s) and the employee(s).

Completing the form HUD-11

Items 1a - 1c: Self-explanatory

Items 2a – 2d: Enter the employee's full name, a telephone number where the employee can be reached, email address and the employee's home address. Many construction workers use a temporary address in the locality of the project and have a more permanent address elsewhere from which mail may be forwarded to them. Obtain a more permanent address, if available. Ask the employee for a form of identification (e.g., driver's license) to verify their name.

Items 3a – 4c: Enter the employee's responses. Ask the employee about the frequency of pay (weekly, biweekly, semi-monthly or other).

Items 5 – 7: Be certain that the employee's responses are specific. For example, job classification (#5) must identify the trade involved (e.g., Carpenter, Electrician, Plumber) – responses such as "journeyman" or "mechanic" are not helpful for our purposes.

Items 8 – 12b: Self-explanatory

Items 13 – 15c: These items represent some of the most important information that can be gathered while conducting on-site interviews. Please be specific about the duties you observed the employee performing. It may be easiest to make these observations before initiating the interview. Please record any comments or remarks that may be helpful. For example, if the employee interviewed was working with a crew, how many workers were in the crew? Was the employee evasive?

The level of specificity that is warranted is directly related to the extent to which interview(s) or other observations indicate that there may be violations present. If interviews indicate that there may be underpayments involving a particular trade(s), the interviewer is encouraged to interview as many workers in that trade(s) that are available.

Items 16 – 17b: The information on the form HUD-11 may be reviewed for general compliance, initially. For example, are the job classification and wage rate stated by the employee compatible with the classifications and wage rates on the applicable wage decision? Are the duties observed by the interviewer consistent with the job classification?

Item 18: Please place here any additional information you may want to document or continuing information from other lines that do not fit in their block space.

Once the corresponding certified payroll reports are received, the information on the HUD-11 shall be compared to the payroll reports. Any discrepancies noted between the HUD-11 information and that on the payroll report shall be noted in Item 16, Remarks. If discrepancies are noted, follow-up actions to resolve the discrepancies must be taken.

Record of Employee Interview	U.S. Department of Housing and Urban Development Office of Davis-Bacon and Labor Standards	OMB Approval No. 2501-0009 (exp. 03/31/2028)

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. The information is collected to ensure compliance with the Federal labor standards by recording interviews with construction workers. The information collected will assist HUD in the conduct of compliance monitoring; the information will be used to test the veracity of certified payroll reports submitted by the employer. **Sensitive Information.** The information collected on this form is considered sensitive and is protected by the Privacy Act. The Privacy Act requires that these records be maintained with appropriate administrative, technical, and physical safeguards to ensure their security and confidentiality. In addition, these records should be protected against any anticipated threats or hazards to their security or integrity that could result in substantial harm, embarrassment, inconvenience, or unfairness to any individual on whom the information is maintained. **The information collected herein is voluntary, and any information provided shall be kept confidential.**

Note: Please ensure responses are legible and easy to read.

1a. Project Name			2a. Employee's Full Name		
1b. Project Number			2b. Employee's Phone Number (including area code) and Email Address		
1c. Contractor or Subcontractor (Employer—not individual's name or supervisor's name)			2c. Employee's Home Address & Zip Code		
			2d. Verification of identification? Yes ☐ No ☐		
3a. How long on this job and average weekly hours worked?	3b. Last date on this job before today?	3c. Number of hours last day on this job?	4a. Hourly Rate of Pay	4b. Fringe benefits? Medical Yes ☐ No ☐ Pension Yes ☐ No ☐	4c. Frequency of Pay: Weekly ☐ Biweekly ☐ Semi-monthly ☐ Other ☐

5. Your Job Classification(s) (list all and continue on a separate sheet if necessary):

6. Your Duties:

7. Tools or Equipment Used:

	Y	N		Y	N
8. Are you an apprentice or trainee?	☐	☐	10. Are you paid at least time and ½ (1.5x regular hourly rate) for all hours worked in excess of 40 in a week?	☐	☐
8a. Have you provided a copy of your apprenticeship certificate?	☐	☐			
9. Are you paid for all hours worked?	☐	☐	11. Have you ever been threatened or coerced into giving up any part of your pay?	☐	☐

12a. Employee Signature	12b. Date

13. Duties Observed by the Interviewer (Please be specific):

14. Remarks

15a. Interviewer Name (please print)	15b. Signature of Interviewer	15c. Date of Interview

Payroll Examination

16. Remarks

17a. Signature of Payroll Examiner	17b. Date

Record of Employee Interview	U.S. Department of Housing and Urban Development Office of Davis-Bacon and Labor Standards	OMB Approval No. 2501-0009 (exp. 03/31/2028)

18. Additional Remarks

WORKER RIGHTS

UNDER THE DAVIS-BACON ACT

FOR LABORERS AND MECHANICS WORKING ON FEDERAL OR FEDERALLY ASSISTED CONSTRUCTION PROJECTS

The law requires employers to display this poster where workers can readily see it.

PREVAILING WAGES

You must be paid not less than the wage rate listed in the Davis-Bacon Wage Decision posted with this notice for the work you perform.

OVERTIME

You must be paid not less than one and one-half times your basic rate of pay for all hours worked over 40 in a work week. There are few exceptions.

ENFORCEMENT

Contract payments can be withheld to ensure workers receive wages and overtime pay due, and liquidated damages may apply if overtime pay requirements are not met. Davis-Bacon contract clauses allow contract termination and debarment of contractors from future federal contracts for three years. A contractor who falsifies certified payroll records or induces wage kickbacks may be subject to civil or criminal prosecution, fines and/or imprisonment.

APPRENTICES

Apprentice rates apply only to apprentices properly registered under approved federal or state apprenticeship programs.

RETALIATION

The law prohibits discharging or otherwise retaliating against workers for filing a complaint, cooperating in an investigation, or testifying in a proceeding under the Davis-Bacon and Related Acts.

PROPER PAY

If you do not receive proper pay, or require further information on the applicable wages, contact the Contracting Officer listed below:

or contact the U.S. Department of Labor's Wage and Hour Division.



WAGE AND HOUR DIVISION
UNITED STATES DEPARTMENT OF LABOR

866-487-9243
dol.gov/agencies/whd



DERECHOS DE LOS TRABAJADORES

BAJO LA LEY DAVIS-BACON

PARA OBREROS Y MECÁNICOS QUE TRABAJAN EN PROYECTOS DE CONSTRUCCIÓN FEDERAL O CON ASISTENCIA FEDERAL

La ley exige que los empleadores coloquen este cartel en un lugar donde los trabajadores puedan verlo fácilmente.

SALARIOS PREVALECIENTES	No se le puede pagar menos de la tasa de pago indicada en la Decisión de Salarios Davis-Bacon fijada con este Aviso para el trabajo que Ud. desempeña.
SOBRETIEMPO	Se le ha de pagar no menos de tiempo y medio de su tasa básica de pago por todas las horas trabajadas en exceso de 40 en una semana laboral. Existen pocas excepciones.
CUMPLIMIENTO	Se pueden retener pagos por contratos para asegurarse que los obreros reciban los salarios y el pago de sobretiempo debidos, y se podría aplicar daños y perjuicios si no se cumple con las exigencias del pago de sobretiempo. Las cláusulas contractuales Davis-Bacon permiten la rescisión del contrato y la exclusión de los contratistas de futuros contratos federales durante tres años. El contratista que falsifique los registros certificados de las nóminas de pago o induzca devoluciones de salarios puede ser sujeto a procesamiento civil o criminal, multas y/o encarcelamiento.
APRENDICES	Las tasas de aprendices sólo se aplican a aprendices correctamente inscritos bajo programas federales o estatales aprobados.
REPRESALIAS	La ley prohíbe despedir o tomar represalias contra los trabajadores por presentar una queja, cooperar en una investigación o testificar en un procedimiento bajo la Ley Davis-Bacon y Leyes Relacionadas.
PAGO APROPIADO	Si no recibe el pago apropiado, o precisa de información adicional sobre los salarios aplicables, póngase en contacto con el Contratista Oficial que aparece abajo:

o póngase en contacto con la División de Horas y Salarios del Departamento de Trabajo de los EE.UU.



DIVISIÓN DE HORAS Y SALARIOS
DEPARTAMENTO DE TRABAJO DE LOS EE.UU.

866-487-9243
dol.gov/agencies/whd



APPENDIX E:

PROJECT MANUAL

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- DIVISION 01 – GENERAL REQUIREMENTS
- DIVISION 02 – EXISTING CONDITIONS
- DIVISION 06 – WOOD, PLASTICS, AND COMPOSITES
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- DIVISION 22 – PLUMBING
- DIVISION 26 – ELECTRICAL
- <https://rgb.sharefile.com/d-s84168838d6d94f988098cfc24b807998>

PROJECT MANUAL

PROVIDENCE HOUSING AUTHORITY SCATTERED SITES EXTERIOR RENOVATIONS

At

104-106 Bogman Street
321-325 Willard Ave.
817-819 Manton Ave.
821-823 Manton Ave.
98-100 Bogman Street
338-340 Willard Ave.
11 Ocean Street
249 Sales Street



50 LAUREL HILL AVE
PROVIDENCE, RI 02909

September 5, 2025
RGB #6902

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PERFORMANCE BOND

AIA Document A312 - Performance Bond - 2010 Edition is included, following this page, as an integral part of the Bid documents, and issues of this form signed and executed by the successful Bidder and Surety, will be bound into the executed Contract copies of the Project Manual.

PAYMENT BOND

AIA Document A312 - Payment Bond - 2010 Edition is included, following this page, as an integral part of the Bid Documents, and issues of this form, signed and executed by the successful Bidder and Surety, will be bound into the executed Contract copies of the Project Manual

END OF SECTION 00 61 00

AIA[®] Document A312[™] – 2010

Performance Bond

CONTRACTOR:

(Name, legal status and address)

SURETY:

(Name, legal status and principal place of business)

OWNER:

(Name, legal status and address)

CONSTRUCTION CONTRACT

Date:

Amount: \$

Description:

(Name and location)

BOND

Date:

(Not earlier than Construction Contract Date)

Amount: \$

Modifications to this Bond: ☐ None ☐ See Section 16

CONTRACTOR AS PRINCIPAL

Company: (Corporate Seal)

Signature: _____

Name and

Title:

SURETY

Company: (Corporate Seal)

Signature: _____

Name and

Title:

(Any additional signatures appear on the last page of this Performance Bond.)

(FOR INFORMATION ONLY — Name, address and telephone)

AGENT or BROKER:

OWNER'S REPRESENTATIVE:

(Architect, Engineer or other party:)

ADDITIONS AND DELETIONS:

The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed. A vertical line in the left margin of this document indicates where the author has added necessary information and where the author has added to or deleted from the original AIA text.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

Any singular reference to Contractor, Surety, Owner or other party shall be considered plural where applicable.

§ 1 The Contractor and Surety, jointly and severally, bind themselves, their heirs, executors, administrators, successors and assigns to the Owner for the performance of the Construction Contract, which is incorporated herein by reference.

§ 2 If the Contractor performs the Construction Contract, the Surety and the Contractor shall have no obligation under this Bond, except when applicable to participate in a conference as provided in Section 3.

§ 3 If there is no Owner Default under the Construction Contract, the Surety's obligation under this Bond shall arise after

- .1 the Owner first provides notice to the Contractor and the Surety that the Owner is considering declaring a Contractor Default. Such notice shall indicate whether the Owner is requesting a conference among the Owner, Contractor and Surety to discuss the Contractor's performance. If the Owner does not request a conference, the Surety may, within five (5) business days after receipt of the Owner's notice, request such a conference. If the Surety timely requests a conference, the Owner shall attend. Unless the Owner agrees otherwise, any conference requested under this Section 3.1 shall be held within ten (10) business days of the Surety's receipt of the Owner's notice. If the Owner, the Contractor and the Surety agree, the Contractor shall be allowed a reasonable time to perform the Construction Contract, but such an agreement shall not waive the Owner's right, if any, subsequently to declare a Contractor Default;
- .2 the Owner declares a Contractor Default, terminates the Construction Contract and notifies the Surety; and
- .3 the Owner has agreed to pay the Balance of the Contract Price in accordance with the terms of the Construction Contract to the Surety or to a contractor selected to perform the Construction Contract.

§ 4 Failure on the part of the Owner to comply with the notice requirement in Section 3.1 shall not constitute a failure to comply with a condition precedent to the Surety's obligations, or release the Surety from its obligations, except to the extent the Surety demonstrates actual prejudice.

§ 5 When the Owner has satisfied the conditions of Section 3, the Surety shall promptly and at the Surety's expense take one of the following actions:

§ 5.1 Arrange for the Contractor, with the consent of the Owner, to perform and complete the Construction Contract;

§ 5.2 Undertake to perform and complete the Construction Contract itself, through its agents or independent contractors;

§ 5.3 Obtain bids or negotiated proposals from qualified contractors acceptable to the Owner for a contract for performance and completion of the Construction Contract, arrange for a contract to be prepared for execution by the Owner and a contractor selected with the Owner's concurrence, to be secured with performance and payment bonds executed by a qualified surety equivalent to the bonds issued on the Construction Contract, and pay to the Owner the amount of damages as described in Section 7 in excess of the Balance of the Contract Price incurred by the Owner as a result of the Contractor Default; or

§ 5.4 Waive its right to perform and complete, arrange for completion, or obtain a new contractor and with reasonable promptness under the circumstances:

- .1 After investigation, determine the amount for which it may be liable to the Owner and, as soon as practicable after the amount is determined, make payment to the Owner; or
- .2 Deny liability in whole or in part and notify the Owner, citing the reasons for denial.

§ 6 If the Surety does not proceed as provided in Section 5 with reasonable promptness, the Surety shall be deemed to be in default on this Bond seven days after receipt of an additional written notice from the Owner to the Surety demanding that the Surety perform its obligations under this Bond, and the Owner shall be entitled to enforce any remedy available to the Owner. If the Surety proceeds as provided in Section 5.4, and the Owner refuses the payment or the Surety has denied liability, in whole or in part, without further notice the Owner shall be entitled to enforce any remedy available to the Owner.

§ 7 If the Surety elects to act under Section 5.1, 5.2 or 5.3, then the responsibilities of the Surety to the Owner shall not be greater than those of the Contractor under the Construction Contract, and the responsibilities of the Owner to the

Surety shall not be greater than those of the Owner under the Construction Contract. Subject to the commitment by the Owner to pay the Balance of the Contract Price, the Surety is obligated, without duplication, for

- .1 the responsibilities of the Contractor for correction of defective work and completion of the Construction Contract;
- .2 additional legal, design professional and delay costs resulting from the Contractor's Default, and resulting from the actions or failure to act of the Surety under Section 5; and
- .3 liquidated damages, or if no liquidated damages are specified in the Construction Contract, actual damages caused by delayed performance or non-performance of the Contractor.

§ 8 If the Surety elects to act under Section 5.1, 5.3 or 5.4, the Surety's liability is limited to the amount of this Bond.

§ 9 The Surety shall not be liable to the Owner or others for obligations of the Contractor that are unrelated to the Construction Contract, and the Balance of the Contract Price shall not be reduced or set off on account of any such unrelated obligations. No right of action shall accrue on this Bond to any person or entity other than the Owner or its heirs, executors, administrators, successors and assigns.

§ 10 The Surety hereby waives notice of any change, including changes of time, to the Construction Contract or to related subcontracts, purchase orders and other obligations.

§ 11 Any proceeding, legal or equitable, under this Bond may be instituted in any court of competent jurisdiction in the location in which the work or part of the work is located and shall be instituted within two years after a declaration of Contractor Default or within two years after the Contractor ceased working or within two years after the Surety refuses or fails to perform its obligations under this Bond, whichever occurs first. If the provisions of this Paragraph are void or prohibited by law, the minimum period of limitation available to sureties as a defense in the jurisdiction of the suit shall be applicable.

§ 12 Notice to the Surety, the Owner or the Contractor shall be mailed or delivered to the address shown on the page on which their signature appears.

§ 13 When this Bond has been furnished to comply with a statutory or other legal requirement in the location where the construction was to be performed, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

§ 14 Definitions

§ 14.1 Balance of the Contract Price. The total amount payable by the Owner to the Contractor under the Construction Contract after all proper adjustments have been made, including allowance to the Contractor of any amounts received or to be received by the Owner in settlement of insurance or other claims for damages to which the Contractor is entitled, reduced by all valid and proper payments made to or on behalf of the Contractor under the Construction Contract.

§ 14.2 Construction Contract. The agreement between the Owner and Contractor identified on the cover page, including all Contract Documents and changes made to the agreement and the Contract Documents.

§ 14.3 Contractor Default. Failure of the Contractor, which has not been remedied or waived, to perform or otherwise to comply with a material term of the Construction Contract.

§ 14.4 Owner Default. Failure of the Owner, which has not been remedied or waived, to pay the Contractor as required under the Construction Contract or to perform and complete or comply with the other material terms of the Construction Contract.

§ 14.5 Contract Documents. All the documents that comprise the agreement between the Owner and Contractor.

§ 15 If this Bond is issued for an agreement between a Contractor and subcontractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

§ 16 Modifications to this bond are as follows:

(Space is provided below for additional signatures of added parties, other than those appearing on the cover page.)

CONTRACTOR AS PRINCIPAL

Company: _____
(Corporate Seal)

Signature: _____
Name and Title: _____
Address: _____

SURETY

Company: _____
(Corporate Seal)

Signature: _____
Name and Title: _____
Address: _____

Init.

/

AIA® Document A312™ – 2010

Payment Bond

CONTRACTOR:

(Name, legal status and address)

SURETY:

(Name, legal status and principal place of business)

OWNER:

(Name, legal status and address)

CONSTRUCTION CONTRACT

Date:

Amount: \$

Description:

(Name and location)

BOND

Date:

(Not earlier than Construction Contract Date)

Amount: \$

Modifications to this Bond: ☐ None ☐ See Section 18

CONTRACTOR AS PRINCIPAL

Company: *(Corporate Seal)*

SURETY

Company: *(Corporate Seal)*

Signature: _____

Name and

Title:

Signature: _____

Name and

Title:

(Any additional signatures appear on the last page of this Payment Bond.)

(FOR INFORMATION ONLY — Name, address and telephone)

AGENT or BROKER:

OWNER'S REPRESENTATIVE:

(Architect, Engineer or other party:)

ADDITIONS AND DELETIONS:

The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed. A vertical line in the left margin of this document indicates where the author has added necessary information and where the author has added to or deleted from the original AIA text.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

Any singular reference to Contractor, Surety, Owner or other party shall be considered plural where applicable.

§ 1 The Contractor and Surety, jointly and severally, bind themselves, their heirs, executors, administrators, successors and assigns to the Owner to pay for labor, materials and equipment furnished for use in the performance of the Construction Contract, which is incorporated herein by reference, subject to the following terms.

§ 2 If the Contractor promptly makes payment of all sums due to Claimants, and defends, indemnifies and holds harmless the Owner from claims, demands, liens or suits by any person or entity seeking payment for labor, materials or equipment furnished for use in the performance of the Construction Contract, then the Surety and the Contractor shall have no obligation under this Bond.

§ 3 If there is no Owner Default under the Construction Contract, the Surety's obligation to the Owner under this Bond shall arise after the Owner has promptly notified the Contractor and the Surety (at the address described in Section 13) of claims, demands, liens or suits against the Owner or the Owner's property by any person or entity seeking payment for labor, materials or equipment furnished for use in the performance of the Construction Contract and tendered defense of such claims, demands, liens or suits to the Contractor and the Surety.

§ 4 When the Owner has satisfied the conditions in Section 3, the Surety shall promptly and at the Surety's expense defend, indemnify and hold harmless the Owner against a duly tendered claim, demand, lien or suit.

§ 5 The Surety's obligations to a Claimant under this Bond shall arise after the following:

§ 5.1 Claimants, who do not have a direct contract with the Contractor,

- .1 have furnished a written notice of non-payment to the Contractor, stating with substantial accuracy the amount claimed and the name of the party to whom the materials were, or equipment was, furnished or supplied or for whom the labor was done or performed, within ninety (90) days after having last performed labor or last furnished materials or equipment included in the Claim; and
- .2 have sent a Claim to the Surety (at the address described in Section 13).

§ 5.2 Claimants, who are employed by or have a direct contract with the Contractor, have sent a Claim to the Surety (at the address described in Section 13).

§ 6 If a notice of non-payment required by Section 5.1.1 is given by the Owner to the Contractor, that is sufficient to satisfy a Claimant's obligation to furnish a written notice of non-payment under Section 5.1.1.

§ 7 When a Claimant has satisfied the conditions of Sections 5.1 or 5.2, whichever is applicable, the Surety shall promptly and at the Surety's expense take the following actions:

§ 7.1 Send an answer to the Claimant, with a copy to the Owner, within sixty (60) days after receipt of the Claim, stating the amounts that are undisputed and the basis for challenging any amounts that are disputed; and

§ 7.2 Pay or arrange for payment of any undisputed amounts.

§ 7.3 The Surety's failure to discharge its obligations under Section 7.1 or Section 7.2 shall not be deemed to constitute a waiver of defenses the Surety or Contractor may have or acquire as to a Claim, except as to undisputed amounts for which the Surety and Claimant have reached agreement. If, however, the Surety fails to discharge its obligations under Section 7.1 or Section 7.2, the Surety shall indemnify the Claimant for the reasonable attorney's fees the Claimant incurs thereafter to recover any sums found to be due and owing to the Claimant.

§ 8 The Surety's total obligation shall not exceed the amount of this Bond, plus the amount of reasonable attorney's fees provided under Section 7.3, and the amount of this Bond shall be credited for any payments made in good faith by the Surety.

§ 9 Amounts owed by the Owner to the Contractor under the Construction Contract shall be used for the performance of the Construction Contract and to satisfy claims, if any, under any construction performance bond. By the Contractor furnishing and the Owner accepting this Bond, they agree that all funds earned by the Contractor in the performance of the Construction Contract are dedicated to satisfy obligations of the Contractor and Surety under this Bond, subject to the Owner's priority to use the funds for the completion of the work.

§ 10 The Surety shall not be liable to the Owner, Claimants or others for obligations of the Contractor that are unrelated to the Construction Contract. The Owner shall not be liable for the payment of any costs or expenses of any Claimant under this Bond, and shall have under this Bond no obligation to make payments to, or give notice on behalf of, Claimants or otherwise have any obligations to Claimants under this Bond.

§ 11 The Surety hereby waives notice of any change, including changes of time, to the Construction Contract or to related subcontracts, purchase orders and other obligations.

§ 12 No suit or action shall be commenced by a Claimant under this Bond other than in a court of competent jurisdiction in the state in which the project that is the subject of the Construction Contract is located or after the expiration of one year from the date (1) on which the Claimant sent a Claim to the Surety pursuant to Section 5.1.2 or 5.2, or (2) on which the last labor or service was performed by anyone or the last materials or equipment were furnished by anyone under the Construction Contract, whichever of (1) or (2) first occurs. If the provisions of this Paragraph are void or prohibited by law, the minimum period of limitation available to sureties as a defense in the jurisdiction of the suit shall be applicable.

§ 13 Notice and Claims to the Surety, the Owner or the Contractor shall be mailed or delivered to the address shown on the page on which their signature appears. Actual receipt of notice or Claims, however accomplished, shall be sufficient compliance as of the date received.

§ 14 When this Bond has been furnished to comply with a statutory or other legal requirement in the location where the construction was to be performed, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

§ 15 Upon request by any person or entity appearing to be a potential beneficiary of this Bond, the Contractor and Owner shall promptly furnish a copy of this Bond or shall permit a copy to be made.

§ 16 Definitions

§ 16.1 Claim. A written statement by the Claimant including at a minimum:

- .1 the name of the Claimant;
- .2 the name of the person for whom the labor was done, or materials or equipment furnished;
- .3 a copy of the agreement or purchase order pursuant to which labor, materials or equipment was furnished for use in the performance of the Construction Contract;
- .4 a brief description of the labor, materials or equipment furnished;
- .5 the date on which the Claimant last performed labor or last furnished materials or equipment for use in the performance of the Construction Contract;
- .6 the total amount earned by the Claimant for labor, materials or equipment furnished as of the date of the Claim;
- .7 the total amount of previous payments received by the Claimant; and
- .8 the total amount due and unpaid to the Claimant for labor, materials or equipment furnished as of the date of the Claim.

§ 16.2 Claimant. An individual or entity having a direct contract with the Contractor or with a subcontractor of the Contractor to furnish labor, materials or equipment for use in the performance of the Construction Contract. The term Claimant also includes any individual or entity that has rightfully asserted a claim under an applicable mechanic's lien or similar statute against the real property upon which the Project is located. The intent of this Bond shall be to include without limitation in the terms "labor, materials or equipment" that part of water, gas, power, light, heat, oil, gasoline, telephone service or rental equipment used in the Construction Contract, architectural and engineering services required for performance of the work of the Contractor and the Contractor's subcontractors, and all other items for which a mechanic's lien may be asserted in the jurisdiction where the labor, materials or equipment were furnished.

§ 16.3 Construction Contract. The agreement between the Owner and Contractor identified on the cover page, including all Contract Documents and all changes made to the agreement and the Contract Documents.

§ 16.4 Owner Default. Failure of the Owner, which has not been remedied or waived, to pay the Contractor as required under the Construction Contract or to perform and complete or comply with the other material terms of the Construction Contract.

§ 16.5 Contract Documents. All the documents that comprise the agreement between the Owner and Contractor.

§ 17 If this Bond is issued for an agreement between a Contractor and subcontractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

§ 18 Modifications to this bond are as follows:

(Space is provided below for additional signatures of added parties, other than those appearing on the cover page.)

CONTRACTOR AS PRINCIPAL

SURETY

Company: _____ (Corporate Seal)

Company: _____ (Corporate Seal)

Signature: _____

Signature: _____

Name and Title: _____

Name and Title: _____

Address: _____

Address: _____

SECTION 01 10 00 - SUMMARY OF THE WORK

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. The General Conditions, contained within A104 2017, and applicable portions of Division 1 of the Specification are a part of this Section, which shall consist of all labor, materials, equipment, tools, construction equipment and machinery, water, heat, utilities, transportation and other facilities and services necessary for the proper execution and completion of the work, whether temporary or permanent and whether or not incorporated or to be incorporated in the work; and as related to the project or projects defined in the Bidding Requirements.
- B. The specification format used herein is in accordance with MASTERFORMAT, CSI (2004 Format) and in no way intends to restrict this Contractor from expediting his work as he sees fit, nor is there any intention of segregating the units of work as related to specific trades involving jurisdictional problems.

1.2 WORK COVERED BY CONTRACT DOCUMENTS

A. Project Identification:

1. Project Locations (Scattered Duplexes and Single Family Homes):

104-106 Bogman Street
321-325 Willard Avenue
817-819 Manton Avenue
821-823 Manton Avenue
98-100 Bogman Street
338-340 Willard Avenue
11 Ocean Street
249 Sales Street

- B. Owner: Providence Housing Authority
- C. Architect: The Robinson Green Beretta Corporation
50 Holden Street, 4th floor
Providence, RI 02908
- D. Contractor: To be determined.

1.3 SUMMARY OF THE WORK

- A. The scope of the work on this project includes but is not limited to:

Exterior and Interior areas of the buildings in the following locations:

- Siding Replacement
- Roofing Replacement
- Window Replacement
- Exterior Door Replacement

- Vinyl Railing Repair/Replacement
- Front Deck Replacement (98-100 Bogman Street)
- Exterior Lighting Replacement

B. CONTRACTOR'S DUTIES

1. The Contractor is responsible for all personnel involved in the work, including those of his direct employ, his sub-contractors and suppliers of materials and equipment and/or labor. The Technical Specifications have been divided for convenience only to cover the scope of work, and where reference to a particular contractor is noted, it is for convenience only. The Owner and Architect only recognize one Contractor as party to this Contract.
2. As it is impractical to enumerate every piece of equipment, device and/or accessory required for proper operation of the indicated systems specified within their respective Sections or Divisions of the Project Manual; it is intended that all materials, systems, and/or equipment, required to insure proper operation of the equipment, device, and/or accessory, be provided as a part of the Work of this Project so the specified work or system functions, and/or performs as required by the specification. To infer the intent is otherwise, is to render the specified work or system less than required.
3. Except as specifically noted, provide and pay for:
 - a) Labor, materials and equipment.
 - b) Tools, construction equipment and machinery.
 - c) Other facilities and services necessary for proper execution and completion of the Work.

C. Owner is exempt from sales tax on products permanently incorporated in the Work.

D. Pay ALL sales, consumer, use and similar taxes for which the Owner's tax exemption does not cover, for the Work or portions thereof.

E. Secure and pay for, as necessary for proper execution and completion of the Work, and as applicable at time of receipt of Bids:

1. Permits.
 - a. Pay all permit fees charged by the Authorities having Jurisdiction, including all other permit fee, use fees, application fees.
 - b. The obtaining of the construction permits are the responsibility of the Contractor, unless noted otherwise.
2. Government fees.
3. Licenses.
4. Utility connection fees

F. Give required notices for operations which may disturb the functions of adjacent facilities.

G. Comply with codes, ordinances, rules, regulations, orders and other legal requirements of public authorities which bear on the performance of the Work.

H. Promptly submit written notice, within five business days of discovery, to the Architect of observed variance of Contract Documents from legal requirements.

- I. Lay out all work and be responsible for all lines, elevations, measurements of the building, executed under the Contract. Verify the figures shown before laying out the Work and be responsible for any error resulting from failure to do so.
- J. Enforce strict discipline and good order among employees. Do not employ persons not skilled in assigned task.
- K. Notify all trades, sub-contractors and suppliers of all designated alternatives and be responsible for their coordination.
- L. At your option, certain indicated materials and/or procedures are specified herein to be used in lieu of other indicated materials and/or procedures, at no change in Contract Price. Such options should be analyzed and coordinated during the bidding period, so that the selection of any may immediately be brought to the Architect's attention, once the Contract is awarded (within thirty days thereafter).

1.4 HEALTH AND SAFETY PRECAUTIONS

A. OSHA:

- 1. These construction documents, and the joint and several phases of construction hereby contemplated, are to be governed, at all times, by the applicable portions of the Federal Laws, including but not limited to, the latest amendments of the following:
 - a. Williams-Steiger Occupational Safety and Health Act of 1970, Public Law 91-956;
 - b. Part 1910 - Occupational Safety and Health Standards, Title 29, Code of Federal Regulations, as amended to date;
 - c. Part 1926 - Safety and Health Regulations for Construction, Title 29, Code of Federal Regulations, as amended to date.
- 2. This Project, the Contractor and his sub-contractors shall, at all times, be governed by applicable Chapters of Title 29, Code of Federal Regulations, Part 1926 - Safety and Health Regulations for Construction, as amended to date.
 - a. Note: Furnish the Owner and Architect copies of all accident reports.

B. Emergencies:

- 1. Should tornado, hurricane, gale or heavy wind warnings be issued, take precautions to minimize the danger to persons, to the work, and to the adjacent property. Damage caused to any part of the work shall be rectified or replaced to the complete satisfaction of the Architect and Owner and at no expense to the Owner. Injury to personnel or damage to adjacent property because of the work shall be the complete responsibility of the Contractor, and he accepts exclusive responsibility for same.

1.5 PROJECT RECORD DOCUMENTS

A. Maintain at job site, one copy of:

- 1. Contract Drawings.
- 2. Specifications.
- 3. Addenda.

4. Reviewed Shop Drawings.
 5. Record Drawings.
 6. Change Orders.
 7. Other modifications to Contract.
 8. Approved materials, samples and colors.
- B. Store documents in approved field construction office, apart from documents used for construction.
- C. Provide files and racks for storage of documents.
1. Provide red pen or pencil for all marking.
- D. File documents in accordance with Project Filing Format of MASTERFORMAT.
- E. Maintain documents in clean, dry, legible condition.
- F. Do not use record documents for construction purposes.
- G. Make documents available at all times for inspection by Architect and Owner.
- H. Recording changes:
1. Keep record documents current.
 2. Do not permanently conceal any work until required information has been recorded.
 3. Contract Drawings: Legibly mark to record actual construction and the following:
 - a. Reference location of internal utilities and appurtenances concealed in construction to visible and accessible features of structure.
 - b. Record field changes of dimensions and details.
 - c. Record changes made by Change Order or Field Order.
 - d. Record details not on original Contract Drawings.
 4. Specifications and Addenda: Legibly mark up each Section to record the following:
 - a. Manufacturer, trade name, catalog number, and supplier of each product and item of equipment actually installed.
 - b. Changes made by Change Order and Field Order.
 - c. Other matters and materials not previously specified.
 5. Shop Drawings: Maintain as record documents; legibly annotate drawings to record changes after review.

1.6 TRANSPORTATION AND HANDLING

- A. Transport all materials and equipment on legally approved conveyances as required or recommended by the respective manufacturer or supplier.
1. Obtain permits, as required.
- B. Receive and handle all materials and equipment, at the project site, by conveyances or methods as recommended by the respective manufacturer or supplier.
- C. Coordinate delivery of equipment and materials when two or more trades, contractors or suppliers are involved.

- D. Remove from the site any material or item of equipment damaged during the transportation or handling process, and immediately replace at no additional cost to the Owner.

1.7 STORAGE AND PROTECTION

- A. Store all materials and equipment as recommended by the respective manufacturer or supplier, including the following minimum requirements.
- B. Upon receipt of such materials and equipment, check, distribute, store and safeguard in a clean, dry, ventilated location.
- C. Elevate off the ground, items which can be stored in exterior locations, and completely cover with approved tarpaulins. Protect against the elements at all times.
- D. Maintain all storage areas in a clean and orderly condition at all times.
- E. Immediately replace any material or item of equipment damaged, due to inadequate storage protection, at no additional cost to the Owner.

1.8 CUTTING AND PATCHING

- A. Execute cutting, including excavating, fitting or patching work required to:
 - 1. Make several parts fit properly.
 - 2. Uncover work to provide for installation of ill-timed work.
 - 3. Remove and replace defective work.
 - 4. Remove and replace work not conforming to the Contract Documents.
 - 5. Remove samples of installed work, as specified, for testing.
 - 6. Install specified work in existing construction.
- B. In addition to the Contract requirements, upon written instructions from Architect:
 - 1. Uncover work to provide for Architect's observation of covered work, as required by General Conditions.
 - 2. Remove samples of installed materials for testing; as required by the General Conditions.
- C. Do not endanger any work by cutting or altering work, or any part of it.
- D. Do not cut or alter work of another Contractor without written permission of the Architect.
- E. Prior to cutting which affects structural safety of Project, or work of another Contractor, submit written notice to Architect requesting consent to proceed with cutting.
- F. Prior to cutting and patching, done on instruction of the Architect, submit written cost estimate.
- G. Should conditions of work, or schedule, indicate change of materials or methods, submit written recommendations to the Architect and Owner including:
 - 1. Conditions indicating change.
 - 2. Recommendations for alternative materials or methods.
 - 3. Submittals required for Substitutions.
 - 4. Impact on operations and maintenance, both long and short term.

- H. Submit written notice, to the Architect and Owner, designating time work will be uncovered, to provide for observation.
- I. Payment for costs caused by ill-timed or defective work, or work not conforming to the Contract Documents, including costs for additional services of Architect or other costs to the Owner will be borne by the Contractor.
- J. Contractor Inspection:
 - 1. Inspect existing conditions of work, including elements subject to movement or damage during:
 - a. Cutting and patching.
 - 2. After uncovering work, inspect conditions affecting installation of new products.
- K. Preparation: (prior to cutting)
 - 1. Provide shoring, bracing and support as required to maintain structural integrity of the Project.
 - 2. Provide appropriate protection to fully protect other portions of the Project from dust, fumes, humidity, etc.
 - 3. Provide protection from the elements.
- L. Performance: Perform all work of fitting, adjustment, cutting, patching, finishing, and restoration to perfectly match the quality as specified throughout these specifications by trade persons skilled in the work being performed.

1.9 CONTRACTOR USE OF PREMISES

- A. Confine operations at site to areas permitted by:
 - 1. Law.
 - 2. Ordinances.
 - 3. Permits.
 - 4. Contract Documents.
- B. Do not unreasonably encumber the site with materials and equipment.
- C. Do not load structure with weight that will endanger structure.
- D. Assume full responsibility for protection and safekeeping of products stored on the premises.
- E. Move any stored products which interfere with operations of Owner or other Contractor.
- F. Obtain and pay for use of additional storage or work areas needed for operations.
- G. Limit use of site for work and storage within confines of the Project Limit Line.
- H. Use of Site: Limit use of Project site to work in areas or areas within the Contract limits indicated. Do not disturb portions of Project site beyond areas in which the work is indicated.
 - 1. Limits: Confine construction operations to construction areas indicated on drawings and allowed by the Owner.

2. Driveways, Walkways and Entrances: Keep driveways, loading areas and entrances serving premises clear and available to Owner, Owner's employees, and emergency vehicles at all times. Do not use these areas for parking or storage of materials.
 - a. Schedule deliveries to minimize use of driveways and entrances by construction operations.

1.10 COORDINATION WITH OCCUPANTS

- A. Owner Occupancy: Owner will occupy site and existing building during entire construction period. Cooperate with Owner during construction operations to minimize conflicts and facilitate Owner usage. Perform work so as not to interfere with Owner's day-to-day operations. Provide temporary signage to alternate exits while the current entrance is being replaced. Only one building exit/entrance may be impacted at a time.
 1. Maintain access to existing walkways, corridors, and other adjacent occupied or used facilities. Do not close or obstruct walkways, corridors or other occupied or used facilities without written permission from Owner and approval of authorities having jurisdiction.
 2. Notify the Owner not less than 72 hours in advance of activities that will affect Owner's operations.
- B. Prior to occupancy, execute Certificate of Substantial Completion for designated areas.

1.11 WORK RESTRICTIONS

- A. Work Restrictions, General: Comply with restrictions on construction operations.
 1. Comply with limitations on use of public streets and with other requirements of authorities having jurisdiction.
- B. On-Site Work Hours: Contractor to coordinate work hours with Owner.
 1. Full operation of facility to be maintained during construction.
- C. Existing Utility Interruptions: Do not interrupt utilities serving facilities occupied by Owner or others unless permitted under the following conditions and then only after providing temporary utility services according to requirements indicated:
 1. Notify Owner not less than two days in advance of proposed utility interruptions.
 2. Obtain Owner's written permission before proceeding with utility interruptions.
- D. Noise, Vibration, and Odors: Coordinate operations that may result in high levels of noise and vibration, odors, or other disruption to Owner occupancy with Owner.
 1. Notify Owner not less than two days in advance of proposed disruptive operations.
 2. Obtain Owner's written permission before proceeding with disruptive operations.
- E. Nonsmoking Building: Smoking is not permitted within any of the buildings or within 25 feet of entrances, operable windows, or outdoor-air intakes.
- F. Controlled Substances: Use of tobacco products and other controlled substances within the buildings and/or on Project site is not permitted.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION (Not Used)

END OF SECTION 01 10 00

SECTION 01 20 00 - PROJECT MEETINGS

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Applicable portions of Division 1 of the specification are a part of this Section, which shall consist of all labor, equipment and materials necessary to complete all project meeting work indicated on the drawings and herein specified.

1.2 RELATED REQUIREMENTS SPECIFIED ELSEWHERE

- A. Summary of the Work: Section 011000.
- B. Project Management and Coordination: Section 013100.
- C. Construction Progress Documentation: Section 013200.
- D. Shop Drawings, Project Data and Samples: Section 013300.

1.3 PRECONSTRUCTION MEETING

- A. Scheduled, by the Architect, 10-15 days after Notice of Award.
- B. Attendance:
 - 1. Owner or Representatives.
 - 2. Architect and his Consultants.
 - 3. Contractor.
 - 4. Major Sub-contractors.
 - 5. Safety Representative.
- C. Minimum Agenda:
 - 1. Distribution and discussion of:
 - a. List of Major Sub-contractors.
 - b. Tentative Construction Schedule.
 - 2. Critical work sequencing.
 - 3. Relation and coordination of Contractors.
 - 4. Designation of responsible personnel.
 - 5. Processing of field decisions and Change Orders.
 - 6. Adequacy of distribution of Contract Documents.
 - 7. Submittal of shop drawings, project data and samples.
 - 8. Procedures for maintaining record documents.
 - 9. Use of Premises:
 - a. Office and storage areas.
 - b. Owner's requirements.

10. Major equipment deliveries and priorities.
11. Housekeeping procedures.
12. Procedures for Project Closeout, including "punch list" preparation and "Substantial Completion" requirements.

1.4 PROGRESS MEETINGS

- A. Scheduled, agendas prepared and administered by the Contractor.
 1. Distribute written notice and agendas of Regular and Called Meetings, three days in advance of meeting date.
 2. Make physical arrangements for meetings, as required. In response to COVID-19, virtual meetings via Zoom, Microsoft Teams, GoToMeeting or another approved platform will be accepted where in person meetings are not required.
 3. Preside at meetings.
 4. Record minutes, including significant proceedings and decisions.
 5. Distribute copies to all attendees, within three days after meeting.
- B. Architect will attend meetings to ascertain that Work is expedited consistent with Construction Schedule and with the Contract Documents.
- C. Schedule Regular Meetings on a day and time agreeable to all parties.
- D. Hold Called Meetings as progress of the Work dictates.
- E. Location of meetings, as indicated in the Notice.
- F. Attendance:
 1. Owner or Representatives, when required.
 2. Architect and his Consultants, as required.
 3. Contractor.
 4. Sub-contractors, as pertinent to agenda.
 5. Safety Representative.
- G. Minimum Agenda:
 1. Review and approve minutes of previous meeting.
 2. Review Work progress since last meeting.
 3. Note field observations, problems and decisions.
 4. Identify problems which impede planned progress.
 5. Review off-site fabrication problems.
 6. Develop corrective measures and procedures to regain planned schedule.
 7. Revise Construction Schedule as required.
 8. Plan progress during next work period.
 9. Coordinate projected progress with other Contractors.
 10. Review submittal schedules, expedite as required to maintain schedule.
 11. Maintaining of quality and work standards.
 12. Review changes proposed by Owner for:
 - a. Effect on Construction Schedule.
 - b. Effect on Completion Schedule.

13. Complete other current business.
14. Review Project Closeout procedure.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION (Not Used)

END OF SECTION 01 20 00

SECTION 01 22 00 - UNIT PRICES

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 unit prices.
- B. Related Requirements:
 - 1. Division 01 Section "Contract Modification Procedures" for procedures for submitting and handling Change Orders.
 - 2. Division 01 Section "Quality Requirements" for general testing and inspecting requirements.

1.3 DEFINITIONS

- A. Unit price is an amount incorporated in the Agreement, applicable during the duration of the Work as a price per unit of measurement for materials, equipment, or services, or a portion of the Work, added to or deducted from the Contract Sum by appropriate modification, if the scope of Work or estimated quantities of Work required by the Contract Documents are increased or decreased.

1.4 PROCEDURES

- A. Unit prices include all necessary material, plus cost for delivery, installation, insurance, applicable taxes (when required), overhead, and profit.
- B. Measurement and Payment: See individual Specification Sections for work that requires establishment of unit prices. Methods of measurement and payment for unit prices are specified in those Sections.
- C. Owner reserves the right to reject Contractor's measurement of work-in-place that involves use of established unit prices and to have this work measured, at Owner's expense, by an independent surveyor acceptable to Contractor.
- D. List of Unit Prices: A schedule of unit prices is included in Part 3. Specification Sections referenced in the schedule contain requirements for materials described under each unit price.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION

3.1 SCHEDULE OF UNIT PRICES

A. Unit Price No. 1: Plywood Roof Sheathing

1. Description: Removal and replacement of (1) square foot of deteriorated plywood roof sheathing (Thickness of new sheathing to match existing sheathing thickness)
2. Unit of Measurement: Sq. Ft. (Square Foot)
3. Base Bid Quantity: 1,984 Sq. Ft.

B. Unit Price No. 2: Plywood Wall Sheathing

1. Description: Removal and replacement of (1) square foot of deteriorated plywood wall sheathing (Thickness of new sheathing to match existing sheathing thickness)
2. Unit of Measurement: Sq. Ft. (Square Foot)
3. Base Bid Quantity: 2,112 Sq. Ft.

C. Unit Price No. 3: BATT Insulation

1. Description: Removal and replacement of (1) square foot of deteriorated BATT wall insulation (Thickness of new BATT wall insulation to match existing BATT wall insulation thickness)
2. Unit of Measurement: Sq. Ft. (Square Foot)
3. Base Bid Quantity: 2,112 Sq. Ft.

END OF SECTION 01 22 00

SECTION 01 25 00 - SUBSTITUTION PROCEDURES

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract and other Division 01 Specification Sections apply to this Section.

1.2 SUMMARY

- A. Section includes administrative and procedural requirements for substitutions.
- B. Related Requirements:
 - 1. Division 01 Section "Product Requirements" for requirements for submitting comparable product submittals for products by listed manufacturers.
 - 2. Divisions 02 through 10 Sections for specific requirements and limitations for substitutions.

1.3 DEFINITIONS

- A. Substitutions: Changes in products, materials, equipment, and methods of construction from those required by the Contract Documents and proposed by Contractor.
 - 1. Substitutions for Cause: Changes proposed by Contractor that are required due to changed Project conditions, such as unavailability of product, regulatory changes, or unavailability of required warranty terms.
 - 2. Substitutions for Convenience: Changes proposed by Contractor or Owner that are not required in order to meet other Project requirements but may offer advantage to Contractor or Owner.

1.4 ACTION SUBMITTALS

- A. Substitution Requests: Submit three copies of each request for consideration. Identify product or fabrication or installation method to be replaced. Include Specification Section number and title and Drawing numbers and titles.
 - 1. Substitution Request Form: Use CSI Form 13.1A and/or facsimile of form.
 - 2. Documentation: Show compliance with requirements for substitutions and the following, as applicable:
 - a. Statement indicating why specified product or fabrication or installation cannot be provided, if applicable.
 - b. Coordination information, including a list of changes or revisions needed to other parts of the Work and to construction performed by Owner and separate contractors that will be necessary to accommodate proposed substitution.
 - c. Detailed comparison of significant qualities of proposed substitution with those of the Work specified. Include annotated copy of applicable Specification Section.

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.

- d. Product Data, including drawings and descriptions of products and fabrication and installation procedures.
 - e. Samples, where applicable or requested.
 - f. Certificates and qualification data, where applicable or requested.
 - g. List of similar installations for completed projects with project names and addresses and names and addresses of architects and owners.
 - h. Material test reports from a qualified testing agency indicating and interpreting test results for compliance with requirements indicated.
 - i. Research reports evidencing compliance with building code in effect for Project, from ICC-ES.
 - j. Detailed comparison of Contractor's construction schedule using proposed substitution with products specified for the Work, including effect on the overall Contract Time. If specified product or method of construction cannot be provided within the Contract Time, include letter from manufacturer, on manufacturer's letterhead, stating date of receipt of purchase order, lack of availability, or delays in delivery.
 - k. Cost information, including a proposal of change, if any, in the Contract Sum.
 - l. Contractor's certification that proposed substitution complies with requirements in the Contract Documents except as indicated in substitution request, is compatible with related materials, and is appropriate for applications indicated.
 - m. Contractor's waiver of rights to additional payment or time that may subsequently become necessary because of failure of proposed substitution to produce indicated results.
3. Architect's Action: If necessary, Architect will request additional information or documentation for evaluation within seven days of receipt of a request for substitution. Architect will notify Contractor of acceptance or rejection of proposed substitution within 7 days of receipt of request, or seven days of receipt of additional information or documentation, whichever is later.
- a. Forms of Acceptance: Change Order, Construction Change Directive, or Architect's Supplemental Instructions for minor changes in the Work.
 - b. Use product specified if Architect does not issue a decision on use of a proposed substitution within time allocated.

1.5 QUALITY ASSURANCE

- A. Compatibility of Substitutions: Investigate and document compatibility of proposed substitution with related products and materials. Engage a qualified testing agency to perform compatibility tests recommended by manufacturers.

1.6 PROCEDURES

- A. Coordination: Revise or adjust affected work as necessary to integrate work of the approved substitutions.

PART 2 - PRODUCTS

2.1 SUBSTITUTIONS

- A. Substitutions for Cause: Submit requests for substitution immediately on discovery of need for change, but not later than 15 days prior to time required for preparation and review of related submittals.
1. 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:
- a. Requested substitution is consistent with the Contract Documents and will produce indicated results.
 - b. Requested substitution provides sustainable design characteristics that specified product provided for achieving NE-CHPS prerequisites and credits.
 - c. Substitution request is fully documented and properly submitted.
 - d. Requested substitution will not adversely affect Contractor's construction schedule.
 - e. Requested substitution has received necessary approvals of authorities having jurisdiction.
 - f. Requested substitution is compatible with other portions of the Work.
 - g. Requested substitution has been coordinated with other portions of the Work.
 - h. Requested substitution provides specified warranty.
 - i. If requested substitution involves more than one contractor, requested substitution has been coordinated with other portions of the Work, is uniform and consistent, is compatible with other products, and is acceptable to all contractors involved.
- B. Substitutions for Convenience: Generally, not allowed unless otherwise indicated.

PART 3 - EXECUTION (Not Used)

END OF SECTION 01 25 00

The Undersigned Certifies:

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

Signed by: _____ Company: _____ Date: _____

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. Division 01 Section "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, on AIA Document G710, "Architect's Supplemental Instructions."

1.4 PROPOSAL REQUESTS

- A. Owner-Initiated Proposal Requests: 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. Work Change Proposal Requests 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.
 - b. Indicate applicable taxes, delivery charges, equipment rental, and amounts of trade discounts.
 - c. Include costs of labor and supervision directly attributable to the change.
 - d. 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.
- 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 Division 01 Section "Substitution Procedures" if the proposed change requires substitution of one product or system for product or system specified.

1.5 ADMINISTRATIVE CHANGE ORDERS

- A. Allowance Adjustment: See Division 01 Section "Allowances" for administrative procedures for preparation of Change Order Proposal for adjusting the Contract Sum to reflect actual costs of allowances.
- B. Unit-Price Adjustment: See Division 01 Section "Unit Prices" for administrative procedures for preparation of Change Order Proposal for adjusting the Contract Sum to reflect measured scope of unit-price work.

1.6 CHANGE ORDER PROCEDURES

- A. On Owner's approval of a Work Changes Proposal Request, Architect will issue a Change Order for signatures of Owner and Contractor on AIA Document G701.

1.7 CONSTRUCTION CHANGE DIRECTIVE

- A. Construction Change Directive: Architect may issue a Construction Change Directive on AIA Document G714. Construction Change Directive instructs Contractor to proceed with a change in the Work, for subsequent inclusion in a Change Order.
Construction Change Directive 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

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. Division 01 Section "Unit Prices" for administrative requirements governing the use of unit prices.
 - 2. Division 01 Section "Contract Modification Procedures" for administrative procedures for handling changes to the Contract.
 - 3. Division 01 Section "Construction Progress Documentation" for administrative requirements governing the preparation and submittal of the Contractor's construction schedule.

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

- A. 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.
 - b. Submittal schedule.
 - c. Items required to be indicated as separate activities in Contractor's construction schedule.
 - 2. Submit the schedule of values to Architect at earliest possible date, but no later than ten days before the date scheduled for submittal of initial Applications for Payment.
 - 3. Subschedules for Phased Work: Where the Work is separated into phases requiring separately phased payments, provide subschedules showing values coordinated with each phase of payment.

4. Subschedules for Separate Elements of Work: Where the Contractor's construction schedule defines separate elements of the Work, provide subschedules showing values coordinated with each element.
 5. Subschedules for Separate Design Contracts: Where the Owner has retained design professionals under separate contracts who will each provide certification of payment requests, provide subschedules showing values coordinated with the scope of each design services contract as described in Division 01 Section "Summary."
- B. 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. Name of Architect.
 - c. Architect's project number.
 - d. Contractor's name and address.
 - e. Date of submittal.
 2. Arrange schedule of values consistent with format of AIA Document G703.
 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. Name of manufacturer or fabricator.
 - e. Name of supplier.
 - f. Change Orders (numbers) that affect value.
 - g. 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. If required, include evidence of insurance.
 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. Allowances: Provide a separate line item in the schedule of values for each allowance. Show line-item value of unit-cost allowances, as a product of the unit cost, multiplied by measured quantity. Use information indicated in the Contract Documents to determine quantities.

9. Purchase Contracts: Provide a separate line item in the schedule of values for each purchase contract. Show line-item value of purchase contract. Indicate owner payments or deposits, if any, and balance to be paid by Contractor.
10. Each item in the schedule of values and Applications for Payment shall be complete. Include total cost and proportionate share of general overhead and profit for each item.
 - a. Temporary facilities and other major cost items that are not direct cost of actual work-in-place may be shown either as separate line items in the schedule of values or distributed as general overhead expense, at Contractor's option.
11. 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

- A. Each Application for Payment following the initial Application for Payment shall be consistent with previous applications and payments as certified by Architect 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. Payment Application Times: Submit Application for Payment to Architect by the fifth (5th) of the following month. The period covered by each Application for Payment is one month, ending on the last day of the month.
 1. Submit draft copy of Application for Payment seven days prior to due date for review by Architect.
- D. Application for Payment Forms: Use AIA Document G702 and AIA Document G703 as form for Applications for Payment.
- E. Application for Payment Forms: Use forms provided by Owner for Applications for Payment. Sample copies are included in Project Manual.
- F. Application for Payment Forms: Use forms acceptable to Architect, Contractor and Owner for Applications for Payment. Submit forms for approval with initial submittal of schedule of values.
- G. 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.
- H. 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 and remaining stored as of date of current Application for Payment.
- I. Transmittal: Submit four signed and notarized original copies of each Application for Payment to Architect by a method ensuring receipt within 24 hours. One copy shall include waivers of lien and similar attachments.
1. Transmit each copy with a transmittal form listing attachments and recording appropriate information about application.
- J. Waivers of Mechanic's Lien: With each Application for Payment, submit waivers of mechanic's lien from entities lawfully entitled to file a mechanic's lien arising out of the Contract and related to the Work covered by the payment.
1. Submit partial waivers on each item for amount requested in previous application, after deduction for retainage, on each item.
 2. When an application shows completion of an item, submit conditional final or full waivers.
 3. Owner reserves the right to designate which entities involved in the Work must submit waivers.
 4. Waiver Forms: Submit executed waivers of lien on forms acceptable to Owner.
- K. Waivers of Mechanic's Lien: With each Application for Payment, submit waivers of mechanic's liens from subcontractors, sub-subcontractors, and suppliers for construction period covered by the previous application.
1. Submit partial waivers on each item for amount requested in previous application, after deduction for retainage, on each item.
 2. When an application shows completion of an item, submit conditional final or full waivers.
 3. Owner reserves the right to designate which entities involved in the Work must submit waivers.
 4. Submit final Application for Payment with or preceded by conditional final waivers from every entity involved with performance of the Work covered by the application who is lawfully entitled to a lien.
 5. Waiver Forms: Submit executed waivers of lien on forms, acceptable to Owner.
- L. 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. Schedule of values.
 3. Contractor's construction schedule (preliminary if not final).
 4. Combined Contractor's construction schedule (preliminary if not final) incorporating Work of multiple contracts, with indication of acceptance of schedule by each Contractor.
 5. Products list (preliminary if not final).
 6. Schedule of unit prices.
 7. Submittal schedule (preliminary if not final).
 8. List of Contractor's staff assignments.
 9. List of Contractor's principal consultants.
 10. Copies of building permits.
 11. Copies of authorizations and licenses from authorities having jurisdiction for performance of the Work.
 12. Initial progress report.
 13. Report of preconstruction conference.
 14. Certificates of insurance and insurance policies.
 15. Performance and payment bonds.
 16. Data needed to acquire Owner's insurance.
- M. 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.
- N. 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. AIA Document G706, "Contractor's Affidavit of Payment of Debts and Claims."
 5. AIA Document G706A, "Contractor's Affidavit of Release of Liens."
 6. AIA Document G707, "Consent of Surety to Final Payment."
 7. Evidence that claims have been settled.
 8. Final meter readings for utilities, a measured record of stored fuel, and similar data as of date of Substantial Completion or when Owner took possession of and assumed responsibility for corresponding elements of the Work.
 9. Final liquidated damages settlement statement.
 10. Build code required contractor certification.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION (Not Used)

END OF SECTION 01 29 00

numbers, including home, office, and cellular telephone numbers and e-mail addresses. Provide names, addresses, and telephone numbers of individuals assigned as alternates in the absence of individuals assigned to Project.

1. Post copies of list in project meeting room, in temporary field office, on Project Web site, and by each temporary telephone. Keep list current at all times.

1.5 GENERAL COORDINATION PROCEDURES

- 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, which 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 to ensure maximum performance and accessibility for required maintenance, service, and repair.
 3. Make adequate provisions to accommodate items scheduled for later installation.
- B. Coordination: Each contractor shall coordinate its construction operations with those of other contractors and entities to ensure efficient and orderly installation of each part of the Work. Each contractor shall coordinate its operations with operations, included in different Sections, which 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 performance and accessibility for required maintenance, service, and repair.
 3. Make adequate provisions to accommodate items scheduled for later installation.
- C. 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.
- D. Administrative Procedures: Coordinate scheduling and timing of required administrative procedures with other construction activities and activities of other contractors when appropriate and/or required, 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. Project closeout activities.
 8. Startup and adjustment of systems.

- E. Conservation: Coordinate construction activities to ensure that operations are carried out with consideration given to conservation of energy, water, and materials. Coordinate use of temporary utilities to minimize waste.
 - 1. Salvage materials and equipment involved in performance of, but not actually incorporated into, the Work. See other Sections for disposition of salvaged materials that are designated as Owner's property.

1.6 COORDINATION DRAWINGS

- A. Coordination Drawings, General: Prepare coordination drawings, at a scale not less than 1/4" = 1'-0", according to requirements in individual Sections, and additionally where installation is not completely shown on Shop Drawings, where limited space availability necessitates coordination, or if coordination is required to facilitate integration of products and materials fabricated or installed by more than one entity.
 - 1. Content: Project-specific information, drawn accurately to a scale large enough to indicate and resolve conflicts. Do not base coordination drawings on standard printed data. Include the following information, as applicable:
 - a. Use applicable Drawings as a basis for preparation of coordination drawings. Prepare sections, elevations, and details as needed to describe relationship of various systems and components.
 - b. Coordinate the addition of trade-specific information to the coordination drawings by multiple contractors in a sequence that best provides for coordination of the information and resolution of conflicts between installed components before submitting for review.
 - c. Indicate functional and spatial relationships of components of architectural, civil.
 - d. Indicate space requirements for routine maintenance and for anticipated replacement of components during the life of the installation.
 - e. Show location and size of access doors required for access to concealed dampers, valves, and other controls.
 - f. Indicate required installation sequences.
 - g. Indicate dimensions shown on the Drawings. Specifically note dimensions that appear to be in conflict with submitted equipment and minimum clearance requirements. Provide alternate sketches to Architect indicating proposed resolution of such conflicts. Minor dimension changes and difficult installations will not be considered changes to the Contract.
- B. Coordination Digital Data Files: Prepare coordination digital data files according to the following requirements:
 - 1. Architect will furnish Contractor one set of digital data files of Drawings for use in preparing coordination digital data files.
 - a. Architect makes no representations as to the accuracy or completeness of digital data files as they relate to Drawings.
 - b. Digital Data Software Program: Drawings are available in AutoCAD 2020 version of digital data software program and operating system or better if used by architect and/or all consultants.
 - c. Contractor shall execute a data licensing agreement in the form of AIA Document C106, Agreement included in this Project Manual.

1.7 REQUESTS FOR INFORMATION (RFIs)

- A. General: Immediately on discovery of the need for additional information or interpretation of the Contract Documents, Contractor shall prepare and submit an RFI in the form specified.
 - 1. Architect will return RFIs submitted to Architect by other entities controlled by Contractor with no response.
 - 2. Coordinate and submit RFIs in a prompt manner so as to avoid delays in Contractor's work or work of subcontractors.
- B. Content of the RFI: Include a detailed, legible description of item needing information or interpretation and the following:
 - 1. Project name.
 - 2. Project number.
 - 3. Date.
 - 4. Name of Contractor.
 - 5. Name of Architect.
 - 6. RFI number, numbered sequentially.
 - 7. RFI subject.
 - 8. Specification Section number and title and related paragraphs, as appropriate.
 - 9. Drawing number and detail references, as appropriate.
 - 10. Field dimensions and conditions, as appropriate.
 - 11. Contractor's suggested resolution. If Contractor's suggested resolution impacts the Contract Time or the Contract Sum, Contractor shall state impact in the RFI.
 - 12. Contractor's signature.
 - 13. Attachments: Include sketches, descriptions, measurements, photos, Product Data, Shop Drawings, coordination drawings, and other information necessary to fully describe items needing interpretation.
 - a. Include dimensions, thicknesses, and details of affected materials, assemblies, and attachments on attached sketches.
- C. RFI Forms: Contractors standard AIA form or AIA Document G716, Software-generated form with substantially the same content as indicated above, acceptable to Architect.
 - 1. Attachments shall be electronic files in Adobe Acrobat PDF format.
- D. Architect's Action: Architect and Construction Manager will review each RFI, determine action required, and respond. Allow seven working days for Architect's response for each RFI. RFIs received by Architect after 1:00 p.m. will be considered as received the following working day.
 - 1. The following Contractor-generated RFIs will be returned without action:
 - a. Requests for approval of submittals.
 - b. Requests for approval of substitutions.
 - c. Requests for approval of Contractor's means and methods.
 - d. Requests for coordination information already indicated in the Contract Documents.
 - e. Requests for adjustments in the Contract Time or the Contract Sum.
 - f. Requests for interpretation of Architect's actions on submittals.
 - g. Incomplete RFIs or inaccurately prepared RFIs.
 - 2. Architect's action may include a request for additional information, in which case Architect's time for response will date from time of receipt of additional information.

3. Architect's action on RFIs that may result in a change to the Contract Time or the Contract Sum may be eligible for Contractor to submit Change Proposal according to Division 01 Section "Contract Modification Procedures."
 - a. If Contractor believes the RFI response warrants change in the Contract Time or the Contract Sum, notify Architect in writing within 7 days of receipt of the RFI response.
- E. RFI Log: Prepare, maintain, and submit a tabular log of RFIs organized by the RFI number. Submit log weekly.
1. Project name.
 2. Name and address of Contractor.
 3. Name and address of Architect.
 4. RFI number including RFIs that were returned without action or withdrawn.
 5. RFI description.
 6. Date the RFI was submitted.
 7. Date Architect's response was received.
- F. On receipt of Architect's action, update the RFI log and immediately distribute the RFI response to affected parties. Review response and notify Architect within seven <7> days if Contractor disagrees with response.
1. Identification of related Minor Change in the Work, Construction Change Directive, and Proposal Request, as appropriate.
 2. Identification of related Field Order, Work Change Directive, and Proposal Request, as appropriate.

1.8 PROJECT MEETINGS

- A. General: Schedule and conduct meetings and conferences at Project site unless otherwise indicated.
1. Attendees: Inform participants and others involved, and individuals whose presence is required, of date and time of each meeting. Notify Owner and Architect of scheduled meeting dates and times.
 2. Agenda: Prepare the meeting agenda. Distribute the agenda to all invited attendees.
 3. Minutes: Entity responsible for conducting meeting will record significant discussions and agreements achieved. Distribute the meeting minutes to everyone concerned, including Owner and Architect, within three <3> days of the meeting.
- B. Preconstruction Conference: Architect will Schedule and conduct a preconstruction conference before starting construction, at a time convenient to Owner and Architect, but no later than fourteen(14) days after execution of the Agreement.
1. Conduct the conference to review responsibilities and personnel assignments.
 2. Attendees: Authorized representatives of Owner, Owner's Commissioning Authority, Architect, and their consultants; Contractor and its superintendent; major subcontractors; suppliers; and other concerned parties shall attend the conference. Participants at the conference shall be familiar with Project and authorized to conclude matters relating to the Work.
 3. 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. Lines of communications.
 - f. Procedures for processing field decisions and Change Orders.
 - g. Procedures for RFIs.
 - h. Procedures for testing and inspecting.
 - i. Procedures for processing Applications for Payment.
 - j. Distribution of the Contract Documents.
 - k. Submittal procedures.
 - l. Preparation of record documents.
 - m. Use of the premises and/or and existing building.
 - n. Work restrictions.
 - o. Working hours.
 - p. Owner's occupancy requirements.
 - q. Responsibility for temporary facilities and controls.
 - r. Procedures for moisture and mold control.
 - s. Procedures for disruptions and shutdowns.
 - t. Construction waste management and recycling.
 - u. Parking availability.
 - v. Office, work, and storage areas.
 - w. Equipment deliveries and priorities.
 - x. First aid.
 - y. Security.
 - z. Progress cleaning.
4. Minutes: Entity responsible for conducting meeting will record and distribute meeting minutes.
- 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 and Owner's Commissioning Authority 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. Contract Documents.
 - b. Options.
 - c. Related RFIs.
 - d. Related Change Orders.
 - e. Purchases.
 - f. Deliveries.
 - g. Submittals.
 - h. Review of mockups.
 - i. Possible conflicts.
 - j. Compatibility requirements.
 - k. Time schedules.
 - l. Weather limitations.
 - m. Manufacturer's written instructions.
 - 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 other parties requiring information.
 - 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. Project Closeout Conference: Schedule and conduct a project closeout conference, at a time convenient to Owner and Architect, but no later than 90 days prior to the scheduled date of Substantial Completion.
- 1. Conduct the conference to review requirements and responsibilities related to Project closeout.
 - 2. Attendees: Authorized representatives of Owner, Owner's Commissioning Authority, Architect, and their consultants; Contractor and its superintendent; major subcontractors; suppliers; and other concerned parties shall attend the meeting. Participants at the meeting shall be familiar with Project and authorized to conclude matters relating to the Work.
 - 3. Agenda: Discuss items of significance that could affect or delay Project closeout, including the following:
 - a. Preparation of record documents.
 - b. Procedures required prior to inspection for Substantial Completion and for final inspection for acceptance.
 - c. Submittal of written warranties.
 - d. Requirements for preparing operations and maintenance data.
 - e. Requirements for delivery of material samples, attic stock, and spare parts.
 - f. Requirements for demonstration and training.
 - g. Preparation of Contractor's punch list.
 - h. Procedures for processing Applications for Payment at Substantial Completion and for final payment.
 - i. Submittal procedures.
 - j. Coordination of separate contracts.
 - k. Owner's partial occupancy requirements.
 - l. Installation of Owner's furniture, fixtures, and equipment.
 - m. Responsibility for removing temporary facilities and controls.
 - 4. Minutes: Entity conducting meeting will record and distribute meeting minutes.
- E. Progress Meetings: Conduct progress meetings at weekly and/or regular intervals.
- 1. Coordinate dates of meetings with preparation of payment requests.
 - 2. Attendees: In addition to representatives of Owner and Architect, 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 meeting shall be familiar with Project and authorized to conclude matters relating to the Work.
3. 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) Resolution of BIM component conflicts.
 - 4) Status of submittals.
 - 5) Deliveries.
 - 6) Off-site fabrication.
 - 7) Access.
 - 8) Site utilization.
 - 9) Temporary facilities and controls.
 - 10) Progress cleaning.
 - 11) Quality and work standards.
 - 12) Status of correction of deficient items.
 - 13) Field observations.
 - 14) Status of RFIs.
 - 15) Status of proposal requests.
 - 16) Pending changes.
 - 17) Status of Change Orders.
 - 18) Pending claims and disputes.
 - 19) Documentation of information for payment requests.
 4. Minutes: Entity responsible for conducting the meeting will record and distribute the meeting minutes to each party present and to parties requiring information.
 - 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 concurrently with the report of each meeting.
- F. Coordination Meetings: Conduct Project coordination meetings at weekly and/or regular intervals. Project coordination meetings are in addition to specific meetings held for other purposes, such as progress meetings and preinstallation conferences.
1. Attendees: In addition to representatives of Owner and Architect, 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 meetings shall be familiar with Project and authorized to conclude matters relating to the Work.
 2. Agenda: Review and correct or approve minutes of the previous coordination meeting. Review other items of significance that could affect progress. Include topics for discussion as appropriate to status of Project.

- a. Combined Contractor's Construction Schedule: Review progress since the last coordination meeting. Determine whether each contract is on time, ahead of schedule, or behind schedule, in relation to combined 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.
 - b. Schedule Updating: Revise combined Contractor's construction schedule after each coordination meeting where revisions to the schedule have been made or recognized. Issue revised schedule concurrently with report of each meeting.
 - c. Review present and future needs of each contractor present, including the following:
 - 1) Interface requirements.
 - 2) Sequence of operations.
 - 3) Resolution of BIM component conflicts.
 - 4) Status of submittals.
 - 5) Deliveries.
 - 6) Off-site fabrication.
 - 7) Access.
 - 8) Site utilization.
 - 9) Temporary facilities and controls.
 - 10) Work hours.
 - 11) Hazards and risks.
 - 12) Progress cleaning.
 - 13) Quality and work standards.
 - 14) Change Orders.
3. Reporting: Record meeting results and distribute copies to everyone in attendance and to others affected by decisions or actions resulting from each meeting.

1.9 DAILY SIGN-IN SHEET

- A. General: Keep a daily sign-in sheet containing the following information within the project field office.
 1. Name
 2. Company Name
 3. Arrival/Departure time

1.10 COMPANY LISTINGS

- A. General: Keep a list of all insured employees of the General Contractor and All Subcontractors within the project field office. Non-employees shall not be permitted to the site.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION (Not Used)

END OF SECTION 01 31 00

SECTION 01 32 00 - CONSTRUCTION PROGRESS DOCUMENTATION

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 documenting the progress of construction during performance of the Work, including the following:
 - 1. Startup construction schedule.
 - 2. Contractor's construction schedule.
 - 3. Construction schedule updating reports.
 - 4. Daily construction reports.
 - 5. Material location reports.
 - 6. Site condition reports.
 - 7. Special reports.
- B. Related Requirements:
 - 1. Division 01 Section "Submittal Procedures" for submitting schedules and reports.
 - 2. Division 01 Section "Quality Requirements" for submitting a schedule of tests and inspections.

1.3 DEFINITIONS

- A. Activity: A discrete part of a project that can be identified for planning, scheduling, monitoring, and controlling the construction project. Activities included in a construction schedule consume time and resources.
 - 1. Critical Activity: An activity on the critical path that must start and finish on the planned early start and finish times.
 - 2. Predecessor Activity: An activity that precedes another activity in the network.
 - 3. Successor Activity: An activity that follows another activity in the network.
- B. Cost Loading: The allocation of the schedule of values for the completion of an activity as scheduled. The sum of costs for all activities must equal the total Contract Sum unless otherwise approved by Architect.
- C. CPM: Critical path method, which is a method of planning and scheduling a construction project where activities are arranged based on activity relationships. Network calculations determine when activities can be performed and the critical path of Project.
- D. Critical Path: The longest connected chain of interdependent activities through the network schedule that establishes the minimum overall Project duration and contains no float.

- E. Event: The starting or ending point of an activity.
- F. Float: The measure of leeway in starting and completing an activity.
 - 1. Float time is not for the exclusive use or benefit of either Owner or Contractor, but is a jointly owned, expiring Project resource available to both parties as needed to meet schedule milestones and Contract completion date.
 - 2. Free float is the amount of time an activity can be delayed without adversely affecting the early start of the successor activity.
 - 3. Total float is the measure of leeway in starting or completing an activity without adversely affecting the planned Project completion date.
- G. Resource Loading: The allocation of manpower and equipment necessary for the completion of an activity as scheduled.

1.4 INFORMATIONAL SUBMITTALS

- A. Format for Submittals: Submit required submittals in the following format:
 - 1. Working electronic copy of schedule file, where indicated.
 - 2. PDF electronic file.
- B. Startup construction schedule.
 - 1. Approval of cost-loaded, startup construction schedule will not constitute approval of schedule of values for cost-loaded activities.
- C. Startup Network Diagram: Of size required to display entire network for entire construction period. Show logic ties for activities.
- D. Contractor's Construction Schedule: Initial schedule, of size required to display entire schedule for entire construction period.
 - 1. Submit a working electronic copy of schedule, using software indicated, and labeled to comply with requirements for submittals. Include type of schedule (initial or updated) and date on label.
- E. CPM Reports: Concurrent with CPM schedule, submit each of the following reports. Format for each activity in reports shall contain activity number, activity description, cost and resource loading, original duration, remaining duration, early start date, early finish date, late start date, late finish date, and total float in calendar days.
 - 1. Activity Report: List of all activities sorted by activity number and then early start date, or actual start date if known.
 - 2. Logic Report: List of preceding and succeeding activities for all activities, sorted in ascending order by activity number and then early start date, or actual start date if known.
 - 3. Total Float Report: List of all activities sorted in ascending order of total float.
 - 4. Earnings Report: Compilation of Contractor's total earnings the Notice to Proceed until most recent Application for Payment.
- F. Construction Schedule Updating Reports: Submit with Applications for Payment.

- G. Daily Construction Reports: Submit at weekly intervals.
- H. Material Location Reports: Submit at monthly intervals.
- I. Site Condition Reports: Submit at time of discovery of differing conditions.
- J. Special Reports: Submit at time of unusual event.
- K. Qualification Data: For scheduling consultant.

1.5 QUALITY ASSURANCE

- A. Scheduling Consultant Qualifications: An experienced specialist in CPM scheduling and reporting, with capability of producing CPM reports and diagrams within 24 hours of Architect's request.
- B. Prescheduling Conference: Conduct conference at Project site to comply with requirements in Division 01 Section "Project Management and Coordination." Review methods and procedures related to the preliminary construction schedule and Contractor's construction schedule, including, but not limited to, the following:
 - 1. Review software limitations and content and format for reports.
 - 2. Verify availability of qualified personnel needed to develop and update schedule.
 - 3. Discuss constraints, including phasing, if any, interim milestones, and partial Owner occupancy.
 - 4. Review delivery dates for Owner-furnished products.
 - 5. Review schedule for work of Owner's separate contracts.
 - 6. Review submittal requirements and procedures.
 - 7. Review time required for review of submittals and resubmittals.
 - 8. Review requirements for tests and inspections by independent testing and inspecting agencies.
 - 9. Review time required for Project closeout and Owner startup procedures, including commissioning activities.
 - 10. Review and finalize list of construction activities to be included in schedule.
 - 11. Review procedures for updating schedule.

1.6 COORDINATION

- A. Coordinate preparation and processing of schedules and reports with performance of construction activities and with scheduling and reporting of separate contractors.
- B. Coordinate Contractor's construction schedule with the schedule of values, schedule, progress reports, payment requests, and other required schedules and reports.
 - 1. Secure time commitments for performing critical elements of the Work from entities involved.
 - 2. Coordinate each construction activity in the network with other activities and schedule them in proper sequence.

PART 2 - PRODUCTS

2.1 CONTRACTOR'S CONSTRUCTION SCHEDULE, GENERAL

- A. Time Frame: Extend schedule from date established for the Notice to Proceed to date of final completion.
1. Contract completion date shall not be changed by submission of a schedule that shows an early completion date, unless specifically authorized by Change Order.
- B. Activities: Treat each story or separate area as a separate numbered activity for each main element of the Work. Comply with the following:
1. Activity Duration: Define activities so no activity is longer than 20 days, unless specifically allowed by Architect.
 2. Procurement Activities: Include procurement process activities for the following long lead items and major items, requiring a cycle of more than 60 days, as separate activities in schedule. Procurement cycle activities include, but are not limited to, submittals, approvals, purchasing, fabrication, and delivery.
 3. Submittal Review Time: Include review and resubmittal times indicated in Division 01 Section "Submittal Procedures" in schedule. Coordinate submittal review times in Contractor's construction schedule with submittal schedule.
 4. Startup and Testing Time: Include no fewer than fifteen (15) days for startup and testing.
 5. Substantial Completion: Indicate completion in advance of date established for Substantial Completion, and allow time for Architect's administrative procedures necessary for certification of Substantial Completion.
 6. Punch List and Final Completion: Include not more than 45 days for completion of punch list items and final completion.
- C. Constraints: Include constraints and work restrictions indicated in the Contract Documents and as follows in schedule, and show how the sequence of the Work is affected.
1. Phasing: Arrange list of activities on schedule by phase.
 2. Work under More Than One Contract: Include a separate activity for each contract.
 3. Work by Owner: Include a separate activity for each portion of the Work performed by Owner.
 4. Products Ordered in Advance: Include a separate activity for each product. Include delivery date indicated in Division 01 Section "Summary." Delivery dates indicated stipulate the earliest possible delivery date.
 5. Owner-Furnished Products: Include a separate activity for each product. Include delivery date indicated in Division 01 Section "Summary." Delivery dates indicated stipulate the earliest possible delivery date.
 6. Work Restrictions: Show the effect of the following items on the schedule:
 - a. Coordination with existing construction.
 - b. Limitations of continued occupancies.
 - c. Uninterruptible services.
 - d. Partial occupancy before Substantial Completion.
 - e. Use of premises restrictions.
 - f. Provisions for future construction.
 - g. Seasonal variations.
 - h. Environmental control.

7. Work Stages: Indicate important stages of construction for each major portion of the Work, including, but not limited to, the following:
 - a. Subcontract awards.
 - b. Submittals.
 - c. Purchases.
 - d. Fabrication.
 - e. Deliveries.
 - f. Installation.
 - g. Tests and inspections.
 - h. Adjusting.
- D. Milestones: Include milestones indicated in the Contract Documents in schedule, including, but not limited to, the Notice to Proceed, Substantial Completion, and final completion.
 1. Temporary enclosure and space conditioning.
- E. Cost Correlation: Superimpose a cost correlation timeline, indicating planned and actual costs. On the line, show planned and actual dollar volume of the Work performed as of planned and actual dates used for preparation of payment requests.
 1. See Division 01 Section "Payment Procedures" for cost reporting and payment procedures.
- F. Upcoming Work Summary: Prepare summary report indicating activities scheduled to occur or commence prior to submittal of next schedule update. Summarize the following issues:
 1. Unresolved issues.
 2. Unanswered Requests for Information.
 3. Rejected or unreturned submittals.
 4. Notations on returned submittals.
 5. Pending modifications affecting the Work and Contract Time.
- G. Recovery Schedule: When periodic update indicates the Work is fourteen <14> or more calendar days behind the current approved schedule, submit a separate recovery schedule indicating means by which Contractor intends to regain compliance with the schedule. Indicate changes to working hours, working days, crew sizes, and equipment required to achieve compliance, and date by which recovery will be accomplished.
- H. Computer Scheduling Software: Prepare schedules using current version of a program that has been developed specifically to manage construction schedules.

2.2 STARTUP CONSTRUCTION SCHEDULE

- A. Bar-Chart Schedule: Submit startup, horizontal, bar-chart-type construction schedule within seven days of date established for commencement of the Work.
- B. Preparation: Indicate each significant construction activity separately. Identify first workday of each week with a continuous vertical line. Outline significant construction activities for first 90 days of construction. Include skeleton diagram for the remainder of the Work and a cash requirement prediction based on indicated activities.

2.3 CONTRACTOR'S CONSTRUCTION SCHEDULE (GANTT CHART)

- A. Gantt-Chart Schedule: Submit a comprehensive, fully developed, horizontal, Gantt-chart-type, Contractor's construction schedule within 30 days of date established for the Notice to Proceed. Base schedule on the startup construction schedule and additional information received since the start of Project.
- B. Preparation: Indicate each significant construction activity separately. Identify first workday of each week with a continuous vertical line.
 - 1. For construction activities that require three months or longer to complete, indicate an estimated completion percentage in 10 percent increments within time bar.

2.4 CONTRACTOR'S CONSTRUCTION SCHEDULE (CPM SCHEDULE)

- A. General: Prepare network diagrams using AON (activity-on-node) format.
- B. Startup Network Diagram: Submit diagram within 14 days of date established for the Notice of Award. Outline significant construction activities for the first 90 days of construction. Include skeleton diagram for the remainder of the Work and a cash requirement prediction based on indicated activities.
- C. CPM Schedule: Prepare Contractor's construction schedule using a cost- and resource-loaded, time-scaled CPM network analysis diagram for the Work.
 - 1. Develop network diagram in sufficient time to submit CPM schedule so it can be accepted for use no later than 60 days after date established for the Notice to Proceed.
 - a. Failure to include any work item required for performance of this Contract shall not excuse Contractor from completing all work within applicable completion dates, regardless of Architect's approval of the schedule.
 - 2. Conduct educational workshops to train and inform key Project personnel, including subcontractors' personnel, in proper methods of providing data and using CPM schedule information.
 - 3. Establish procedures for monitoring and updating CPM schedule and for reporting progress. Coordinate procedures with progress meeting and payment request dates.
 - 4. Use "one workday" as the unit of time for individual activities. Indicate nonworking days and holidays incorporated into the schedule in order to coordinate with the Contract Time.
- D. CPM Schedule Preparation: Prepare a list of all activities required to complete the Work. Using the startup network diagram, prepare a skeleton network to identify probable critical paths.
 - 1. Activities: Indicate the estimated time duration, sequence requirements, and relationship of each activity in relation to other activities. Include estimated time frames for the following activities:
 - a. Preparation and processing of submittals.
 - b. Mobilization and demobilization.
 - c. Purchase of materials.
 - d. Delivery.
 - e. Fabrication.
 - f. Utility interruptions.

- g. Installation.
 - h. Work by Owner that may affect or be affected by Contractor's activities.
 - i. Testing and commissioning.
 - j. Punch list and final completion.
 - k. Activities occurring following final completion.
- 2. Critical Path Activities: Identify critical path activities, including those for interim completion dates. Scheduled start and completion dates shall be consistent with Contract milestone dates.
- 3. Processing: Process data to produce output data on a computer-drawn, time-scaled network. Revise data, reorganize activity sequences, and reproduce as often as necessary to produce the CPM schedule within the limitations of the Contract Time.
- 4. Format: Mark the critical path. Locate the critical path near center of network; locate paths with most float near the edges.
 - a. Subnetworks on separate sheets are permissible for activities clearly off the critical path.
- 5. Cost- and Resource-Loading of CPM Schedule: Assign cost to construction activities on the CPM schedule. Do not assign costs to submittal activities. Obtain Architect's approval prior to assigning costs to fabrication and delivery activities. Assign costs under main subcontracts for testing and commissioning activities, operation and maintenance manuals, punch list activities, Project record documents, and demonstration and training (if applicable), in the amount of 5 percent of the Contract Sum.
 - a. Each activity cost shall reflect an appropriate value subject to approval by Architect.
 - b. Total cost assigned to activities shall equal the total Contract Sum.
- E. Contract Modifications: For each proposed contract modification and concurrent with its submission, prepare a time-impact analysis using a network fragment to demonstrate the effect of the proposed change on the overall project schedule.
- F. Initial Issue of Schedule: Prepare initial network diagram from a sorted activity list indicating straight "early start-total float." Identify critical activities. Prepare tabulated reports showing the following:
 - 1. Contractor or subcontractor and the Work or activity.
 - 2. Description of activity.
 - 3. Main events of activity.
 - 4. Immediate preceding and succeeding activities.
 - 5. Early and late start dates.
 - 6. Early and late finish dates.
 - 7. Activity duration in workdays.
 - 8. Total float or slack time.
 - 9. Average size of workforce.
 - 10. Dollar value of activity (coordinated with the schedule of values).
- G. Schedule Updating: Concurrent with making revisions to schedule, prepare tabulated reports showing the following:
 - 1. Identification of activities that have changed.
 - 2. Changes in early and late start dates.
 - 3. Changes in early and late finish dates.
 - 4. Changes in activity durations in workdays.

5. Changes in the critical path.
6. Changes in total float or slack time.
7. Changes in the Contract Time.

H. Value Summaries: Prepare two cumulative value lists, sorted by finish dates.

1. In first list, tabulate activity number, early finish date, dollar value, and cumulative dollar value.
2. In second list, tabulate activity number, late finish date, dollar value, and cumulative dollar value.
3. In subsequent issues of both lists, substitute actual finish dates for activities completed as of list date.
4. Prepare list for ease of comparison with payment requests; coordinate timing with progress meetings.
 - a. In both value summary lists, tabulate "actual percent complete" and "cumulative value completed" with total at bottom.
 - b. Submit value summary printouts one week before each regularly scheduled progress meeting.

2.5 REPORTS

A. Daily Construction Reports: Prepare a daily construction report recording the following information concerning events at Project site:

1. List of subcontractors at Project site.
2. List of separate contractors at Project site.
3. Approximate count of personnel at Project site.
4. Equipment at Project site.
5. Material deliveries.
6. High and low temperatures and general weather conditions, including presence of rain or snow.
7. Accidents.
8. Meetings and significant decisions.
9. Unusual events (see special reports).
10. Stoppages, delays, shortages, and losses.
11. Meter readings and similar recordings.
12. Emergency procedures.
13. Orders and requests of authorities having jurisdiction.
14. Change Orders received and implemented.
15. Construction Change Directives received and implemented.
16. Services connected and disconnected.
17. Equipment or system tests and startups.
18. Partial completions and occupancies.
19. Substantial Completions authorized.

B. Material Location Reports: At monthly intervals, prepare and submit a comprehensive list of materials delivered to and stored at Project site. List shall be cumulative, showing materials previously reported plus items recently delivered. Include with list a statement of progress on and delivery dates for materials or items of equipment fabricated or stored away from Project site. Indicate the following categories for stored materials:

1. Material stored prior to previous report and remaining in storage.
2. Material stored prior to previous report and since removed from storage and installed.

3. Material stored following previous report and remaining in storage.

- C. Site Condition Reports: Immediately on discovery of a difference between site conditions and the Contract Documents, prepare and submit a detailed report. Submit with a Request for Information. Include a detailed description of the differing conditions, together with recommendations for changing the Contract Documents.

2.6 SPECIAL REPORTS

- A. General: Submit special reports directly to Owner within one day(s) of an occurrence. Distribute copies of report to parties affected by the occurrence.
- B. Reporting Unusual Events: When an event of an unusual and significant nature occurs at Project site, whether or not related directly to the Work, prepare and submit a special report. List chain of events, persons participating, response by Contractor's personnel, evaluation of results or effects, and similar pertinent information. Advise Owner in advance when these events are known or predictable.

2.7 RECORD DOCUMENTS

- A. Prior to the start of construction, the Architect shall deliver to the Contractor, a complete set of "Issued for Construction" drawings, and a complete project manual, including addenda, for the purpose of maintaining record documents.
- B. Also, maintain a copy of all modifications and change orders.
- C. Maintain the documents in a safe, dry location during the entire construction process. The Contractor, together with his sub-contractors, shall indicate clearly and accurately, any and all changes necessitated by field conditions. In addition, accurately maintain dimensions locating all pipes, ducts, etc. built into or under concrete slabs or masonry walls, including elevations, inverts, etc.
- D. With each monthly requisition, send certification, signed by the Contractor's Superintendent and Owner's Field Representative, that the documents are being maintained accurately and currently. At the completion of the Project, return the documents to the Architect, along with certification that the documents are complete in that they represent the true constructed conditions.
- E. Electronic Submission of Record Drawings in AutoCAD is mandatory in addition to hard copies.

2.8 ELECTRONIC FILES

- A. The Robinson Green Beretta Corporation shall make electronic drawing files available to the successful Contractor for the purpose of preparing submittals, record drawings, etc in accordance with the following policy:
1. Drawings shall not be e-mailed, but burned to a CD/DVD.
 2. Requester must sign an Electronic File Transmittal Form.
 3. Copies of documents that may be relied upon by the Contractor are limited to the printed copies (also known as hard copies) that are signed or sealed by the Architect. Files in electronic media format or text, data, graphic or other types that are furnished by the

Architect to the Contractor are only for the convenience of the Contractor. Any conclusion or information obtained or derived from such electronic files will be at the user's sole risk. When transferring documents in electronic media format, the Architect make no representations as to long-term compatibility, usability, or readability of documents resulting from the use of software application packages, operating systems or computer hardware differing from those in use by the Architect at the beginning of this project.

PART 3 - EXECUTION

3.1 CONTRACTOR'S CONSTRUCTION SCHEDULE

- A. Scheduling Consultant: Engage a consultant to provide planning, evaluation, and reporting using CPM scheduling.
 - 1. In-House Option: Owner may waive the requirement to retain a consultant if Contractor employs skilled personnel with experience in CPM scheduling and reporting techniques. Submit qualifications.
 - 2. Meetings: Scheduling consultant shall attend all meetings related to Project progress, alleged delays, and time impact.
- B. Contractor's Construction Schedule Updating: At monthly intervals, update schedule to reflect actual construction progress and activities. Issue schedule one week before each regularly scheduled progress meeting.
 - 1. Revise schedule immediately after each meeting or other activity where revisions have been recognized or made. Issue updated schedule concurrently with the report of each such meeting.
 - 2. Include a report with updated schedule that indicates every change, including, but not limited to, changes in logic, durations, actual starts and finishes, and activity durations.
 - 3. As the Work progresses, indicate final completion percentage for each activity.
- C. Distribution: Distribute copies of approved schedule to Architect, Construction Manager, Owner, separate contractors, testing and inspecting agencies, and other parties identified by Contractor with a need-to-know schedule responsibility.
 - 1. Post copies in Project meeting rooms and temporary field offices.
 - 2. When revisions are made, distribute updated schedules to the same parties and post in the same locations. Delete parties from distribution when they have completed their assigned portion of the Work and are no longer involved in performance of construction activities.

END OF SECTION 01 32 00

SECTION 01 33 00 - SUBMITTAL 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 requirements for the submittal schedule and administrative and procedural requirements for submitting Shop Drawings, Product Data, Samples, and other submittals.
- B. Related Requirements:
 - 1. Division 01 Section "Payment Procedures" for submitting Applications for Payment and the schedule of values.
 - 2. Division 01 Section "Project Management and Coordination" for submitting and distributing meeting and conference minutes and for submitting Coordination Drawings.
 - 3. Division 01 Section "Construction Progress Documentation" for submitting schedules and reports, including Contractor's construction schedule.
 - 4. Division 01 Section "Quality Requirements" for submitting test and inspection reports and for mockup requirements.
 - 5. Division 01 Section "Closeout Procedures" for submitting warranties.
 - 6. Division 01 Section "Project Record Documents" for submitting record Drawings, record Specifications, and record Product Data.
 - 7. Division 02 through 09 Sections for specific requirements for submittals in those Sections.

1.3 DEFINITIONS

- A. Action Submittals: Written and graphic information and physical samples that require Architect's and Construction Manager's responsive action. Action submittals are those submittals indicated in individual Specification Sections as "action submittals."
- B. Informational Submittals: Written and graphic information and physical samples that do not require Architect's and Construction Manager's responsive action. Submittals may be rejected for not complying with requirements. Informational submittals are those submittals indicated in individual Specification Sections as "informational submittals."
- C. File Transfer Protocol (FTP): Communications protocol that enables transfer of files to and from another computer over a network and that serves as the basis for standard Internet protocols. An FTP site is a portion of a network located outside of network firewalls within which internal and external users are able to access files.
- D. Portable Document Format (PDF): An open standard file format licensed by Adobe Systems used for representing documents in a device-independent and display resolution-independent fixed-layout document format.

1.4 ACTION SUBMITTALS

- A. Submittal Schedule: Submit a schedule of submittals, arranged in chronological order by dates required by construction schedule. Include time required for review, ordering, manufacturing, fabrication, and delivery when establishing dates. Include additional time required for making corrections or revisions to submittals noted by Architect and additional time for handling and reviewing submittals required by those corrections.
1. Coordinate submittal schedule with list of subcontracts, the schedule of values, and Contractor's construction schedule.
 2. Initial Submittal: Submit concurrently with startup construction schedule. Include submittals required during the first 60 days of construction. List those submittals required to maintain orderly progress of the Work and those required early because of long lead time for manufacture or fabrication.
 3. Final Submittal: Submit concurrently with the first complete submittal of Contractor's construction schedule.
 - a. Submit revised submittal schedule to reflect changes in current status and timing for submittals.
 4. Format: Arrange the following information in a tabular format:
 - a. Scheduled date for first submittal.
 - b. Specification Section number and title.
 - c. Submittal category: Action; informational.
 - d. Name of subcontractor.
 - e. Description of the Work covered.
 - f. Scheduled date for Architect's final release or approval.
 - g. Scheduled date of fabrication.
 - h. Scheduled dates for purchasing.
 - i. Scheduled dates for installation.
 - j. Activity or event number.

1.5 SUBMITTAL ADMINISTRATIVE REQUIREMENTS

- A. Architect's Digital Data Files: Electronic digital data files of the Contract Drawings will be provided by Architect for Contractor's use in preparing submittals.
1. Architect will furnish Contractor one set of digital data drawing files of the Contract Drawings for use in preparing Shop Drawings and Project record drawings.
 - a. Architect makes no representations as to the accuracy or completeness of digital data drawing files as they relate to the Contract Drawings.
 - b. Contractor shall execute a data licensing agreement in the form of AIA Document C106, Digital Data Licensing Agreement prior to receipt of digital files.
- B. Coordination: Coordinate preparation and processing of submittals with performance of construction activities.
1. Coordinate each submittal with fabrication, purchasing, testing, delivery, other submittals, and related activities that require sequential activity.

2. Submit all submittal items required for each Specification Section concurrently unless partial submittals for portions of the Work are indicated on approved submittal schedule.
 3. Submit action submittals and informational submittals required by the same Specification Section as separate packages under separate transmittals.
 4. Coordinate transmittal of different types of submittals for related parts of the Work so processing will not be delayed because of need to review submittals concurrently for coordination.
 - a. Architect reserves the right to withhold action on a submittal requiring coordination with other submittals until related submittals are received.
- C. Processing Time: Allow time for submittal review, including time for resubmittals, as follows. Time for review shall commence on Architect's receipt of submittal. No extension of the Contract Time will be authorized because of failure to transmit submittals enough in advance of the Work to permit processing, including resubmittals.
1. Initial Review: Allow fifteen <15> days for initial review of each submittal. Allow additional time if coordination with subsequent submittals is required. Architect will advise Contractor when a submittal being processed must be delayed for coordination.
 2. Intermediate Review: If intermediate submittal is necessary, process it in same manner as initial submittal.
 3. Resubmittal Review: Allow fifteen <15> > days for review of each resubmittal.
 4. Sequential Review: Where sequential review of submittals by Architect's consultants, Owner, or other parties is indicated, allow fifteen <15> days for initial review of each submittal.
 5. Concurrent Consultant Review: Where the Contract Documents indicate that submittals may be transmitted simultaneously to Architect and to Architect's consultants, allow fifteen (15) days for review of each submittal. Submittal will be returned to Architect before being returned to Contractor.
 6. Transmittal for Paper Submittals: Assemble each submittal individually and appropriately for transmittal and handling. Transmit each submittal using a transmittal form. Architect will return without review submittals received from sources other than Contractor.
 - a. Transmittal Form for Paper Submittals: Provide locations on form for the following information:
 - 1) Project name.
 - 2) Date.
 - 3) Destination (To:).
 - 4) Source (From:).
 - 5) Name and address of Architect.
 - 6) Name of Construction Manager.
 - 7) Name of Contractor.
 - 8) Name of firm or entity that prepared submittal.
 - 9) Names of subcontractor, manufacturer, and supplier.
 - 10) Category and type of submittal.
 - 11) Submittal purpose and description.
 - 12) Specification Section number and title.
 - 13) Specification paragraph number or drawing designation and generic name for each of multiple items.
 - 14) Drawing number and detail references, as appropriate.
 - 15) Indication of full or partial submittal.
 - 16) Transmittal number.
 - 17) Submittal and transmittal distribution record.

- 18) Remarks.
- 19) Signature of transmitter.

D. Electronic Submittals: Identify and incorporate information in each electronic submittal file as follows:

1. Assemble complete submittal package into a single indexed file incorporating submittal requirements of a single Specification Section and transmittal form with links enabling navigation to each item.
2. Name file with submittal number or other unique identifier, including revision identifier.
 - a. File name shall use project identifier and Specification Section number followed by a decimal point and then a sequential number (e.g., LNHS-061000.01). Resubmittals shall include an alphabetic suffix after another decimal point (e.g., LNHS-061000.01.A).
3. Provide means for insertion to permanently record Contractor's review and approval markings and action taken by Architect.
4. Transmittal Form for Electronic Submittals: Use PDF format acceptable to Owner, containing the following information:
 - a. Project name.
 - b. Date.
 - c. Name and address of Architect.
 - d. Name of Construction Manager.
 - e. Name of Contractor.
 - f. Name of firm or entity that prepared submittal.
 - g. Names of subcontractor, manufacturer, and supplier.
 - h. Category and type of submittal.
 - i. Submittal purpose and description.
 - j. Specification Section number and title.
 - k. Specification paragraph number or drawing designation and generic name for each of multiple items.
 - l. Drawing number and detail references, as appropriate.
 - m. Location(s) where product is to be installed, as appropriate.
 - n. Related physical samples submitted directly.
 - o. Indication of full or partial submittal.
 - p. Transmittal number.
 - q. Submittal and transmittal distribution record.
 - r. Other necessary identification.
 - s. Remarks.
5. Metadata: Include the following information as keywords in the electronic submittal file metadata:
 - a. Project name.
 - b. Number and title of appropriate Specification Section.
 - c. Manufacturer name.
 - d. Product name.

E. Options: Identify options requiring selection by Architect.

F. Deviations and Additional Information: On an attached separate sheet, prepared on Contractor's letterhead, record relevant information, requests for data, revisions other than those requested by Architect on previous submittals, and deviations from requirements in the

Contract Documents, including minor variations and limitations. Include same identification information as related submittal.

- G. Resubmittals: Make resubmittals in same form and number of copies as initial submittal.
 - 1. Note date and content of previous submittal.
 - 2. Note date and content of revision in label or title block and clearly indicate extent of revision.
 - 3. Resubmit submittals until they are marked with approval notation from Architect's action stamp.
- H. Distribution: Furnish copies of final submittals to manufacturers, subcontractors, suppliers, fabricators, installers, authorities having jurisdiction, and others as necessary for performance of construction activities. Show distribution on transmittal forms.
- I. Use for Construction: Retain complete copies of submittals on Project site. Use only final action submittals that are marked with approval notation from Architect's action stamp.

PART 2 - PRODUCTS

2.1 SUBMITTAL PROCEDURES

- A. General Submittal Procedure Requirements: Prepare and submit submittals required by individual Specification Sections. Types of submittals are indicated in individual Specification Sections.
 - 1. Post electronic submittals as PDF electronic files directly to Project Web site specifically established for Project or via digital file sharing system.
 - a. Architect will return annotated file. Annotate and retain one copy of file as an electronic Project record document file.
 - 2. Submit electronic submittals via email as PDF electronic files.
 - a. Architect will return annotated file. Annotate and retain one copy of file as an electronic Project record document file.
 - 3. Certificates and Certifications Submittals: Provide a statement that includes signature of entity responsible for preparing certification. Certificates and certifications shall be signed by an officer or other individual authorized to sign documents on behalf of that entity.
 - a. Provide a digital signature with digital certificate on electronically submitted certificates and certifications where indicated.
 - b. Provide a notarized statement on original paper copy certificates and certifications where indicated.
- B. Product Data: Collect information into a single submittal for each element of construction and type of product or equipment.
 - 1. If information must be specially prepared for submittal because standard published data are not suitable for use, submit as Shop Drawings, not as Product Data.
 - 2. Mark each copy of each submittal to show which products and options are applicable.

3. Include the following information, as applicable:
 - a. Manufacturer's catalog cuts.
 - b. Manufacturer's product specifications.
 - c. Standard color charts.
 - d. Statement of compliance with specified referenced standards.
 - e. Testing by recognized testing agency.
 - f. Application of testing agency labels and seals.
 - g. Notation of coordination requirements.
 - h. Availability and delivery time information.
 4. For equipment, include the following in addition to the above, as applicable:
 - a. Wiring diagrams showing factory-installed wiring.
 - b. Printed performance curves.
 - c. Operational range diagrams.
 - d. Clearances required to other construction, if not indicated on accompanying Shop Drawings.
 5. Submit Product Data before or concurrent with Samples.
 6. Submit Product Data in the following format:
 - a. PDF electronic file.
 - b. Three (3) paper copies of Product Data unless otherwise indicated. Architect will return two (2) copies.
- C. Shop Drawings: Prepare Project-specific information, drawn accurately to scale. Do not base Shop Drawings on reproductions of the Contract Documents or standard printed data.
1. Preparation: Fully illustrate requirements in the Contract Documents. Include the following information, as applicable:
 - a. Identification of products.
 - b. Schedules.
 - c. Compliance with specified standards.
 - d. Notation of coordination requirements.
 - e. Notation of dimensions established by field measurement.
 - f. Relationship and attachment to adjoining construction clearly indicated.
 - g. Seal and signature of professional engineer if specified.
 2. Sheet Size: Except for templates, patterns, and similar full-size drawings, submit Shop Drawings on sheets at least 8-1/2 by 11 inches, but no larger than 30 by 42 inches.
 3. Submit Shop Drawings in the following format:
 - a. PDF electronic file.
- D. Samples: Submit Samples for review of kind, color, pattern, and texture for a check of these characteristics with other elements and for a comparison of these characteristics between submittal and actual component as delivered and installed.
1. Transmit Samples that contain multiple, related components such as accessories together in one submittal package.
 2. Identification: Attach label on unexposed side of Samples that includes the following:

- a. Generic description of Sample.
 - b. Product name and name of manufacturer.
 - c. Sample source.
 - d. Number and title of applicable Specification Section.
 - e. Specification paragraph number and generic name of each item.
 3. For projects where electronic submittals are required, provide corresponding electronic submittal of Sample transmittal, digital image file illustrating Sample characteristics, and identification information for record.
 4. Disposition: Maintain sets of approved Samples at Project site, available for quality-control comparisons throughout the course of construction activity. Sample sets may be used to determine final acceptance of construction associated with each set.
 - a. Samples that may be incorporated into the Work are indicated in individual Specification Sections. Such Samples must be in an undamaged condition at time of use.
 - b. Samples not incorporated into the Work, or otherwise designated as Owner's property, are the property of Contractor.
 5. Samples for Initial Selection: Submit manufacturer's color charts consisting of units or sections of units showing the full range of colors, textures, and patterns available.
 - a. Number of Samples: Submit one (1) full set(s) of available choices where color, pattern, texture, or similar characteristics are required to be selected from manufacturer's product line. Architect will return submittal with options selected.
 6. Samples for Verification: Submit full-size units or Samples of size indicated, prepared from same material to be used for the Work, cured and finished in manner specified, and physically identical with material or product proposed for use, and that show full range of color and texture variations expected. Samples include, but are not limited to, the following: partial sections of manufactured or fabricated components; small cuts or containers of materials; complete units of repetitively used materials; swatches showing color, texture, and pattern; color range sets; and components used for independent testing and inspection.
 - a. Number of Samples: Submit three (3) sets of Samples. Architect will retain two (2) Sample sets; remainder will be returned. Mark up and retain one returned Sample set as a project record sample.
 - 1) Submit a single Sample where assembly details, workmanship, fabrication techniques, connections, operation, and other similar characteristics are to be demonstrated.
 - 2) If variation in color, pattern, texture, or other characteristic is inherent in material or product represented by a Sample, submit at least three (3) sets of paired units that show approximate limits of variations.
 7. **ALL** product samples will be submitted to the Architect a minimum of 3 weeks prior to the date that the first required material submittal return to allow for proper selection of materials and colors.
- E. Product Schedule: As required in individual Specification Sections, prepare a written summary indicating types of products required for the Work and their intended location. Include the following information in tabular form:

1. Type of product. Include unique identifier for each product indicated in the Contract Documents or assigned by Contractor if none is indicated.
 2. Manufacturer and product name, and model number if applicable.
 3. Number and name of room or space.
 4. Location within room or space.
 5. Submit product schedule in the following format:
 - a. PDF electronic file.
- F. Coordination Drawing Submittals: Comply with requirements specified in Division 01 Section "Project Management and Coordination."
- G. Contractor's Construction Schedule: Comply with requirements specified in Division 01 Section "Construction Progress Documentation."
- H. Application for Payment and Schedule of Values: Comply with requirements specified in Division 01 Section "Payment Procedures."
- I. Test and Inspection Reports and Schedule of Tests and Inspections Submittals: Comply with requirements specified in Division 01 Section "Quality Requirements."
- J. Closeout Submittals and Maintenance Material Submittals: Comply with requirements specified in Division 01 Section "Closeout Procedures."
- K. Maintenance Data: Comply with requirements specified in Division 01 Section "Operation and Maintenance Data."
- L. Qualification Data: Prepare written information that demonstrates capabilities and experience of firm or person. Include lists of completed projects with project names and addresses, contact information of architects and owners, and other information specified.
- M. Installer Certificates: Submit written statements on manufacturer's letterhead certifying that Installer complies with requirements in the Contract Documents and, where required, is authorized by manufacturer for this specific Project.
- N. Manufacturer Certificates: Submit written statements on manufacturer's letterhead certifying that manufacturer complies with requirements in the Contract Documents. Include evidence of manufacturing experience where required.
- O. Product Certificates: Submit written statements on manufacturer's letterhead certifying that product complies with requirements in the Contract Documents.
- P. Material Certificates: Submit written statements on manufacturer's letterhead certifying that material complies with requirements in the Contract Documents.
- Q. Material Test Reports: Submit reports written by a qualified testing agency, on testing agency's standard form, indicating and interpreting test results of material for compliance with requirements in the Contract Documents.
- R. Product Test Reports: Submit written reports indicating that current product produced by manufacturer complies with requirements in the Contract Documents. Base reports on evaluation of tests performed by manufacturer and witnessed by a qualified testing agency, or on comprehensive tests performed by a qualified testing agency.

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

PART 3 - EXECUTION

3.1 CONTRACTOR'S REVIEW

- A. Action and Informational Submittals: Review each submittal and check for coordination with other Work of the Contract and for compliance with the Contract Documents. Note corrections and field dimensions. Mark with approval stamp before submitting to Architect.
- B. Project Closeout and Maintenance Material Submittals: See requirements in Division 01 Section "Closeout Procedures."
- C. Approval Stamp: Stamp each submittal with a uniform, approval stamp. Include Project name and location, submittal number, Specification Section title and number, name of reviewer, date of Contractor's approval, and statement certifying that submittal has been reviewed, checked, and approved for compliance with the Contract Documents.

3.2 ARCHITECT'S ACTION

- A. Action Submittals: Architect will review each submittal, make marks to indicate corrections or revisions required, and return it. Architect will stamp each submittal with an action stamp and will mark stamp appropriately to indicate action.
- B. Informational Submittals: Architect will review each submittal and will not return it, or will return it if it does not comply with requirements. Architect will forward each submittal to appropriate party.
- C. Partial submittals prepared for a portion of the Work will be reviewed when use of partial submittals has received prior approval from Architect.
- D. Incomplete submittals are unacceptable, will be considered nonresponsive, and will be returned for resubmittal without review.
- E. Submittals not required by the Contract Documents may be returned by the Architect without action.

END OF SECTION 01 33 00

SECTION 01 40 00 - QUALITY REQUIREMENTS

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 quality assurance and quality control.
- B. 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. Specific quality-assurance and -control requirements for individual construction activities are specified in the Sections that specify those activities. Requirements in those Sections may also cover production of standard products.
 - 2. 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.
 - 3. Requirements for Contractor to provide quality-assurance and -control services required by Architect and Owner, or authorities having jurisdiction are not limited by provisions of this Section.
- C. Related Requirements:
 - 1. Divisions 02 through 09 Sections for specific test and inspection requirements.

1.3 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 and/or or Construction Manager.
- C. Mockups: Full-size physical assemblies that are constructed on-site. Mockups are constructed to verify selections made under Sample submittals; to demonstrate aesthetic effects and, where indicated, qualities of materials and execution; to review coordination, testing, or operation; to show interface between dissimilar materials; and to demonstrate compliance with specified installation tolerances. Mockups are not Samples. Unless otherwise indicated, approved mockups establish the standard by which the Work will be judged.

1. Laboratory Mockups: Full-size physical assemblies constructed at testing facility to verify performance characteristics.
 2. Integrated Exterior Mockups: Mockups of the exterior envelope erected separately from the building but on Project site, consisting of multiple products, assemblies, and subassemblies.
 3. Room Mockups: Mockups of typical interior spaces complete with wall, floor, and ceiling finishes, doors, windows, millwork, casework, specialties, furnishings and equipment, and lighting.
- D. Preconstruction Testing: Tests and inspections performed specifically for Project before products and materials are incorporated into the Work, to verify performance or compliance with specified criteria.
- E. Product Testing: Tests and inspections that are performed by an NRTL, an NVLAP, or a testing agency qualified to conduct product testing and acceptable to authorities having jurisdiction, to establish product performance and compliance with specified requirements.
- F. Source Quality-Control Testing: Tests and inspections that are performed at the source, e.g., plant, mill, factory, or shop.
- G. Field Quality-Control Testing: Tests and inspections that are performed on-site for installation of the Work and for completed Work.
- H. Testing Agency: An entity engaged to perform specific tests, inspections, or both. Testing laboratory shall mean the same as testing agency.
- I. Installer/Applicator/Erector: Contractor or another entity engaged by Contractor as an employee, Subcontractor, or Sub-subcontractor, to perform a particular construction operation, including installation, erection, application, and similar operations.
1. Use of trade-specific terminology in referring to a trade or entity does not require that certain construction activities be performed by accredited or unionized individuals, or that requirements specified apply exclusively to specific trade(s).
- J. Experienced: When used with an entity or individual, "experienced" means having successfully completed a minimum of five previous projects similar in nature, size, and extent to this Project; being familiar with special requirements indicated; and having complied with requirements of authorities having jurisdiction.

1.4 CONFLICTING REQUIREMENTS

- A. Referenced Standards: If compliance with two or more standards is specified and the standards establish different or conflicting requirements for minimum quantities or quality levels, comply with the most stringent requirement. Refer conflicting requirements that are different, but apparently equal, to Architect for a decision before proceeding.
- B. Minimum Quantity or Quality Levels: The quantity or quality level shown or specified shall be the minimum provided or performed. The actual installation may comply exactly with the minimum quantity or quality specified, or it may exceed the minimum within reasonable limits. To comply with these requirements, indicated numeric values are minimum or maximum, as appropriate, for the context of requirements. Refer uncertainties to Architect for a decision before proceeding.

1.5 ACTION SUBMITTALS

- A. Shop Drawings: For integrated exterior mockups, provide plans, sections, and elevations, indicating materials and size of mockup construction.
 - 1. Indicate manufacturer and model number of individual components.
 - 2. Provide axonometric drawings for conditions difficult to illustrate in two dimensions.

1.6 INFORMATIONAL SUBMITTALS

- A. Contractor's Quality-Control Plan: For quality-assurance and quality-control activities and responsibilities.
- B. Qualification Data: For Contractor's quality-control personnel.
- C. Contractor's Statement of Responsibility: When required by authorities having jurisdiction, submit copy of written statement of responsibility sent to authorities having jurisdiction before starting work on the following systems:
 - 1. Seismic-force-resisting system, designated seismic system, or component listed in the designated seismic system quality-assurance plan prepared by Architect.
 - 2. Main wind-force-resisting system or a wind-resisting component listed in the wind-force-resisting system quality-assurance plan prepared by Architect.
- D. Testing Agency Qualifications: For testing agencies specified in "Quality Assurance" Article to demonstrate their capabilities and experience. Include proof of qualifications in the form of a recent report on the inspection of the testing agency by a recognized authority.
- E. Schedule of Tests and Inspections: Prepare in tabular form and include the following:
 - 1. Specification Section number and title.
 - 2. Entity responsible for performing tests and inspections.
 - 3. Description of test and inspection.
 - 4. Identification of applicable standards.
 - 5. Identification of test and inspection methods.
 - 6. Number of tests and inspections required.
 - 7. Time schedule or time span for tests and inspections.
 - 8. Requirements for obtaining samples.
 - 9. Unique characteristics of each quality-control service.

1.7 CONTRACTOR'S QUALITY-CONTROL PLAN

- A. Quality-Control Plan, General: Submit quality-control plan within 10 days of Notice to Proceed, and not less than five days prior to preconstruction conference. Submit in format acceptable to Architect. Identify personnel, procedures, controls, instructions, tests, records, and forms to be used to carry out Contractor's quality-assurance and quality-control responsibilities. Coordinate with Contractor's construction schedule.
- B. Quality-Control Personnel Qualifications: Engage qualified full-time personnel trained and experienced in managing and executing quality-assurance and quality-control procedures similar in nature and extent to those required for Project.

1. Project quality-control manager may also serve as Project superintendent for small or limited projects.
 2. Project quality control manager shall not have other project responsibilities for large and/or complex projects.
- C. Submittal Procedure: Describe procedures for ensuring compliance with requirements through review and management of submittal process. Indicate qualifications of personnel responsible for submittal review.
- D. Testing and Inspection: In quality-control plan, include a comprehensive schedule of Work requiring testing or inspection, including the following:
1. Contractor-performed tests and inspections including subcontractor-performed tests and inspections. Include required tests and inspections and Contractor-elected tests and inspections.
 2. Special inspections required by authorities having jurisdiction and indicated on the "Statement of Special Inspections."
 3. Owner-performed tests and inspections indicated in the Contract Documents, including tests and inspections indicated to be performed by the Commissioning Authority.
- E. Continuous Inspection of Workmanship: Describe process for continuous inspection during construction to identify and correct deficiencies in workmanship in addition to testing and inspection specified. Indicate types of corrective actions to be required to bring work into compliance with standards of workmanship established by Contract requirements and approved mockups.
- F. Monitoring and Documentation: Maintain testing and inspection reports including log of approved and rejected results. Include work Architect has indicated as nonconforming or defective. Indicate corrective actions taken to bring nonconforming work into compliance with requirements. Comply with requirements of authorities having jurisdiction.

1.8 REPORTS AND DOCUMENTS

- A. Test and Inspection Reports: Prepare and submit certified written reports specified in other Sections. 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.

1.9 QUALITY ASSURANCE

- A. General: Qualifications paragraphs in this article establish the minimum qualification levels required; individual Specification Sections specify additional requirements.
- B. Manufacturer Qualifications: A firm experienced in manufacturing products or systems similar to those indicated for this Project and with a record of successful in-service performance, as well as sufficient production capacity to produce required units.
- C. Fabricator Qualifications: A firm experienced in producing products similar to those indicated for this Project and with a record of successful in-service performance, as well as sufficient production capacity to produce required units.
- D. Installer Qualifications: A firm or individual experienced in installing, erecting, or assembling work similar in material, design, and extent to that indicated for this Project, whose work has resulted in construction with a record of successful in-service performance.
- E. Manufacturer's Technical Representative Qualifications: An authorized representative of manufacturer who is trained and approved by manufacturer to observe and inspect installation of manufacturer's products that are similar in material, design, and extent to those indicated for this Project.
- F. Factory-Authorized Service Representative Qualifications: An authorized representative of manufacturer who is trained and approved by manufacturer to inspect installation of manufacturer's products that are similar in material, design, and extent to those indicated for this Project.
- G. Testing Agency Responsibilities: Submit a certified written report of each test, inspection, and similar quality-assurance service to Architect and Commissioning Authority, with copy to Contractor. Interpret tests and inspections and state in each report whether tested and inspected work complies with or deviates from the Contract Documents.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION (Not Used)

END OF SECTION 01 40 00

SECTION 01 50 00 - TEMPORARY FACILITIES AND CONTROLS

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 requirements for temporary utilities, support facilities, and security and protection facilities.
- B. Related Requirements:
 - 1. Division 01 Section "Summary" for work restrictions and limitations on utility interruptions.

1.3 INFORMATIONAL SUBMITTALS

- A. Fire-Safety Program: Show compliance with requirements of NFPA 241 and authorities having jurisdiction. Indicate Contractor personnel responsible for management of fire-prevention program.
- B. Moisture-Protection Plan: Describe procedures and controls for protecting materials and construction from water absorption and damage.
 - 1. Describe delivery, handling, and storage provisions for materials subject to water absorption or water damage.
 - 2. Indicate procedures for discarding water-damaged materials, protocols for mitigating water intrusion into completed Work, and replacing water-damaged Work.
 - 3. Indicate sequencing of work that requires water, such as sprayed fire-resistive materials, plastering, and terrazzo grinding, and describe plans for dealing with water from these operations. Show procedures for verifying that wet construction has dried sufficiently to permit installation of finish materials.
- C. Dust- and HVAC-Control Plan: Submit coordination drawing and narrative that indicates the dust- and HVAC-control measures proposed for use, proposed locations, and proposed time frame for their operation. Identify further options if proposed measures are later determined to be inadequate. Include the following:
 - 1. Locations of dust-control partitions at each phase of work.
 - 2. HVAC system isolation schematic drawing.
 - 3. Location of proposed air-filtration system discharge.
 - 4. Waste handling procedures.
 - 5. Other dust-control measures.

1.4 QUALITY ASSURANCE

- A. Tests and Inspections: Arrange for authorities having jurisdiction to test and inspect each temporary utility before use. Obtain required certifications and permits.
- B. Accessible Temporary Egress: Comply with applicable provisions in the U.S. Architectural & Transportation Barriers Compliance Board's ADA-ABA Accessibility Guidelines and ICC/ANSI A117.1.

1.5 PROJECT CONDITIONS

- A. Temporary Use of Permanent Facilities: Engage Installer of each permanent service to assume responsibility for operation, maintenance, and protection of each permanent service during its use as a construction facility before Owner's acceptance, regardless of previously assigned responsibilities.

1.6 WEATHER PROTECTION AND TEMPORARY HEAT/VENTILATION

- A. During construction, provide weather protection and heating/ventilating for protection of the work force and construction:
 - 1. Before permanent enclosure of the building;
 - 2. After enclosure, but prior to finishing operations, and;
 - 3. During finishing operations.
- B. Refer throughout these specifications for the type, duration and level of requirements for heating/ventilating and weather protection.

1.7 STORAGE

- A. Coordinate the allocation of storage areas to the various trades and sub-contractors.
- B. Such storage areas shall be approved by the Architect.
- C. Maintain such areas in a clean condition at all times.

1.8 SPECIAL CONTROLS

- A. Maintain premises and property free from accumulations of waste, debris, and rubbish caused by operations.

1.9 OTHER TEMPORARY FACILITIES AND CONTROLS

- A. Protection of Work-In-Place:
 - 1. Thoroughly protect all completed work and stored materials.
 - 2. Provide boards, cloths, planks, waterproof paper, canvas or other means of protection and use as required to prevent damage.

3. Replace or rectify work or materials damaged by workmen, by the elements or by any other cause, to the satisfaction of the Architect and at no additional expense to the Owner.
4. Do not allow workmen, including those of any sub-contractor or supplier, to mark finish surfaces with marking pens or other such devices which are not readily erasable.

PART 2 - PRODUCTS

2.1 MATERIALS

- A. Portable Chain-Link Fencing: Minimum 2-inch (50-mm), 0.148-inch- (3.8-mm-) thick, galvanized-steel, chain-link fabric fencing; minimum 6 feet (1.8 m) high with galvanized-steel pipe posts; minimum 2-3/8-inch- (60-mm-) OD line posts and 2-7/8-inch- (73-mm-) OD corner and pull posts, with 1-5/8-inch- (42-mm-) OD top and bottom rails. Provide concrete bases for supporting posts.

PART 3 - EXECUTION

3.1 INSTALLATION, GENERAL

- A. Locate facilities where they will serve Project adequately and result in minimum interference with performance of the Work. Relocate and modify facilities as required by progress of the Work.
 1. Locate facilities to limit site disturbance as specified in Division 01 Section "Summary."
- B. Provide each facility ready for use when needed to avoid delay. Do not remove until facilities are no longer needed or are replaced by authorized use of completed permanent facilities.

3.2 SUPPORT FACILITIES INSTALLATION

- A. General: Comply with the following:
 1. Maintain support facilities until Architect schedules Substantial Completion inspection. Remove before Substantial Completion. Personnel remaining after Substantial Completion will be permitted to use permanent facilities, under conditions acceptable to Owner.
- B. Traffic Controls: Comply with requirements of authorities having jurisdiction.
 1. Protect existing site improvements to remain including curbs, pavement, and utilities.
 2. Maintain access for fire-fighting equipment and access to fire hydrants.
- C. Parking: Provide temporary parking areas for construction personnel.
- D. Waste Disposal Facilities: Comply with requirements specified in Division 01 Section "Construction Waste Management and Disposal."

- E. Waste Disposal Facilities: Provide waste-collection containers in sizes adequate to handle waste from construction operations. Comply with requirements of authorities having jurisdiction. Comply with progress cleaning requirements in Division 01 Section "Execution."

3.3 SECURITY AND PROTECTION FACILITIES INSTALLATION

- A. Protection of Existing Facilities: Protect existing vegetation, equipment, structures, utilities, and other improvements at Project site and on adjacent properties, except those indicated to be removed or altered. Repair damage to existing facilities.
- B. Environmental Protection: Provide protection, operate temporary facilities, and conduct construction as required to comply with environmental regulations and that minimize possible air, waterway, and subsoil contamination or pollution or other undesirable effects.
 - 1. Comply with work restrictions specified in Division 01 Section "Summary."
- C. Pest Control: Engage pest-control service to recommend practices to minimize attraction and harboring of rodents, roaches, and other pests and to perform extermination and control procedures at regular intervals so Project will be free of pests and their residues at Substantial Completion. Perform control operations lawfully, using environmentally safe materials.
- D. Site Enclosure Fence: Before construction operations begin and prior to commencing earthwork, furnish and install site enclosure fence in a manner that will prevent people and animals from easily entering site except by entrance gates.
 - 1. Extent of Fence: As required to enclose entire Project site or portion determined sufficient to accommodate construction operations and as indicated on Drawings.
 - 2. Maintain security by limiting number of keys and restricting distribution to authorized personnel. Furnish one set of keys to Owner when required by Owner.
- E. Security Enclosure and Lockup: Install temporary enclosure around partially completed areas of construction. Provide lockable entrances to prevent unauthorized entrance, vandalism, theft, and similar violations of security. Lock entrances at end of each work day.
- F. Barricades, Warning Signs, and Lights: Comply with requirements of authorities having jurisdiction for erecting structurally adequate barricades, including warning signs and lighting.
- G. Temporary Egress: Maintain temporary egress from existing occupied facilities as indicated and as required by authorities having jurisdiction.
- H. Temporary Partitions: Provide floor-to-ceiling dustproof partitions to limit dust and dirt migration and to separate areas occupied by Owner and/or tenants from fumes and noise.
 - 1. Construct dustproof partitions with gypsum wallboard with joints taped on occupied side, and fire-retardant-treated plywood on construction operations side.
 - 2. Construct dustproof partitions with two layers of 6-mil (0.14-mm) polyethylene sheet on each side. Cover floor with two layers of 6-mil (0.14-mm) polyethylene sheet, extending sheets 18 inches (460 mm) up the sidewalls. Overlap and tape full length of joints. Cover floor with fire-retardant-treated plywood.
 - 3. Where fire-resistance-rated temporary partitions are indicated or are required by authorities having jurisdiction, construct partitions according to the rated assemblies.

4. Insulate partitions to control noise transmission to occupied areas.
5. Seal joints and perimeter. Equip partitions with gasketed dustproof doors and security locks where openings are required.
6. Protect air-handling equipment.
7. Provide walk-off mats at each entrance through temporary partition.

3.4 MOISTURE AND MOLD CONTROL

- A. Contractor's Moisture-Protection Plan: Avoid trapping water in finished work. Document visible signs of mold that may appear during construction.
- B. Exposed Construction Phase: Before installation of weather barriers, when materials are subject to wetting and exposure and to airborne mold spores, protect as follows:
 1. Protect porous materials from water damage.
 2. Protect stored and installed material from flowing or standing water.
 3. Keep porous and organic materials from coming into prolonged contact with concrete.
 4. Remove standing water from decks.
 5. Keep deck openings covered or dammed.

3.5 OPERATION, TERMINATION, AND REMOVAL

- A. Supervision: Enforce strict discipline in use of temporary facilities. To minimize waste and abuse, limit availability of temporary facilities to essential and intended uses.
- B. Maintenance: Maintain facilities in good operating condition until removal.
- C. Operate Project-identification-sign lighting daily from dusk until 12:00 midnight.
- D. Temporary Facility Changeover: Do not change over from using temporary security and protection facilities to permanent facilities until Substantial Completion.
- E. Termination and Removal: Remove each temporary facility when need for its service has ended, when it has been replaced by authorized use of a permanent facility, or no later than Substantial Completion. Complete or, if necessary, restore permanent construction that may have been delayed because of interference with temporary facility. Repair damaged Work, clean exposed surfaces, and replace construction that cannot be satisfactorily repaired.
 1. Materials and facilities that constitute temporary facilities are property of Contractor. Owner reserves right to take possession of Project identification signs.
 2. At Substantial Completion, repair, renovate, and clean permanent facilities used during construction period. Comply with final cleaning requirements specified in Division 01 Section "Closeout Procedures."

END OF SECTION 01 50 00

SECTION 01 60 00 - PRODUCT REQUIREMENTS

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 selection of products for use in Project; product delivery, storage, and handling; manufacturers' standard warranties on products; special warranties; and comparable products.
- B. Related Requirements:
 - 1. Division 01 Section "Substitution Procedures" for requests for substitutions.

1.3 DEFINITIONS

- A. Products: Items obtained 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. Named Products: Items identified by manufacturer's product name, including make or model number or other designation shown or listed in manufacturer's published product literature, that is current as of date of the Contract Documents.
 - 2. New Products: Items that have not previously been incorporated into another project or facility. Products salvaged or recycled from other projects are not considered new products.
 - 3. Comparable Product: Product that is demonstrated and approved through submittal process to have the indicated qualities related to type, function, dimension, in-service performance, physical properties, appearance, and other characteristics that equal or exceed those of specified product.
- B. Basis-of-Design Product Specification: A specification in which a specific manufacturer's product is named and accompanied by the words "basis-of-design product," including make or model number or other designation, to establish the significant qualities related to type, function, dimension, in-service performance, physical properties, appearance, and other characteristics for purposes of evaluating comparable products of additional manufacturers named in the specification.

1.4 ACTION SUBMITTALS

- A. Comparable Product Requests: Submit request for consideration of each comparable product. Identify product or fabrication or installation method to be replaced. Include Specification Section number and title and Drawing numbers and titles.

1. Include data to indicate compliance with the requirements specified in "Comparable Products" Article.
 2. Architect's Action: If necessary, Architect will request additional information or documentation for evaluation within one week of receipt of a comparable product request. Architect will notify Contractor of approval or rejection of proposed comparable product request within 15 days of receipt of request, or seven days of receipt of additional information or documentation, whichever is later.
 - a. Form of Approval: As specified in Division 01 Section "Submittal Procedures."
 - b. Use product specified if Architect does not issue a decision on use of a comparable product request within time allocated.
- B. Basis-of-Design Product Specification Submittal: Comply with requirements in Division 01 Section "Submittal Procedures." Show compliance with requirements.

1.5 QUALITY ASSURANCE

- A. Compatibility of Options: If Contractor is given option of selecting between two or more products for use on Project, select product compatible with products previously selected, even if previously selected products were also options.
1. Each contractor is responsible for providing products and construction methods compatible with products and construction methods of other contractors.
 2. If a dispute arises between contractors over concurrently selectable but incompatible products, Architect will determine which products shall be used.

1.6 PRODUCT DELIVERY, STORAGE, AND HANDLING

- A. Deliver, store, and handle products using means and methods that will prevent damage, deterioration, and loss, including theft and vandalism. 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 determine compliance with the Contract Documents and to determine that products are undamaged and properly protected.
- 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 weathertight enclosure above ground, with ventilation adequate to prevent condensation.

4. Protect foam plastic from exposure to sunlight, except to extent necessary for period of installation and concealment.
5. Comply with product manufacturer's written instructions for temperature, humidity, ventilation, and weather-protection requirements for storage.
6. Protect stored products from damage and liquids from freezing.
7. Provide a secure location and enclosure at Project site for storage of materials and equipment by Owner's construction forces. Coordinate location with Owner.

1.7 PRODUCT WARRANTIES

- A. Warranties specified in other Sections shall be in addition to, and run concurrent with, other warranties required by the Contract Documents. Manufacturer's disclaimers and limitations on product warranties do not relieve Contractor of obligations under requirements of the Contract Documents.
 1. Manufacturer's Warranty: Written warranty furnished by individual manufacturer for a particular product and specifically endorsed by manufacturer to Owner.
 2. Special Warranty: Written warranty required by the Contract Documents to provide specific rights for Owner.
- B. Submittal Time: Comply with requirements in Division 01 Section "Closeout Procedures."

PART 2 - PRODUCTS

2.1 PRODUCT SELECTION PROCEDURES

- A. General Product Requirements: Provide products that comply with the Contract Documents, are undamaged and, unless otherwise indicated, 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. Standard Products: If available, and unless custom products or nonstandard options are specified, provide standard products of types that have been produced and used successfully in similar situations on other projects.
 3. Owner reserves the right to limit selection to products with warranties not in conflict with requirements of the Contract Documents.
 4. Where products are accompanied by the term "as selected," Architect will make selection.
 5. Descriptive, performance, and reference standard requirements in the Specifications establish salient characteristics of products.
 6. Or Equal: For products specified by name and accompanied by the term "or equal," or "or approved equal," or "or approved," comply with requirements in "Comparable Products" Article to obtain approval for use of an unnamed product.
- B. Product Selection Procedures:
 1. Product: Where Specifications name a single manufacturer and product, provide the named product that complies with requirements. Comparable products or substitutions for Contractor's convenience will not be considered.
 2. Manufacturer/Source: Where Specifications name a single manufacturer or source, provide a product by the named manufacturer or source that complies with requirements.

Comparable products or substitutions for Contractor's convenience will not be considered.

3. Products:
 - a. Restricted List: Where Specifications include a list of names of both manufacturers and products, provide one of the products listed that complies with requirements. Comparable products or substitutions for Contractor's convenience will not be considered unless otherwise indicated.
 - b. Nonrestricted List: Where Specifications include a list of names of both available manufacturers and products, provide one of the products listed, or an unnamed product, that complies with requirements. Comply with requirements in "Comparable Products" Article for consideration of an unnamed product.
4. Manufacturers:
 - a. Restricted List: Where Specifications include a list of manufacturers' names, provide a product by one of the manufacturers listed that complies with requirements. Comparable products or substitutions for Contractor's convenience may be considered unless otherwise indicated.
 - b. Nonrestricted List: Where Specifications include a list of available manufacturers, provide a product by one of the manufacturers listed, or a product by an unnamed manufacturer, that complies with requirements. Comply with requirements in "Comparable Products" Article for consideration of an unnamed manufacturer's product.
5. Basis-of-Design Product: Where Specifications name a product, or refer to a product indicated on Drawings, and include a list of manufacturers, provide the specified or indicated product or a comparable product by one of the other named manufacturers. Drawings and Specifications indicate sizes, profiles, dimensions, and other characteristics that are based on the product named. Comply with requirements in "Comparable Products" Article for consideration of an unnamed product by one of the other named manufacturers.

2.2 COMPARABLE PRODUCTS

- A. Conditions for Consideration: Architect will consider Contractor's request for comparable product when the following conditions are satisfied. If the following conditions are not satisfied, Architect may return requests without action, except to record noncompliance with these requirements:
 1. Evidence that the proposed product does not require revisions to the Contract Documents, that it is consistent with the Contract Documents and will produce the indicated results, and that it is compatible with other portions of the Work.
 2. Detailed comparison of significant qualities of proposed product with those named in the Specifications. Significant qualities include attributes such as performance, weight, size, durability, visual effect, and specific features and requirements indicated.
 3. Evidence that proposed product provides specified warranty.
 4. List of similar installations for completed projects with project names and addresses and names and addresses of architects and owners, if requested.
 5. Samples, if requested.

PART 3 - EXECUTION (Not Used)

END OF SECTION 01 60 00

SECTION 01 71 00 - CLEANING

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.
- B. Protect absorptive materials from moisture damage and replace filtration media prior to occupancy. If permanently installed air handlers are used during construction, filtration media having a minimum MERV of 8 per ASHRAE 52.2-1999 standards shall be installed at all return air grilles. All filtration media shall be replaced immediately prior to occupancy.

1.2 SUBMITTALS

- A. The contractor will be required to submit a During Construction Air Quality Management Plan conforming to SMACNA IAQ Guidelines to be followed for the duration of construction activities. The contractor will also be required to submit cut sheets of temporary filtration media highlighting MERV value indicated, as well as photographs taken during construction of IAQ measures in place, such as protection of ducts and, protection of absorptive materials from moisture damage, to the architect at the end of the project.

1.3 REQUIREMENTS INCLUDED

- A. Execute cleaning, during progress of the work, and at completion of the work, as required by General Conditions.

1.4 RELATED REQUIREMENTS

- A. Conditions of the contract.
- B. Each Specification Section: Cleaning for specific products or work.

1.5 DISPOSAL REQUIREMENTS

- A. Conduct cleaning and disposal operations to comply with all local codes, ordinances, regulations and anti-pollution laws.

PART 2 - PRODUCTS

2.1 MATERIALS

- A. Use only those cleaning materials which will not create hazards to health or property, and which will not damage surfaces.

- B. Use only those cleaning materials and methods recommended by manufacturer of the surface material to be cleaned.
- C. Use cleaning materials only on surfaces recommended by cleaning material manufacturer.

PART 3 - EXECUTION

3.1 DURING CONSTRUCTION

- A. Execute periodic cleaning, not less than weekly, to keep the work, the site and adjacent properties free from accumulations of waste materials, rubbish and windblown debris resulting from construction operations.
- B. Provide on-site containers for the collection of waste materials, debris and rubbish per Section 015000.
- C. Remove waste materials, debris and rubbish from the site periodically, and dispose of at legal disposal areas away from the site.

3.2 DUST CONTROL

- A. Clean interior spaces prior to the start of finish painting, and continue cleaning on an as-needed basis until painting is finished.
- B. Schedule operations so that dust and other contaminants resulting from cleaning process will not fall on wet or newly coated surfaces.

3.3 PROGRESSIVE CLEANING

- A. Cleaning during construction is the responsibility of the Contractor. All areas shall be cleaned in a manner acceptable to Owner's Representative. Two (2) full-time cleaning personnel with tools shall be provided from completion of the flooring, until occupation by NPPD and NPPD operations, whose primary function shall be cleaning the Facility in a manner acceptable to owners representative.

3.4 FINAL CLEANING

- A. Final cleaning before final inspection. Interior and exterior areas of the building shall be cleared of all rubbish and thoroughly cleaned by the Contractor, including the following:
 - 1. All construction facilities, debris, and rubbish shall be removed from the Owner's property and legally disposed of.
 - 2. All finished surfaces including floors, walls and ceilings shall be swept, dusted, washed, waxed and polished. This includes cleaning of the work of all finished trades where needed, whether or not cleaning for such trades is included in their respective SECTIONS.
 - 3. Pipe and duct spaces, chases, and furred spaces shall be left thoroughly cleaned.
 - 4. All glass and mirrors shall be washed and polished, both sides, by a Window Cleaning Contractor specializing in such work.

5. All ceilings, wall surfaces, floors, door frames, hardware, metal work, glass, enameled metals, and the like, shall be cleaned.

3.5 VENTILATING SYSTEMS:

- A. Replace temporary filters with permanent filters. See Division 23 for requirements regarding disposable filters. Do not operate the fan system unless temporary filters conforming to the requirements of Division 23 are in place.
- B. Clean ducts, blowers and coils if units were operated without filters during construction.
- C. Replace all HVAC filtration media with new filtration media as indicated above and conduct a flushing out the building at 100% outside air for two weeks after construction ends, and prior to occupancy of the building.

3.6 OTHER CLEANING

- A. Broom clean exterior paved surfaces, rake clean other surfaces of the grounds disturbed by construction.
- B. Prior to final completion or Owner occupancy, Contractor shall conduct an inspection of sight-exposed interior and exterior surfaces, and all work areas, to verify that the entire work is clean.

END OF SECTION 01 71 00

SECTION 01 73 00 - EXECUTION

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

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

1.2 SUMMARY

- A. Section includes general administrative and procedural requirements governing execution of the Work including, but not limited to, the following:
 - 1. Installation of the Work.
 - 2. Cutting and patching.
 - 3. Progress cleaning.
 - 4. Protection of installed construction.
 - 5. Correction of the Work.
- B. Related Requirements:
 - 1. Division 01 Section "Summary" for limits on use of Project site.
 - 2. Division 01 Section "Submittal Procedures" for submitting surveys.
 - 3. Division 01 Section "Closeout Procedures" for submitting final property survey with Project Record Documents, recording of Owner-accepted deviations from indicated lines and levels, and final cleaning.

1.3 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 construction to original conditions after installation of other work.

1.4 QUALITY ASSURANCE

- A. Cutting and Patching: Comply with requirements for and limitations on cutting and patching of construction elements.
- B. Manufacturer's Installation Instructions: Obtain and maintain on-site manufacturer's written recommendations and instructions for installation of products and equipment.

PART 2 - PRODUCTS

2.1 MATERIALS

- A. General: Comply with requirements specified in other Sections.
- B. In-Place Materials: Use materials for patching 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 provide a match acceptable to Architect for the visual and functional performance of in-place materials.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Examination and Acceptance of Conditions: Before proceeding with each component of the Work, examine substrates, areas, and conditions, with Installer or Applicator present where indicated, for compliance with requirements for installation tolerances and other conditions affecting performance. Record observations.
 - 1. Examine walls, floors, and roofs for suitable conditions where products and systems are to be installed.
 - 2. Verify compatibility with and suitability of substrates, including compatibility with existing finishes or primers.
- B. Proceed with installation only after unsatisfactory conditions have been corrected. Proceeding with the Work indicates acceptance of surfaces and conditions.

3.2 PREPARATION

- A. Field Measurements: Take field measurements as required to fit the Work properly. Recheck measurements before installing each product. Where portions of the Work are indicated to fit to other construction, verify dimensions of other construction by field measurements before fabrication. Coordinate fabrication schedule with construction progress to avoid delaying the Work.
- B. Space Requirements: Verify space requirements and dimensions of items shown diagrammatically on Drawings.
- C. Review of Contract Documents and Field Conditions: Immediately on discovery of the need for clarification of the Contract Documents caused by differing field conditions outside the control of Contractor, submit a request for information to Architect according to requirements in Division 01 Section "Project Management and Coordination."

3.3 INSTALLATION

- A. General: Locate the Work and components of the Work accurately, in correct alignment and elevation, as indicated.

1. Make vertical work plumb and make horizontal work level.
 2. Where space is limited, install components to maximize space available for maintenance and ease of removal for replacement.
- B. Comply with manufacturer's written instructions and recommendations for installing products in applications indicated.
- C. Install products at the time and under conditions that will ensure the best possible results. Maintain conditions required for product performance until Substantial Completion.
- D. Conduct construction operations so no part of the Work is subjected to damaging operations or loading in excess of that expected during normal conditions of occupancy.
- E. Sequence the Work and allow adequate clearances to accommodate movement of construction items on site and placement in permanent locations.
- F. Tools and Equipment: Do not use tools or equipment that produce harmful noise levels.
- G. Templates: Obtain and distribute to the parties involved templates for work specified to be factory prepared and field installed. Check Shop Drawings of other work to confirm that adequate provisions are made for locating and installing products to comply with indicated requirements.
- H. Attachment: Provide blocking and attachment plates and anchors and fasteners of adequate size and number to securely anchor each component in place, accurately located and aligned with other portions of the Work. Where size and type of attachments are not indicated, verify size and type required for load conditions.
- I. Joints: Make joints of uniform width. Where joint locations in exposed work are not indicated, arrange joints for the best visual effect. Fit exposed connections together to form hairline joints.
- J. Hazardous Materials: Use products, cleaners, and installation materials that are not considered hazardous.

3.4 CUTTING AND PATCHING

- A. Cutting and Patching, General: Employ skilled workers to perform cutting and patching. Proceed with cutting and patching at the earliest feasible time, and complete without delay.
1. 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. Temporary Support: Provide temporary support of work to be cut.
- C. 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.
- D. Adjacent Occupied Areas: Where interference with use of adjoining areas or interruption of free passage to adjoining areas is unavoidable, coordinate cutting and patching according to requirements in Division 01 Section "Summary."

- E. 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 neatly to minimum 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. Proceed with patching after construction operations requiring cutting are complete.
- F. 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 practicable. Provide materials and comply with installation requirements specified in other Sections, where applicable.
 - 1. Inspection: Where feasible, test and inspect patched areas after completion to demonstrate physical 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 minimize evidence of patching and refinishing.
- G. Cleaning: Clean areas and spaces where cutting and patching are performed. Remove paint, mortar, oils, putty, and similar materials from adjacent finished surfaces.

3.5 PROGRESS CLEANING

- A. General: Clean Project site and work areas daily, including common areas. Enforce requirements strictly. Dispose of materials lawfully.
 - 1. Comply with requirements in NFPA 241 for removal of combustible waste materials and debris.
 - 2. Do not hold waste materials more than seven days during normal weather or three days if the temperature is expected to rise above 80 deg F (27 deg C).
 - 3. Containerize hazardous and unsanitary waste materials separately from other waste. Mark containers appropriately and dispose of legally, according to regulations.
 - a. Use containers intended for holding waste materials of type to be stored.
 - 4. Coordinate progress cleaning for joint-use areas where Contractor and other contractors are working concurrently.
- B. Site: Maintain Project site free of waste materials and debris.
- C. Work Areas: Clean areas where work is in progress to the level of cleanliness necessary for proper execution of the Work.
 - 1. Remove liquid spills promptly.
 - 2. Where dust would impair proper execution of the Work, broom-clean or vacuum the entire work area, as appropriate.
- D. Installed Work: Keep installed work clean. Clean installed surfaces according to written instructions of manufacturer or fabricator of product installed, using only cleaning materials specifically recommended. If specific cleaning materials are not recommended, use cleaning

materials that are not hazardous to health or property and that will not damage exposed surfaces.

- E. Exposed Surfaces in Finished Areas: Clean exposed surfaces and protect as necessary to ensure freedom from damage and deterioration at time of Substantial Completion.
- F. Waste Disposal: Do not bury or burn waste materials on-site. Do not wash waste materials down sewers or into waterways. Comply with waste disposal requirements in Division 01 Section "Temporary Facilities and Controls.
- G. During handling and installation, clean and protect construction in progress and adjoining materials already in place. Apply protective covering where required to ensure protection from damage or deterioration at Substantial Completion.
- H. Clean and provide maintenance on completed construction as frequently as necessary through the remainder of the construction period. Adjust and lubricate operable components to ensure operability without damaging effects.
- I. Limiting Exposures: Supervise construction operations to assure that no part of the construction, completed or in progress, is subject to harmful, dangerous, damaging, or otherwise deleterious exposure during the construction period.

3.6 PROTECTION OF INSTALLED CONSTRUCTION

- A. Provide final protection and maintain conditions that ensure installed Work is without damage or deterioration at time of Substantial Completion.
- B. Comply with manufacturer's written instructions for temperature and relative humidity.

END OF SECTION 01 73 00

SECTION 01 74 20 - CONSTRUCTION WASTE MANAGEMENT AND DISPOSAL

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

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

1.2 SUMMARY

- A. Section includes administrative and procedural requirements for the following:
 - 1. Salvaging nonhazardous construction waste.
 - 2. Recycling nonhazardous construction waste.
 - 3. Disposing of nonhazardous construction waste.

1.3 DEFINITIONS

- A. Construction Waste: Building and site improvement materials and other solid waste resulting from construction, remodeling, renovation, or repair operations. Construction waste includes packaging.
- B. Demolition Waste: Building and site improvement materials resulting from demolition or selective demolition operations.
- C. Disposal: Removal off-site of demolition and construction waste and subsequent sale, recycling, reuse, or deposit in landfill or incinerator acceptable to authorities having jurisdiction.
- D. Recycle: Recovery of demolition or construction waste for subsequent processing in preparation for reuse.

1.4 QUALITY ASSURANCE

- A. Waste Management Coordinator Qualifications: Experienced firm, with a record of successful waste management coordination of projects with similar requirements as waste management coordinator.
- B. Regulatory Requirements: Comply with hauling and disposal regulations of authorities having jurisdiction.
- C. Waste Management Conference: Conduct conference at Project site to comply with requirements in Division 01 Section "Project Management and Coordination." Review methods and procedures related to waste management including, but not limited to, the following:
 - 1. Review and discuss waste management plan including responsibilities of waste management coordinator.
 - 2. Review requirements for documenting quantities of each type of waste and its disposition.

3. Review and finalize procedures for materials separation and verify availability of containers and bins needed to avoid delays.
4. Review procedures for periodic waste collection and transportation to recycling and disposal facilities.
5. Review waste management requirements for each trade.

1.5 WASTE MANAGEMENT PLAN

- A. General: Develop a waste management plan according to ASTM E 1609 and requirements in this Section. Plan shall consist of waste identification, waste reduction work plan, and cost/revenue analysis. Distinguish between demolition and construction waste. Indicate quantities by weight or volume, but use same units of measure throughout waste management plan.
- B. Waste Identification: Indicate anticipated types and quantities of demolition and construction waste generated by the Work. Use Form CWM-1 for construction waste and Form CWM-2 for demolition waste. Include estimated quantities and assumptions for estimates.
- C. Waste Reduction Work Plan: List each type of waste and whether it will be salvaged, recycled, or disposed of in landfill or incinerator. Use Form CWM-3 for construction waste and Form CWM-4 for demolition waste. Include points of waste generation, total quantity of each type of waste, quantity for each means of recovery, and handling and transportation procedures.
 1. Salvaged Materials for Reuse: For materials that will be salvaged and reused in this Project, describe methods for preparing salvaged materials before incorporation into the Work.
 2. Salvaged Materials for Sale: For materials that will be sold to individuals and organizations, include list of their names, addresses, and telephone numbers.
 3. Salvaged Materials for Donation: For materials that will be donated to individuals and organizations, include list of their names, addresses, and telephone numbers.
 4. Recycled Materials: Include list of local receivers and processors and type of recycled materials each will accept. Include names, addresses, and telephone numbers.
 5. Disposed Materials: Indicate how and where materials will be disposed of. Include name, address, and telephone number of each landfill and incinerator facility.
 6. Handling and Transportation Procedures: Include method that will be used for separating recyclable waste including sizes of containers, container labeling, and designated location where materials separation will be performed.
- D. Cost/Revenue Analysis: Indicate total cost of waste disposal as if there was no waste management plan and net additional cost or net savings resulting from implementing waste management plan. Use Form CWM-5 for construction waste and Form CWM-6 for demolition waste. Include the following:
 1. Total quantity of waste.
 2. Estimated cost of disposal (cost per unit). Include hauling and tipping fees and cost of collection containers for each type of waste.
 3. Total cost of disposal (with no waste management).
 4. Revenue from salvaged materials.
 5. Revenue from recycled materials.
 6. Savings in hauling and tipping fees by donating materials.
 7. Savings in hauling and tipping fees that are avoided.
 8. Handling and transportation costs. Include cost of collection containers for each type of waste.
 9. Net additional cost or net savings from waste management plan.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION

3.1 PLAN IMPLEMENTATION

- A. General: Implement approved waste management plan. Provide handling, containers, storage, signage, transportation, and other items as required to implement waste management plan during the entire duration of the Contract.
 - 1. Comply with operation, termination, and removal requirements in Division 01 Section "Temporary Facilities and Controls."
- B. Waste Management Coordinator: Engage a waste management coordinator to be responsible for implementing, monitoring, and reporting status of waste management work plan.
- C. Training: Train workers, subcontractors, and suppliers on proper waste management procedures, as appropriate for the Work.
 - 1. Distribute waste management plan to everyone concerned within three days of submittal return.
 - 2. Distribute waste management plan to entities when they first begin work on-site. Review plan procedures and locations established for salvage, recycling, and disposal.
- D. Site Access and Temporary Controls: Conduct waste management operations to ensure minimum interference with roads, streets, walks, walkways, and other adjacent occupied and used facilities.
 - 1. Designate and label specific areas on Project site necessary for separating materials that are to be salvaged, recycled, reused, donated, and sold.
 - 2. Comply with Division 01 Section "Temporary Facilities and Controls" for controlling dust and dirt, environmental protection, and noise control.
- E. Waste Management in Historic Zones or Areas: Hauling equipment and other materials shall be of sizes that clear surfaces within historic spaces, areas, rooms, and openings, by 12 inches (300 mm) or more.

3.2 RECYCLING DEMOLITION AND CONSTRUCTION WASTE, GENERAL

- A. General: Recycle paper and beverage containers used by on-site workers.
- B. Recycling Receivers and Processors: Use only available recycling receivers and processors licensed to do business in the local area.
- C. Recycling Incentives: Revenues, savings, rebates, tax credits, and other incentives received for recycling waste materials shall be shared equally by Owner and Contractor.
- D. Preparation of Waste: Prepare and maintain recyclable waste materials according to recycling or reuse facility requirements. Maintain materials free of dirt, adhesives, solvents, petroleum contamination, and other substances deleterious to the recycling process.

- E. Procedures: Separate recyclable waste from other waste materials, trash, and debris. Separate recyclable waste by type at Project site to the maximum extent practical according to approved construction waste management plan.
1. Provide appropriately marked containers or bins for controlling recyclable waste until removed from Project site. Include list of acceptable and unacceptable materials at each container and bin.
 - a. Inspect containers and bins for contamination and remove contaminated materials if found.
 2. Stockpile processed materials on-site without intermixing with other materials. Place, grade, and shape stockpiles to drain surface water. Cover to prevent windblown dust.
 3. Stockpile materials away from construction area. Do not store within drip line of remaining trees.
 4. Store components off the ground and protect from the weather.
 5. Remove recyclable waste from Owner's property and transport to recycling receiver or processor.

3.3 RECYCLING DEMOLITION WASTE

- A. Metals: Separate metals by type.
1. Remove and dispose of bolts, nuts, washers, and other rough hardware.

3.4 RECYCLING CONSTRUCTION WASTE

- A. Packaging:
1. Cardboard and Boxes: Break down packaging into flat sheets. Bundle and store in a dry location.
 2. Polystyrene Packaging: Separate and bag materials.
 3. Pallets: As much as possible, require deliveries using pallets to remove pallets from Project site. For pallets that remain on-site, break down pallets into component wood pieces and comply with requirements for recycling wood.
 4. Crates: Break down crates into component wood pieces and comply with requirements for recycling wood.

3.5 DISPOSAL OF WASTE

- A. General: Except for items or materials to be salvaged, recycled, or otherwise reused, remove waste materials from Project site and legally dispose of them in a landfill or incinerator acceptable to authorities having jurisdiction.
1. Except as otherwise specified, do not allow waste materials that are to be disposed of accumulate on-site.
 2. Remove and transport debris in a manner that will prevent spillage on adjacent surfaces and areas.
- B. Burning: Do not burn waste materials.

- C. Burning: Burning of waste materials is permitted only at designated areas on Owner's property, provided required permits are obtained. Provide full-time monitoring for burning materials until fires are extinguished.
- D. Disposal: Remove waste materials and dispose of at designated spoil areas on Owner's property.
- E. Disposal: Remove waste materials from Owner's property and legally dispose of them.

END OF SECTION 01 74 19

SECTION 01 77 00 - CLOSEOUT PROCEDURES

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including 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. Division 01 Section "Execution" for progress cleaning of Project site.
 - 2. Division 01 Section "Project Record Documents" for submitting record Drawings, record Specifications, and record Product Data.
 - 3. Division 01 Section "Cleaning"
 - 4. Divisions 02 through 09 Sections for specific closeout and special cleaning requirements for the Work in those Sections.

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 CLOSEOUT SUBMITTALS

- A. Certificates of Release: From authorities having jurisdiction.
- B. Certificate of Insurance: For continuing coverage.
- C. Field Report: For pest control inspection.

1.5 MAINTENANCE MATERIAL SUBMITTALS

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

1.6 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. Submittals Prior to Substantial Completion: Complete the following a minimum of 10 days prior to requesting inspection for determining date of Substantial Completion. List items below that are incomplete at time of request.
 - 1. Certificates of Release: Obtain and submit releases from authorities having jurisdiction permitting Owner unrestricted use of the Work and access to services and utilities. Include occupancy permits, operating certificates, and similar releases.
 - 2. Submit closeout submittals specified in other Division 01 Sections, including project record documents, operation and maintenance manuals, final completion construction photographic documentation, damage or settlement surveys, property surveys, and similar final record information.
 - 3. Submit closeout submittals specified in individual Divisions 02 through 33 Sections, including specific warranties, workmanship bonds, maintenance service agreements, final certifications, and similar documents.
 - 4. Submit maintenance material submittals specified in individual Divisions 02 through 33 Sections, including tools, spare parts, extra materials, and similar items, and deliver to location designated by Architect and/or Construction Manager. Label with manufacturer's name and model number where applicable.
- C. Procedures Prior to Substantial Completion: Complete the following a minimum of 10 days prior to requesting inspection for determining date of Substantial Completion. List items below that are incomplete at time of request.
 - 1. Advise Owner of pending insurance changeover requirements.
 - 2. Participate with Owner in conducting inspection and walkthrough with local emergency responders.
 - 3. Terminate and remove temporary facilities from Project site, construction tools, and similar elements.
 - 4. Complete final cleaning requirements, including touchup painting.
 - 5. Touch up and otherwise repair and restore marred exposed finishes to eliminate visual defects.
 - 6. Provide the Contractor's comprehensive list of incomplete work items prior to requesting the Architect to perform any inspection for determination of Substantial Completion.
 - a) Note that if no reasonable list of incomplete work items remaining is provided by the Contractor that will be considered an admission by the Contractor that the Contractor has not ready for a Substantial Inspection determination by the Architect. As such, no inspection will occur by the Architect.
 - b) The Contractor is thus responsible for any failure to meet the Contractor's commitments of construction schedule to the Owner.
- D. Inspection: Submit a written request for inspection to determine Substantial Completion with a reasonable work remaining list 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 and/or Construction

Manager 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.

1.7 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 Division 01 Section "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.
 3. Certificate of Insurance: Submit evidence of final, continuing insurance coverage complying with insurance requirements.
- 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.

1.8 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 list of spaces in sequential order, starting with exterior areas first and proceeding from lowest floor to highest floor.
 2. Organize items applying to each space by major element, including categories for ceiling, individual walls, floors, equipment, and building systems.
 3. Include the following information at the top of each page:
 - a. Project name.
 - b. Date.
 - c. Name of Architect and/or Construction Manager.
 - d. Name of Contractor.
 - e. Page number.
 4. Submit list of incomplete items in the following format:
 - a. MS Excel electronic file. Architect will return annotated file.
 - b. PDF electronic file. Architect will return annotated file.
 - c. Three paper copies. Architect will return two copies.

1.9 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. Partial Occupancy: Submit properly executed warranties within 15 days of completion of designated portions of the Work that are completed and occupied or used by Owner during construction period by separate agreement with Contractor.
- C. 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-by-280-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 title "WARRANTIES," Project name, and name of Contractor.
 - 4. Warranty Electronic File: Scan warranties and bonds and assemble complete warranty and bond submittal package into a single indexed electronic PDF file with links enabling navigation to each item. Provide bookmarked table of contents at beginning of document.
- D. 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.
 - 1. Use cleaning products that comply with Green Seal's GS-37, or if GS-37 is not applicable, use products that comply with the California Code of Regulations maximum allowable VOC levels.

PART 3 - EXECUTION

3.1 FINAL CLEANING

- A. 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.
- B. 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. Rake grounds that are neither planted nor paved to a smooth, even-textured surface.
 - d. Remove tools, construction equipment, machinery, and surplus material from Project site.
 - e. Remove snow and ice to provide safe access to building.
 - f. Clean exposed exterior and interior hard-surfaced finishes to a dirt-free condition, free of stains, films, and similar foreign substances. Avoid disturbing natural weathering of exterior surfaces. Restore reflective surfaces to their original condition.
 - g. Remove debris and surface dust from limited access spaces, including roofs, plenums, shafts, trenches, equipment vaults, manholes, attics, and similar spaces.
 - h. Sweep concrete floors broom clean in unoccupied spaces.
- C. Construction Waste Disposal: Comply with waste disposal requirements in Division 01 Section "Temporary Facilities and Controls." Division 01 Section "Construction Waste Management and Disposal."

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 30 - PROJECT RECORD DOCUMENTS

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including 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. Division 01 Section "Execution" for final property survey.
 - 2. Division 01 Section "Closeout Procedures" for general closeout procedures.
 - 3. Divisions 02 through 26 Sections for specific requirements for project record documents of the Work in those Sections.

1.3 CLOSEOUT SUBMITTALS

- A. Record Drawings: Comply with the following:
 - 1. Number of Copies: Submit copies of record Drawings as follows:
 - a. Initial Submittal:
 - 1) Submit PDF electronic files of scanned record prints.
 - 2) Architect will indicate whether general scope of changes, additional information recorded, and quality of drafting are acceptable.
 - b. Final Submittal:
 - 1) Submit PDF electronic files of scanned record prints and one set(s) of prints.
 - 2) Print each drawing, whether or not changes and additional information were recorded.
- B. Record Specifications: Submit annotated PDF electronic files of Project's Specifications, including addenda and contract modifications.
- C. Record Product Data: Submit annotated PDF electronic files and directories 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.

- D. Miscellaneous Record Submittals: See other Specification Sections for miscellaneous record-keeping requirements and submittals in connection with various construction activities. Submit annotated PDF electronic files and directories of each submittal.
- E. Reports: Submit written report weekly indicating items incorporated into project record documents concurrent with progress of the Work, including revisions, concealed conditions, field changes, product selections, and other notations incorporated.

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 from that 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 or Construction Change Directive.
 - 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. Record Digital Data Files: Immediately before inspection for Certificate of Substantial Completion, review marked-up record prints with Architect. When authorized, prepare a full set of corrected digital data files of the Contract Drawings, as follows:
 1. Format: Same digital data software program, version, and operating system as the original Contract Drawings.
 2. Format: Annotated PDF electronic file.
 3. Incorporate changes and additional information previously marked on record prints. Delete, redraw, and add details and notations where applicable.
 4. Refer instances of uncertainty to Architect for resolution.
 5. Architect will furnish Contractor one set of digital data files of the Contract Drawings for use in recording information.
 - a. See Division 01 Section "Submittal Procedures" for requirements related to use of Architect's digital data files.
 - b. Architect will provide data file layer information. Record markups in separate layers.
- C. Newly Prepared Record Drawings: Prepare new Drawings instead of preparing record Drawings where Architect determines that neither the original Contract Drawings nor Shop Drawings are suitable to show actual installation.
 1. New Drawings may be required when a Change Order is issued as a result of accepting an alternate, substitution, or other modification.
 2. Consult Architect for proper scale and scope of detailing and notations required to record the actual physical installation and its relation to other construction. Integrate newly prepared record Drawings into record Drawing sets; comply with procedures for formatting, organizing, copying, binding, and submitting.
- D. 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. Format: Annotated PDF electronic file.
 3. Record Digital Data Files: Organize digital data information into separate electronic files that correspond to each sheet of the Contract Drawings. Name each file with the sheet identification. Include identification in each digital data file.
 4. Identification: As follows:
 - a. Project name.
 - b. Date.
 - c. Designation "PROJECT RECORD DRAWINGS."
 - d. Name of Architect.
 - e. Name of Contractor.

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 annotated PDF electronic file.

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, record Specifications, and record Drawings where applicable.

- B. Format: Submit record Product Data as annotated PDF electronic file.

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 PDF electronic file.

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.

- 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 30

SECTION 02 22 00 - SELECTIVE DEMOLITION

PART 1 - GENERAL

1.1 SUMMARY

A. Selective Demolition:

1. Selective demolition of systems, and building components designated to be removed.
2. Protection of portions of building adjacent to or affected by selective demolition.
3. Pollution control during selective demolition, including dust, erosion, and noise control.
4. Removal and legal disposal of materials.
5. Removal and disposal of debris from the entire work area.

1.2 SUBMITTALS

- A. Schedule: Submit for approval selective demolition schedule.
- B. Submit certification of extermination.

1.3 DEFINITIONS

- A. Remove: Detach items from existing construction and legally dispose of them off-site unless indicated to be removed and salvaged or removed and reinstalled.
- B. Remove and Salvage: Carefully detach from existing construction, in a manner to prevent damage, and deliver to Owner ready for reuse.
- C. Remove and Reinstall: Detach items from existing construction, prepare for reuse, and reinstall where indicated.
- D. Existing to Remain: Existing items of construction that are not to be permanently removed and that are not otherwise indicated to be removed, removed, and salvaged, or removed and reinstalled.

1.4 QUALITY ASSURANCE

- A. Comply with governing codes and regulations. Use experienced workers.

1.5 PROJECT CONDITIONS

- A. Immediate areas of work will be occupied during selective demolition. The public, including children, occupy all areas.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION

3.1 DEMOLITION

- A. Do not damage building elements and improvements indicated to remain.
- B. No explosives are permitted.
- C. Do not close or obstruct streets, walks, drives or other occupied or used spaces or facilities without the written permission of the Owner and the authorities having jurisdiction. Do not interrupt utilities serving occupied or used facilities without the written permission of the Owner and authorities having jurisdiction. If necessary, provide temporary utilities.
- D. Cease operations if public safety or remaining structures are endangered. Perform temporary corrective measures until operations can be continued properly.
- E. Provide adequate protection against accidental trespassing. Ensure safe egress to units during the hours of operation and at the completion of the day's work.
- F. Restore finishes of patched areas, including lawn areas disturbed by new construction.

END OF SECTION 02 22 00

SECTION 06 10 53 - MISCELLANEOUS ROUGH CARPENTRY

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. Framing with dimension lumber.
 - 2. Wood furring and blocking.

1.3 DEFINITIONS

- A. Dimension Lumber: Lumber of 2 inches nominal (38 mm actual) or greater but less than 5 inches nominal (114 mm actual) in least dimension.
- B. Lumber grading agencies, and the abbreviations used to reference them, include the following:
 - 1. NeLMA: Northeastern Lumber Manufacturers' Association.
 - 2. NHLA: National Hardwood Lumber Association.
 - 3. NLGA: National Lumber Grades Authority.
 - 4. SPIB: The Southern Pine Inspection Bureau.
 - 5. WCLIB: West Coast Lumber Inspection Bureau.
 - 6. WWPAA: Western Wood Products Association.
 - 7. ALSC: American Lumber Standard Committee, Inc.

1.4 ACTION SUBMITTALS

- A. Product Data: For each type of process and factory-fabricated product. Indicate component materials and dimensions and include construction and application details.
 - 1. Include data for wood-preservative treatment from chemical treatment manufacturer and certification by treating plant that treated materials comply with requirements. Indicate type of preservative used and net amount of preservative retained.
 - 2. Include data for fire-retardant treatment from chemical treatment manufacturer and certification by treating plant that treated materials comply with requirements. Include physical properties of treated materials based on testing by a qualified independent testing agency.
 - 3. For fire-retardant treatments, include physical properties of treated lumber both before and after exposure to elevated temperatures, based on testing by a qualified independent testing agency according to ASTM D 5664.
 - 4. Include copies of warranties from chemical treatment manufacturers for each type of treatment.

1.5 INFORMATIONAL SUBMITTALS

A. Evaluation Reports: For the following, from ICC-ES:

1. Preservative-treated wood.
2. Fire-retardant-treated wood.

1.6 DELIVERY, STORAGE, AND HANDLING

- ### A.
- Stack lumber flat with spacers beneath and between each bundle to provide air circulation. Protect lumber from weather by covering with waterproof sheeting, securely anchored. Provide for air circulation around stacks and under coverings.

PART 2 - PRODUCTS

2.1 WOOD PRODUCTS, GENERAL

- ### A.
- Lumber: DOC PS 20 and applicable rules of grading agencies indicated. If no grading agency is indicated, provide lumber that complies with the applicable rules of any rules-writing agency certified by the ALSC Board of Review. Provide lumber graded by an agency certified by the ALSC Board of Review to inspect and grade lumber under the rules indicated.

1. Factory mark each piece of lumber with grade stamp of grading agency.
2. Where nominal sizes are indicated, provide actual sizes required by DOC PS 20 for moisture content specified. Where actual sizes are indicated, they are minimum dressed sizes for dry lumber.
3. Provide dressed lumber, S4S, unless otherwise indicated.

- ### B.
- Maximum Moisture Content of Lumber: 19 percent for 2-inch nominal (38-mm actual) thickness or less, no limit for more than 2-inch nominal (38-mm actual) thickness unless otherwise indicated.

2.2 WOOD-PRESERVATIVE-TREATED MATERIALS

- ### A.
- Preservative Treatment by Pressure Process: AWPAC U1; Use Category UC2 for interior construction not in contact with the ground, Use Category UC3b for exterior construction not in contact with the ground, and Use Category UC4a for items in contact with the ground.

1. Preservative Chemicals: Alkaline copper quaternary (ACQ) similar to Preserve as manufactured by Chemical Specialties, Inc. or equal. Materials shall contain no arsenic or chromium.

- ### B.
- Retention Rates:

1. Above Ground: 0.25 – 0.40 pcf.
2. Below Ground: 0.40 pcf.

- ### C.
- Kiln-dry lumber after treatment to a maximum moisture content of 19 percent. Do not use material that is warped or does not comply with requirements for untreated material.

- D. Quality Mark: All copper quaternary preservative-treated wood members shall bear an end tag or permanent ink stamp indicating the following:
1. Name of wood treating company.
 2. Treatment plant city and state.
 3. Symbol for alkaline copper quaternary (ACQ).
 4. Preservative retention level.
 5. Approved use.
 6. Code report number.
- E. Application: Treat items indicated on Drawings, and the following:
1. Wood cants, nailers, curbs, equipment support bases, blocking, stripping, and similar members in connection with roofing, flashing, vapor barriers, and waterproofing.
 2. Wood sills, sleepers, blocking, furring, stripping, and similar concealed members in contact with masonry or concrete.
 3. Wood framing and furring attached directly to the interior of below-grade exterior masonry or concrete walls.
 4. Wood floor plates that are installed over concrete slabs-on-grade.

2.3 MISCELLANEOUS LUMBER

- A. General: Provide miscellaneous lumber indicated and lumber for support or attachment of other construction, including the following:
1. Blocking.
 2. Nailers.
- B. For items of dimension lumber size, provide Construction or No. 2 grade lumber of any species.
1. Hem-fir (north); NLGA.
 2. Mixed southern pine; SPIB.
 3. Spruce-pine-fir; NLGA.
 4. Hem-fir; WCLIB or WWPA.
 5. Spruce-pine-fir (south); NeLMA, WCLIB, or WWPA.
 6. Western woods; WCLIB or WWPA.
 7. Northern species; NLGA.
 8. Eastern softwoods; NeLMA.
- C. For concealed boards, provide lumber with 19 percent maximum moisture content Construction or No. 2 grade of any species.
- D. For blocking and nailers used for attachment of other construction, select and cut lumber to eliminate knots and other defects that will interfere with attachment of other work.
- E. For furring strips for installing plywood or hardboard paneling, select boards with no knots capable of producing bent-over nails and damage to paneling.

2.4 FASTENERS

- A. General: Provide fasteners of size and type indicated that comply with requirements specified in this article for material and manufacture.

1. Where carpentry is exposed to weather, in ground contact, pressure-preservative treated, or in area of high relative humidity, provide fasteners with hot-dip zinc coating complying with ASTM A 153/A 153M or of Type 304 stainless steel.
- B. Nails, Brads, and Staples: ASTM F 1667.
- C. Power-Driven Fasteners: NES NER-272.
- D. Wood Screws: ASME B18.6.1.
- E. Screws for Fastening to Metal Framing: ASTM C 1002, length as recommended by screw manufacturer for material being fastened.
- F. Lag Bolts: ASME B18.2.1 (ASME B18.2.3.8M).
- G. Bolts: Steel bolts complying with ASTM A 307, Grade A (ASTM F 568M, Property Class 4.6); with ASTM A 563 (ASTM A 563M) hex nuts and, where indicated, flat washers.
- H. Expansion Anchors: Anchor bolt and sleeve assembly of material indicated below with capability to sustain, without failure, a load equal to 6 times the load imposed when installed in unit masonry assemblies and equal to 4 times the load imposed when installed in concrete as determined by testing per ASTM E 488 conducted by a qualified independent testing and inspecting agency.

PART 3 - EXECUTION

3.1 INSTALLATION, GENERAL

- A. Set carpentry to required levels and lines, with members plumb, true to line, cut, and fitted. Fit carpentry to other construction; scribe and cope as needed for accurate fit. Locate furring, nailers, blocking and similar supports to comply with requirements for attaching other construction.
- B. Framing Standard: Comply with AF&PA's WCD 1, "Details for Conventional Wood Frame Construction," unless otherwise indicated.
- C. Provide blocking and framing as indicated and as required to support facing materials, fixtures, specialty items, and trim.
- D. Sort and select lumber so that natural characteristics will not interfere with installation or with fastening other materials to lumber. Do not use materials with defects that interfere with function of member or pieces that are too small to use with minimum number of joints or optimum joint arrangement.
- E. Comply with AWPAM4 for applying field treatment to cut surfaces of preservative-treated lumber. Use materials acceptable to preservative manufacturer.
- F. Securely attach carpentry work to substrate by anchoring and fastening as indicated.
- G. Use steel common nails unless otherwise indicated. Select fasteners of size that will not fully penetrate members where opposite side will be exposed to view or will receive finish materials. Make tight connections between members. Install fasteners without splitting wood. Drive nails snug but do not countersink nail heads unless otherwise indicated.

3.2 WOOD BLOCKING AND NAILER INSTALLATION

- A. Install where indicated and where required for attaching other work. Form to shapes indicated and cut as required for true line and level of attached work. Coordinate locations with other work involved.
- B. Attach items to substrates to support applied loading. Recess bolts and nuts flush with surfaces unless otherwise indicated.

3.3 PROTECTION

- A. Protect wood that has been treated with inorganic boron (SBX) from weather. If, despite protection, inorganic boron-treated wood becomes wet, apply EPA-registered borate treatment. Apply borate solution by spraying to comply with EPA-registered label.
- B. Protect miscellaneous rough carpentry from weather. If, despite protection, miscellaneous rough carpentry becomes wet, apply EPA-registered borate treatment. Apply borate solution by spraying to comply with EPA-registered label.

END OF SECTION 06 10 53

SECTION 06 16 00 - SHEATHING

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. Wall/ sheathing.
 - 2. Roof sheathing.

1.3 ACTION SUBMITTALS

- A. Product Data: For each type of process and factory-fabricated product. Indicate component materials and dimensions and include construction and application details.
 - 1. Include data for wood-preservative treatment from chemical treatment manufacturer and certification by treating plant that treated plywood complies with requirements. Indicate type of preservative used and net amount of preservative retained.
 - 2. Include data for fire-retardant treatment from chemical treatment manufacturer and certification by treating plant that treated plywood complies with requirements. Include physical properties of treated materials.
 - 3. For fire-retardant treatments, include physical properties of treated plywood both before and after exposure to elevated temperatures, based on testing by a qualified independent testing agency according to ASTM D 5516.
 - 4. For products receiving a waterborne treatment, include statement that moisture content of treated materials was reduced to levels specified before shipment to Project site.
 - 5. Include copies of warranties from chemical treatment manufacturers for each type of treatment.

1.4 INFORMATIONAL SUBMITTALS

- A. Evaluation Reports: For following products, from ICC-ES:
 - 1. Preservative-treated plywood.

1.5 QUALITY ASSURANCE

- A. Testing Agency Qualifications: For testing agency providing classification marking for fire-retardant-treated material, an inspection agency acceptable to authorities having jurisdiction that periodically performs inspections to verify that the material bearing the classification marking is representative of the material tested.

1.6 DELIVERY, STORAGE, AND HANDLING

- A. Stack panels flat with spacers beneath and between each bundle to provide air circulation. Protect sheathing from weather by covering with waterproof sheeting, securely anchored. Provide for air circulation around stacks and under coverings.

PART 2 - PRODUCTS

2.1 WOOD PANEL PRODUCTS

- A. Emissions: Products shall meet the testing and product requirements of the California Department of Health Services' "Standard Practice for the Testing of Volatile Organic Emissions from Various Sources Using Small-Scale Environmental Chambers."
- B. Certified Wood: For the following wood products, provide materials produced from wood obtained from forests certified by an FSC-accredited certification body to comply with FSC STD-01-001, "FSC Principles and Criteria for Forest Stewardship":
 - 1. Plywood.
 - 2. Hardboard underlayment.
- C. Plywood: **Either DOC PS 1 or DOC PS 2 unless otherwise indicated.**
- D. Oriented Strand Board: DOC PS 2.
- E. Thickness: As needed to comply with requirements specified, but not less than thickness indicated.
- F. Factory mark panels to indicate compliance with applicable standard.

2.2 PRESERVATIVE-TREATED PLYWOOD

- A. Preservative Treatment by Pressure Process: AWP A U1; Use Category UC2.
 - 1. Preservative Chemicals: Acceptable to authorities having jurisdiction and containing no arsenic or chromium.
- B. Mark plywood with appropriate classification marking of an inspection agency acceptable to authorities having jurisdiction.
- C. Application: **Treat items indicated on Drawings and plywood in contact with masonry or concrete or used with roofing, flashing, vapor barriers, and waterproofing.**

2.3 WALL SHEATHING

- A. Plywood Sheathing: **Exterior, Structural I** sheathing.
 - 1. Span Rating: Not less than **24/0**.
 - 2. Nominal Thickness: Match Existing at wall.

2.4 ROOF SHEATHING

- A. Plywood Roof Sheathing: Exposure 1, Structural I sheathing.
 - 1. Span Rating: Not less than 32/16.
 - 2. Nominal Thickness: Match existing sheathing to remain

2.5 FASTENERS

- A. General: Provide fasteners of size and type indicated that comply with requirements specified in this article for material and manufacture.
 - 1. For **wall** sheathing, provide fasteners **with hot-dip zinc coating complying with ASTM A 153/A 153M.**
- B. Nails, Brads, and Staples: ASTM F 1667.
- C. Power-Driven Fasteners: NES NER-272.
- D. Wood Screws: ASME B18.6.1.

2.6 MISCELLANEOUS MATERIALS

- A. Adhesives for Field Gluing Panels to Framing: Formulation complying with **ASTM D 3498** that is approved for use with type of construction panel indicated by manufacturers of both adhesives and panels.
 - 1. Adhesives shall have a VOC content of **50 g/L** or less when calculated according to 40 CFR 59, Subpart D (EPA Method 24).
 - 2. Adhesives shall comply with the testing and product requirements of the California Department of Health Services' "Standard Practice for the Testing of Volatile Organic Emissions from Various Sources Using Small-Scale Environmental Chambers."

PART 3 - EXECUTION

3.1 INSTALLATION, GENERAL

- A. Do not use materials with defects that impair quality of sheathing or pieces that are too small to use with minimum number of joints or optimum joint arrangement. Arrange joints so that pieces do not span between fewer than three support members.
- B. Cut panels at penetrations, edges, and other obstructions of work; fit tightly against abutting construction unless otherwise indicated.
- C. Securely attach to substrate by fastening as indicated, complying with the following:
 - 1. NES NER-272 for power-driven fasteners.
 - 2. Table 2304.9.1, "Fastening Schedule," in ICC's "International Building Code."
 - 3. Table R602.3(1), "Fastener Schedule for Structural Members," and Table R602.3(2), "Alternate Attachments," in ICC's "International Residential Code for One- and Two-Family Dwellings."

- D. Use common wire nails unless otherwise indicated. Select fasteners of size that will not fully penetrate members where opposite side will be exposed to view or will receive finish materials. Make tight connections. Install fasteners without splitting wood.
- E. Coordinate **wall** sheathing installation with flashing and joint-sealant installation so these materials are installed in sequence and manner that prevent exterior moisture from passing through completed assembly.
- F. Do not bridge building expansion joints; cut and space edges of panels to match spacing of structural support elements.
- G. Coordinate sheathing installation with installation of materials installed over sheathing so sheathing is not exposed to precipitation or left exposed at end of the workday when rain is forecast.

END OF SECTION 06 16 00

SECTION 06 20 00 – FINISH CARPENTRY

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 the following:
 - 1. Interior standing and running trim.
- B. Related Sections include the following:
 - 1. Section 061053 "Miscellaneous Rough Carpentry" for wood furring, blocking, shims, and hanging strips required for installing woodwork and concealed within other construction before woodwork installation.
 - 2. Section 099100 "Painting" for field finishing of woodwork.

1.3 DEFINITIONS

- A. Interior architectural woodwork includes wood furring, blocking, shims, and hanging strips for installing woodwork items unless concealed within other construction before woodwork installation.

1.4 QUALITY ASSURANCE

- A. Fabricator Qualifications: Shop that employs skilled workers who custom-fabricate products similar to those required for this Project and whose products have a record of successful in-service performance.
- B. Source Limitations: Engage a qualified woodworking firm to assume undivided responsibility for production of interior architectural woodwork with sequence-matched wood veneers.
- C. Quality Standard: Unless otherwise indicated, comply with AWI's "Architectural Woodwork Quality Standards" for grades of interior architectural woodwork indicated for construction, finishes, installation, and other requirements.

1.5 DELIVERY, STORAGE, AND HANDLING

- A. Protect woodwork during transit, delivery, storage and handling to prevent damage, soiling and deterioration.
- B. Do not deliver woodwork until painting and similar operations that could damage woodwork have been completed in installation areas. If woodwork must be stored in other than installation

areas, store only in areas where environmental conditions comply with requirements specified in "Project Conditions" Article.

1.6 PROJECT CONDITIONS

- A. Environmental Limitations: Do not deliver or install woodwork until building is enclosed, wet work is complete, and HVAC system is operating and maintaining temperature and relative humidity at occupancy levels during the remainder of the construction period.
- B. Field Measurements: Where woodwork is indicated to fit to other construction, verify dimensions of other construction by field measurements before fabrication, and indicate measurements on Shop Drawings. Coordinate fabrication schedule with construction progress to avoid delaying the Work.
 - 1. Locate concealed framing, blocking, and reinforcements that support woodwork by field measurements before being enclosed, and indicate measurements on Shop Drawings.
 - 2. Established Dimensions: Where field measurements cannot be made without delaying the Work, establish dimensions and proceed with fabricating woodwork without field measurements. Provide allowance for trimming at site, and coordinate construction to ensure that actual dimensions correspond to established dimensions.

1.7 JOB CONDITIONS:

- A. Examine the substrates and conditions under which the work is to be installed; and notify the Contractor in writing of unsatisfactory conditions. Do not proceed with the work until unsatisfactory conditions have been corrected.
- B. Conditioning: Advise the Contractor of temperature and humidity requirements for woodwork installation areas. Do not install woodwork until the required temperature and relative humidity have been stabilized and will be maintained in installation areas.
- C. Maintain temperature and humidity in installation area as required to maintain moisture content of installed woodwork within a 1.0 percent tolerance of the optimum moisture content, from the date of installation through the remainder of the construction period. The fabricator of the woodwork shall determine the optimum moisture content and required temperature and humidity conditions. Comply with AWI Section 1700-G-4.

1.8 COORDINATION

- A. Coordinate sizes and locations of framing, blocking, furring, reinforcements, and other related units of Work specified in other Sections to ensure that interior architectural woodwork can be supported and installed as indicated.

PART 2 - PRODUCTS

2.1 BASIC MATERIALS AND FABRICATION METHODS:

- A. General: Except as otherwise indicated, comply with the following requirements for the Work in this Section:

1. All Work in this Section shall be AWI Premium Grade unless otherwise indicated.
- B. Provide materials and workmanship that comply with the requirements of the AWI quality standard for each type of woodwork and quality grade indicated. If the following products are part of the Work in this Section, provide materials that comply with the referenced product standards that apply to the product characteristics indicated.
 1. ASTM E84 - Standard Test Method for Surface Burning Characteristics of Building Materials.
 2. AWI QSI Current Edition - Architectural Woodwork Quality Standards Illustrated; Architectural Woodwork Institute.
 3. AWPAC C2 - Lumber, Timbers, Bridge Ties and Mine Ties - Preservative Treatment by Pressure Processes; American Wood Preservers Association.
 4. HPVA HP-1 - Voluntary Standard for Hardwood and Decorative Plywood; Hardwood Plywood and Veneer Association.
 5. NIST PS 1 - Construction and Industrial Plywood.
- C. Wood Moisture Content: Comply with requirements of referenced quality standard for the moisture content of the Work in this Section in relation to relative humidity conditions existing during the time of fabrication and in installation areas; 5% to 10% for interior work and 9% to 15% for exterior work (AWI 100-S-11).

2.2 INTERIOR MATERIALS:

- A. Wood for Painted Finish: Closed grain hardwood, any species.
- B. Miscellaneous Concealed Materials: Unless specified herein, provide concealed materials, as part of the work of this section, conforming to the following requirements:
 1. Plywood: Fir, DFPA B-B, or better; 3/4" thick, unless shown otherwise.
 2. Hardboard: Tempered; perforated where so indicated; smooth surface(s) where not concealed; 1/8" minimum thickness except as otherwise specified or shown.
- C. Standing and Running Trim: AWI Section 300, Premium grade, transparent finish.
 1. If indicated to be painted, provide Custom grade, closed grain hardwood.
 - a. Fabricate wood trim to dimensions, profiles and details shown. Rout or groove reverse side (backed-out) of trim members to be applied to flat surfaces, except for members with ends exposed in the finished work. Shop fabricate to the greatest extent possible.

PART 3 - EXECUTION

3.1 PREPARATION

- A. Before installation, condition woodwork to average prevailing humidity conditions in installation areas.
- B. Do not deliver Work in this Section until all wet work is completed and that building is permanently enclosed and that the HVAC is operational.

- C. Before installing architectural woodwork, examine shop-fabricated work for completion and complete work as required, including removal of packing and backpriming.

3.2 INSTALLATION OF FINISH CARPENTRY ITEMS

- A. Install the work plumb, level, true and straight with no distortions. Shim as required using concealed shims. Install to a tolerance of 1/8" in 8'-0" for plumb and level (including countertops); and with 1/16" maximum offset in flush adjoining surfaces, 1/8" maximum offsets in revealed adjoining surfaces.
- B. Scribe and cut work to fit adjoining work, and refinish cut surfaces or repair damaged finish at cuts.
- C. Standing and Running Trim: Install with minimum number of joints possible, using full-length pieces (from maximum length of lumber available) to greatest extent possible. Do not use pieces less than 96 inches long, except where shorter single-length pieces are necessary. Scarf running joints and stagger in adjacent and related members.
 - 1. Fill gaps, if any, between top of base and wall with plastic wood filler, sand smooth, and finish same as wood base if finished.
 - 2. Install standing and running trim with no more variation from a straight line than 1/8 inch in 96 inches.
- D. Touch up finishing work specified in this Section after installation of woodwork. Fill nail holes with matching filler where exposed.
- E. Fabricator/Installer is to review 'Care and Maintenance Procedures' including repair and cleaning instructions with the Owner upon completion of project.

3.3 ADJUSTING AND CLEANING

- A. Repair damaged and defective woodwork, where possible, to eliminate functional and visual defects; where not possible to repair, replace woodwork. Adjust joinery for uniform appearance.
- B. Complete the finishing work specified as work of this section, to whatever extent not completed at the shop or prior to installation of woodwork.
- C. Protection: Advise the Contractor of final protection and conditions to be maintained to ensure that the work will be without damage or deterioration at the time of acceptance.

END OF SECTION 06 20 00

SECTION 07 25 00 - WEATHER BARRIERS

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. Building wrap.
- B. Related Requirements:
 - 1. Section 061600 "Sheathing" for sheathing joint and penetration treatment.

1.3 ACTION SUBMITTALS

- A. Product Data: For each type of product.
 - 1. For building wrap, include data on air and water-vapor permeance based on testing according to referenced standards.

1.4 INFORMATIONAL SUBMITTALS

- A. Evaluation Reports: For water-resistive barrier, from ICC-ES.

PART 2 - PRODUCTS

2.1 WATER-RESISTIVE BARRIER

- A. Building Wrap: ASTM E 1677, Type I air barrier; with flame-spread and smoke-developed indexes of less than 25 and 450, respectively, when tested according to ASTM E 84; UV stabilized; and acceptable to authorities having jurisdiction.
 - 1. **Products:** Subject to compliance with requirements, available products that may be incorporated into the Work include, but are not limited to, the following:
 - a. [Dow Chemical Company \(The\)](#); Styrofoam Weathermate Plus Brand Housewrap.
 - b. [DuPont \(E. I. du Pont de Nemours and Company\)](#); Tyvek HomeWrap and HeaderWrap.
 - c. [Raven Industries Inc.](#); Fortress Pro Weather Protective Barrier.
 - d. [Reemay, Inc.](#); Typar HouseWrap.

2. Water-Vapor Permeance: Not less than **75 perms (4300 ng/Pa x s x sq. m)** per ASTM E 96/E 96M, Desiccant Method (Procedure A).
 3. Air Permeance: Not more than **0.004 cfm/sq. ft. at 0.3-inch wg (0.02 L/s x sq. m at 75 Pa)** when tested according to ASTM E 2178.
 4. Allowable UV Exposure Time: Not less than three months.
- B. Building-Wrap Tape: Pressure-sensitive plastic tape recommended by building-wrap manufacturer for sealing joints and penetrations in building wrap.

PART 3 - EXECUTION

3.1 WATER-RESISTIVE BARRIER INSTALLATION

- A. Cover exposed exterior surface of sheathing with water-resistive barrier securely fastened to framing immediately after sheathing is installed.
- B. Cover sheathing with water-resistive barrier as follows:
1. Cut back barrier **1/2 inch (13 mm)** on each side of the break in supporting members at expansion- or control-joint locations.
 2. Apply barrier to cover vertical flashing with a minimum **4-inch (100-mm)** overlap unless otherwise indicated.
- C. Building Paper: Apply horizontally with a **2-inch (50-mm)** overlap and a **6-inch (150-mm)** end lap; fasten to sheathing with galvanized staples or roofing nails.
- D. Building Wrap: Comply with manufacturer's written instructions.
1. Seal seams, edges, fasteners, and penetrations with tape.
 2. Extend into jambs of openings and seal corners with tape.

END OF SECTION 07 25 00

SECTION 07 31 13 - ASPHALT SHINGLES

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. Asphalt shingles.
- 2. Underlayment's.
- 3. Gutters and Downspouts
- 4. Venting accessories.

B. Related Sections:

- 1. Section 06 10 53 "Miscellaneous Rough Carpentry" for wood blocking/furring/sleepers.
- 2. Section 06 16 00 "Sheathing" for roofing substrate and vapor retarder.
- 3. Section 07 62 00 "Sheet Metal Flashing and Trim" for metal roof penetration flashings counterflashing's, flashings and rain diverters.

1.3 DEFINITION

- A. Roofing Terminology: See ASTM D 1079 and glossary of NRCA's "The NRCA Roofing and Waterproofing Manual" for definitions of terms related to roofing work in this Section.

1.4 ACTION SUBMITTALS

- A. Product Data: For each type of product indicated.
- B. Samples for Initial Selection: For each type of asphalt shingle, ridge and hip cap shingles, ridge vent, exposed valley lining and Self-Adhering underlayment indicated.
 - 1. Include similar Samples of trim and accessories involving color selection.
- C. Certificate of Compliance: Provide Certificate of Compliance from an independent laboratory indicating that the asphalt fiberglass shingles made in normal production meet or exceed the requirements of the following:
 - 1. ASTM E 108/UL 790 Class A Fire Resistance
 - 2. ASTM D 3161/UL 997 Wind Resistance
 - 3. ASTM D 3462
- D. Samples for Verification: For the following products, of sizes indicated, to verify color selected:
 - 1. Asphalt Shingle: Full size of colors indicated.

2. Ridge Cap Shingles: Full size.
3. Ridge Vent: 12-inch- (300-mm-) long Sample.
4. Edge Vent: 12-inch- (300-mm-) long Sample.
5. Exposed Valley Lining: 12 inches (300 mm) square.
6. Self-Adhering Underlayment: 12 inches (300 mm) square.

1.5 INFORMATIONAL SUBMITTALS

- A. Qualification Data: For qualified Installer. Installer must be a current certified installer with the asphalt shingle manufacturer.
- B. Product Test Reports: Based on evaluation of comprehensive tests performed by manufacturer and witnessed by a qualified testing agency, for asphalt shingles.
- C. Warranties: Sample of special warranties.

1.6 CLOSEOUT SUBMITTALS

- A. Maintenance Data: For each type of asphalt shingle to include in maintenance manuals.

1.7 MAINTENANCE MATERIAL SUBMITTALS

- A. Furnish extra materials that match products installed and that are packaged with protective covering for storage and identified with labels describing contents.
 1. Asphalt Shingles: 100 sq. ft (9.3 sq. m) of each type and color, in unbroken bundles.

1.8 QUALITY ASSURANCE

- A. Installer Qualifications: Manufacturer's certified representative who is trained and approved for installation of units required for this Project.
- B. Source Limitations: Obtain ridge and hip cap shingles felt underlayment and self-adhering sheet underlayment from single source from single manufacturer.
- C. Fire-Resistance Characteristics: Where indicated, provide asphalt shingles and related roofing materials identical to those of assemblies tested for fire resistance per test method below by UL or another testing and inspecting agency acceptable to authorities having jurisdiction. Identify products with appropriate markings of applicable testing agency.
 1. Exterior Fire-Test Exposure: Class A; ASTM E 108 or UL 790, for application and roof slopes indicated.
- D. Wind Resistance Test Characteristics: Provide products identical to those tested according to ASTM D3161 or UL997 and passed. Identify each bundle of asphalt shingles with appropriate markings of applicable testing agency.
- E. Preinstallation Conference: Conduct conference at Project site. Preinstallation conference shall include the Contractor, Installer, Architect and roofing materials manufacturer's field representative.

1.9 DELIVERY, STORAGE, AND HANDLING

- A. Store roofing materials in a dry, well-ventilated, weathertight location according to asphalt shingle manufacturer's written instructions. Store underlayment rolls on end on pallets or other raised surfaces. Do not double stack rolls.
 - 1. Handle, store, and place roofing materials in a manner to avoid significant or permanent damage to roof deck or structural supporting members.
- B. Protect unused underlayment from weather, sunlight, and moisture when left overnight or when roofing work is not in progress.

1.10 PROJECT CONDITIONS

- A. Environmental Limitations: Do not deliver or install asphalt shingles until spaces are enclosed and weathertight, wet work in spaces is complete and dry, and temporary HVAC system is operating and maintaining ambient temperature and humidity conditions at occupancy levels during the remainder of the construction period.
 - 1. Install self-adhering sheet underlayment within the range of ambient and substrate temperatures recommended by manufacturer.

1.11 WARRANTY

- A. General Warranty: The special warranty specified in this Article shall not deprive the Owner of other rights the Owner may have under other provisions of the Contract Documents and shall be in addition to, and run concurrent with, other warranties made by the Contractor under requirements of the Contract Documents.
- B. Special Warranty: Provide manufacturer's supplemental warranty CertainTeed's Sure Start Plus to cover labor and materials in the event of a material defect for the following period after completion of application of shingles:
 - 1. 4-Star Coverage (25-years) material and labor costs for repair or replacement tear off and disposal costs.
 - 2. Material Warranty Period Against Manufacturing Defects: 50-years, prorated, with first 25 years nonprorated.
 - 3. Wind-Speed Warranty Period: Asphalt shingles will resist blow-off or damage caused by standard wind speeds up to 110 mph and maximum wind speeds up to 130 mph, 15 years from date of Substantial Completion provided all manufacturers' conditions and instructions are met by contractor.
 - 4. Algae-Discoloration Warranty Period: Asphalt shingles will not discolor 15 years from date of Substantial Completion.
- C. Special Project Warranty: Roofing Installer's Warranty, or warranty form at end of this Section, signed by roofing Installer, covering the Work of this Section, in which roofing Installer agrees to repair or replace components of asphalt shingle roofing that fail in materials or workmanship within specified warranty period.
 - 1. Warranty Period: Five years from date of Substantial Completion.

PART 2 - PRODUCTS

2.1 ASPHALT SHINGLES AND ASSOCIATED MATERIALS

A. Acceptable Manufacturer:

1. CertainTeed Corporation.
2. No Substitutions. (The Attleboro Housing Authority Board voted on June 27, 2024, to make the asphalt shingles a proprietary product. This decision was requested and made because the CertainTeed Landmark Pro AR was utilized on the previous phase at the facility and the Authority wants the property to contain the same Asphalt Shingle on the entire building.)

B. Shingles: CertainTeed **Landmark Pro AR**:

1. No Substitutions. (The Attleboro Housing Authority Board voted on June 27, 2024, to make the asphalt shingles a proprietary product. This decision was requested and made because CertainTeed Landmark Pro AR was utilized on the previous phase at the facility and the Authority wants the property to contain the same Asphalt Shingle on the entire building.)
2. Color: Max Def Georgetown Gray

C. Hip and Ridge Shingles: Manufacturer's standard units to match asphalt shingle color.

D. Felt: ASTM D 226 Type I, asphalt-saturated organic felts, nonperforated.

E. Self-Adhering Sheet Underlayment, CertainTeed WinterGuard; ASTM D 1970 sheet barrier of self adhering rubberized asphalt membrane shingle underlayment having internal reinforcement and "split" back release film; provide material warranty equal in duration to that of shingles being applied.

1. CertainTeed WinterGuard Sand

F. Starter Shingles: CertainTeed High Performance Starter Eave / Rake Starter Strip Shingles with factory applied adhesive strips as required by manufacturer to achieve indicated warranty.

2.2 ROOF VENTS

A. Basis-of-Design Product: Subject to compliance with requirements, provide products indicated below as manufactured by Air Vent Inc. or comparable product by one of the following:

1. Cor-A-Vent, Inc.
2. GAF Materials Corporation.
3. Owens Corning Corporation

B. Static Vent: RVG55 Slant Galvanized; net free area – 50 square inches per piece. Color as selected by Architect from manufacturer's standard colors.

C. Shingle Vent: SmartVent as Manufactured by DCi Products; net free area – 9 square inches per linear foot.

2.3 ACCESSORIES

- A. Asphalt Roofing Cement: ASTM D 4586, Type II, asbestos free.
- B. Roofing Nails: ASTM F 1667; aluminum, stainless-steel, copper, or hot-dip galvanized-steel wire shingle nails, minimum 0.120-inch- (3-mm-) diameter, barbed shank, sharp-pointed, with a minimum 3/8-inch- (9.5-mm-) diameter flat head and of sufficient length to penetrate 3/4 inch (19 mm) into solid wood decking or extend at least 1/8 inch (3 mm) through OSB or plywood sheathing.
 - 1. Where nails are in contact with metal flashing, use nails made from same metal as flashing.

2.4 METAL FLASHING AND TRIM

- A. General: Comply with requirements in Section 076200 "Sheet Metal Flashing and Trim."
 - 1. Sheet Metal: Anodized aluminum and Aluminum, mill finished.
- B. Fabricate sheet metal flashing and trim to comply with recommendations in SMACNA's "Architectural Sheet Metal Manual" that apply to design, dimensions, metal, and other characteristics of the item.
 - 1. Drip Edges: Fabricate in lengths not exceeding 10 feet (3 m) with 2-inch (50-mm) roof-deck flange and 1-1/2-inch (38-mm) fascia flange with 3/8-inch (9.6-mm) drip at lower edge.
 - 2. Apron Flashings: Fabricate with lower flange a minimum of 4 inches (100 mm) over and 4 inches (100 mm) beyond each side of downslope asphalt shingles and 6 inches (150 mm) up the vertical surface.
 - 3. Step Flashings: Fabricate with a headlap of 2 inches (50 mm) and a minimum extension of 4 inches (100 mm) over the underlying asphalt shingle and up the vertical surface.
 - 4. Open-Valley Flashings: Fabricate in lengths not exceeding 10 feet (3 m) with 1-inch- (25-mm-) high, inverted-V profile at center of valley and equal flange widths of 12 inches (300 mm).
 - 5. Cricket Flashings: Fabricate with concealed flange extending a minimum of 18 inches (450 mm) beneath upslope asphalt shingles and 6 inches (150 mm) beyond each side of chimney and 6 inches (150 mm) above the roof plane.

2.5 GUTTERS AND DOWNSPOUTS

- A. Gutters: Heavy Gauge (0.032) aluminum seamless gutter system.
- B. Downspouts: Heavy Gauge (0.032) 2" x 3" Aluminum downspout system. Provide manufacturer's standard lengths with offset ends to create concealed joints. Provide offset elbows for transitions from gutter to downspout at wall and from downspout to splash block.
- C. Accessories: Provide manufacturer's prefabricated corners, end caps, expansion joint covers, downspout straps and other appurtenances for a complete assembly.
- D. Gutter Finishes: Enamel Finish. Colors as selected from manufacturer's standard color line. Provide actual paint chip samples on metal for selection. Photographic color charts are not acceptable.

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 the Work.
 - 1. Examine roof sheathing to verify that sheathing joints are supported by framing and blocking or metal clips and that installation is within flatness tolerances.
 - 2. Verify that substrate is sound, dry, smooth, clean, sloped for drainage, and completely anchored; and that provision has been made for flashings and penetrations through asphalt shingles.
- B. Prepare written report, endorsed by Installer, listing conditions detrimental to performance of the Work.
- C. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 UNDERLAYMENT INSTALLATION

- A. General: Comply with underlayment manufacturer's written installation instructions applicable to products and applications indicated unless more stringent requirements apply.
- B. Single-Layer Felt Underlayment: Install on roof deck parallel with and starting at the eaves. Lap sides a minimum of 2 inches (50 mm) over underlying course. Lap ends a minimum of 4 inches (100 mm). Stagger end laps between succeeding courses at least 72 inches (1830 mm). Fasten with roofing nails.
 - 1. Install felt underlayment on roof deck not covered by self-adhering sheet underlayment. Lap sides of felt over self-adhering sheet underlayment not less than 3 inches (75 mm) in direction to shed water. Lap ends of felt not less than 6 inches (150 mm) over self-adhering sheet underlayment.
 - 2. Install fasteners at no more than 36-inch (900 mm) O.C.
- C. Self-Adhering Sheet Underlayment: Install, wrinkle free, on roof deck. Comply with low-temperature installation restrictions of underlayment manufacturer if applicable. Install lapped in direction to shed water. Lap sides not less than 3-1/2 inches (89 mm). Lap ends not less than 6 inches (150 mm) staggered 24 inches (600 mm) between courses. Roll laps with roller. Cover underlayment within seven days.
 - 1. Eaves: Extend from edges of eaves 24 inches (600 mm) beyond interior face of exterior wall.
 - 2. Rakes: Extend from edges of rake 24 inches (600 mm) beyond interior face of exterior wall.
 - 3. Valleys: Extend from lowest to highest point 18 inches (450 mm) on each side.
 - 4. Hips: Extend 18 inches (450 mm) on each side.
 - 5. Sidewalls: Extend beyond sidewall 18 inches (450 mm), and return vertically against sidewall not less than 8 inches (200 mm).
 - 6. Dormers, Chimneys, Skylights, and Other Roof-Penetrating Elements: Extend beyond penetrating element 18 inches (450 mm), and return vertically against penetrating element not less than 8 inches.
 - 7. Roof Slope Transitions: Extend 18 inches (450 mm) on each roof slope.

- D. Metal-Flashed, Open-Valley Underlayment: Install one layer of 36-inch- (914-mm-) wide Self-Adhering Sheet Underlayment centered in valley. Lap ends at least 12 inches (300 mm) in direction to shed water.

3.3 METAL FLASHING INSTALLATION

- A. General: Install metal flashings and other sheet metal to comply with requirements in Section 076200 "Sheet Metal Flashing and Trim."
 - 1. Install metal flashings according to recommendations in ARMA's "Residential Asphalt Roofing Manual" and asphalt shingle recommendations in NRCA's "The NRCA Roofing and Waterproofing Manual."
- B. Apron Flashings: Extend lower flange over and beyond each side of downslope asphalt shingles and up the vertical surface.
- C. Step Flashings: Install with a headlap of 2 inches (50 mm) and extend over the underlying asphalt shingle and up the vertical surface. Fasten to roof deck only.
- D. Cricket Flashings: Install against the roof-penetrating element extending concealed flange beneath upslope asphalt shingles and beyond each side.
- E. Open-Valley Flashings: Install centered in valleys, lapping ends at least 8 inches (200 mm) in direction to shed water. Fasten upper end of each length to roof deck beneath overlap.
 - 1. Secure hemmed flange edges into metal cleats spaced 12 inches (300 mm) apart and fastened to roof deck.
 - 2. Adhere 9-inch- (225-mm-) wide strip of self-adhering sheet to metal flanges and to self-adhering sheet underlayment.
- F. Rake Drip Edges: Install rake drip edge flashings over underlayment and fasten to roof deck.
- G. Eave Drip Edges: Install eave drip edge flashings below underlayment and fasten to roof sheathing.
- H. Pipe Flashings: Form flashing around pipe penetrations and asphalt shingles. Fasten and seal to asphalt shingles as recommended by manufacturer.

3.4 ASPHALT SHINGLE INSTALLATION

- A. General: Install asphalt shingles according to manufacturer's written instructions, recommendations in ARMA's "Residential Asphalt Roofing Manual," and asphalt shingle recommendations in NRCA's "The NRCA Roofing and Waterproofing Manual."
- B. Install manufacturer's starter strip shingles along lowest roof edge and rake edges, with self-sealing strip face up at roof edge.
 - 1. Set starter strip shingles in a 4" width of asphalt plastic roof cement and secure with 6 nails per shingle.
- C. Install first and remaining courses of asphalt shingles stair-stepping diagonally across roof deck with manufacturer's recommended offset pattern at succeeding courses, maintaining uniform exposure.

- D. Fasten asphalt shingle strips with a minimum of six roofing nails located according to manufacturer's written instructions.
 - 1. When ambient temperature during installation is below 50 deg F (10 deg C), seal asphalt shingles with asphalt roofing cement spots.
- E. Open Valleys: Cut and fit asphalt shingles at open valleys, trimming upper concealed corners of shingle strips. Maintain uniform width of exposed open valley from highest to lowest point.
 - 1. Set valley edge of asphalt shingles in a 3-inch- (75-mm-) wide bed of asphalt roofing cement.
 - 2. Do not nail asphalt shingles to metal open-valley flashings.
- F. Ridge Vents: Install continuous ridge vents over asphalt shingles according to manufacturer's written instructions. Fasten with roofing nails of sufficient length to penetrate sheathing.
- G. Ridge and Hip Cap Shingles: Maintain same exposure of cap shingles as roofing shingle exposure. Lap cap shingles at ridges to shed water away from direction of prevailing winds. Fasten with roofing nails of sufficient length to penetrate sheathing.
 - 1. Fasten ridge cap asphalt shingles to cover ridge vent without obstructing airflow.

3.5 GUTTERS AND DOWNSPOUTS

- A. Install gutters and downspouts per manufacturer's written instructions and recommendations.

3.6 ROOFING INSTALLER'S WARRANTY

- A. WHEREAS <Insert name> of <Insert address>, herein called the "Roofing Installer," has performed roofing and associated work ("work") on the following project:
 - 1. Owner: <Insert name of Owner>.
 - 2. Address: <Insert address>.
 - 3. Building Name/Type: <Insert information>.
 - 4. Address: <Insert address>.
 - 5. Area of Work: <Insert information>.
 - 6. Acceptance Date: <Insert date>.
 - 7. Warranty Period: <Insert time>.
 - 8. Expiration Date: <Insert date>.
- B. AND WHEREAS Roofing Installer has contracted (either directly with Owner or indirectly as a subcontractor) to warrant said work against leaks and faulty or defective materials and workmanship for designated Warranty Period,
- C. NOW THEREFORE Roofing Installer hereby warrants, subject to terms and conditions herein set forth, that during Warranty Period he will, at his own cost and expense, make or cause to be made such repairs to or replacements of said work as are necessary to correct faulty and defective work and as are necessary to maintain said work in a watertight condition.
- D. This Warranty is made subject to the following terms and conditions:
 - 1. Specifically excluded from this Warranty are damages to work and other parts of the building, and to building contents, caused by:

- a. Lightning;
 - b. Peak gust wind speed exceeding **<Insert wind speed>** mph (m/sec);
 - c. Fire;
 - d. Failure of roofing system substrate, including cracking, settlement, excessive deflection, deterioration, and decomposition;
 - e. Faulty construction of parapet walls, copings, chimneys, skylights, vents, equipment supports, and other edge conditions and penetrations of the work;
 - f. Vapor condensation on bottom of roofing; and
 - g. Activity on roofing by others, including construction contractors, maintenance personnel, other persons, and animals, whether authorized or unauthorized by Owner.
2. When work has been damaged by any of foregoing causes, Warranty shall be null and void until such damage has been repaired by Roofing Installer and until cost and expense thereof have been paid by Owner or by another responsible party so designated.
 3. Roofing Installer is responsible for damage to work covered by this Warranty but is not liable for consequential damages to building or building contents resulting from leaks or faults or defects of work.
 4. During Warranty Period, if Owner allows alteration of work by anyone other than Roofing Installer, including cutting, patching, and maintenance in connection with penetrations, attachment of other work, and positioning of anything on roof, this Warranty shall become null and void on date of said alterations, but only to the extent said alterations affect work covered by this Warranty. If Owner engages Roofing Installer to perform said alterations, Warranty shall not become null and void unless Roofing Installer, before starting said work, shall have notified Owner in writing, showing reasonable cause for claim, that said alterations would likely damage or deteriorate work, thereby reasonably justifying a limitation or termination of this Warranty.
 5. During Warranty Period, if original use of roof is changed and it becomes used for, but was not originally specified for, a promenade, work deck, spray-cooled surface, flooded basin, or other use or service more severe than originally specified, this Warranty shall become null and void on date of said change, but only to the extent said change affects work covered by this Warranty.
 6. Owner shall promptly notify Roofing Installer of observed, known, or suspected leaks, defects, or deterioration and shall afford reasonable opportunity for Roofing Installer to inspect work and to examine evidence of such leaks, defects, or deterioration.
 7. This Warranty is recognized to be the only warranty of Roofing Installer on said work and shall not operate to restrict or cut off Owner from other remedies and resources lawfully available to Owner in cases of roofing failure. Specifically, this Warranty shall not operate to relieve Roofing Installer of responsibility for performance of original work according to requirements of the Contract Documents, regardless of whether Contract was a contract directly with Owner or a subcontract with Owner's General Contractor.
- E. IN WITNESS THEREOF, this instrument has been duly executed this **<Insert day>** day of **<Insert month>**, **<Insert year>**.
1. Authorized Signature: **<Insert signature>**.
 2. Name: **<Insert name>**.
 3. Title: **<Insert title>**.

END OF SECTION 07 31 13

SECTION 07 46 00 – COMPOSITE SIDING SYSTEM

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 1 Specification Sections, apply to this Section.

1.2 SECTION INCLUDES

- A. Siding Panels.
- B. Accessories and trim.

1.3 RELATED SECTIONS

- A. Section 06 10 53 – Miscellaneous Rough Carpentry
- B. Section 06 16 00 – Sheathing.
- C. Section 07 92 00 – Joint Sealants.

1.4 REFERENCES

- A. ASTM D256 – Izod Impact.
- B. ASTM D648 – Deflection Temperature.
- C. ASTM D696 – CoTE.
- D. ASTM D2244 – Color Uniformity.
- E. ASTM D3679
 - 1. Heat Shrinkage
 - 2. Surface Distortion
 - 3. Gloss Variation
- F. ASTM D1761 – Mechanical Fastener pull through.
- G. ASTM D5206 – Wind Load.
- H. ASTM D635 – Combustibility Classification.
- I. ASTM D1929 – Self-ignition Temp.
- J. ASTM E 84 - Standard test Method for Surface Burning Characteristics of Building Materials.
- K. ASTM G155 – Unweathered and Weathered flexural tests.

- L. ASTM D790 – Freeze Thaw and Flexural test.
- M. ASTM D570 – Water Absorption.

1.5 PERFORMANCE REQUIREMENTS

- A. Regulatory Requirements: Code compliance in accordance with the following:
 - 1. Massachusetts State Building Code
 - 2. CCRR
- B. Fire Resistance:
 - 1. Flame Spread Index ≤ 75 , smoke development rating ≥ 450 , per ASTM E 84.
 - 2. Self-ignition temperature: 430 degrees C per ASTM D1929.
 - 3. Classified CCI with no self-sustained burn per ASTM D635

1.6 SUBMITTALS

- A. Submit under provisions of Section 01 30 00.
- B. Manufacturer's data sheets on each product to be used, showing compliance with requirements.
- C. Selection Samples: Two complete sets of color cards representing manufacturer's full range of available colors and patterns.
- D. Manufacturer's installation instructions, showing required preparation and installation procedures.

1.7 QUALITY ASSURANCE

- A. Installer Qualifications: Installer shall have a minimum of 3 years' experience installing like products specified in this section on projects of similar scope and size.
- B. Pre-Installation Meeting: Conduct a pre-installation meeting not more than 2 weeks after the start of the siding project and before start of installation.
 - 1. Contractor shall schedule and arrange meeting and meeting place and notify attendees.
 - 2. Mandatory Attendees: Siding Installer
 - 3. Optional Attendees: Owner's representative, Architect's representative, prime Contractor's representative.
 - 4. Review all pertinent requirements for achieving the warranty specified below and set schedule for final warranty inspection.

1.8 DELIVERY, STORAGE AND HANDLING

- A. Store products in manufacturer's unopened packaging until ready for installation.

1.9 WARRANTY

- A. Provide manufacturer's standard limited lifetime warranty with fade protection on siding products, transferable to new owners.

1.10 MAINTENANCE MATERIAL (ATTIC STOCK)

- A. Furnish extra materials that match products installed and that are packaged with protective covering for storage and identified with labels describing contents.
 - 1. Composite Siding: 100 sq. ft. (9.3 sq. m) in unbroken bundles

PART 2 - PRODUCTS

2.1 MANUFACTURERS

- A. Acceptable Manufacturer: Chelsea Building Products, which is located at: 565 Cedar Way; Oakmont, PA 15139 Toll Free (844) 494-7920; Web: www.EverlastSiding.com; Email: everlastsiding@cbpmail.com.
 - 1. No Substitutions. (The Attleboro Housing Authority Board voted on June 27, 2024 to make the composite siding a proprietary product. This decision was requested and made because the Everlast® Composite Siding was utilized on the previous phase at the facility and the Authority wants the property to contain the same siding on the entire building.)

2.2 MATERIALS

- A. Provide products made of profile extruded polyvinyl chloride with inorganic fillers as specified in this section.
 - 1. Provide nailing area for attachment and blind nailing.
 - 2. The base material shall be compounded so to provide the heat stability and weather exposure stability required for siding market application.
 - 3. A stacking mechanism for ease of installation.
- B. Everlast® Composite Cladding:
 - 1. Panel Thickness: 0.22" ± 0.005".
 - 2. Panel Projection: 7/16".
 - 3. Width: 8 7/16" ± 1/16".
 - 4. Exposure: 4-1/2".
 - 5. Length: 12'.
 - 6. Weight: Approx. 8.7# per plank.
 - 7. Finish: Low-gloss, rough cut cedar texture.

8. Colors: As selected from Manufacturers standard color chart
9. Heat Shrinkage: 0.1 % at 160°F.
10. Static Windload Test Pressure: 93 psf. (>250 mph).
11. Surface Distortion: >82°C (180° F).
12. Squareness: <1/16" of square.
13. Length: Within- 1/4" of specification.
14. Warp/Camber: <1/16".
15. Coefficient of Linear Expansion (in/in/°F): 8.38 X 10-6.
16. Izod Impact Resistance: 0.311 ft*lb/in.
17. Deflection Temperature: 69.3 °C (157°F) Average.
18. Weathering and Flexural: 104.4 % Strength Retention.
19. Freeze Thaw and Flexural: 94.1 % Strength Retention.
20. Water Absorption per ASTM D-570: <2.0% Long Term (3 weeks).
21. Chemical resistance: Excellent.

2.3 ACCESSORIES

- A. Provide coordinating accessories for complete and proper installation, whether or not specifically shown on the drawings.
- B. Color: Provide accessories in color matching adjacent siding or soffit panels.
- C. Profiles: Provide types as indicated on the drawings.
- D. Schedule of Accessories.
 1. Starter strip: Galvanized Steel.
 2. Inside corner post.
 3. Soffit trim.
 4. Miscellaneous channels and dividers to suit project conditions.

2.4 FASTENERS

- A. Provide galvanized or other corrosion-resistant nails or screws as recommended by manufacturer of siding products.
- B. Use a hidden fastener system where necessary to face fasten through trim and sheet materials.
 1. Hidden fastener system shall of be equal to "FastenMaster Cortex Concealed Fastening System".
 - a. Contact Information: 800.518.3569 – info@fastenmaster.com
- C. PVC Biscuit Wedges: At all trim butt joints

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Prior to commencing installation, verify governing dimensions of building and condition of substrate.

3.2 PREPARATION

- A. Examine, clean, and repair as necessary any substrate conditions which would be detrimental to proper installation.
- B. Do not begin installation until unacceptable conditions have been corrected.

3.3 INSTALLATION

- A. General: Install products in accordance with the latest printed instructions of the manufacturer, with all components true and plumb.
- B. Nailing: Nail horizontal panels by placing nail through nailing channel area.
- C. Spacing: Allow space between both ends of siding panels and trim for thermal movement; butt the joint ends tight.
- D. Joints in Horizontal Siding: Butt joints tightly and secure together using bracket kit. Flash joint if desired.
- E. Install siding into channels of channeled accessories.

3.4 CLEANING

- A. At completion of work, remove debris caused by siding installation from project site.

END OF SECTION 07 46 00

SECTION 07 46 20 – PVC TRIM

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 the following:
 - 1. PVC trim and sheet stock.
- B. Related Sections include the following:
 - 1. Division 6 Section 06 10 53 "Miscellaneous Rough Carpentry"

1.3 SUBMITTALS

- A. Product Data: For each type of product indicated including manufacturer's installation instructions.

1.4 QUALITY ASSURANCE

- A. Source: For each type of exterior siding and trim and accessory materials required for the work of this section, provide primary materials which are the product of one manufacturer. Provide secondary or accessory materials which are acceptable to the manufacturers of the primary materials.
- B. Installers: Installation shall be by qualified subcontractor with sufficient installation experience with projects of similar size and construction.

1.5 DELIVERY, STORAGE, AND HANDLING

- A. Store materials in a dry, well-ventilated, weathertight place.
- B. Deliver exterior trim and accessory materials in manufacturer's wrapped and protected packaging to prevent damage to the material during transit and handling.
- C. Exterior trim and accessory materials shall be stored on a flat and level surface on a full shipping pallet. Handle materials to prevent damage to product edges and corners. Store materials under protective covering to prevent jobsite dirt and residue from collecting on the material.

1.6 PROJECT CONDITIONS

- A. Weather Limitations: Proceed with siding and trim installation only if substrate is completely dry and if existing and forecasted weather conditions permit siding to be installed according to manufacturer's written instructions.
- B. Do not install exterior trim and accessory work on wet surfaces.

1.7 SEQUENCING

- A. Coordinate installation with flashings and other adjoining construction to ensure proper sequencing.

1.8 WARRANTY

- A. Special Warranty: Manufacturer's standard form in which manufacturer agrees to repair or replace siding that does not comply with requirements or that fails within specified warranty period. Failures include, but are not limited to, cracking, deforming or otherwise deteriorating beyond normal weathering.
 - 1. PVC Materials: Warranty Period – 25 years from date of Substantial Completion to be free from rot, corrosion, delamination or excessive swelling from moisture.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

- A. In other Part 2 articles where titles below introduce lists, the following requirements apply to product selection:
 - 1. Basis-of-Design Product: The design for soffit and trim is based on the products listed below. Comparable products by alternate manufacturers are acceptable subject to compliance with the performance and quality standards established by the listed products.

2.2 PVC TRIM

- A. Basis-of-Design Product: CertainTeed, Malvern, PA.
- B. CertaTrim Trimboards: 1" and 5/4" nominal thickness x widths as indicated on drawings.
- C. Installation Products:
 - 1. Structural silicone.
 - 2. flexible adhesive.
 - 3. nail hole and gap filler compound.
 - 4. PVC Biscuit Wedges: At all butt joints

2.3 PVC SHEET

- A. Basis-of-Design Product: CertainTeed, Malvern, PA.

- B. CertaTrim Sheets: 1" and 5/4" nominal thickness (as indicated on the drawings) x widths as required by the specific details.
 - 1. Structural silicone.
 - 2. flexible adhesive.
 - 3. nail hole and gap filler compound.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Examine substrates for compliance with requirements for installation tolerances and other conditions affecting performance of trim. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 PREPARATION

- A. Clean substrates of projections and substances detrimental to application.

3.3 INSTALLATION – PVC TRIM, PVC SHEETS and PVC MOLDINGS

- A. Install PVC trim in strict accordance with manufacturer's written instructions.
- B. Where possible, attach trim utilizing nailing clips provided by manufacturer to avoid face nailing.
- C. Use a hidden fastener system where necessary to face fasten through trim and sheet materials.
 - 1. Hidden fastener system shall of be equal to "FastenMaster Cortex Concealed Fastening System".
 - a. Contact Information: 800.518.3569 – info@fastenmaster.com
- D. Butted joints shall be glued with STRUCTURAL Adhesive to eliminate separation of joint.

3.4 ADJUSTING AND CLEANING

- A. Remove damaged, improperly installed, or otherwise defective siding materials and replace with new materials complying with specified requirements.
- B. Clean finished surfaces according to siding manufacturer's written instructions and maintain in a clean condition during construction.

END OF SECTION 07 46 20

SECTION 07 62 00 - SHEET METAL FLASHING AND TRIM

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 sheet metal flashing and trim in the following categories:
 - 1. Metal flashing
 - 2. Miscellaneous sheet metal not otherwise specified
- B. Related Sections: The following Sections contain requirements that relate to this Section:
 - 1. Division 7 Section "Asphalt Shingles"

1.3 PERFORMANCE REQUIREMENTS

- A. General: Install sheet metal flashing and trim to withstand wind loads, structural movement, thermally induced movement, and exposure to weather without failing.
 - 1. Wind Speed: 110mph
- B. Reference Standards – Comply with the following
 - 1. Architectural Sheet Metal Manual by the Sheet Metal and Air Conditioning Contractor's National Association.

1.4 SUBMITTALS

- A. General: Submit each item in this Article according to the Conditions of the Contract and Division 1 Specification Sections.
- B. Product Data including manufacturer's material and finish data, installation instructions, and general recommendations for each specified flashing material and fabricated product.
- C. Shop Drawings of each item specified showing layout, profiles, methods of joining, and anchorage details.
- D. Samples of sheet metal flashing, trim, and accessory items, in the specified finish. Where finish involves normal color and texture variations, include Sample sets composed of 2 or more units showing the full range of variations expected.
 - 1. 8-inch square Samples of specified sheet materials to be exposed as finished surfaces.
 - 2. 12-inch long Samples of factory-fabricated products exposed as finished Work. Provide complete with specified factory finish.
- E. Qualification data for firms and persons specified in the "Quality Assurance" Article to demonstrate their capabilities and experience. Include lists of completed projects with project names and addresses, names and addresses of architects and owners, and other information specified.

1.5 QUALITY ASSURANCE

- A. Installer Qualifications: Engage an experience Installer who has completed sheet metal flashing and trim work similar in material, design, and extent to that indicated for this Project and with a record of successful in-service performance.

1.6 PROJECT CONDITIONS

- A. Coordinate Work of this Section with interfacing and adjoining Work for proper sequencing of each installation. Ensure best possible weather resistance, durability of Work, and protection of materials and finishes.

PART 2 - PRODUCTS

2.1 METALS

- A. Aluminum: Alloy and temper recommended by aluminum producer and finisher for type of use and finish indicated and with not less than the strength and durability of alloy and temper designated below:
 - 1. Factory-Painted Aluminum Sheet: ASTM B 209 (ASTM B 209M), 3003-H14, with a minimum thickness of 0.040 inch (1.0 mm), unless otherwise indicated.

2.2 MISCELLANEOUS MATERIALS AND ACCESSORIES

- A. Fasteners: Same metal as sheet metal flashing or other noncorrosive metal as recommended by sheet metal manufacturer. Match finish of exposed heads with material being fastened.
- B. Asphalt Mastic: SSPC-Paint 12, solvent-type asphalt mastic, nominally free of sulfur and containing no asbestos fibers, compounded for 15-mil (0.4-mm) dry film thickness per coat.
- C. Mastic Sealant: Polyisobutylene; nonhardening, nonskinning, nondrying, nonmigrating sealant.
- D. Elastomeric Sealant: Generic type recommended by sheet metal manufacturer and fabricator of components being sealed and complying with requirements for joint sealants as specified in Division 7 Section "Joint Sealants."
- E. Epoxy Seam Sealer: 2-part, noncorrosive, aluminum seam-cementing compound, recommended by aluminum manufacturer for exterior and interior nonmoving joints, including riveted joints.
- F. Adhesives: Type recommended by flashing sheet metal manufacturer for waterproof and weather-resistant seaming and adhesive application of flashing sheet metal.
- G. Paper Slip Sheet: 5-lb/square (0.244 kg/sq. m) red rosin, sized building paper conforming to FS UU-B-790, Type I, Style 1b.
- H. Polyethylene Underlayment: ASTM D 4397, minimum 6-mil- (0.15-mm-) thick black polyethylene film, resistant to decay when tested according to ASTM E 154.
- I. Metal Accessories: Provide sheet metal clips, straps, anchoring devices, and similar accessory units as required for installation of Work, matching or compatible with material being installed; noncorrosive; size and thickness required for performance.

2.3 FABRICATION, GENERAL

- A. Sheet Metal Fabrication Standard: Fabricate sheet metal flashing and trim to comply with recommendations of SMACNA's "Architectural Sheet Metal Manual" that apply to the design, dimensions, metal, and other characteristics of the item indicated.
- B. Comply with details shown to fabricate sheet metal flashing and trim that fit substrates and result in waterproof and weather-resistant performance once installed. Verify shapes and dimensions of surfaces to be covered before fabricating sheet metal.
- C. Form exposed sheet metal Work that is without excessive oil canning, buckling, and tool marks and that is true to line and levels indicated, with exposed edges folded back to form hems.
- D. Seams: Fabricate nonmoving seams in aluminum with flat-lock seams. Form seams and seal with epoxy seam sealer. Rivet joints for additional strength.
- E. Expansion Provisions: Space movement joints at maximum of 10 feet (3 m) with no joints allowed within 24 inches (610 mm) of corner or intersection. Where lapped or bayonet-type expansion provisions in Work cannot be used or would not be sufficiently weatherproof and waterproof, form expansion joints of intermeshing hooked flanges, not less than 1 inch (25 mm) deep, filled with mastic sealant (concealed within joints).
- F. Sealed Joints: Form nonexpansion, but movable, joints in metal to accommodate elastomeric sealant to comply with SMACNA standards.
- G. Separate metal from noncompatible metal or corrosive substrates by coating concealed surfaces at locations of contact with asphalt mastic or other permanent separation as recommended by manufacturer.
- H. Conceal fasteners and expansion provisions where possible. Exposed fasteners are not allowed on faces of sheet metal exposed to public view.
- I. Fabricate cleats and attachment devices from same material as sheet metal component being anchored or from compatible, noncorrosive metal recommended by sheet metal manufacturer.
 - 1. Size: As recommended by SMACNA manual or sheet metal manufacturer for application but never less than thickness of metal being secured.

2.4 SHEET METAL FABRICATIONS

- A. General: Fabricate sheet metal items in thickness or weight needed to comply with performance requirements but not less than that listed below for each application and metal.
 - 1. Exposed Trim: Aluminum, 0.050 inch (1.2 mm) thick.
 - 2. Base Flashing: Aluminum, 0.040 inch (1.0 mm) thick.
 - 3. Counterflashing: Aluminum, 0.0320 inch (0.8 mm) thick.
 - 4. Fascia: Aluminum, 0.032 inch (0.8 mm) thick.

2.5 ALUMINUM FINISHES

- A. General: Comply with Aluminum Association's (AA) "Designation System for Aluminum Finishes" for finish designations and application recommendations.
- B. High-Performance Organic Coating Finish: AA-C12C42R1x Organic Coating: as specified below. Prepare, pretreat, and apply coating to exposed metal surfaces to comply with coating and resin manufacturer's instructions.

1. Fluoropolymer 2-Coat Coating System: Manufacturer's standard 2-coat, thermocured system composed of specially formulated inhibitive primer and fluoropolymer color topcoat containing not less than 70 percent polyvinylidene fluoride resin by weight; complying with AAMA 605.2.
 - a. Color and Gloss: Standard colors as approved by the Architect.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Examine substrates and conditions under which sheet metal flashing and trim are to be installed and verify that Work may properly commence. Do not proceed with installation until unsatisfactory conditions have been corrected.

3.2 INSTALLATION

- A. General: Unless otherwise indicated, install sheet metal flashing and trim to comply with performance requirements, manufacturer's installation instructions, and SMACNA's "Architectural Sheet Metal Manual." Anchor units of Work securely in place by methods indicated, providing for thermal expansion of metal units; conceal fasteners where possible, and set units true to line and level as indicated. Install Work with laps, joints, and seams that will be permanently watertight and weatherproof.
- B. Install exposed sheet metal Work that is without excessive oil canning, buckling, and tool marks and that is true to line and levels indicated, with exposed edges folded back to form hems. Install sheet metal flashing and trim to fit substrates and to result in waterproof and weather-resistant performance. Verify shapes and dimensions of surfaces to be covered before fabricating sheet metal.
- C. Expansion Provisions: Provide for thermal expansion of exposed sheet metal Work. Space movement joints at maximum of 10 feet (3 m) with no joints allowed within 24 inches (610 mm) of corner or intersection. Where lapped or bayonet-type expansion provisions in Work cannot be used or would not be sufficiently weatherproof and waterproof, form expansion joints of intermeshing hooked flanges, not less than 1 inch (25 mm) deep, filled with mastic sealant (concealed within joints).
- D. Soldered Joints: Clean surfaces to be soldered, removing oils and foreign matter. Pretin edges of sheets to be soldered to a width of 1-1/2 inches (38 mm), except where pretinned surface would show in finished Work.
 1. Do not solder the following metals:
 - a. Aluminum.
 - b. Coil-coated galvanized steel sheet.
 2. Do not use torches for soldering. Heat surfaces to receive solder and flow solder into joint. Fill joint completely. Completely remove flux and spatter from exposed surfaces.

- E. Sealed Joints: Form non-expansion, but movable, joints in metal to accommodate elastomeric sealant to comply with SMACNA standards. Fill joint with sealant and form metal to completely conceal sealant.
 - 1. Use joint adhesive for nonmoving joints specified not to be soldered.
- F. Seams: Fabricate nonmoving seams in sheet metal with flat-lock seams. Tin edges to be seamed, form seams, and solder.
- G. Seams: Fabricate nonmoving seams in aluminum with flat-lock seams. Form seams and seal with epoxy seam sealer. Rivet joints for additional strength.
- H. Separations: Separate metal from noncompatible metal or corrosive substrates by coating concealed surfaces, at locations of contact, with asphalt mastic or other permanent separation as recommended by manufacturer.
 - 1. Underlayment: Where installing stainless steel or aluminum directly on cementitious or wood substrates, install a slip sheet of red-rosin paper and a course of polyethylene underlayment.
- J. Counterflashing's: Coordinate installation of counterflashings with installation of assemblies to be protected by counterflashing. Install counterflashings in reglets or receivers. Secure in a waterproof manner by means of snap-in installation and sealant, lead wedges and sealant, interlocking folded seam, or blind rivets and sealant. Lap counterflashing joints a minimum of 2 inches (50 mm) and bed with sealant.

3.3 CLEANING AND PROTECTION

- A. Clean exposed metal surfaces, removing substances that might cause corrosion of metal or deterioration of finishes.
- B. Provide final protection and maintain conditions that ensure sheet metal flashing and trim Work during construction is without damage or deterioration other than natural weathering at the time of Substantial Completion.

END OF SECTION 07 62 00

SECTION 07 65 00 - SELF-ADHERED FLEXIBLE FLASHING

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. Self-Adhering flexible flashing membrane (used at head, jamb and sill of windows and various trim as detailed).

1.3 REFERENCES

- A. ASTM D 412 – Standard Test Methods for Vulcanized Rubber and Thermoplastic Elastomers - Tension
- B. ASTM D 570 - Standard Test Method for Water Absorption of Plastics
- C. ASTM D 1004 - Initial Tear Resistance of Plastic Film and Sheeting
- D. ASTM D 1876 - Test Method for Peel Resistance of Adhesives
- E. ASTM D 1938 - Test Method for Tear Propagation Resistance of Plastic Film and Thin Sheeting by Single-Tear Method
- F. ASTM D 1970 - Self-Adhering Polymer Modified Bituminous Sheet Materials Used as Steep Roofing Underlayment for Ice Dam Protection
- G. ASTM E 154 - Water Vapor Retarders Used in Contact with Earth Under Concrete Slabs, on Walls, or as Ground Cover
- H. ASTM E 96/E 96M - Standard Test Methods for Water Vapor Transmission of Materials

1.4 ACTION SUBMITTALS

- A. Product Data: For each type of product.
 - 1. Include construction details, material descriptions, and tested physical and performance properties of waterproofing.
 - 2. Include manufacturer's written instructions for evaluating, preparing, and treating substrate.

1.5 INFORMATIONAL SUBMITTALS

- A. Qualification Data: For Installer.
- B. Sample Warranties: For special warranties.

1.6 QUALITY ASSURANCE

- A. Installer Qualifications: An entity that employs installers and supervisors who are trained and approved by waterproofing manufacturer.

1.7 DELIVERY, HANDLING, AND STORAGE

- A. Package and protect materials during shipment. Uncrate and inspect materials for damage, dampness, and wet-storage stains upon delivery to the job site. Remove from the site and replace damaged materials that cannot be restored to like-new condition. Store materials in dry, weather-tight, ventilated areas until immediately before installation.

PART 2 - PRODUCTS

2.1 MATERIALS

- A. Self-adhering flexible flashing membrane consisting of 32 mils of self-adhesive rubberized asphalt integrally bonded to 8 mils of cross-laminated, high-density polyethylene film to provide a minimum 40 mil thick membrane. Membrane shall be interleaved with disposable silicone-coated release paper until installed. Performance requirements shall be as follows:
 - 1. Water Vapor Transmission: ASTM E 96/E 96M, Method B - 0.05 perms maximum
 - 2. Water Absorption: ASTM D 570 - Maximum 0.1 percent by weight
 - 3. Puncture Resistance: ASTM E 154 - 80 lbs.
 - 4. Tear Resistance:
 - a. Initiation - ASTM D 1004 - minimum 13.0 lbs. M.D.
 - b. Propagation - ASTM D 1938 - minimum 9.0 lbs. M.D.
 - 5. Lap Adhesion at 25 Degree Fahrenheit: ASTM D 1876 - 5.0 lbs/in. of width
 - 6. Low Temperature Flexibility: ASTM D 1970 - Unaffected to - 45-degree Fahrenheit
 - 7. Tensile Strength: ASTM D 412, Die C Modified - Minimum 800 psi
 - 8. Elongation, Ultimate Failure of Rubberized Asphalt: ASTM D 412, Die C - minimum 200 percent.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Examine conditions, with installer present, for compliance with requirements for installation, tolerances and other specific conditions affecting performance of flashing. Remove all deleterious materials from surfaces to be flashed.

3.2 INSTALLATION

- A. Install flashing to dry surfaces at air and surface temperatures of 25-degree Fahrenheit and above in accordance with manufacturer's recommendations at locations indicated on Construction Documents.
1. Precut pieces of flashing to easily handled lengths for each location.
 2. Remove silicone-coated release paper and position flashing carefully before placing it against the surface.
 3. When properly positioned, place against surface by pressing firmly into place by hand roller. Fully adhere flashing to substrate to prevent water from migrating under flashing.
 4. Overlap adjacent pieces 2 inches and roll all seams with a steel hand roller.
 5. Trim bottom edge 1/2 inch back from exposed face of the wall. Flashing shall not be permanently exposed to sunlight.
 6. At heads, sills and all flashing terminations turn up ends a minimum of 2 inches and make careful folds to form an end dam, with the seams sealed.
 7. Do not allow the rubberized asphalt surface of the flashing membrane to come in contact with polysulfide sealants, creosote, uncured coal tar products or EPDM.
 8. Do not expose flashing membrane to sunlight for more than thirty days prior to enclosure.
 9. Apply a bead or trowel coat of mastic along flashing top edge, seams, cuts and penetrations.

END OF SECTION 07 65 00

SECTION 07 71 00 - ROOF SPECIALTIES

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. Roof-edge drainage systems.

- B. Related Sections:

- 1. Section 061053 "Miscellaneous Rough Carpentry" for wood nailers, curbs, and blocking.
 - 2. Section 076200 "Sheet Metal Flashing and Trim" for custom- and site-fabricated sheet metal flashing and trim.
 - 3. Section 079200 "Joint Sealants" for field-applied sealants between roof specialties and adjacent materials.

1.3 PERFORMANCE REQUIREMENTS

- A. General Performance: Roof specialties shall withstand exposure to weather and resist thermally induced movement without failure, rattling, leaking, or fastener disengagement due to defective manufacture, fabrication, installation, or other defects in construction.
- B. Thermal Movements: Allow for thermal movements from ambient and surface temperature changes to prevent buckling, opening of joints, hole elongation, overstressing of components, failure of joint sealants, failure of connections, and other detrimental effects. Provide clips that resist rotation and avoid shear stress as a result of thermal movements. Base calculations on surface temperatures of materials due to both solar heat gain and nighttime-sky heat loss.
 - 1. Temperature Change (Range): **120 deg F (67 deg C), ambient; 180 deg F (100 deg C)**, material surfaces.

1.4 ACTION SUBMITTALS

- A. Product Data: For each type of product indicated. Include construction details, material descriptions, dimensions of individual components and profiles, and finishes.
- B. Shop Drawings: For roof specialties. Include plans, elevations, expansion-joint locations, keyed details, and attachments to other work. Distinguish between plant- and field-assembled work. Include the following:

1. Details for expansion and contraction; locations of expansion joints, including direction of expansion and contraction.
 2. Pattern of seams and layout of fasteners, cleats, clips, and other attachments.
 3. Details of termination points and assemblies, including fixed points.
 4. Details of special conditions.
- C. Samples for Initial Selection: For each type of roof specialty indicated with factory-applied color finishes.
- D. Samples for Verification: For roof-edge drainage systems made from 12-inch (300-mm) lengths of full-size components including fasteners, cover joints, accessories, and attachments.

1.5 INFORMATIONAL SUBMITTALS

- A. Warranty: Sample of special warranty.

1.6 CLOSEOUT SUBMITTALS

- A. Maintenance Data: For roofing specialties to include in maintenance manuals.

1.7 QUALITY ASSURANCE

- A. Preinstallation Conference: Conduct conference at Project site.
1. Meet with Owner, Architect, Owner's insurer if applicable, Installer, and installers whose work interfaces with or affects roof specialties including installers of roofing materials and accessories.
 2. Examine substrate conditions for compliance with requirements, including flatness and attachment to structural members.
 3. Review special roof details, roof drainage, and condition of other construction that will affect roof specialties.

1.8 DELIVERY, STORAGE, AND HANDLING

- A. Do not store roof specialties in contact with other materials that might cause staining, denting, or other surface damage. Store roof specialties away from uncured concrete and masonry.
- B. Protect strippable protective covering on roof specialties from exposure to sunlight and high humidity, except to extent necessary for the period of roof specialties installation.

1.9 WARRANTY

- A. Special Warranty on Painted Finishes: Manufacturer's standard form in which manufacturer agrees to repair finish or replace roof specialties that show evidence of deterioration of factory-applied finishes within specified warranty period.
1. Fluoropolymer Finish: Deterioration includes, but is not limited to, the following:

- a. Color fading more than 5 Hunter units when tested according to ASTM D 2244.
 - b. Chalking in excess of a No. 8 rating when tested according to ASTM D 4214.
 - c. Cracking, checking, peeling, or failure of paint to adhere to bare metal.
2. Finish Warranty Period: 20 years from date of Substantial Completion.

PART 2 - PRODUCTS

2.1 ROOF-EDGE DRAINAGE SYSTEMS

- A. Manufacturers: Subject to compliance with requirements, available manufacturers offering products that may be incorporated into the Work include, but are not limited to, the following:
 1. Basis of Design: K-Style Gutters and accessories as manufactured by Englert located at 1200 Amboy Avenue, Perth Amboy, NJ 08861; P: 1-800-364-5378; F: 888-389-0520; email: info@englertinc.com; web site: www.englertinc.com
 2. Other Manufacturers: Subject to compliance with requirements, other available manufacturers offering products that may be incorporated into the Work include providing the meet the same intrinsic values are:
 - a. Castle Metal Products.
 - b. Klauer Manufacturing Company.
- B. Gutters: Seamless gutters, with matching corner units, ends, outlet tubes, and other accessories. Elevate back edge at least **1 inch (25 mm)** above front edge. Furnish flat-stock gutter straps and gutter brackets fabricated from same metal as gutters.
 1. Fabricate from the following exposed metal:
 - a. Formed Aluminum: **0.032 inch** thick.
 2. Gutter Profile: 6" Style K according to SMACNA's "Architectural Sheet Metal Manual."
 3. Corners: Factory mitered and continuously welded.
 4. Gutter Supports: Manufacturer's standard supports as selected by Architect with finish matching the gutters.
 5. Gutter Accessories: Continuous screened leaf guard with sheet metal frame.
- C. Downspouts: Rectangular complete with mitered elbows, manufactured from the following exposed metal. Furnish with metal hangers, from same material as downspouts, and anchors.
 1. Aluminum: **0.032 inch** thick.
- D. Aluminum Finish: Manufacturer's Standard Finish.
 1. Color: As selected by Architect from manufacturer's full range.
- E. Comply with NAAMM's "Metal Finishes Manual for Architectural and Metal Products" for recommendations for applying and designating finishes.

- F. Protect mechanical and painted finishes on exposed surfaces from damage by applying a strippable, temporary protective covering before shipping.
- G. Appearance of Finished Work: Noticeable variations in same piece are not acceptable. Variations in appearance of adjoining components are acceptable if they are within the range of approved Samples and are assembled or installed to minimize contrast.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Examine substrates, areas, and conditions, with Installer present, to verify actual locations, dimensions, and other conditions affecting performance of the Work.
- B. Examine walls, roof edges, and parapets for suitable conditions for roof specialties.
- C. Verify that substrate is sound, dry, smooth, clean, sloped for drainage, and securely anchored.
- D. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 INSTALLATION, GENERAL

- A. General: Install roof specialties according to manufacturer's written instructions. Anchor roof specialties securely in place, with provisions for thermal and structural movement. Use fasteners, solder, protective coatings, separators, sealants, and other miscellaneous items as required to complete roof-specialty systems.
 - 1. Install roof specialties level, plumb, true to line and elevation; with limited oil-canning and without warping, jogs in alignment, buckling, or tool marks.
 - 2. Provide uniform, neat seams with minimum exposure of solder and sealant.
 - 3. Install roof specialties to fit substrates and to result in watertight performance. Verify shapes and dimensions of surfaces to be covered before manufacture.
 - 4. Torch cutting of roof specialties is not permitted.
 - 5. Do not use graphite pencils to mark metal surfaces.
- B. Metal Protection: Protect metals against galvanic action by separating dissimilar metals from contact with each other or with corrosive substrates by painting contact surfaces with bituminous coating or by other permanent separation as recommended by manufacturer.
 - 1. Coat concealed side of uncoated aluminum roof specialties with bituminous coating where in contact with wood, ferrous metal, or cementitious construction.
 - 2. Bed flanges in thick coat of asphalt roofing cement where required by manufacturers of roof specialties for waterproof performance.
- C. Fastener Sizes: Use fasteners of sizes that will penetrate wood blocking or sheathing not less than **1-1/4 inches (32 mm)** for nails and not less than **3/4 inch (19 mm)** for wood screws.
- D. Seal joints with butyl sealant as required by roofing-specialty manufacturer.

- E. Seal joints as required for watertight construction. Place sealant to be completely concealed in joint. Do not install sealants at temperatures below 40 deg F (4 deg C).
- F. Soldered Joints: Clean surfaces to be soldered, removing oils and foreign matter. Pre-tin edges of sheets to be soldered to a width of 1-1/2 inches (38 mm) except reduce pre-tinning where pre-tinned surface would show in completed Work. Tin edges of uncoated copper sheets using solder for copper. Do not use torches for soldering. Heat surfaces to receive solder and flow solder into joint. Fill joint completely. Completely remove flux and spatter from exposed surfaces.

3.3 ROOF-EDGE DRAINAGE-SYSTEM INSTALLATION

- A. General: Install components to produce a complete roof-edge drainage system according to manufacturer's written instructions. Coordinate installation of roof perimeter flashing with installation of roof-edge drainage system.
- B. Gutters: Join and seal gutter lengths. Allow for thermal expansion. Attach gutters to firmly anchored gutter supports spaced not more than 24 inches (610 mm) apart. Attach ends with rivets and solder to make watertight. Slope to downspouts.
 - 1. Install continuous leaf guards on gutters with noncorrosive fasteners, removable for cleaning gutters.
- C. Downspouts: Join sections with manufacturer's standard telescoping joints. Provide hangers with fasteners designed to hold downspouts securely to walls and 1 inch (25 mm) away from walls; locate fasteners at top and bottom and at approximately 60 inches (1500 mm) o.c.
 - 1. Provide elbows at base of downspout to direct water away from building.

3.4 CLEANING AND PROTECTION

- A. Clean exposed metal surfaces of substances that interfere with uniform oxidation and weathering.
- B. Clean and neutralize flux materials. Clean off excess solder and sealants.
- C. Remove temporary protective coverings and strippable films as roof specialties are installed. On completion of installation, clean finished surfaces including removing unused fasteners, metal filings, pop rivet stems, and pieces of flashing. Maintain roof specialties in a clean condition during construction.
- D. Replace roof specialties that have been damaged or that cannot be successfully repaired by finish touchup or similar minor repair procedures.

END OF SECTION 07 71 00

SECTION 07 92 00– JOINT SEALANTS

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: The extent of each type of joint sealer is indicated. Provide "sealant" for all exterior joints, certain indicated interior joints, and where "mastic" is indicated. Provide "calking" at all remaining interior joints.
- B. The required applications include, but are not limited to the following:
 - 1. Joints at openings and indicated frames or subframes.

1.3 PRE-INSTALLATION MEETING:

- A. Pre-Installation Meeting: Meet at the project well in advance of the time scheduled for work, (a minimum of one week), and review requirements for the work and conditions which could possibly interfere with successful performance of the work. Require all parties concerned with the work, or required to coordinate with it, or to protect it thereafter, to attend the meeting, including:
 - 1. Owner or Representative
 - 2. General Contractor
 - 3. Installer
 - 4. Manufacturer(s) Representatives
 - 5. Architect

1.4 QUALITY ASSURANCE:

- A. At the Owner's option, testing of depth of joint material may be undertaken to ensure compliance with the specification and conformance to manufacturer's specifications and recommendations for joint design. If the joint fails to comply with design requirements, the Contractor shall pay for the cost of testing and replacement of all affected joints.

1.5 SUBMITTALS:

A. Product Data:

1. For information only, submit copies of the manufacturer's specifications, recommendations, and installation instructions for each type of material required. Include manufacturer's published data, or letter of certification, or certified test laboratory report indicating that each material complies with the requirements and is intended generally for the applications shown.

B. Samples:

1. Submit samples of each color required (except black) for each type of joint sealer exposed to view. Install sample between two strips of material similar to or representative of typical surfaces where sealer will be used, held apart to represent typical joint widths. Samples will be reviewed for color and texture only. Compliance with all other requirements is the exclusive responsibility of the Contractor.

C. Guarantee:

1. Submit copies of written two-year guarantee agreeing to repair or replace joint sealers which fail to perform as air-tight and water-tight joints; or fail in joint adhesion, cohesion, abrasion resistance, weather resistance, extrusion resistance, migration resistance, stain resistance, or general durability; or appear to deteriorate in any other manner not clearly specified by submitted manufacturer's data as an inherent quality of the material for the exposure indicated.
 - a. Provide a guarantee signed by the Installer and Contractor.

1.6 JOB CONDITIONS:

- A. Examine the joint surfaces and backing, and their anchorage to the structure, and the conditions under which the joint sealer work is to be performed. Do not proceed with the joint sealer work until unsatisfactory conditions have been corrected.
- B. Weather Conditions: Do not proceed with installation of sealants under adverse weather conditions, or when temperatures are below or above manufacturer's recommended limitations for installation. Proceed with the work only when weather conditions are favorable for proper cure and development of high early bond strength. Where joint width is affected by ambient temperature variations, install elastomeric sealants when temperatures are in the lower third of manufacturer's recommended installation temperature range.

1.7 FIELD ADHESION TESTING:

- A. A field adhesion test must be successfully administered, and a report issued for each type of sealant to be installed. A separate test shall be conducted for each different material or combination of materials that each different sealant is to be installed on.

PART 2 - PRODUCTS

2.1 MATERIALS, GENERAL:

- A. Colors: For exposed materials provide color as indicated or, if not indicated, as selected from manufacturer's standard colors. For concealed materials, provide the natural color which has the best overall performance characteristics.
- B. Hardness: As recommended by manufacturer for application shown.
- C. Modulus of Elasticity: Provide the lowest available modulus of elasticity, which is consistent with exposure to weathering, indentation, vandalism, abrasion, support of loading, and other requirements.
- D. Compatibility: Before purchase of each required material, confirm its compatibility with each material it will be exposed to in the joint system.
- E. Size and Shape: As shown or, if not shown, as recommended by the manufacturer for the type and condition of joint, and for the indicated joint performance or movement.
- F. Grade of Sealant: For each application, provide the grade of sealant (non-sag, self-leveling, no-track, knife grade, preformed, etc.) recommended by the manufacturer for the particular condition of installation (location, joint shape, ambient temperature, and similar conditions), to achieve the best possible overall performance. Grades specified herein are for normal conditions of installation.

2.2 SEALANTS (See Sealant Schedule at end of Section for specific use of sealants.)

- A. Acrylics, Latex: (For interior use only.)
 - 1. Type "C1": One-Part Acrylic Latex, Non-Sag, ASTM-C-834-76.
 - a. Chem-Calk 600, by Bostik.
 - b. LC-130, by MACCO Adhesives, The Glidden Company.
 - c. Easa-ply ALS, by W. R. Meadows, Inc.
 - d. AC-20+Silicone Acrylic Latex, by Pecora Corporation.
 - e. Sonolac, Sonneborn Building Products, ChemRex Inc.
- B. Silicones: (For exterior applications)
 - 1. Type "B4": One-Part Silicones: ASTM C920, Type S, Grade NS, Class 25.
 - a. 786 Mildew Resistant Silicone Sealant, Dow Corning.
 - b. SCS 1700 Sanitary Sealant, General Electric.
 - c. 898 Silicone Sanitary Sealant, Pecora Corporation.
 - d. Omniseal or Omniplus (Sanitary applications), by Sonneborn
 - e. Tremsil, by Tremco.
- C. Preformed Compressible & Non-Compressible Fillers:
 - 1. Type "F1": Backer Rod - Closed cell polyethylene foam:

- a. HBR Backer Rod, by Nomaco.
- b. #92 Greenrod, by Nomaco.
- c. Sonolastic Closed-Cell Backer Rod, Sonneborn Building Products, ChemRex Inc.
- d. Soft Cell Backer Rod (Non-gassing), by Sonneborn.

2.3 MISCELLANEOUS ACCESSORIES:

- A. Joint Primer/Sealer: Provide the type of joint primer/sealer recommended by the sealant manufacturer for the joint surfaces to be primed or sealed.
- B. Bond Breaker Tape: Polyethylene tape or other plastic tape recommended by the sealant manufacturer to be applied to sealant-contact surfaces where bond to the substrate or joint filler must be avoided for proper performance of sealant. Provide self-adhesive tape where applicable.
- C. Sealant Backer Rod: Compressible rod stock of polyethylene foam, polyethylene jacketed polyurethane foam, butyl rubber foam, neoprene foam; or other flexible, permanent, durable non-absorptive material as recommended by the sealant manufacturer.

PART 3 - EXECUTION

3.1 Manufacturer's Instructions:

- 1. Comply with manufacturer's printed instructions except where more stringent requirements are shown or specified, and except where manufacturer's technical representative directs otherwise.
- B. Joint Preparation:
 - 1. Clean joint surfaces immediately before installation of sealant or calking compound. Remove dirt, insecure coatings, moisture, and other substances which would interfere with bond of sealant or calking compound. Etch concrete and masonry joint surfaces and roughen vitreous or glazed joint surfaces as recommended by sealant manufacturer.
 - 2. Prime or seal the joint surfaces were recommended by the sealant manufacturer. Do not allow primer/sealer to spill or migrate onto adjoining surfaces.

3.2 INSTALLATION:

- A. Set joint filler units at proper depth or position in the joint to coordinate with other work, including the installation of bond breakers, backer rods and sealants. Do not leave voids or gaps between the ends of joint filler units.
- B. Install sealant backer rod for liquid elastomeric sealants, except were shown to be omitted or recommended to be omitted by sealant manufacturer for the application shown.
- C. Install bond breaker tape where required by manufacturer's recommendations to ensure that elastomeric sealants will perform properly.
- D. Employ only proven installation techniques, which will ensure that sealants will be deposited in uniform, continuous ribbons without gaps or air pockets, with complete "wetting" of the joint bond surfaces equally on opposite sides. Fill sealant rabbet to a slightly concave surface,

between a horizontal surface and vertical surface, fill joint to form a slight cove, so that joint will not trap moisture and dirt.

- E. Install sealants to depths recommended by the sealant manufacturer but within the following general limitations, measured at the center (thin) section of the bead:
 - 1. For normal moving joints sealed with elastomeric sealants but not subject to traffic, fill joints to a depth equal to 50% of joint width, but neither more than 1/2" deep nor less than 1/4" deep.
 - 2. For joints sealed with non-elastomeric sealants and calking compounds, fill joints to a depth in the range of 75% to 125% of joint width.
 - 3. Spillage: Do not allow sealants or compounds to overflow or spill onto adjoining surfaces, or to migrate into the voids of adjoining surfaces. Clean the adjoining surfaces by whatever means may be necessary to eliminate evidence of spillage.
 - 4. Do not overheat hot-applied sealants.
 - 5. Recess exposed edges of joint fillers slightly behind adjoining surfaces, so compressed units will not protrude from the joint.

3.3 CURE AND PROTECTION:

- A. Cure sealants and calking compounds in compliance with manufacturer's instructions and recommendations, to obtain high early bond strength, internal cohesive strength and surface durability. Advise the Contractor of procedures required for the cure and protection of joint sealers during the construction period, so that they will be without deterioration or damage (other than normal wear and weathering) at the time of acceptance.

3.4 SEALANT SCHEDULE

- A. Exterior Joints:
 - 1. Perimeters of exterior openings where frames and other penetrations meet exterior facade of building:
 - a. Sealant Type – B4
 - b. Backer rod-F1
- B. Interior Joints:
 - 1. Seal interior perimeters of exterior openings.
 - 2. Wood trim and window seal – painted
 - a. For all of the above interior joints:
 - 1) Sealant Type – C1

END OF SECTION 07 92 00

SECTION 08 11 66 – STORM DOORS AND FRAMES

PART 1 - GENERAL

1.1. SECTION INCLUDES

- A. Comply with the requirements of Division 1.
- B. Provide the following products as listed on the door schedule and shown on the drawings, including but not limited to the following:
 - 1. Metal Storm Doors and Frames

1.2. RELATED SECTIONS

- A. The following description of work is included for reference only and shall not be presumed complete:
 - 1. Fiberglass Entry Doors: 08 22 20
 - 2. Door hardware: 08 71 00

1.3. REFERENCES

- A. NFPA 101: Life Safety Code

1.4. SUBMITTALS

- A. Make submittals in accordance with Section 01 33 00.
- B. Provide the following items in the submittal package:
 - 1. Door schedule
 - 2. Elevations of each door type
 - 3. Details of doors, including vertical and horizontal edge details and metal thickness
 - 4. Frame details for each frame type, including profiles and metal thickness
 - 5. Locations of reinforcements and preparation for hardware
 - 6. Details of each different wall opening condition
 - 7. Details of anchorage, joints, field splices and connections
 - 8. Details of accessories
 - 9. Details of moldings, removable stops and glazing
 - 10. Details of conduit and preparations for power, signal, and control systems
- C. Upon Architect request, provide technical information on selected items.
- D. Upon Architect request, provide 254 mm x 254 mm (10 in x 10 in) corner sample on selected items.
 - 1. Doors: Show vertical edge, end channels, core, hinges and other applied hardware reinforcements; glazing if applicable.
 - 2. Frames: Show profile, corner joint at head and jamb, anchors, glazing stop to show intersection between head and jamb; fixed panels if applicable.
- E. Finish paint: Submit finish paint color samples of 127 mm x 127 mm (5 in x 5 in).
- F. Provide products meeting the following LEED performance criteria:
 - 1. MRc4: For a product with recycled content, documentation indicating percentages by weight of post-consumer and pre-consumer recycled content. Provide product with maximum pre-consumer and post-consumer recycled content available, supported by appropriate documentation
- G. Closeout submittals

1. Provide the following information to the Owner:
 - a. One copy of the as-built door and frame schedule;
 - b. Name, address and phone number of manufacturer's distributors;
 - c. One copy of the manufacturer's product warranty;
 - d. Manufacturer's product maintenance instructions.
- 1.5. QUALITY ASSURANCE
 - A. Manufacturers: Execute work in this Section by a manufacturer who is a member of NAAMM. Ensure product quality meets standards set by this association.
 - B. Ensure product is manufactured by a firm experienced in design and production of standard and custom commercial steel door and frame assemblies, integration of builders' or electronic hardware and glazing assemblies, and other items affecting work.
 - C. Distributors: Execute work in this Section by a distributor who has a minimum of 5 years' experience in similar projects.
 - D. Installers: Execute work in this Section by an installer who has a minimum of 5 years' experience in similar projects.
 - E. Doors and frames from a single source manufacturer.
- 1.6. DELIVERY, STORAGE AND HANDLING
 - A. Delivery:
 1. Make deliveries in accordance with Section 01 65 00.
 2. Identify products with a label indicating manufacturer's name, Architect's opening number, product description and dimensions.
 3. Protect doors and frames during shipping.
 4. Upon delivery, inspect products for quantity and damage.
 5. Repair or replace damaged products before installation.
 - B. Storage and handling:
 1. Store and handle products in accordance with Section 01 66 00.
 2. Store products in a clean, dry and secure area.
 3. Store and protect materials in accordance with NAAMM-HMMA 840.
 4. Remove wrappings or coverings from doors upon delivery at site. Store doors and welded frames in a vertical position with a minimum of 6 mm (1/4 in) space between them. Place material on blocking at least 102 mm (4 in) off the ground to permit air circulation.
- 1.7. WARRANTY
 - A. Manufacturer's warranty: One year from substantial completion of the project on both material and workmanship.

PART 2 - PRODUCTS

2.1 STORM DOOR

A. Acceptable Manufacturer:

1. Larson: www.larsondoors.com

B. Substitutions:

1. Equal products in design, material, function and quality will be accepted upon Architect's approval only.
 - a. Pella Storm Doors: www.pella.com
 - b. Anderson Storm Doors: www.anderson.com
 - c. Lansing Housing Products (Model 500 Storm Door):
www.ToughTekMetals.com
 - d. Rusco Manufacturing Inc. (Model #2700A Aluminum Security Storm Doors):
<https://windowsanddoorsbyrusco.com>

C. Basis of Design: Larson 360-16

D. Intrinsic Values:

1. All-metal frame
2. Rugged steel kick panel
3. Reversa Screen design allows top or bottom ventilation
4. 2/3 glass design lets in increase sunlight
5. Color selected from manufacturers standard color chart
6. Hardware is color matched
7. Clear glass
8. Stainless Steel Screen

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Inspect rough openings to detect problems that would prevent the proper installation of doors and frames.
- B. Rough openings shall be square, level and plumb with accurate dimensions.

3.2 INSTALLATION

A. Install doors and frames in accordance with:

1. Manufacturer's recommendations

3.3 ADJUSTING, CLEANING AND PROTECTION

- A. Repair or replace damaged products.
- B. Correct defects in installation.
- C. Clean area in accordance with Section 01 74 00.
- D. Protect doors and frames until transfer of the building to the Owner.

END OF SECTION 08 11 66

SECTION 08 22 20 – FIBERGLASS ENTRY DOORS AND FRAMES

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 RELATED SECTIONS

- A. Sections as listed:
 - 1. Division 1 – General Requirements, all Sections
 - 2. Section 06 10 53 – Miscellaneous Rough Carpentry
 - 3. Section 06 20 00 – Finish Carpentry
 - 4. Section 07 92 00 – Joint Sealants

1.3 SUMMARY

- A. Construction and Installation of new fiberglass entry doors and frames.

1.4 REFERENCES

- A. ASTM E331 – Water Penetration of Exterior Windows, Skylights, Doors, and Curtain walls by Uniform Static Air Pressure Difference.
- B. ASTM E547 – Standard Test Method for Water Penetration of Exterior Windows, Skylights, Doors, and Curtain Walls by Cyclic Static Air Pressure Difference.
- C. NFRC 400 – Procedure for Determining Fenestration Product Air Leakage.
- D. Energy Star – Energy Star Energy Efficiency Labeling System.

1.5 PERFORMANCE REQUIREMENTS

- A. Doors shall have an impact design pressure rating as follows:
 - 1. Doors: DP +47/-53
- B. Door Unit Air Leakage, NFRC 400, 1.57 psf (25 mph): 0.50 cfm per square foot of frame or less.
- C. Door Unit Water Penetration: No water penetration through door unit when tested in accordance with ASTM E331 or ASTM E547 with water applied at rate of 5 gallons per hour per square foot at 0 psf.
- D. Doors shall have a minimum/maximum U-Value of 0.21 and a minimum/maximum SHGC of 0.10
- E. Doors shall qualify for Energy Star Rating.

1.6 SUBMITTALS

- A. Shop Drawings: Indicate door and frame elevations, internal reinforcement, finish, and UL label requirements.
- B. Product Data: Indicate door and frame configurations, location of cut-outs for hardware reinforcement.
- C. Samples: Submit two samples of wood, 12x6 inch in size illustrating factory finished unit colors and surface texture.
- D. Certificates: Submit Manufacturer Qualifications, Installer Qualifications and Warranty Info.

1.7 QUALITY ASSURANCE

- A. Mockup:
 - 1. Provide sample unit of representative product size and using manufacturer approved installation methods to determine acceptability of door installation methods.
 - 2. Approved mockup shall represent minimum quality required for the Work.
 - 3. Approved mockup shall remain in place within the Work.
- B. Quality Assurance Submittals:
 - 1. Provide documentation for specified performance as required.
 - 2. Manufacturers' installation instructions.
- C. Manufacturer Qualifications: Manufacturer shall have successful experience in producing the type of product required for project applications equivalent to the requirements for this project.
- D. Installer Qualifications:
 - 1. Installer holds current credential as a NAMI Certified Installer of Manufacturer's Hinged Door Installations and as a Manufacturer's Certified Installer.

1.8 DELIVERY, STORAGE, AND HANDLING

- A. Delivery
 - 1. Deliver materials to site undamaged with labels clearly identifying manufacturer, product name, and installation instructions.
- B. Storage
 - 1. Store materials in an upright position, off ground, under cover, and protected from weather, direct sunlight, and construction activities.
- C. Handling
 - 1. Protect materials and finish during handling and installation to prevent damage.

1.9 EXISTING CONDITIONS

A. Field Measurements

1. Take Field measurements prior to the preparation of drawings and fabrication.

1.10 WARRANTY

- A. Manufacturer's standard limited warranty for fiberglass Door Product and genuine components, including rot-resistant frames, mullions, and brickmould (excluding primed pine door frames and oak door frames, and non-rot resistant mullions and brickmould) used in commercial and multi-residential projects will be free from material and workmanship defects for a period of three years subject to certain limitations and restrictions.

PART 2 - PRODUCTS

2.1 FIBERGLASS ENTRY DOORS

A. Manufacturers:

1. Therma-Tru Corp, 1750 Indian Wood Circle, Maumee, Ohio 43537, Tel: 800-843-7628): Design is based on "Smooth-Star Door System" but are not intended to be proprietary. Products of other manufacturers are acceptable if they are of the same capacity, performance, materials, sizes, and match other salient characteristics.

a. Acceptable Manufacturer's

- 1) Jeld-Wen
- 2) Pella
- 3) Marvin

B. Performance

1. Construction:

- a. 1/16-inch minimum thickness, proprietary fiberglass-reinforced thermoset composite, surface lightly textured, factory painted. Door edges are machinable kiln-dried pine, primed, lock edge reinforced with engineered lumber core, lockset and closer areas reinforced with solid blocking for hardware backup. Door bottom edge is moisture- and decay-resistant composite. Core is foamed-in-place polyurethane, density 1.9 pcf minimum.

2. Door Style:

- a. As indicated on drawings

3. Frame:

- a. TRU-GUARD™ Rot Resistant – frames, mullions, and brickmould sourced through Therma-Tru Smooth White
 - 1) Jamb Width: per architectural drawings
 - 2) Closed cellular Structure

- 3) Rigid Poly-Fiber Formulation
 - b. Rot Resistant - frames will not absorb or wick moisture and will never warp, splinter, or rot.
- 4. Sills:
 - a. Inswing: Public Access with thermal break doors Composite Adjustable threshold at doors 100.1 and 102.1.
 - b. Finish: Mill
- C. Hardware
 - 1. Refer to Section 087100 Door Hardware for requirements.
- D. Glazing
 - 1. Factory glazed with double-pane construction.
- E. Installation Accessories
 - 1. Sill pan
 - 2. Corner seal pad
 - 3. Rain Deflector
 - 4. Rain Guard

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Examine areas to receive doors. Notify Architect in writing any unacceptable conditions that would adversely affect installation or subsequent performance of the product. Do not proceed with installation until unsatisfactory conditions are corrected.

3.2 INSTALLATION

- A. Install fiberglass doors in full compliance with Manufacturers written instructions and approved shop drawings.
- B. Maintain alignment and compatibility with adjacent work.

3.3 FINISHING

- A. Finish in compliance with Manufacturer's written recommendations.
- B. Pre-Finish - PrismaGuard™ proprietary finish professionally applied in a controlled environment for enhanced durability –
 - 1. Color: As selected from manufacturer's full color line.

3.4 PROTECTION

- A. Protect installed products until completion of project.

- B. Touch-up, repair or replace damaged products prior to Substantial Completion in accordance with Manufacturer's written recommendations.

END OF SECTION 08 22 20

SECTION 08 53 13 – VINYL WINDOWS

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. Factory-assembled, double hung vinyl windows, glass and glazing, operable hardware, weather stripping, and screens as specified herein and indicated on the drawings.
- B. Vinyl windows in custom sized double hung and casement configurations to fit into existing wood framed openings as dimensioned on the drawings.

1.3 RELATED SECTIONS

- A. Section 06 10 00 - Rough Carpentry.
- B. Section 06 40 00 – Architectural Woodwork.
- C. Section 07 92 00 – Joint Sealants for caulking of window perimeters on the interior and exterior.

1.4 REFERENCES

- A. General: Standards listed by reference, including revisions by issuing authority, form a part of this specification section to the extent indicated. Standards listed are identified by issuing authority, authority abbreviation, designation number, title or other designation as established by issuing authority. Standards subsequently referenced herein are referred to by issuing authority abbreviation and standard designation.
- B. American National Standards Institute (ANSI) / American Architectural Manufacturers Association (AAMA):
 - 1. ANSI/AAMA/NWDDA 101/I.S.2-97 Voluntary Specifications for Aluminum, Vinyl (PVC) and Wood Windows and Glass Doors with revisions contained in “reprinting” of 12/99.
- C. ASTM International (ASTM):
 - 1. ASTM C1036 Standard Specification for Flat Glass.
 - 2. ASTM C1048 Standard Specification for Heat-Treated Flat Glass---Kind HS, Kind FT Coated and Uncoated Glass.
 - 3. ASTM D4216 Standard Specification for Rigid Poly (Vinyl Chloride) (PVC) and Related PVC and Chlorinated Poly (Vinyl Chloride) (CPVC) Building Products Compounds.

4. ASTM E90 Standard Test Method for Laboratory Measurement of Airborne Sound Transmission Loss of Building Partitions and Elements.
5. ASTM E283 Rate of Air Leakage through Exterior Windows, Curtain Walls and Doors under Specified Pressure Difference across the Specimen.
6. ASTM E330 Structural Performance of Exterior Windows, Curtain Walls and Doors by Uniform Static Air Pressure Difference.
7. ASTM E547 Water Penetration of Exterior Windows, Curtain Walls and Doors by Cyclic Static Air Pressure Differential.

1.5 SYSTEM DESCRIPTION

- A. Performance Requirements: Provide products/systems that have been manufactured, fabricated and installed to the following performance criteria (Double Hung):

1. Design Pressure – **40 PSF for a 40" x 63" – LC40**
2. U-Factor: **0.21 Energy Star**
3. Solar Heat Gain Coefficient (SHGC): **0.23**
 - a. **Visible Transmittance (VT): 0.38**
 - b. **Condensation Resistance Factor (CRF): 0.71**
4. Air Infiltration: Less than or equal to **0.10** cfm/sf in accordance with AMA/NWWDA 101/I.S.2-97 and NFRC 400-01
5. Water Resistance Test: No penetration at **7.52** psf in accordance with ASTM E547-96.
6. Uniform Load Structural Test Pressure: **60.15** psf

- B. Replacement Casement:

1. U-Factor: 0.20
2. Solar Heat Gain Coefficient (SHGC): 0.19
 - a. Visible Transmittance (VT): 0.30
 - b. Condensation Resistance Factor (CRF): 0.77

1.6 SUBMITTALS

- A. General: Submit listed submittals in accordance with Conditions of the Contract and Division 1 Submittal Procedures Section 01 33 00.
- B. Product Data: Submit manufacture's product data and installation guides.
- C. Shop Drawings: Provide drawings indicating direction of operable parts, typical jamb, head and sill conditions and special mullion reinforcement details.
- D. Samples: Submit selection and verification samples, including the following:
1. Hardware: Submit sample indicating typical finish on hardware.
 2. Profiles: Submit color samples of exterior coating.
 3. Glazing: Submit samples showing glazing system.

- E. Quality Assurance/Control Submittals: Submit the following:
 - 1. Performance Data: Provide manufacturer's published performance data for specified products.
 - 2. Approved mockup that represents minimum quality required for the Work.
 - 3. Test Reports: Reports showing specific Performance Requirements
 - 4. Manufacturer's Installation Instructions
- F. Closeout Submittals: Submit the following:
 - 1. Warranty documents specified herein.
 - 2. Owner's Manual: Bound manual clearly identified with project name, location and completion date. Identify type and size of window units installed. Provide recommendations for periodic inspections, care and maintenance. Identify common cause of damage with instructions for temporary repair.

1.7 QUALITY ASSURANCE

- A. Manufacturer Qualifications: Minimum ten years producing vinyl (PVC) windows.
- B. Installer Qualifications: Utilize an installer having demonstrated experience on projects of similar size and complexity.
- C. Source Limitations: Obtain window units from one manufacturer through a single source.
- D. Code Compliance: Provide windows that are labeled in compliance with the jurisdiction having authority in the location of the project.
- E.

1.8 DELIVERY, STORAGE, AND HANDLING

- A. Comply with manufacturer's ordering instructions and lead time requirements to avoid construction delays.
- B. Delivery: Deliver materials in manufacturer's original, unopened, undamaged containers with identification labels intact.
- C. Storage and Protection: Store materials protected from exposure to harmful environmental conditions and at temperatures and humidity conditions recommended by the manufacturer.
 - 1. Store windows and accessories off the ground, under cover, protected from weather and construction activities.

1.9 PROJECT CONDITIONS

- A. Install windows in strict accordance with manufacturer's safety and weather recommendations.

1.10 WARRANTY

- A. Manufacturer's Warranty: Submit for Owner's acceptance manufacturer's standard limited warranty document. Manufacturer's warranty is in addition to, and not a limitation of, other rights Owners may have under contract documents.
- B. Sealed Insulated Glass: Manufacturer's standard limited warranty covering defects in material for **twenty (20)** years.
- C. Date of warranties shall be from date of Substantial Completion and **final inspection of window installation by window manufacturer.**

PART 2 PRODUCTS

2.1 VINYL WINDOWS

- A. Double-hung, tilt-wash, vinyl windows; and casement vinyl windows:
 - 1. **TrustGard Vinyl Window**, National Vinyl LLC, Chicopee, MA. or equal meeting performance criteria as stated herein.
- B. To establish a level of performance, drawings and specifications for vinyl windows is based upon the **TrustGard Vinyl Window**, double hung vinyl windows as manufactured by National Vinyl LLC, Chicopee, MA. or approved equal listed below;
 - 1. Simonton Windows: Reflection Series 5500
 - 2. Pella: 250 Series
 - 3. Jeld-wen: Premium Vinyl (V-4500)
 - 4. Harvey Windows: Classic Double Hung
- C. Window System: Vinyl windows, including the following:
 - 1. Design Pressure – **40 PSF for a 40"x63" Test Size(LC40)**

2.2 MATERIALS

- A. Frame (Head, Jamb, and Sill) and Sash Members: Extruded vinyl (PVC) profiles approved and certified to AAMA 303-01, as found in Procedural Guide for the AAMA Window and Door Profile Certification Program (AAMA 109-2000).
- B. Exterior Frame Members:
 - 1. Extruded Color: **White.**
- C. Interior Frame Members:
 - 1. Extruded Color: **White.**
- D. Sash Members: Extruded vinyl (PVC) profiles approved and certified to AAMA 303-01, as found in Procedural Guide for the AAMA Window and Door Profile Certification Program (AAMA 109-2000).
- E. Exterior Sash Members:

1. Extruded Color: White.
- F. Interior Sash Members:
1. Extruded Color: White.
- G. Weatherstripping:
1. Tilt/Take-out Double Hung Weatherstripping:
 - a. Head Weatherstripping: **Fin/woolpile** weatherstripping in head.
 - b. Sill Weatherstripping: Fin/woolpile seal in interior dam leg.
 - c. Keeper rail/Lock rail: Fin/woolpile weatherstripping in Keeper rail and Lock rail.
 - d. Stiles, Top rail: Fin/woolpile weatherstripping in stiles and top rail.
 - e. Bottom rail: Foam filled bulb seal in bottom rail.

2.3 GLAZING

- A. General: Insulating glass units certified through the Insulating Glass Certification Council and conforming to the requirements of IGCC.
- B. Insulating Glass Units: ASTM E 774, factory installed.
1. Comply with ASTM C 1036 for flat glass quality and ASTM E 1300 for a minimum glass thickness.
 2. Low E coated (Surface 2), Argon gas filled
 3. U-Value: 0.27 Energy Star C.
 4. Tempered glazing at all locations required by code (Bathroom Window, stair landing window at single family, and window Type "E" adjacent to door 100 in single family)

2.4 VENTILATING HARDWARE

- A. Double Hung Window Hardware.
1. Sash Locks and keepers: Provide one sash lock and keeper on standard product. **A Cam action type. Two locks and keepers for windows over 28" wide. Composite reinforcement at the meeting rail.**
 2. Internal Tilt Latches: Provide Two per window unit.
 - a. tilt latches, recessed
 3. Deluxe Vent Stops
 4. Balances: Fit top and bottom sash with block and tackle balances to ensure easy operation of top and bottom sash units.
 5. Balance Shoes: Provide 4 pivot balance shoes for each window unit. Balance shoe shall lock in the track when the sash has been tilted in for cleaning.

2.5 INSECT SCREENS

- A. All double-hung windows to receive half screens and casement windows to receive full screens.
- B. Comply with ANSI-SMA-1004
 - 1. Mesh: Stainless Steel 18 x 16 mesh
 - 2. Frame: 0.019 inch roll form aluminum with nylon corner keys and spring tension retainers

2.6 INSULATION

- A. Provide non-expanding spray foam insulation at all window perimeters.

PART 3 EXECUTION

3.1 EXAMINATION

- A. Examine openings, adjacent surfaces and substrates to which windows will be installed.
 - 1. Verify openings are plumb, square and of correct dimensions.
 - 2. Verify surfaces are dry and clean, and without damage.
- B. Coordinate with designated authority to correct any unsatisfactory conditions.
- C. Commencement of work by installer is acceptance of substrate condition.

3.2 INSTALLATION

- A. Install windows in accordance with manufacturer's installation instructions and approved shop drawings.
- B. Secure windows to framed opening, plumb and square.
- C. Place insulation in shim spaces around the perimeter of the window(s).
- D. Install sealant and related backing materials at outer perimeter of assembly.

3.3 OPERATION

- A. All sash to be operated and adjusted to fit tight and square, and to ensure all hardware works freely and functions properly.

3.4 CLEANING AND PROTECTION

- A. Remove visible labels except permanent identification labels.
- B. Remove protective materials from pre-finished surfaces.
- C. Clean exposed surfaces and glass to job clean condition.

- D. Protect window surfaces from damage during subsequent construction operations.
- E. Make sure only approved cleaning agents are used to clean windows; follow manufacturer's recommendations.

END OF SECTION 08 53 13

SECTION 08 71 00 - DOOR HARDWARE

PART 1 - GENERAL

1.1 GENERAL REFERENCE

- A. The work of this Section is integral with the whole of the Contract Documents and is not intended to be interpreted outside the context.

1.2 SUMMARY OF WORK

- A. This section specifies hardware for doors, including electro-mechanical and electronic hardware. Furnish and install hardware for doors except as listed below as “related work” or otherwise noted on door schedule or Drawings.
- B. Related Work Specified in Other Sections:
 - 1. Miscellaneous Rough Carpentry: Section 06 10 53
 - 2. Finish Carpentry: Section 06 20 00
 - 3. Fiberglass Entry Doors: Section 08 22 20

1.3 REFERENCED STANDARDS

- A. National Fire Protection Association (NFPA):
 - 1. NFPA-80 Fire Doors and other Openings Protective
 - 2. NFPA-101 Life Safety Code
- B. Door and Hardware Institute (DHI)
 - 1. DHI Installation Guide (1986 Edition)
 - 2. DHI Keying Terminology (1989 Edition)
- C. ANSI/BHMA Standards
- D. State of Massachusetts Building Code,
- E. ANSI A117.1 – Accessible and Usable Buildings and Facilities

1.4 SUBMITTALS

- A. Hardware Schedules and Product Data: Submit 6 copies of a typed hardware schedule including catalog cuts in the scheduling format recommended by DHI. The Architect's approval will not relieve the contractor of the responsibility of providing required hardware needed to complete the project.
- B. Samples: Upon request from the Architect, submit 1 sample of each proposed hardware item to be used in this project. Samples remain the property of the supplier and will be returned after completion of the project.
- C. Furnish templates needed by door and frame manufacturer to enable proper machining for the required template hardware.
- D. Supply a complete keying schedule for approval by Architect. This should be done after keying meeting has been held with owner's representative. Submit this keying schedule using the reference manual from DHI.

- E. Closeout Submittals: Furnish the following for inclusion in the Owner's Operation and Maintenance Manual, specified in Section 01 77 00. Place in a binder as specified in Section 01 77 00.
 - 1. A final copy of the approved and as-built hardware schedule.
 - 2. Catalog cuts for each item used in the project.
 - 3. Parts list and numbers for each item used.
 - 4. Maintenance instructions for all items.

1.5 QUALITY ASSURANCE

- A. Manufacturer's model numbers listed in sets are to establish the standard of quality. Similar items by manufacturers other than those listed that conform to this quality standard may be accepted upon prior approval by Architect provided required data and physical samples are submitted in accordance with Section 01 63 00.
- B. Hardware supplier must be engaged in regularly contracting work and be staffed to expedite the work. The firm shall have been furnishing finish hardware on similar projects in the vicinity of this project for no less than five years. The firm shall also employ a certified Architectural Hardware Consultant (AHC) to inspect periodically and direct detailing, setting, applying of architectural grade finish hardware. This person shall be a member in good standing in the Door and Hardware Institute and be part of the accreditation program. Same individual shall apply their seal to schedules and documentation.

1.7 DELIVERY, STORAGE AND HANDLING

- A. Hardware shall be delivered to the job site in the manufacturer's original packages, marked to correspond with the approved hardware schedule door numbers.
- B. Provide a clean, dry, locked and lighted room with shelves exclusively used to store hardware.
- C. A delivery document shall be signed by both the distributor representative and an authorized representative of the contractor after verification of the quantities delivered.

1.8 WARRANTIES

- A. Supply written manufacturer's warranties, agreeing to repair or replace door hardware which is defective in manufacture or installation, or which fails to operate in accordance with the specifications during the warranty period. Warranty periods shall be as follows:
 - 3. Hinges: Life of the installation.
 - 4. Other hardware: 1 year from the date of Substantial Completion.

1.9 MAINTENANCE MATERIALS

- A. Fasteners: Furnish 6 extra screws or fasteners of each type size and of the same finish used in this project.
- B. Hardware: Furnish 6 sets of extra hardware.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

- A. Butt Hinges
 - Stanley FBB
 - Hager Companies
 - Bommer Industries

B.	Locks/Latches	Schlage AL Series Stanley QCI
C.	Protection Plates	Don-Jo Home Security
E.	Stops, Door Viewers	Trimco
F.	Thresholds & Gasketing	Match Existing

2.2 MATERIALS

- A. Hinges: Unless otherwise noted, hinges when listed in sets shall be the five knuckles type and they shall meet or exceed ANSI/BHMA 156.1. Hinges shall have a lifetime warranty and all be provided by the same manufacturer.
1. Stanley, FBB 191 series.
 2. Hager, 1279, 1191 and BB1191 series or as listed in sets.
 3. Bommer, 5000, 5001, BB5001 series.
- B. Locks/Latches: Provide interconnected and cylindrical locks/latches from the manufacturer that meets or exceeds ANSI/BHMA standard A156.2 series 4000 Operational Grade 2. Provide curved lip strikes. At exterior mechanical room doors provide mortise locks from the same manufacturer as listed in sets.
1. Schlage, CS series.
- C. Cylinders: Schlage cylinders compatible with the specified lockset and as approved by the architect.
- D. Protection plates: Provide strike and lock protection plates as specified in sets.
- E. Door Stops: Provide doorstops from one of the listed manufacturers.
1. Trim 1211 as specified in sets.
- F. Thresholds, weather-stripping, gasketing and miscellaneous items; Provide perimeter gasketing, thresholds, as listed in sets and to match existing.

2.3 FINISHES

- A. Conform to ANSI/BHMA A156.18 Standard for architectural finishes, as listed in sets.

2.4 KEYING

- A. Cylinders and Keying: Properly remove and catalogue the existing Schlage 6-pin E-Keyway core cylinders and keys, turn them over to the owner for safe keeping until substantial completion, install new Schlage cylinders in new locks.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Installer shall examine doors, frames and existing finish hardware conditions under which the work is to be performed and notify the Architect in writing of any detrimental conditions to the proper completion of the installation. Do not proceed until unsatisfactory conditions have been corrected. Starting the Work means the installer has accepted substrates and existing conditions and the responsibility.

3.2 INSTALLATION

- A. Comply with manufacturer's installation instructions. Install door-closing devices away from public view when possible.
- B. Mount the finish hardware at the recommended location listed in DHI' s document on installation, except where required by law.

3.3 ADJUSTING AND CLEANING

- A. At completion of installation, hardware shall be left clean and free from disfigurement. Make final adjustments to closing devices after HVAC system has been activated and balanced. Where hardware is found defective or not in conformance with the specifications, repair or replace as instructed by the Designer.

3.4 PROTECTION

- A. Provide proper protection of hardware items until the Architect accepts the project as complete and the building is being turned over to the owner.

3.5 FIELD QUALITY CONTROL

- A. After final installation and adjustments are made, provide for the manufacturer's representative of each major group of hardware to determine if their products were installed according to their recommended guidelines and the approved hardware schedules. This task shall be supervised by a certified AHC chosen by the Designer. This Individual shall provide a written report confirming that the hardware has been installed properly and that it is operating as intended.

3.6 HARDWARE SETS

HW # 1 Single, exterior entry doors

- 3 Hinges FBB191 4.5" x 4" x US32D (Provided by Door/Frame manufacturer)
- 1 Lockset S210JD-SAT-613 (2-3/4" Backset)
- 1 Cylinder: Schlage 6-pin E-Keyway Cylinder
- 1 Door guard 8843-12" US32D
- 1 Strike Protection plate ASI-21342-BP x US32D
- 1 Floor Stop 1211 x US32D
- 1 Threshold 1" x 9" x 37-1/2" Oak Threshold x 1/4" x 8" x 32" Aluminum (Provided by Door/Frame manufacturer)
- 1 Set of weather-stripping to match existing (head and jambs)

END OF SECTION 08 71 00

SECTION 09 91 00 – PAINTING INTERIOR

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. Painting and finishing of interior window trim throughout the project at window replacements except as otherwise indicated.
- 2. Surface preparation, priming and coats of paint specified are in addition to shop-priming and surface treatment specified under other sections of the work.

- B. "Paint", as used herein, is defined as all coating systems materials, including primers, emulsions, enamels, stains, sealers and fillers, and other applied materials whether used as prime, intermediate or finish coats.

- C. Paint all exposed surfaces except where the natural finish of the material is specifically noted as a surface not to be painted. Where items or surfaces are not specifically mentioned, paint these the same as adjacent similar materials or areas.

- D. Colors: To match existing colors

1.3 PAINTING NOT INCLUDED:

- A. The following categories of work are not included as part of the field-applied finish work

- 1. Pre-Finished Items: Unless otherwise indicated, do not include painting when factory-finishing is specified for such items as (but not limited to) metal toilet enclosures, prefinished partition systems, acoustic materials, architectural woodwork and casework, light fixtures, switchgear and distribution cabinets. Prefinished items to be painted are hereinbefore indicated.

1.4 QUALITY ASSURANCE:

- A. Product Data: For information only, submit copies of manufacturer's technical information including paint label analysis and application instructions for each material proposed for use. For each type of product indicated.

- 1. Submit a list of manufacturer's products proposed for use. (shop drawing)

- B. Samples: Submit samples for review of color and texture only. Compliance with all other requirements is the exclusive responsibility of the Trade Contractor. Provide a listing of the material and application for each coat of each finish sample.

- C. Maintenance Sample Stock: Provide the Owner with one (1) gallon, air-tight covered, of each applied paint color for future use. Identify each container with manufacturer's name, number and color designation.
- D. Submit certification that materials proposed herein conform to the above requirements and to the fire test requirements of ASTM E84, Class "A" - 0-25 Flame Spread.
 - 1. Flame Spread Rating: Provide materials with ratings in accordance with NFPA #101, "Life Safety Code", 25 or less in exit ways, corridors, stairways, storage rooms or other areas of high hazard; 75 or less elsewhere.
- E. VOC Compliance: Provide LOW VOC materials conforming to the State and local regulations as relating to VOC/VOS requirements at the time of application, and as follows:
 - 1. VOC Compliance: All paints and coatings must comply with Green Seal Testing Program Limits as follows:
 - a. Non-Flat Primer / Paint: 150g/L. VOC Limit
 - b. Flat Primer / Paint: 50g/L. VOC Limit

1.5 DELIVERY AND STORAGE:

- A. Delivery:
 - 1. Deliver all materials to the job site in original, new and unopened packages and containers bearing manufacturer's name and label, and application instructions thereon.
 - 2. Provide labels on each container with the following information:
 - a. Name of title of material.
 - b. Fed. Spec. number, if applicable.
 - c. Manufacturer's stock number.
 - d. Manufacturer's name.
 - e. Contents by volume, for major pigment and vehicle constituents.
 - f. Thinning instructions.
 - g. Application instructions.
- B. Storage:
 - 1. Provide a secure space for the storage of all paint materials and equipment for the exclusive use of this work and maintain and leave it free from fire hazards due to improperly stored rags or thinners.

1.6 JOB CONDITIONS:

- A. Apply water-base paints when the temperature of surfaces to be painted and the surrounding air temperatures are between 50 degrees F. and 90 degrees F., unless otherwise permitted by the paint manufacturer's printed instructions.

PART 2 - PRODUCTS

2.1 COLORS AND FINISHES:

- A. Paint to match existing attic stock. Confirm colors/finish with Maintenance personnel
- B. Colors: To match existing window trim colors, unless otherwise indicated by Client. All areas to be painted are to be confirmed by Client prior to application for both colors and areas.
- C. Paint Coordination: Provide finish coats, compatible with prime paints used. Review other sections of these specifications in which prime paints are to be provided to ensure compatibility of total coatings system for various substrates. Provide barrier coats over incompatible primers or remove and reprime, as required.

2.2 MATERIAL QUALITY:

- A. Provide the best quality grade of the various types of coatings as regularly manufactured by acceptable paint materials manufacturers. Materials not displaying the manufacturer's identification as a standard, best-grade product will not be acceptable.
- B. Interior Paint Manufacturers:
 - 1. Sherwin-Williams Co. "Harmony" Coating System as specified.
 - 2. Or equivalent products by the following:
 - a. PPG Industries "Pure Performance" Low VOC line
 - b. Benjamin Moore Company "Eco-Spec".
- C. Proprietary names, used to designate colors or materials, are not intended to imply that products of the named manufacturers are required to the exclusion of equivalent products of other manufacturers.
- D. Provide undercoat paint produced by the same manufacturer as the finish coats. Use only thinners approved by the paint manufacturer, and use only within recommended limits.

2.3 LOW ODOR - LOW VOC COMPLIANT INTERIOR PAINTS

- A. All walls, ceiling, and door/window trim, are existing and previously painted. Painting where required will follow the 2 step system outlined below.
 - 1. Gypsum Drywall System (Walls only): Eggshell Finish
 - a. 1st coat - Sherwin-Williams Harmony Interior Latex Primer B11W900
 - b. 2nd coat - Sherwin-Williams Harmony Interior Latex Eg-Shel B9 Series
 - 2. Wood Door & Window Trim: Semi-Gloss Finish (4 mils wet, 1.6 mils dry per coat)
 - a. 1st Coat - S-W Harmony Low Odor Interior Latex Primer, B11W900
 - b. 2nd Coat - S-W Harmony Low Odor Interior Latex Semi-gloss, B5 Series

PART 3 - EXECUTION

3.1 INSPECTION:

- A. Examine the areas and conditions under which painting work is to be applied and do not proceed with the work until unsatisfactory conditions have been corrected.
- B. Starting of painting work will be construed as acceptance of the surfaces and conditions within any particular area.
- C. Do not paint over dirt, rust, scale, grease, moisture, scuffed surfaces, or conditions otherwise detrimental to the formation of a durable paint film.

3.2 PREPARATION:

A. Existing Substrates:

- 1. General: Perform preparation and cleaning procedures in strict accordance with the paint manufacturer's instructions and as specified, for each particular substrate condition.
 - a. Remove all hardware, hardware accessories, machined surfaces, plates, lighting fixtures, and similar items in place and not to be finish-painted, or provide surface-applied protection prior to surface preparation and painting operations. Remove, if necessary, for the complete painting of the items and adjacent surfaces. Following completion of painting of each space or area, reinstall the removed items by workmen skilled in the trades involved.
 - b. Clean surfaces to be painted before applying paint or surface treatments. Remove oil and grease prior to mechanical cleaning. Program the cleaning and painting so that contaminants from the cleaning process will not fall onto wet, newly-painted surfaces.

3.3 MATERIALS PREPARATION:

- A. Mix and prepare painting materials in accordance with manufacturer's directions.
- B. Store materials not in actual use in tightly covered containers. Maintain containers used in storage, mixing and application of paint in a clean condition, free of foreign materials and residue.

3.4 APPLICATION:

A. General:

1. Apply paint in accordance with the manufacturer's directions. Use applicators and techniques best suited for the substrate and type of material being applied.

B. Apply primer, intermediate and finish coats to not less than the manufacturer's recommended wet film and dry film thicknesses and spreading rates for each of the various types of materials specified.

C. Apply additional coats when undercoats, stains or other conditions show through the final coat of paint, until the paint film is of uniform finish, color and appearance. Give special attention to insure that all surfaces, including edges, corners, crevices, welds and exposed fasteners receive a dry film thickness equivalent to that of flat surfaces.

D. Paint surfaces behind movable equipment and furniture the same as similar exposed surfaces. Paint surfaces behind permanently-fixed equipment or furniture with prime coat only before final installation of equipment.

E. Scheduling Painting:

1. Apply the first-coat material to surfaces that have been cleaned, pretreated or otherwise prepared for painting as soon as practicable after preparation and before subsequent surface deterioration.
2. Allow sufficient time between successive coatings to permit proper drying. Do not recoat until paint has dried to where it feels firm, does not deform or feel sticky under moderate thumb pressure, and the application of another coat of paint does not cause lifting or loss of adhesion of the undercoat.

F. Minimum Coating Thickness: Apply each material at not less than the manufacturer's recommended spreading rate, to establish a total dry film thickness as indicated or, if not indicated, as recommended by coating manufacturer.

G. Prime Coats: Apply a prime coat of material which is required to be painted or finished, and which has not been prime coated by others.

1. Recoat primed and sealed surfaces where there is evidence of suction spots or unsealed areas in first coat, to assure a finish coat with no burn-through or other defects due to insufficient sealing.
2. Apply prime coat to all surfaces including surfaces indicated to receive other finishes.

H. Completed Work: Match approved samples for color, texture and coverage. Remove, refinish or repaint work not in compliance with specified requirements.

3.5 CLEAN-UP AND PROTECTION:

- A. Clean-up: During the progress of the work, remove from the site all discarded paint materials, rubbish, cans and rags at the end of each work day.
 - 1. Upon completion of painting work, clean paint-spattered surfaces. Remove spattered paint by proper methods of washing and scraping, using care not to scratch or otherwise damage finished surfaces.
- B. Protection: Protect work of other trades, whether to be painted or not, against damage by painting and finishing work. Correct any damage by cleaning, repairing or replacing, and repainting, as acceptable to the Architect.
 - 1. Provide "Wet Paint" signs as required to protect newly-painted finishes. Remove temporary protective wrappings provided by others for protection of their work, after completion of painting operations.
 - 2. At the completion of work of other trades, touch-up and restore all damaged or defaced painted surfaces.

END OF SECTION 09 91 00

SECTION 12 24 13 - ROLLER WINDOW SHADES

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. Manually operated roller shades with single rollers

- B. Related Requirements:

- 1. Division 06 Section "Miscellaneous Rough Carpentry" for wood blocking and grounds for mounting roller shades and accessories.

1.3 ACTION SUBMITTALS

- A. Product Data: For each type of product.

- 1. Include styles, material descriptions, construction details, dimensions of individual components and profiles, features, finishes, and operating instructions for roller shades.

- B. Shop Drawings: Show fabrication and installation details for roller shades, including shadeband materials, their orientation to rollers, and their seam and batten locations.

- C. Samples for Initial Selection: For each type and color of shadeband material.

- 1. Include Samples of accessories involving color selection.

1.4 INFORMATIONAL SUBMITTALS

- A. Qualification Data: For Installer.

- B. Product Certificates: For each type of shadeband material, signed by product manufacturer.

- C. Product Test Reports: For each type of shadeband material, for tests performed by manufacturer.

1.5 QUALITY ASSURANCE

- A. Installer Qualifications: Fabricator of products.
- B. Mockups: Build mockups to verify selections made under Sample submittals, to demonstrate aesthetic effects, and to set quality standards for materials and execution.
 - 1. Approval of mockups does not constitute approval of deviations from the Contract Documents contained in mockups unless Architect specifically approves such deviations in writing.
 - 2. Subject to compliance with requirements, approved mockups may become part of the completed Work if undisturbed at time of Substantial Completion.

1.6 DELIVERY, STORAGE, AND HANDLING

- A. Deliver roller shades in factory packages, marked with manufacturer, product name, and location of installation using same designations indicated on Drawings.

1.7 FIELD CONDITIONS

- A. Environmental Limitations: Do not install roller shades until construction and finish work in spaces, including painting, is complete and dry and ambient temperature and humidity conditions are maintained at the levels indicated for Project when occupied for its intended use.
- B. Field Measurements: Where roller shades are indicated to fit to other construction, verify dimensions of other construction by field measurements before fabrication and indicate measurements on Shop Drawings. Allow clearances for operating hardware of operable glazed units through entire operating range. Notify Architect of installation conditions that vary from Drawings. Coordinate fabrication schedule with construction progress to avoid delaying the Work.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

- A. Manufacturers: Subject to compliance with requirements, available manufacturers offering products that may be incorporated into the Work include, but are not limited to, the following:
 - 1. Draper Inc.
 - 2. Hunter Douglas.
 - 3. OEM Shades Inc.
 - 4. Shade Techniques, LLC.
- B. Source Limitations: Obtain roller shades from single source from single manufacturer.

2.2 MANUALLY OPERATED SHADES WITH SINGLE ROLLERS

- A. Chain-and-Clutch Operating Mechanisms: With continuous-loop bead chain and clutch that stops shade movement when bead chain is released; permanently adjusted and lubricated.
 - 1. Bead Chains: Manufacturer's standard
 - a. Loop Length: Full length of roller shade.
 - b. Limit Stops: Provide upper and lower ball stops.
- B. Mounting Hardware: Brackets or endcaps, corrosion resistant and compatible with roller assembly, operating mechanism, installation accessories, and mounting location and conditions indicated.

2.3 SHADEBAND MATERIALS

- A. Shadeband Material Flame-Resistance Rating: Comply with NFPA 701. Testing by a qualified testing agency. Identify products with appropriate markings of applicable testing agency.
- B. Light-Filtering Fabric: Woven fabric, stain and fade resistant.
 - 1. Source: Roller-shade manufacturer.
 - 2. Type: PVC-coated fiberglass
 - 3. Weave: Mesh.
 - 4. Roll Width: Verify width in field
 - 5. Color: White.
 - 6. Opacity: 1%

2.4 ROLLER-SHADE FABRICATION

- A. Product Safety Standard: Fabricate roller shades to comply with WCMA A 100.1, including requirements for flexible, chain-loop devices; lead content of components; and warning labels.
- B. Unit Sizes:
 - 1. Outside of Jamb Installation: Width and length as indicated, with terminations between shades of end-to-end installations at centerlines of mullion or other defined vertical separations between openings.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Examine substrates, areas, and conditions, with Installer present, for compliance with requirements for installation tolerances, operational clearances, and other conditions affecting performance of the Work.
- B. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 ROLLER-SHADE INSTALLATION

- A. Install roller shades level, plumb, and aligned with adjacent units according to manufacturer's written instructions.

3.3 ADJUSTING

- A. Adjust and balance roller shades to operate smoothly, easily, safely, and free from binding or malfunction throughout entire operational range.

3.4 CLEANING AND PROTECTION

- A. Clean roller-shade surfaces after installation, according to manufacturer's written instructions.
- B. Provide final protection and maintain conditions, in a manner acceptable to manufacturer and Installer that ensure that roller shades are without damage or deterioration at time of Substantial Completion.
- C. Replace damaged roller shades that cannot be repaired, in a manner approved by Architect, before time of Substantial Completion.

END OF SECTION 12 24 13

SECTION 22 00 00 – PLUMBING BASIC MATERIALS & METHODS

PART 1 - GENERAL

1.0 GENERAL REFERENCE

- A. The General Conditions, Supplementary General Conditions and Division 1 of these specifications are hereby included as part of this section.

1.1 SECTION INCLUDES

- A. Frost-Proof Sillcock.

1.2 RELATED WORK

- A. All sections of Division 1
- B. DIVISION 22 Complete: All sections herein and listed in the table of contents. All sections of Division 22 relate one to the other.

1.3 REFERENCE STANDARDS

- A. Massachusetts State Building, Mechanical and Plumbing Codes
- B. Massachusetts State Fire Safety Code
- C. NFPA Standards
- D. ANSI Standards
- E. ASME Standards
- F. ASTM Standards
- G. AWWA Standards
- H. ASHRAE Standards
- I. SMACNA Standards
- J. OSHA Standards
- K. Local Codes and Ordinances

1.4 SHOP DRAWINGS AND PRODUCT DATA

- A. Submit in accordance with Section 01 33 00.
- B. INTENT: The design drawings show conceptual intent. The Contractor is to verify compliance with local, State and other applicable codes.

1.5 PERMITS

- A. Obtain all required permits and pay all fees.
- B. Provide to Architect, in duplicate, a certificate of final inspection from the authority having jurisdiction for each system.

1.6 INSPECTION AND TESTS

- A. During the progress of the work, it shall be subject to the inspection of the owner and to such other inspectors as may have jurisdiction.
- B. At completion of the work, Contractor shall submit to the owner's representative in writing a statement stating: (1) that the work is complete; (2) that the entire installation is in accordance with the drawings and specification; (3) that preliminary tests have been made; and (4) that the work is ready for final inspection and test.
- C. A final inspection of the installation to determine compliance with the drawing and specifications will be made by the OWNER's representative. Work will be checked for quality of materials, quality of workmanship, proper installation and finished appearance. This Contractor shall provide the services of the project foreman for inspection purposes. The foreman shall remove and reinstall access panels, ceiling tiles, etc., as required to facilitate any inspections required by the owner's representative.

1.7 DRAWINGS

- A. The drawings show the basic layout of the plumbing system items and indicate the approximate locations of apparatus and equipment.
- B. The Contractor shall consult and review all contract and reference drawings that may affect the location of terminal units, apparatus and equipment to avoid any possible interference and permit full coordination of all work. The right to make any reasonable change in location of apparatus and equipment up to the time of rough-in is reserved by the Architect and such change shall be made without additional expense to the owner.
- C. It shall be the responsibility of this Contractor to see that all plumbing and mechanical equipment and apparatus as may require maintenance and operation from time to time is made readily accessible. Although the equipment may be shown on the drawings in certain locations, the construction may disclose the fact that such locations do not make its position readily accessible. In such cases, this Contractor shall call the attention of the Architect to the condition before advancing the construction to a state where a change will reflect additional expense to the owner.

1.8 OPENINGS IN WALLS, FLOORS OR CEILING

- A. Openings in walls, floors or ceilings shall be kept properly plugged and caulked at all times, except when being worked on to preclude the possibility of damage. After completion of work, openings shall be permanently sealed and caulked in a manner approved by the Architect. Openings in fire rated assemblies shall be sealed with appropriate sealants.

1.9 GUARANTEE

- A. Except as otherwise specified, all work, materials and equipment shall be guaranteed against defects resulting from the use of inferior materials, equipment, or workmanship for one year from the date of final completion of the contract, or from full written acceptance by the owner, whichever is earlier.

1.10 CLEANING OF SYSTEM

- A. Thoroughly clean piping, ducts fixtures and equipment of all foreign substances inside and out before placing in operation.
- B. If any part of a system should be stopped by any foreign matter after being placed in operation, clean and reconnect system.

1.10 DEFINITIONS

- A. "Piping" includes, in addition to pipe, all fittings, valves, hangers and other accessories relating to such piping.
- B. "Concealed" means hidden from sight in trenches, chases, furred spaces, shafts, hung ceilings, embedded in construction or in crawl spaces.
- C. "Exposed" means not installed underground or "concealed" as defined above.
- D. "Provide" means furnish and install complete and ready to operate.

1.11 EQUIPMENT DEVIATIONS

- A. Where proposals to use an item of equipment other than that specified or detailed on the drawing which requires any redesign of the structure, partitions, foundations, piping, wiring or any other part of the mechanical, electrical or architectural layout, all such redesign, and all new drawings and detailing required therefore, shall be prepared by the Contractor at his own expense and approved by the Architect.

1.12 COOPERATION WITH OTHER TRADES

- A. Give full cooperation to other trades and furnish in writing to the Architect any information necessary to permit the work of all trades to be installed satisfactorily and with the least possible interference or delay.

1.13 MATERIALS AND WORKMANSHIP

- A. All materials and apparatus required for the work, except as specifically specified otherwise, shall be new, of first-class quality, and shall be furnished, delivered, erected, connected and finished in every detail, and shall be so selected and arranged as to fit properly into the building spaces. Where no specific kind or quality of material is given, a first-class standard article as approved by the Architect shall be furnished.
- B. Furnish the services of an experienced foreman who shall be constantly in charge of the installation of the work, together with all skilled workmen, fitters, metal workers, welder, helpers, and labor required to unload, transfer, erect, connect, adjust, start, operate and test each system.

1.14 QUIET OPERATION AND VIBRATION

- A. Work shall operate under all conditions of load without any objectionable sound or vibration. In case of moving machinery, sound, or vibration noticeable outside of room in which it is installed, or annoyingly noticeable inside its own room, will be considered objectionable. Sound or vibration conditions considered objectionable shall be corrected in an approved manner at no expense to the owner.

1.15 ACCESSIBILITY

- A. Cooperate with all other trades whose work is in the same space. Such spaces and clearances shall, however, be kept to the minimum size required.
- B. Locate all equipment which must be serviced, operated, adjusted or maintained fully accessible positions. Equipment shall include, but not limited to, valve, traps, cleanouts, motors, controllers, filters, dampers, starters, coils, fire dampers and drain points. If required for better accessibility, furnish access doors for this purpose. Minor deviations from drawings may be made to allow for better accessibility, and any change shall be approved.

1.16 CUTTING AND PATCHING

- A. Provide all cutting and patching necessary to install the work specified in this division. Patching shall match adjacent surfaces.
- B. No structural members shall be cut without the approval of the Architect, and all such cutting shall be accomplished in a manner directed by the Architect.

PART 2 - PRODUCTS

2.1 USE OF INSTALLATION

- A. The OWNERS shall have the privilege of using any part of the installation when sufficiently complete, but such use thereof, or partial or final payment shall not be considered as an acceptance of such work in lieu of a written certificate from the Architect.

2.2 FROST-PROOF SILLCOCK

- A. Basis of Design: Jay R. Smith MFG. CO. Model 5609QT Freezeless/Tamper Resistant Wall Hydrant
- B. Other Manufacturer's
 - 1. LDR
 - 2. Zurn
 - 3. Hammond
 - 4. Prier

PART 3 - EXECUTION

3.1 MANUFACTURER'S RECOMMENDATIONS

- A. Where installation procedures or any part thereof are required to be in accordance with the recommendations of the manufacturer of the material being installed, printed copies of these recommendations shall be furnished to the Architect prior to installation. Installation of the item will not be allowed to proceed until the recommendations are received. Failure to furnish these recommendations can be cause for rejection of the material.

3.2 TESTING, ADJUSTING AND STARTING UP

- A. Testing: All work must be proved satisfactory. Accommodate the testing operation to the progress of the project as a whole. Correct all defects appearing under test and repeat the tests until all parts of the work have been successfully tested. Present all work for acceptance in clean condition, properly adjusted and in good working order; for instance, all machinery must be quiet, well-balanced and must be in place and reading accurately. All internal surfaces of all lines and equipment shall be blown or flushed clean. Contractor shall provide adequate protection of piping systems to prevent vandalism and/or accidental damage, blockage, etc., that will hinder or prevent proper operation of the finished systems.
1. Perform test, which may be required by authorities or agencies in addition to those herein specified.
 2. Piping for hot water supply and return and relief valve discharge shall be tested with water and made tight under pressure of 150 pounds per square inch gauge maintained for one hour without pumping or as long as required to inspect all joints. Repair all leaks and retest. Piping shall be made tight without caulking. Apply pressure tests to piping only before connection of equipment. In no case shall piping, equipment or accessories be subjected to a pressure exceeding its rating. Low pressure elements shall be isolated or removed before tests are conducted.
 3. Repair or replace all defective work and repeat tests until the particular system and component parts thereof receive the approval of the Architect.
- B. Adjusting and Starting Up
1. Flush clean all system pipe lines prior to starting up the system.
 2. In piping systems, eliminate all noise, vibration, water hammer, air binding, etc., and take all measures to secure proper circulation.
 3. Balance systems completely for temperature, volume and pressure.
- C. Final Adjusting, Balancing, Operating and Maintenance
1. The entire Plumbing System shall be adjusted and balanced to provide conditions specified and/or shown on drawings.
 2. All cost for the above work shall be included under the work for this Division 22 and related subsections.

END OF SECTION 22 00 00

SECTION 26 05 00 –BASIC ELECTRICAL MATERIALS AND METHODS

PART 1 - GENERAL

1.0 GENERAL REFERENCE

- A. The General Conditions, Supplementary General Conditions and Division 1 of these specifications are hereby included as part of this section.
- B. INTENT: It is the intent of the plans and these specifications that all design, equipment, materials and workmanship used on this project be in complete conformance with all local, state and national codes, ordinances and standards. It is the contractor's responsibility to submit only those items that meet these codes. Should an item be inadvertently specified by model number that is not in conformance with local and state codes, the contractor shall notify the proper authorities prior to any submittals of this item. Regardless of any approval action given, it is the contractor's responsibility to install only those items that are in conformance with the codes. Should any nonconforming code items be installed, they shall be replaced by the contractor at no additional cost to the owner.
- C. Making field observations and taking all field measurements of existing conditions.
 - 1. Bidders shall survey conditions of existing structure and shall thoroughly familiarize himself with the work of this contract and the existing site conditions prior to submitting his bid. Contractor will be responsible for providing all materials and equipment for proper installation of work of this section when existing conditions indicate that items are required and were available for inspection prior to bid or in locations which could reasonably have been inspected.

1.1 SECTION INCLUDES

- A. Provision of a complete design build electrical system per contract documents including, but not limited to wiring of new wiring devices, wiring lights and fixtures as required for renovation work.
- B. Modification of existing systems as required for new work.
- C. Testing and Permits

1.2 QUALITY ASSURANCE

- A. Work shall be accomplished licensed electricians.
- B. Work shall be accomplished in a first class, thorough and workmanlike manner.

1.3 REFERENCE STANDARDS

- A. All work to be in accordance with the standards, codes and ordinances listed hereinafter.
 - 1. National Electrical Code, 1987 Edition
 - 2. NFPA Standards
 - 3. ANSI Standards
 - 4. U.L. Standards
 - 5. National Electrical Safety Code
 - 6. OSHA Standards
 - 7. AIEE

- 8. NEMA
- 9. Massachusetts State Building Code
- 10. Massachusetts State Safety Code
- 11. Local Codes and Ordinances
- 12. Federal Specifications

1.4 SUBMITTALS

- A. Submit shop drawings, manufacturer's data and certificates for all equipment, devices and materials.

1.5 PERMITS

- A. Obtain all required electrical and other related permits and pay all fees for same.
- B. Provide to Architect, in duplicate, a certificate of final inspection from the authority having jurisdiction for the electrical and fire alarm systems.

1.6 INSPECTION AND TESTS

- A. During the progress of the work it shall be subject to the inspection of the Owner and to such other inspectors as may have jurisdiction.
- B. Visit the site to acquaint yourself with existing conditions. No extra compensation will be paid for failure to comply with this paragraph.

1.7 CUTTING AND PATCHING

- A. Arrange to have conduit, boxes and such other pertinent parts set in place ahead of construction, such that they will be built in, thus eliminating the need for cutting and patching. Failure to conform to this paragraph will require that this Contractor shall perform any cutting and patching required for his work. Patching shall meet or exceed quality of adjacent surfaces. Cutting must be accomplished as not to weaken adjacent structural members and must be approved by the Architect before proceeding.

1.8 GUARANTEE

- A. Leave each entire electrical system in proper working order and without additional expense to the owner, replace any work, materials or equipment provided under this contract which develops defect, except from ordinary wear and tear, within one year from the date of final certificate of approval and acceptance by the Architect.
- B. Guarantee all systems, including fixtures, to be free from short circuits, open circuits, loose connections, over-heating and such other defects.
- C. Promptly remedy any defects in work and pay for any damage to other work resulting therefrom which appear during the one year guarantee period.

PART 2 - PRODUCTS

2.1 WIRE AND CABLE

- A. All wiring and cabling shall be in strict compliance with the NEC and it's latest revisions, both with respect to material and workmanship.

- B. Wiring for branch circuit, power, control and lighting systems shall be copper, conforming to Fed. Spec. J-C-30A and multi-rated as follows:
 - 1. Type THHN - 90°C.; Dry Locations
 - 2. Type THWN - 90°C.; Wet Locations
 - C. All conductors No. 3 AWG and larger for large equipment shall be copper conforming to Fed. Spec. J-C-30A and U.L. Standard UL 44, chemically cross-linked polyethylene, Type XHHW.
 - D. Conductors No. 10 AWG and smaller shall be solid No. 8AWG and larger shall be stranded.
 - E. Bare copper ground wire shall meet Fed. Spec. QQ-W-343.
 - F. Equipment grounding conductor shall be type TW or THW with green insulation conforming to Fed. Spec. J-C-129C.
 - G. Fixture wiring shall be Type TFF, or TFFN Copper, No. 12 AWG minimum, solid.
 - H. Branch Circuit Wire and Cable: American Insulated Wire, ITT/Royal, Rome Cable, or Triangle.
 - I. Feeder Cable: American Insulated Wire, ITT/Royal, Rome Cable or Triangle.
 - J. Fixture Wire: American Insulated Wire, ITT/Royal, or Carol Cable.
 - K. All wiring shall be in metallic conduit. If acceptable to authority having jurisdiction type MC with full size ground wire may be used for wiring of bathroom GFI outlet if required.
- 2.2 WIRING ACCESSORIES
- A. Wire nuts shall be Ideal Industries "Wing-Nut" series 451 through 453.
 - B. Insulated spade terminals shall be ideal Industries Series SN16X or SN12X, T & B Series RB14 or RC10.
 - C. Electrical Tape shall be Scotch No. 33 or Plymouth #4472.
 - D. Cable Ties shall be Ideal Industries Series 41-609 through 41-669 or T & B Series TY-523MX through TY-529MX.

PART 3 - EXECUTION

3.1 INSTALLATION GENERAL

- A. All work shall be in accordance with UL and NEC.
- B. The minimum size wire for power and lighting branch circuits and all circuits emanating from panelboards shall be minimum No. 12 AWG. Larger sizes of wire shall be installed so that the voltage drop between any lighting fixture, device, motor, etc., and its panelboard shall not exceed 2% where connected loads and actual length of branch circuit runs as installed required its use.
- C. Joints between conductors No. 14 AWG through No. 8 AWB at fixtures, devices and junction points shall be made with insulated spring type wire nuts of the wing-nut design.

- D. Receptacles shall be mounted with grounding slot at the top. Devices shall be mounted plumb and within 1/8" of finished wall.
- E. All new wiring shall be in metal conduit concealed within walls and ceilings. Where this is determined to be impracticable, by the Architect, the wiring may be installed in metallic wiremold which is installed tight to the wall and ceiling at no additional cost to the owner.

END OF SECTION 26 05 00

APPENDIX F:

CONSTRUCTION PLANS

- CONSTRUCTION PLANS – <https://rgb.sharefile.com/d-s84168838d6d94f988098cfc24b807998>

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PHA SCATTERED SITES EXTERIOR RENOVATIONS



104-106 BOGMAN STREET
321-325 WILLARD AVENUE
817-819 MANTON AVENUE
821-823 MANTON AVENUE

98-100 BOGMAN STREET
338-340 WILLARD AVENUE
11 OCEAN STREET
249 SAYLES STREET

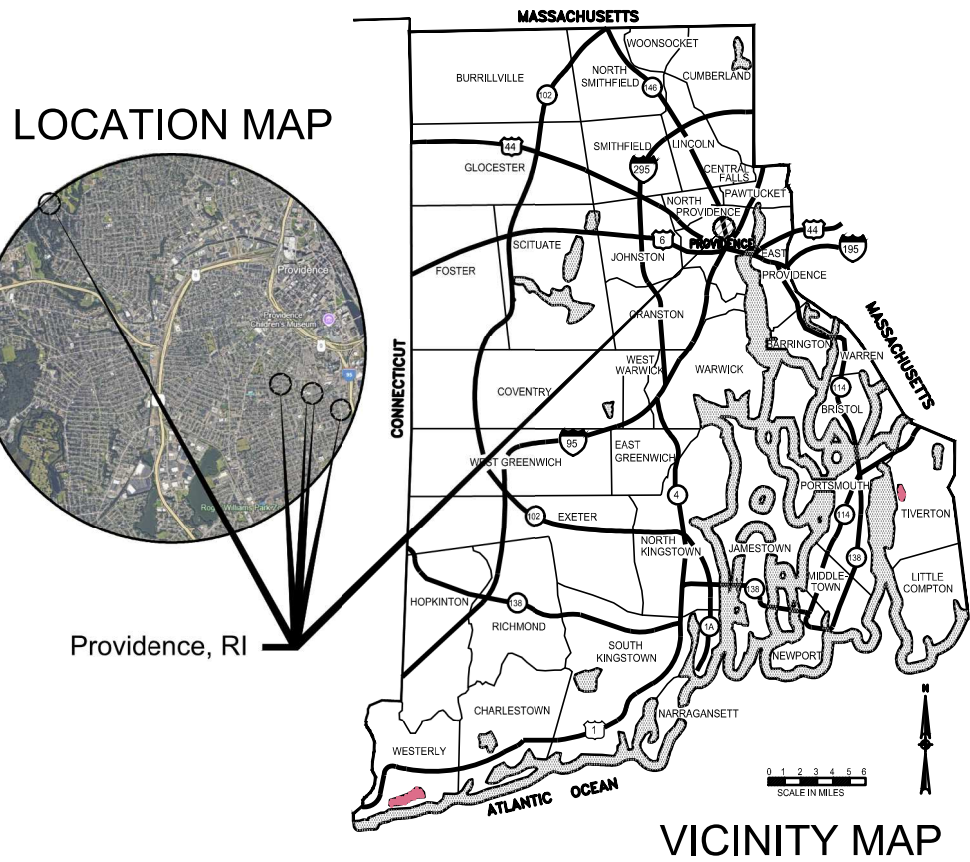
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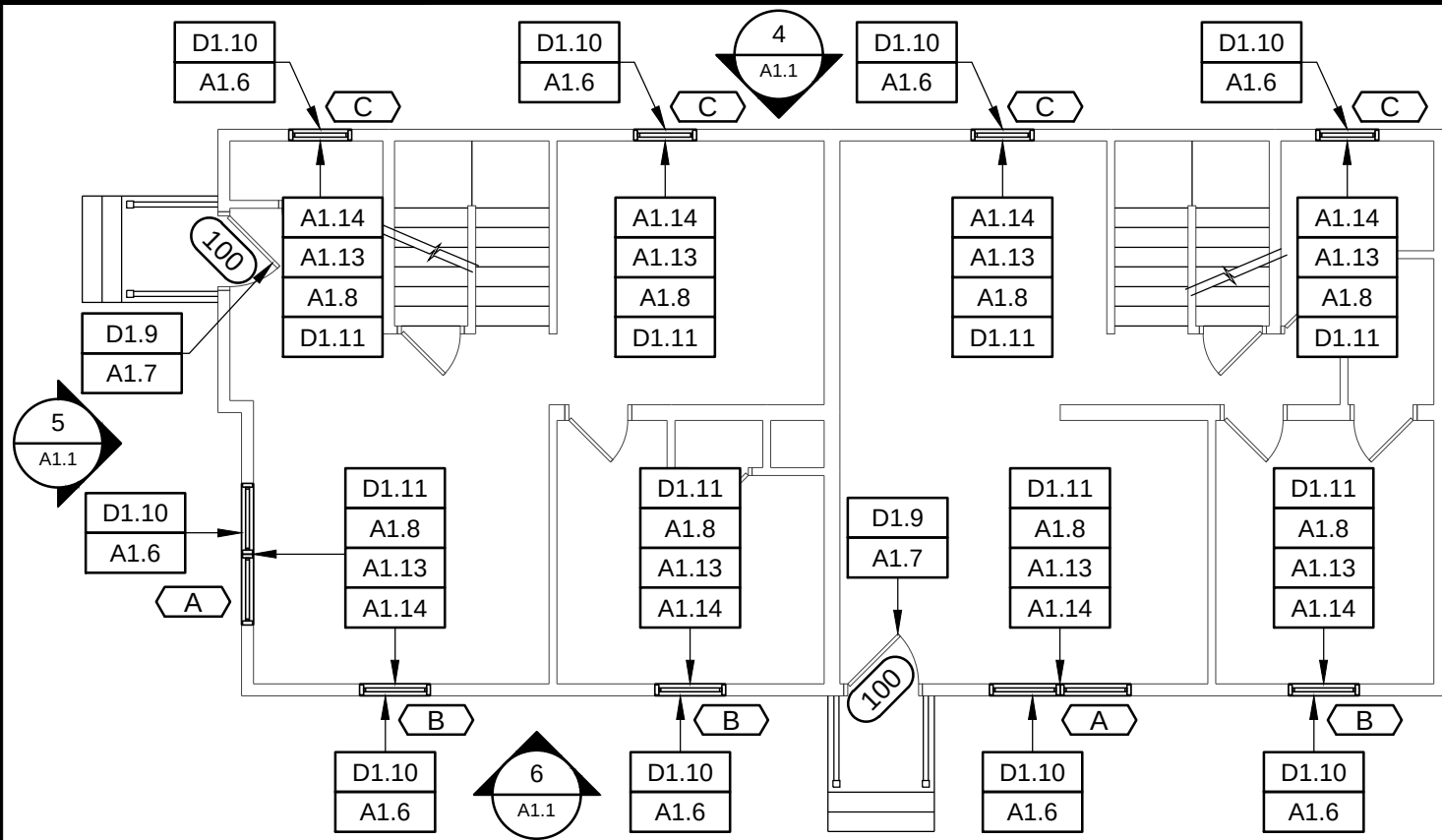
THE ROBINSON GREEN BERETTA CORPORATION ARCHITECTURE, ENGINEERING &
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DATE: SEPTEMBER 5, 2025

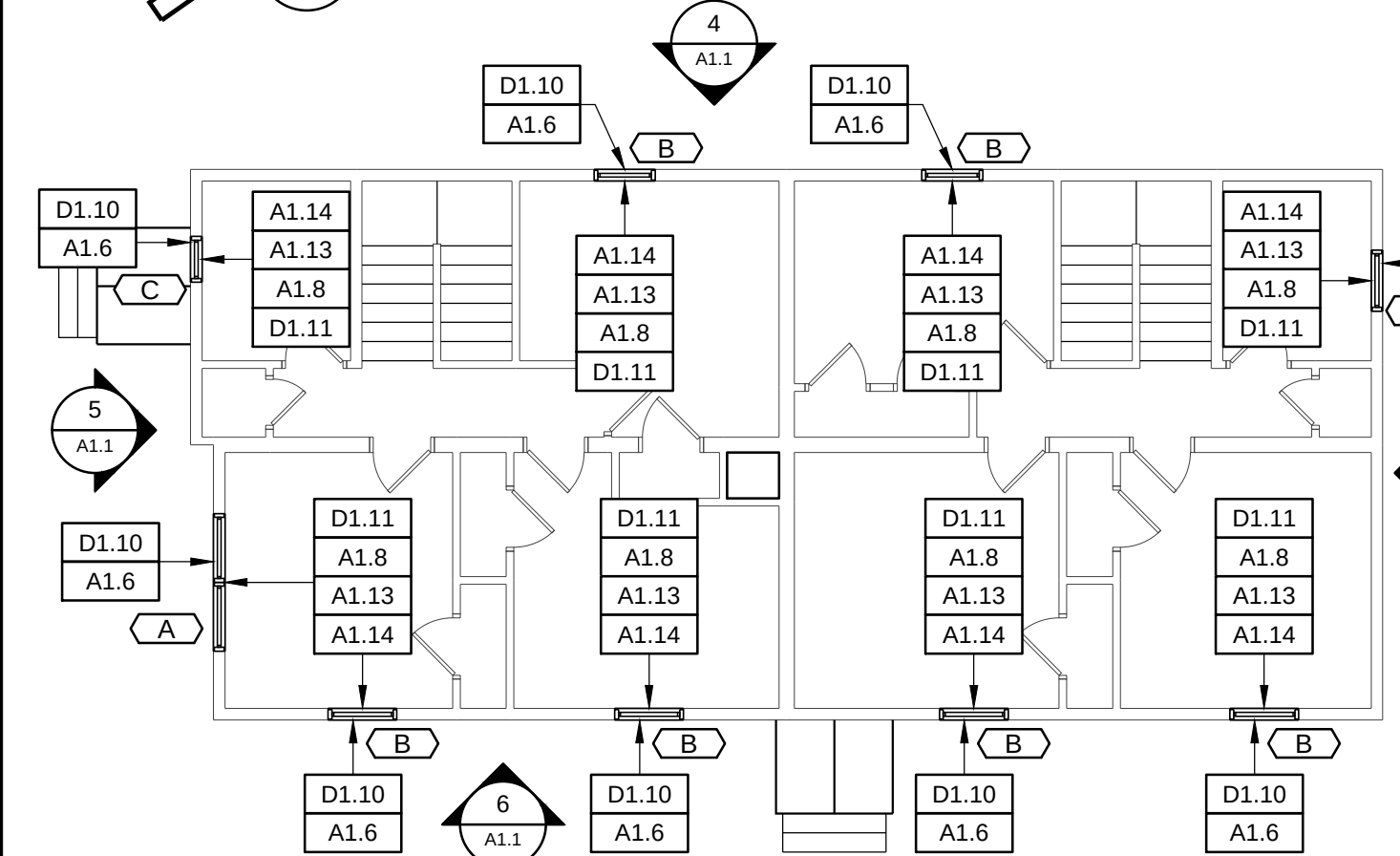
LIST OF DRAWINGS

REVISION	DATE	SHEET #	SHEET NAME
<u>ARCHITECTURAL</u>			
G000			COVER SHEET
A1.1			104-106 BOGMAN STREET FLOOR PLANS, ELEVATIONS & CONSTR. NOTES
A1.2			321-325 WILLARD AVENUE FLOOR PLANS, ELEVATIONS & CONSTR. NOTES
A1.3			817-819 MANTON AVENUE FLOOR PLANS, ELEVATIONS & CONSTR. NOTES
A1.4			821-823 MANTON AVENUE FLOOR PLANS, ELEVATIONS & CONSTR. NOTES
A1.5			98-100 BOGMAN STREET FLOOR PLANS, ELEVATIONS & CONSTR. NOTES
A1.6			338-340 WILLARD AVENUE FLOOR PLANS, ELEVATIONS & CONSTR. NOTES
A1.7			11 OCEAN STREET FLOOR PLANS, ELEVATIONS & CONSTR. NOTES
A1.8			249 SAYLES STREET FLOOR PLANS, ELEVATIONS & CONSTR. NOTES
A5.1			ROOF AND SIDING DETAILS
A5.2			SIDING DETAILS
A5.3			WINDOW AND DOOR DETAILS & SCHEDULES
A5.4			98-100 BOGMAN PORCH AND HANDRAIL DETAILS



FIRST FLOOR PLAN

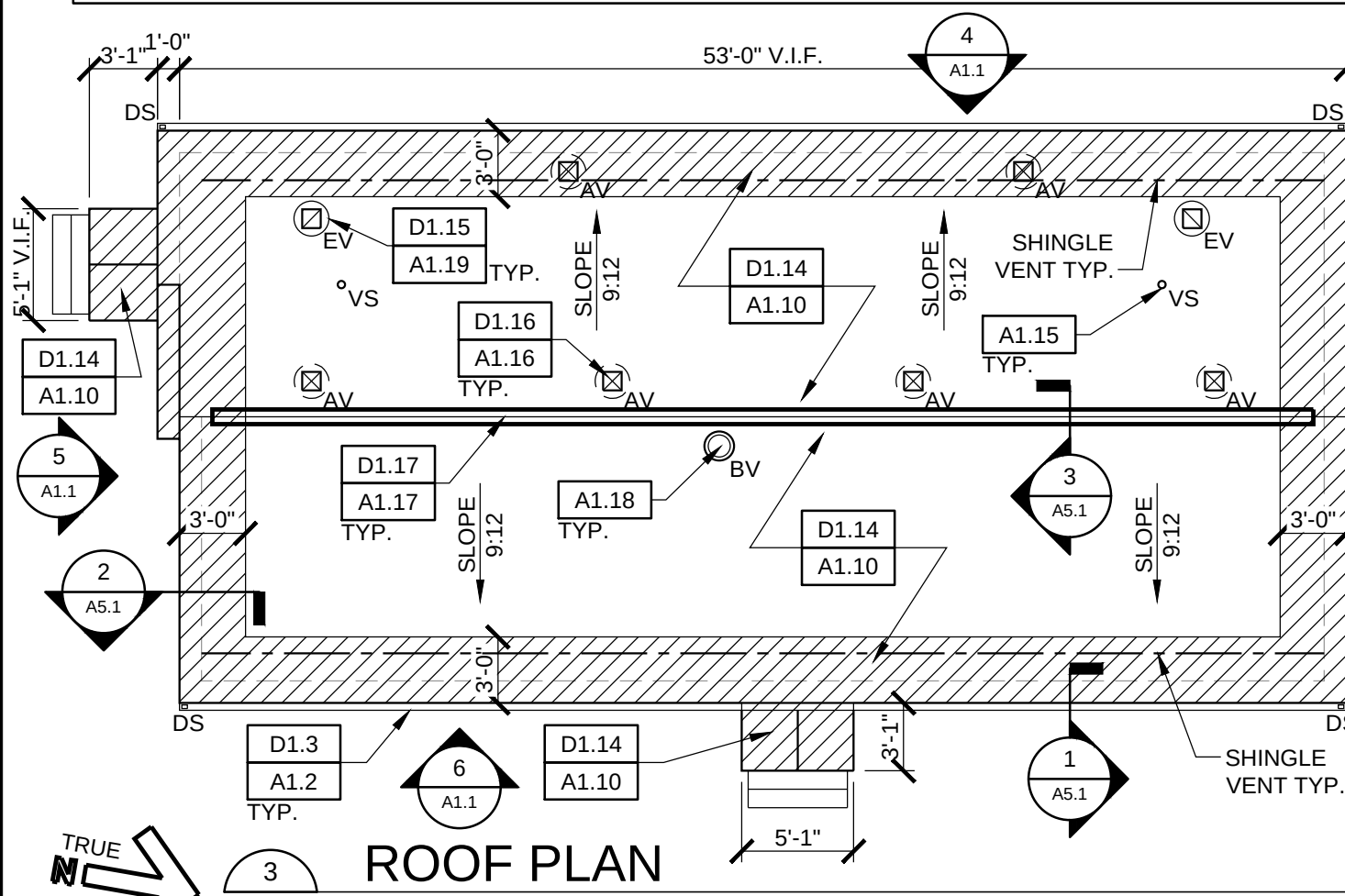
Scale: 1/8" = 1'-0"



SECOND FLOOR PLAN

Scale: 1/8" = 1'-0"

NOTE:
1. CONTRACTOR SHALL INCLUDE CDX WOOD ROOF SHEATHING (THICKNESS TO MATCH EXISTING ADJACENT SHEATHING TO REMAIN). CONTRACTOR TO ASSUME 384 SQUARE FEET IN THE BASE BID FOR THIS ROOF.



ROOF PLAN

Scale: 1/8" = 1'-0"

GENERAL DEMOLITION NOTES:

- COORDINATE ALL DEMOLITION OPERATIONS WITH HOUSING AUTHORITY FOR SHUTDOWN PERIODS AND SEQUENCE OF WORK. ARRANGE WITH HOUSING AUTHORITY AND/OR APPROPRIATE UTILITIES FOR SERVICE SHUTOFFS BEFORE BEGINNING DEMOLITION OPERATIONS. PROVIDE TEMPORARY DUST PARTITIONS, BARBERS, AND PROTECTIVE ENCLOSURES REQUIRED TO PROPERLY SECURE, ISOLATE, AND WEATHERPROOF AREAS OF WORK AND EXISTING AREAS AND ELEMENTS TO REMAIN. THE CONTRACTOR SHALL PERFORM THE WORK OF THIS CONTRACT IN A MANNER THAT CAUSES NO DISRUPTION TO THE PHASED OCCUPATION OF THE BUILDING AND SITE FOR THEIR INTENDED PURPOSE.
- REMOVE ALL DEMOLISHED MATERIALS NOT SCHEDULED FOR REUSE IN ACCORDANCE WITH LOCAL REGULATIONS.
- ALL ITEMS SCHEDULED TO BE SALVAGED OR REUSED SHALL BE REMOVED WITH CARE, STORED AND PROTECTED FROM DAMAGE UNTIL INCORPORATED IN THEIR NEW WORK. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPLACE AND/OR RESTORE ANY ITEMS SCHEDULED FOR SALVAGE AND REUSE THAT ARE DAMAGED DURING THE COURSE OF CONTRACT OPERATIONS. THE HOUSING AUTHORITY SHALL BE THE SOLE JUDGE OF SUITABILITY OF ITEMS SALVAGED FOR REUSE IN THE WORK.
- IT IS NOT THE INTENT TO SHOW EVERY PIECE OR ITEM TO BE REMOVED IN DEMOLITION WORK. MECHANICAL, ELECTRICAL, AND OTHER WORK RELATED TO A ROOF, OR AREA SCHEDULED FOR DEMOLITION AND REMOVAL, SHALL BE PERFORMED WHETHER NOTED OR NOT.
- THE EXTENT OF ALL SPECIFIC DEMOLITION WORK SHALL BE COORDINATED WITH CONTRACT DOCUMENTS.
- CLEAN WORK SITE AT END OF EACH DAY.

GENERAL PLAN NOTES:

- COORDINATE ALL NEW WORK WITH DEMOLITION WORK AND GC'S FIELD VERIFIED EXISTING CONDITIONS. NOTIFY ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK.

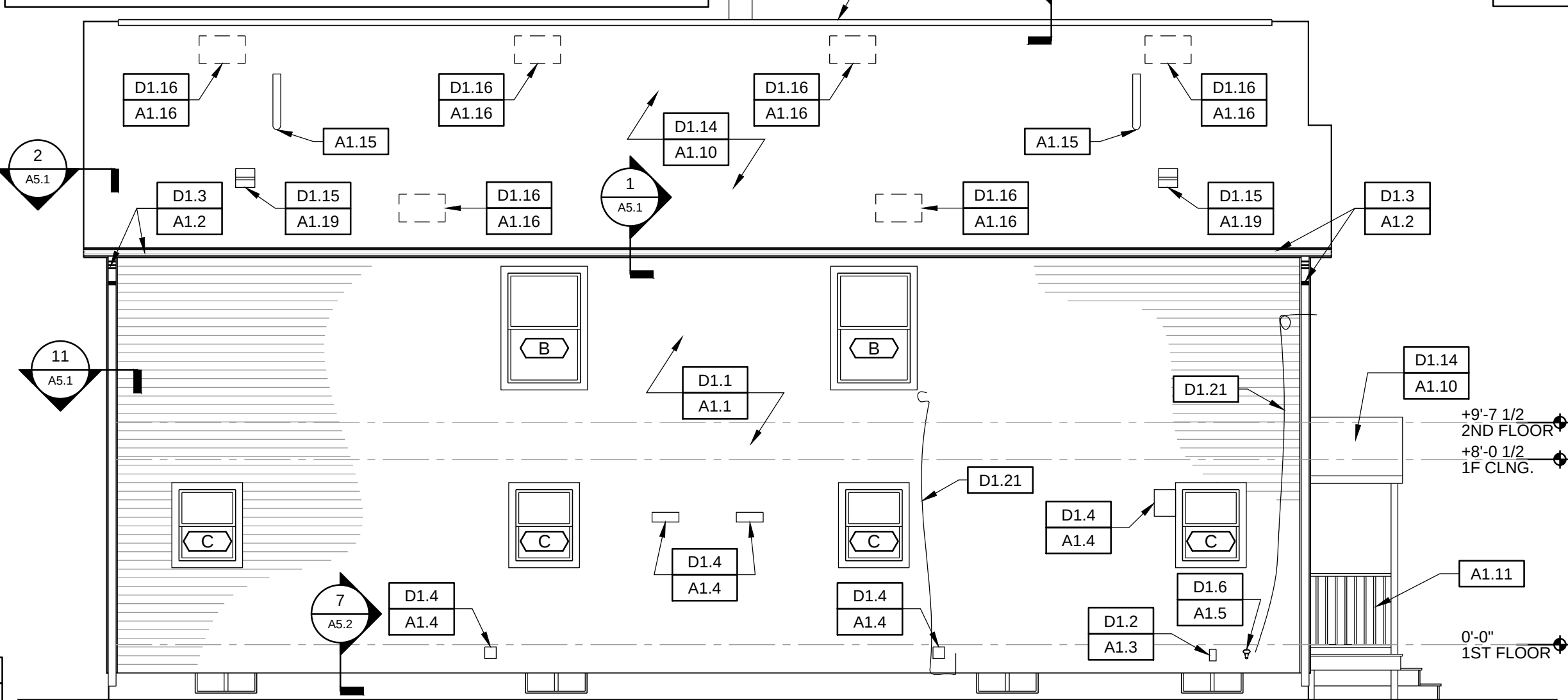
PLAN & ELEVATION LEGEND

- xxx NOTES WITHOUT AN ARROW INDICATE AN ENTIRE SPACE OR AREA
- xxx NOTES WITH AN ARROW INDICATE SPECIFIC SPACES AND OR ITEMS
- ICE & WATER SHIELD
- R&D = REMOVE AND DISPOSE OF
- R&S = REMOVE AND SALVAGE

DEMOLITION WORK NOTES:

- D1.1 R&D EXISTING SIDING SYSTEM, TRIM BOARDS AT SOFFIT, SOFFIT PANELS, FASCIA, RAKE BOARDS & MOISTURE BARRIER. REPLACE ANY DETERIORATED WOOD SHEATHING & BATT INSULATION CONTAINING MOLD (TYP). CONTRACTOR SHALL ASSUME THAT 10% OF WALL SURFACE WILL INCLUDE THE COST OF THIS REPLACEMENT IN THEIR BASE BID (ACTUAL SQUARE FOOTAGE TO BE INCLUDED IN THE BASE BID IS NOTED AT EACH BUILDING ELEVATION).
- D1.2 REMOVE, STORE, AND REINSTALL EXISTING ELECTRICAL DEVICES (OUTLETS, WIFI ANTENNA, DOORBELL, ETC.) AS REQUIRED FOR THE REMOVAL OF EXTERIOR SIDING SYSTEM. PREPARE AREA FOR RE-INSTALLATION OF EXISTING ELECTRICAL DEVICES. REFER TO DETAIL DRAWINGS FOR ADDITIONAL INFORMATION.

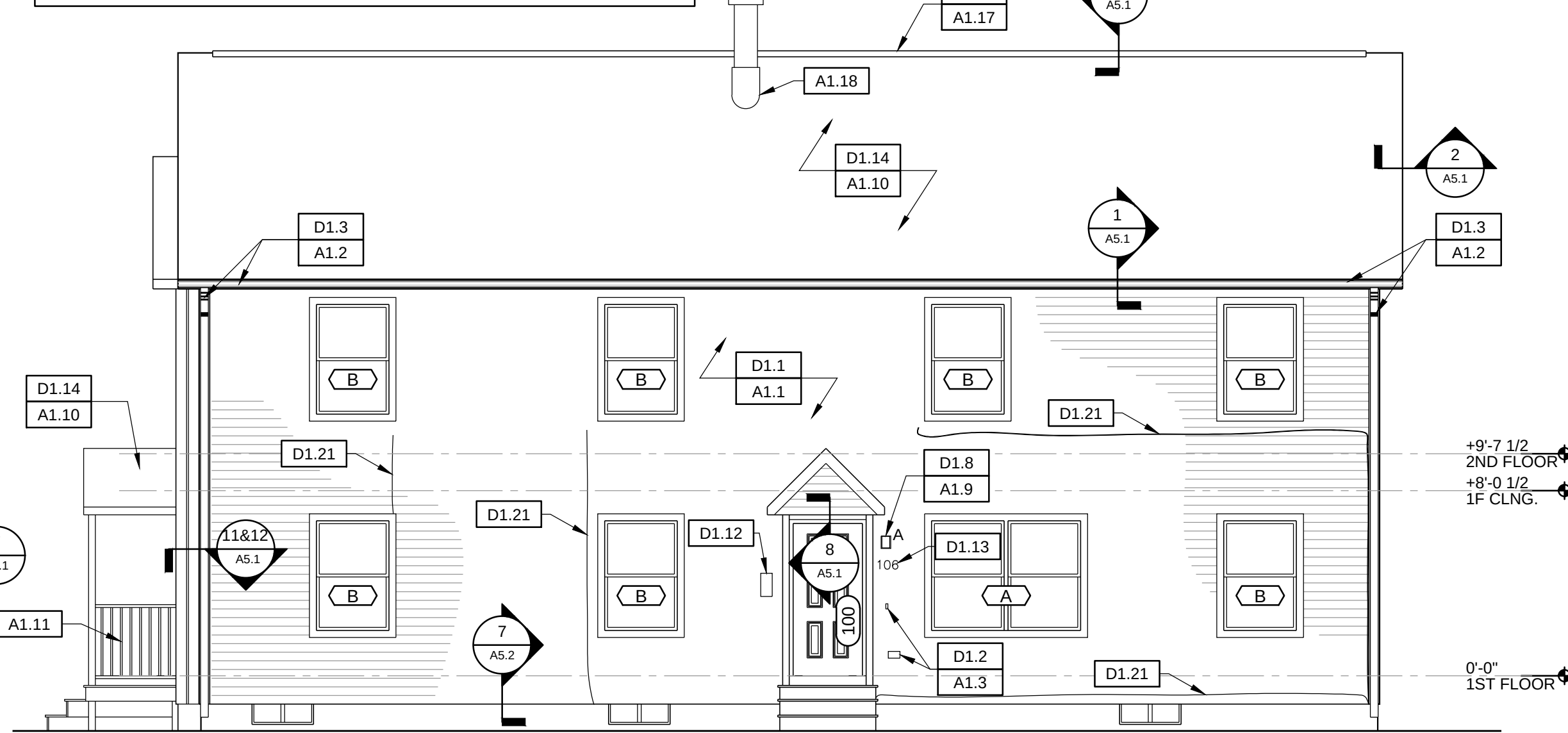
NOTE:
1. CONTRACTOR SHALL INCLUDE 96 SQUARE FEET OF R-15 BATT INSULATION REPLACEMENT (STUD CAVITY) IN THE BASE BID AT THIS ELEVATION.
2. CONTRACTOR SHALL INCLUDE WOOD WALL SHEATHING (THICKNESS TO MATCH EXISTING ADJACENT SHEATHING TO REMAIN). CONTRACTOR TO ASSUME 96 SQUARE FEET IN THE BASE BID AT THIS ELEVATION.



LEFT SIDE ELEVATION

Scale: 3/16" = 1'-0"

NOTE:
1. CONTRACTOR SHALL INCLUDE 64 SQUARE FEET OF R-15 BATT INSULATION REPLACEMENT (STUD CAVITY) IN THE BASE BID AT THIS ELEVATION.
2. CONTRACTOR SHALL INCLUDE WOOD WALL SHEATHING (THICKNESS TO MATCH EXISTING ADJACENT SHEATHING TO REMAIN). CONTRACTOR TO ASSUME 64 SQUARE FEET IN THE BASE BID AT THIS ELEVATION.

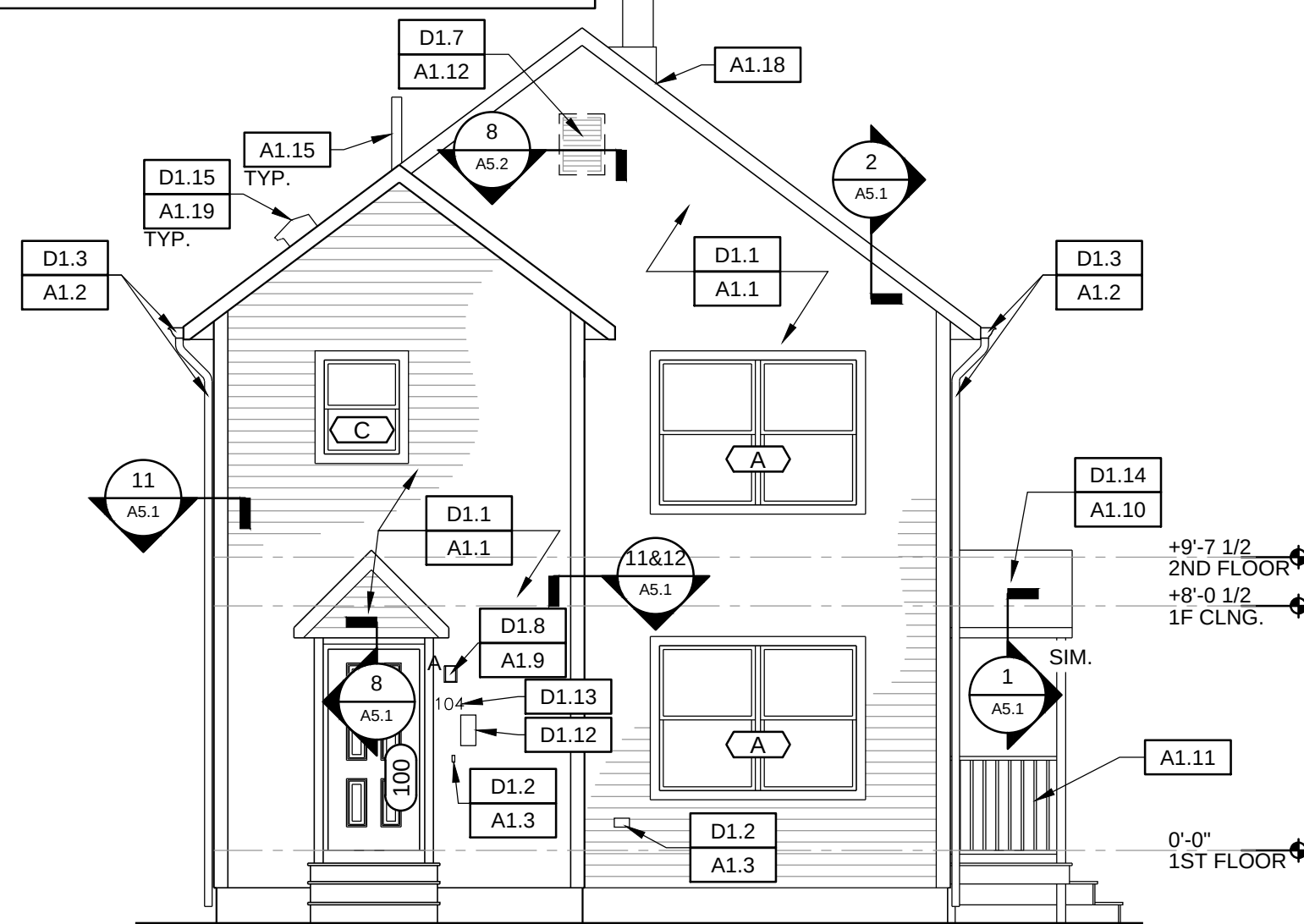


RIGHT SIDE ELEVATION

Scale: 3/16" = 1'-0"

- D1.3 R&D EXISTING GUTTER & DOWNSPOUT SYSTEM IN ITS ENTIRETY.
- D1.4 R&D EXISTING WALL MOUNTED EXHAUST HOOD. PREPARE OPENING AS REQUIRED FOR INSTALLATION OF NEW WALL MOUNTED EXHAUST HOOD. REFER TO DETAIL DRAWINGS FOR ADDITIONAL INFORMATION.
- D1.5 REMOVE & TEMPORARILY SUPPORT EXISTING ELECTRICAL METERS AND TELEPHONE/CABLE SERVICE BOXES AS REQUIRED FOR THE REMOVAL OF EXTERIOR SIDING SYSTEM. PREPARE AREA FOR RE-INSTALLATION OF EXISTING ELECTRICAL METERS AND TELEPHONE/CABLE SERVICE BOXES. REFER TO DETAIL DRAWINGS FOR ADDITIONAL INFORMATION.
- D1.6 R&D EXISTING PLUMBING WALL HYDRANT. PREPARE PLUMBING & OPENING AS REQUIRED FOR INSTALLATION OF NEW EXTERIOR SIDING SYSTEM. REFER TO DETAIL DRAWINGS FOR ADDITIONAL INFORMATION.
- D1.7 R&D EXISTING LOUVERED VENT AND PREPARE AREA FOR INSTALLATION OF WALL INFILL.
- D1.8 R&D EXISTING LIGHT FIXTURE. PREPARE AREA FOR INSTALLATION OF NEW LIGHT FIXTURE. REFER TO DETAIL DRAWINGS FOR ADDITIONAL INFORMATION.
- D1.9 R&D EXISTING EXTERIOR DOOR AND FRAME. PREPARE OPENING FOR INSTALLATION OF NEW EXTERIOR FIBERGLASS DOOR AND FRAME SYSTEM.
- D1.10 R&D EXISTING WINDOW SYSTEM AND INTERIOR TRIM BOARDS IN THEIR ENTIRETY AND PREPARE OPENING FOR INSTALLATION OF NEW VINYL WINDOW SYSTEM.
- D1.11 R&D EXISTING WINDOW BLINDS / ROLLER SHADES AS OCCURS.
- D1.12 REMOVE, STORE & REINSTALL EXISTING MAILBOXES AS REQUIRED FOR THE REMOVAL OF EXTERIOR SIDING SYSTEM. PREPARE AREA FOR RE-INSTALLATION OF EXISTING MAILBOXES. REFER TO DETAIL DRAWINGS FOR ADDITIONAL INFORMATION.
- D1.13 REMOVE, STORE & REINSTALL BUILDING SIGNAGE AS REQUIRED FOR THE REMOVAL OF EXTERIOR SIDING SYSTEM. PREPARE AREA FOR RE-INSTALLATION OF EXISTING BUILDING SIGNAGE. REFER TO DETAIL DRAWINGS FOR ADDITIONAL INFORMATION.
- D1.14 R&D EXISTING ASPHALT SHINGLE ROOFING SYSTEM DOWN TO EXISTING ROOF DECK. CLEAN & PREPARE EXISTING ROOF DECK TO RECEIVE NEW ROOFING SYSTEM. CONTRACTOR SHALL INCLUDE 20% OF DETERIORATED ROOF DECKING REPLACEMENT IN THEIR BASE BID (ACTUAL SQUARE FOOTAGE TO BE INCLUDED IN THE BASE BID IS NOTED AT EACH BUILDINGS ROOF PLAN). NEW ROOF SHEATHING SHALL BE CDX PLYWOOD & SHALL MATCH THE THICKNESS OF EXISTING ROOF SHEATHING TO REMAIN.
- D1.15 R&D ROOF EXHAUST VENT CAP. PREPARE DUCTWORK BELOW FOR INSTALLATION OF NEW VENT CAP.
- D1.16 R&D ROOF STATIC VENTS AND INFILL OPENING WITH NEW CDX PLYWOOD SHEATHING & SHALL MATCH THICKNESS OF EXISTING ROOF SHEATHING TO REMAIN.
- D1.17 CONTRACTOR SHALL NOTCH EXISTING ROOF SHEATHING AT RIDGE IN PREPARATION FOR INSTALLATION OF NEW RIDGE VENT SYSTEM.
- D1.18 R&D EXISTING WOOD DECKING, 2X JOIST STRUCTURE INCLUDING BEAMS AND LEDGERS. REFER TO DETAILS FOR ADDITIONAL INFORMATION.
- D1.19 R&D EXISTING RAILING SYSTEM IN ITS ENTIRETY AND PREPARE NEW FRAMING FOR INSTALLATION OF RAILING SYSTEM. REFER TO DETAILS FOR ADDITIONAL INFORMATION.
- D1.20 R&D EXISTING STAIR ASSEMBLY (TREADS, RISERS, STRINGERS, RAILING, ETC.) IN ITS ENTIRETY AND PREPARE AREA FOR INSTALLATION OF NEW STAIR ASSEMBLY. REFER TO DETAILS FOR ADDITIONAL INFORMATION.
- D1.21 EXISTING COAXIAL/TELEPHONE LINES. (RGB HAS BEEN INFORMED THAT TENANTS ARE RESPONSIBLE FOR CONTACTING CABLE/PHONE COMPANIES FOR REMOVAL AND REINSTALLATION OF THESE LINES WITHIN THE INSIDE OF THE BUILDING ENVELOPE PRIOR TO EXECUTION OF THIS WORK)

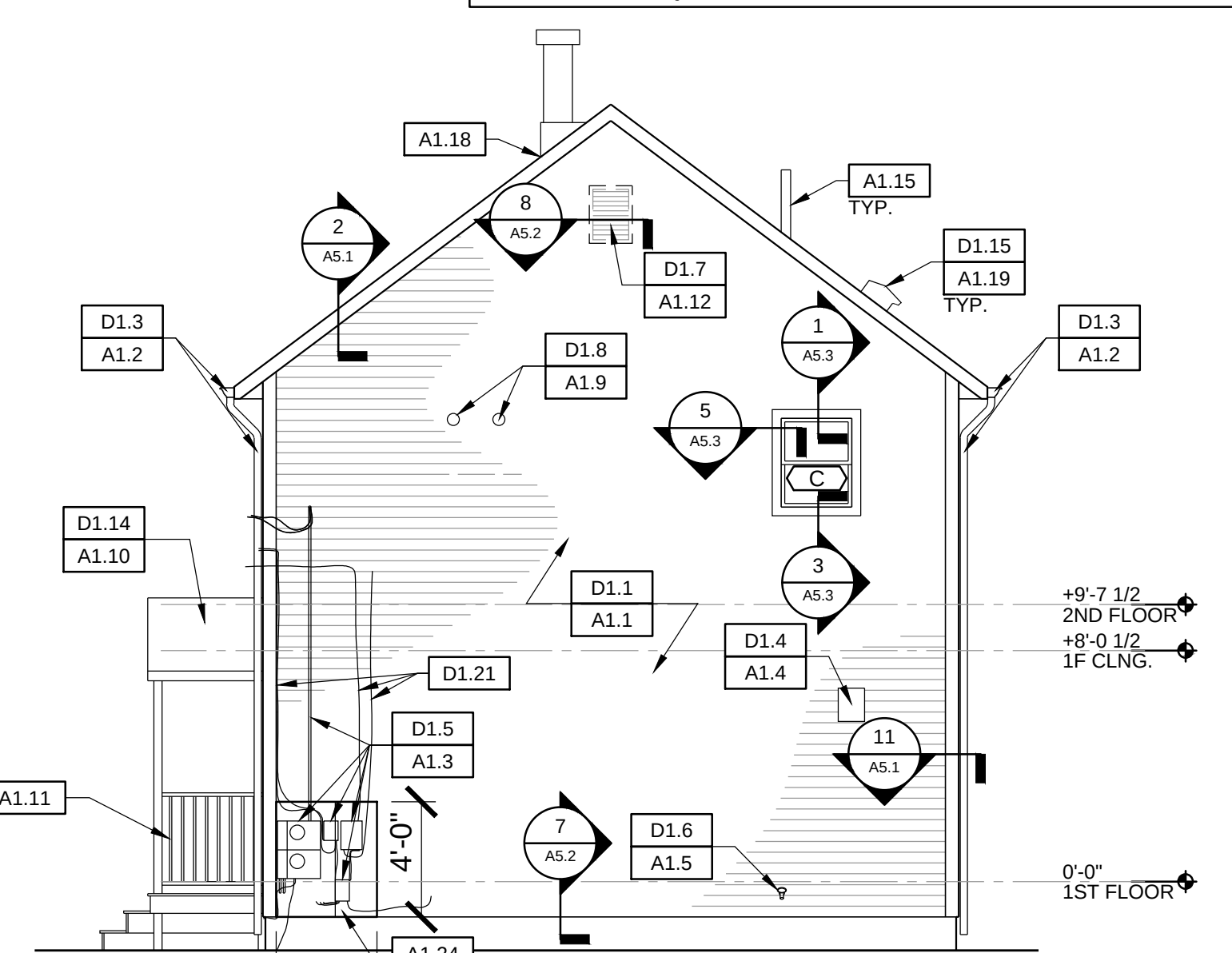
NOTE:
1. CONTRACTOR SHALL INCLUDE 64 SQUARE FEET OF R-15 BATT INSULATION REPLACEMENT (STUD CAVITY) IN THE BASE BID AT THIS ELEVATION.
2. CONTRACTOR SHALL INCLUDE WOOD WALL SHEATHING (THICKNESS TO MATCH EXISTING ADJACENT SHEATHING TO REMAIN). CONTRACTOR TO ASSUME 64 SQUARE FEET IN THE BASE BID AT THIS ELEVATION.



FRONT ELEVATION

Scale: 3/16" = 1'-0"

NOTE:
1. CONTRACTOR SHALL INCLUDE 64 SQUARE FEET OF R-15 BATT INSULATION REPLACEMENT (STUD CAVITY) IN THE BASE BID AT THIS ELEVATION.
2. CONTRACTOR SHALL INCLUDE WOOD WALL SHEATHING (THICKNESS TO MATCH EXISTING ADJACENT SHEATHING TO REMAIN). CONTRACTOR TO ASSUME 64 SQUARE FEET IN THE BASE BID AT THIS ELEVATION.



REAR ELEVATION

Scale: 3/16" = 1'-0"

ARCHITECTURAL WORK NOTES:

- A1.1 CONTRACTOR SHALL FURNISH & INSTALL COMPOSITE SIDING SYSTEM, W/ PVC CORNER BOARDS (BY COMPOSITE SIDING MANUFACTURER), RAKE BOARDS, FRIEZE BOARDS (BY COMPOSITE SIDING MANUFACTURER), FASCIA, SOFFIT & CONTINUOUS AIR & MOISTURE BARRIER. CONTRACTOR SHALL ASSUME THAT TEN PERCENT (10%) OF ALL EXISTING WALL SHEATHING, AND BATT INSULATION SHALL BE REPLACED AND SHALL INCLUDE THE COST OF THIS REPLACEMENT IN THEIR BID (ACTUAL SQUARE FOOTAGE TO BE INCLUDED IN THE BID IS NOTED ON EACH ELEVATION). NEW PLYWOOD WALL SHEATHING SHALL MATCH THE THICKNESS OF EXISTING WALL SHEATHING.
- A1.2 CONTRACTOR SHALL FURNISH & INSTALL NEW ALUMINUM GUTTER & DOWNSPOUT SYSTEM IN ITS ENTIRETY.
- A1.3 CONTRACTOR SHALL RE-ATTACH EXISTING ELECTRICAL DEVICES (OUTLETS, WIFI ANTENNA, DOORBELL, ETC.) & ASSOCIATED WIRING AS REQUIRED FOR INSTALLATION OF NEW EXTERIOR SIDING SYSTEM. REFER TO DETAILS 3/A5.2 & 5/A5.2 FOR ADDITIONAL INFORMATION.
- A1.4 CONTRACTOR SHALL FURNISH & INSTALL NEW EXHAUST VENT HOOD. MODIFY EXISTING DUCTWORK AS REQUIRED FOR PROPER ATTACHMENT. REFER TO DETAIL 4/A5.2 FOR ADDITIONAL INFORMATION.
- A1.5 CONTRACTOR SHALL FURNISH & INSTALL NEW PLUMBING WALL HYDRANT. REFER TO DETAIL 6/A5.2 FOR ADDITIONAL INFORMATION.
- A1.6 CONTRACTOR SHALL FURNISH & INSTALL NEW VINYL WINDOW UNIT. REFER TO WINDOW SCHEDULE AND DETAIL SHEET A5.3 FOR MORE INFORMATION.
- A1.7 CONTRACTOR SHALL FURNISH & INSTALL NEW EXTERIOR FIBERGLASS DOOR SYSTEM. SEE DOOR SCHEDULES AND DETAILS FOR ADDITIONAL INFORMATION.
- A1.8 CONTRACTOR SHALL PAINT INTERIOR WALL (ENTIRE SURFACE OF WALL, FROM CORNER TO CORNER, FLOOR TO CEILING) AT NEW DOOR AND WINDOW REPLACEMENT LOCATIONS. PAINT COLOR AND SHEEN SHALL MATCH EXISTING PAINT COLOR AND SHEEN WITHIN EACH ROOM INCLUDED IN THIS RENOVATION.
- A1.9 CONTRACTOR SHALL FURNISH & INSTALL NEW EXTERIOR LED LIGHT FIXTURE. REFER TO LIGHTING SCHEDULE AND DETAILS FOR ADDITIONAL INFORMATION.
- A1.10 CONTRACTOR SHALL FURNISH & INSTALL ASPHALT SHINGLE ROOFING SHINGLE ROOFING SYSTEM, UNDERLAYMENT, DRIP EDGES, & ICE & WATER SHIELD. CONTRACTOR SHALL INCLUDE IN THEIR BASE BID THE REPLACEMENT OF 20% OF ANY DAMAGED/DETERIORATED WOOD ROOF SHEATHING. (SQUARE FOOTAGE TO BE INCLUDED IN THE BID IS NOTED ON THE ROOF PLANS) NEW PLYWOOD SHEATHING SHALL MATCH THE THICKNESS OF EXISTING ROOF SHEATHING.

- A1.11 CONTRACTOR SHALL REPAIR ANY LOOSE VINYL RAILING ACCESSORIES TO MEET MINIMUM CODE REQUIREMENTS FOR STRUCTURAL LOADS PER IBC 1607.8.1 AND 1607.8.1.1. ANY DAMAGED ACCESSORIES SHOULD BE REPLACED IN KIND.
- A1.12 CONTRACTOR SHALL FURNISH & INSTALL WALL FRAMING INFILL AT REMOVED LOUVER. REFER TO DETAIL 8/A5.2 FOR ADDITIONAL INFORMATION.
- A1.13 CONTRACTOR SHALL FURNISH & INSTALL NEW ROLLER SHADES AS SPECIFIED. WINDOW TYPE "A" SHALL RECEIVE TWO ROLLER SHADES (ONE FOR EACH DOUBLE HUNG WINDOW OPENING).
- A1.14 CONTRACTOR SHALL FURNISH & INSTALL INTERIOR WOOD CASING AS SPECIFIED. REFER TO DETAILS FOR ADDITIONAL INFORMATION.
- A1.15 CONTRACTOR SHALL FURNISH & INSTALL PRE-FLASHED VENT STACK FLASHING. REFER TO DETAIL 9/A5.1 FOR ADDITIONAL INFORMATION.
- A1.16 CONTRACTOR SHALL FURNISH & INSTALL PLYWOOD INFILL AT REMOVED STATIC VENT. NEW ROOF SHEATHING SHALL BE CDX PLYWOOD AND SHALL MATCH THE THICKNESS OF EXISTING SHEATHING TO REMAIN.
- A1.17 CONTRACTOR SHALL NOTCH SHEATHING AT ROOF RIDGE AS REQUIRED TO INSTALL RIDGE VENTS IN-LIEU OF THE STATIC VENTS PREVIOUSLY UTILIZED. REFER TO DETAIL 3/A5.1 FOR ADDITIONAL INFORMATION.
- A1.18 CONTRACTOR SHALL FURNISH & INSTALL FLASHING AT CHIMNEY B-VENT. REFER TO DETAIL 6/A5.1 FOR ADDITIONAL INFORMATION.
- A1.19 CONTRACTOR SHALL FURNISH & INSTALL EXHAUST VENT CAP. REFER TO DETAIL 5/A5.1 FOR ADDITIONAL INFORMATION.
- A1.20 FURNISH & INSTALL 6" NOMINAL BY 1" THICK COMPOSITE DECK BOARDS WITH COMPOSITE PLYWOOD RISERS, COMPOSITE DECKING AND TREADS AND METAL HANDRAIL. REFER TO SECTIONS AND DETAILS FOR ADDITIONAL INFORMATION. PAINT ALL WOOD STRUCTURAL MEMBERS (TYP. THROUGHOUT).
- A1.21 FURNISH & INSTALL VINYL/ALUMINUM RAILING SYSTEM (FINYL LINE) AS MANUFACTURED SIDECLIP HIDDEN PLYWOOD RISERS, COMPOSITE DECKING AND TREADS AND METAL HANDRAIL. REFER TO SECTIONS AND DETAILS FOR ADDITIONAL INFORMATION. PAINT ALL WOOD STRUCTURAL MEMBERS (TYP. THROUGHOUT).
- A1.22 FURNISH & INSTALL 2X P.T. KILN DRIED AFTER TREATED (KDAT) STRINGERS.
- A1.23 FURNISH & INSTALL 3/4" PVC TRIM. REFER TO SECTIONS 4/A5.4, 5/A5.4 FOR ADDITIONAL INFORMATION.
- A1.24 CONTRACTOR SHALL FURNISH & INSTALL NEW PVC PANEL (SIZE AS REQUIRED TO ATTACH EXISTING MAIN ELECTRICAL SERVICE EQUIPMENT). REFER TO DETAIL 1/A5.2 FOR ADDITIONAL INFORMATION.

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Certification

Drawn by JRB, MRT

Checked by JRB, DLD

Revised on

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Project

PROVIDENCE HOUSING AUTHORITY
SCATTERED SITES
EXTERIOR RENOVATIONS



40 LAUREL HILL AVENUE
PROVIDENCE, RI 02909

Drawing Status

ISSUED FOR CONSTRUCTION

Issued On SEPTEMBER 5, 2025

Sheet Contents

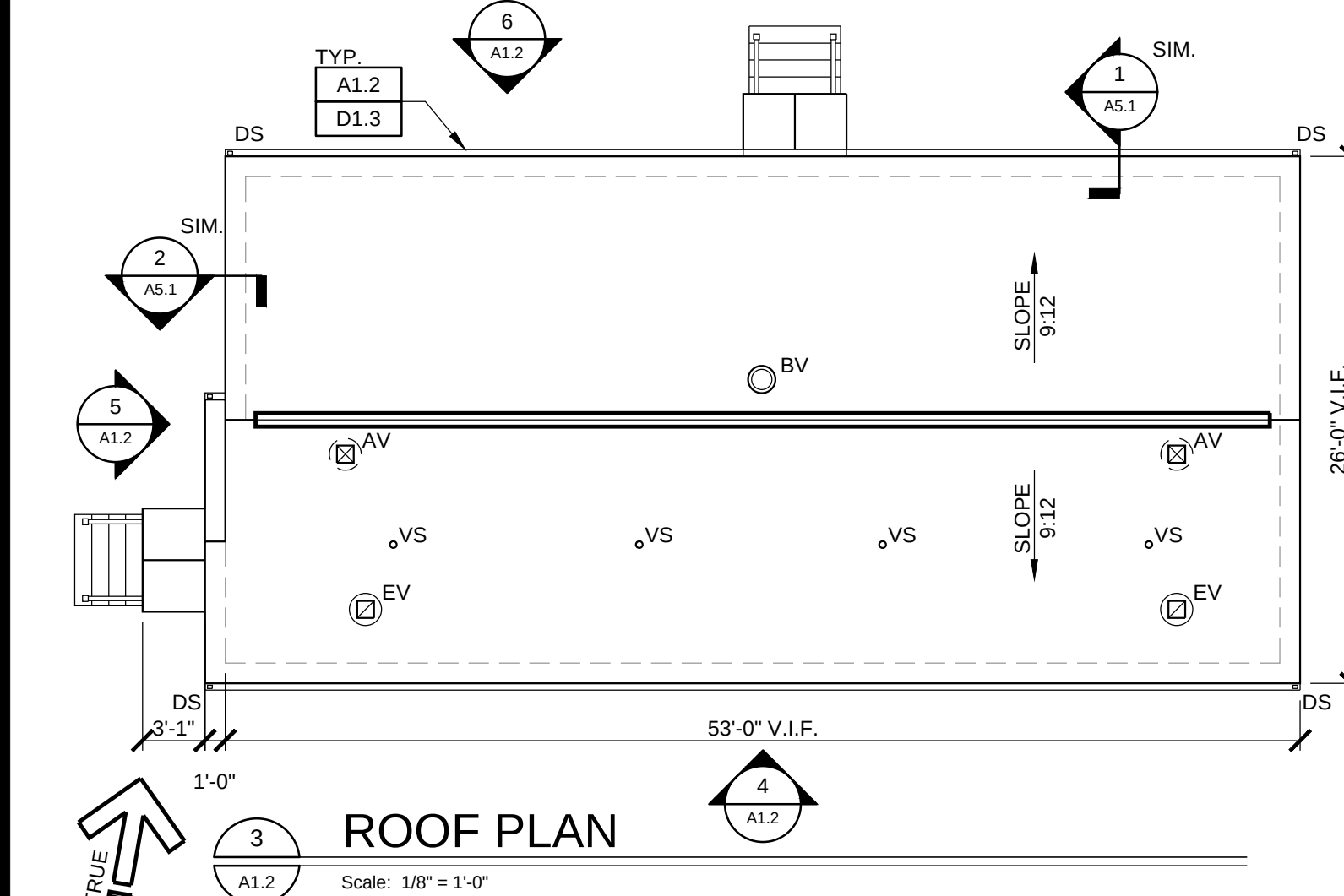
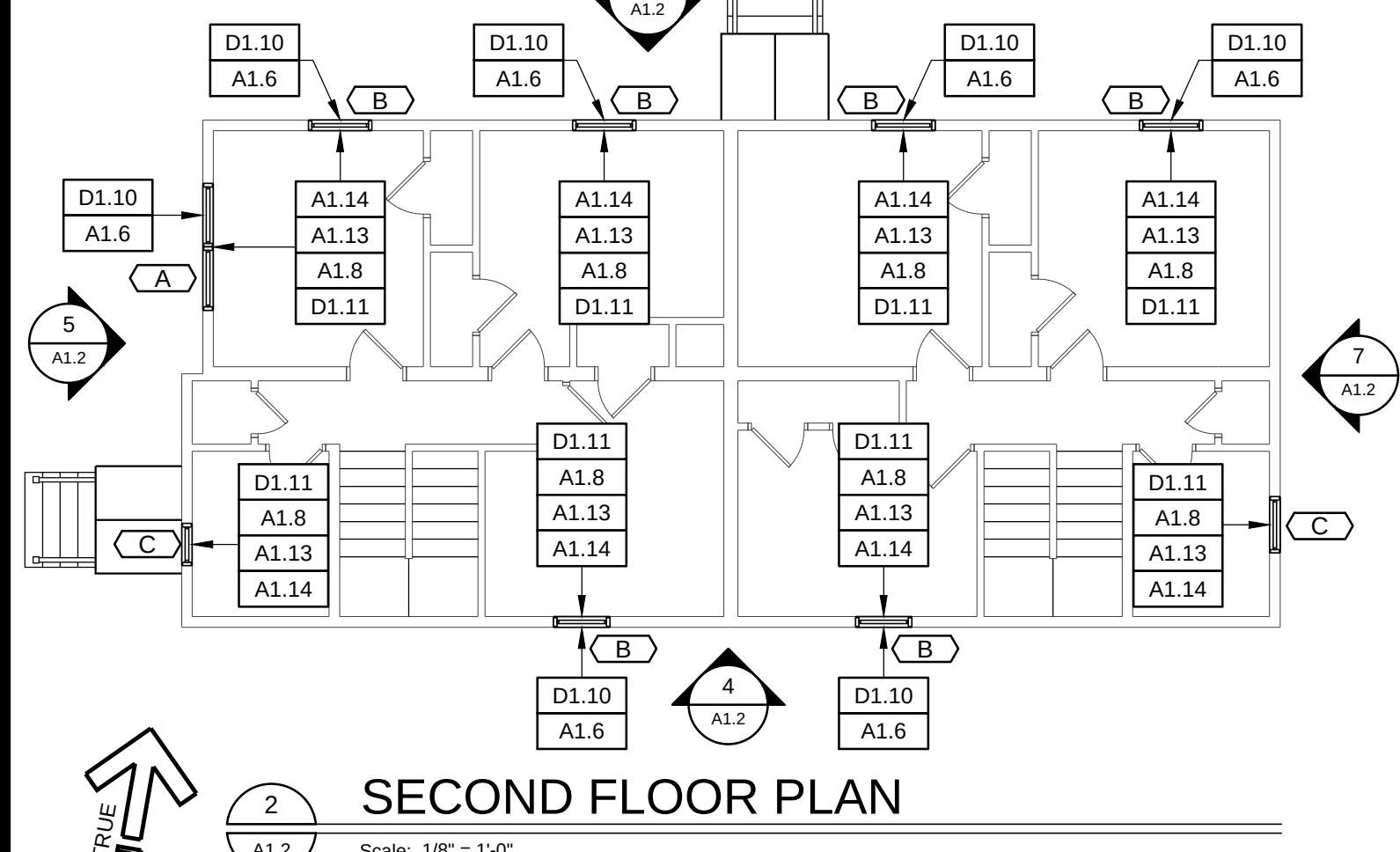
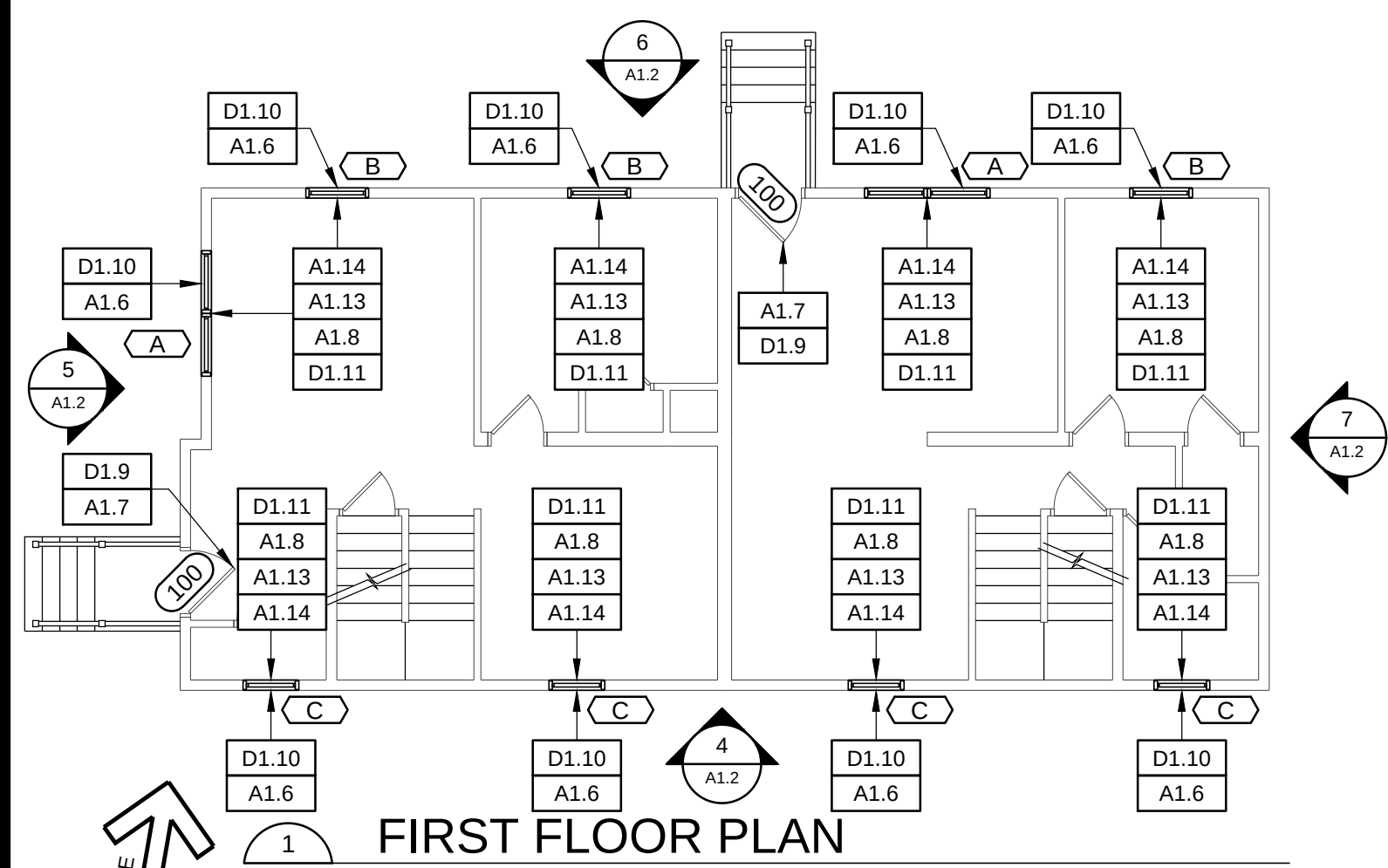
104-106 BOGMAN STREET FLOOR PLANS, ELEVATIONS & CONSTR. NOTES

Project Number. 6902 PHA Existing Conditions-Scattered Sites

Drawing No.

A1.1

Sheet 2 of 13



GENERAL DEMOLITION NOTES:

- COORDINATE ALL DEMOLITION OPERATIONS WITH HOUSING AUTHORITY FOR SHUTDOWN PERIODS AND SEQUENCE OF WORK. ARRANGE WITH HOUSING AUTHORITY AND/OR APPROPRIATE UTILITIES FOR SERVICE SHUTOFFS BEFORE BEGINNING DEMOLITION OPERATIONS. PROVIDE TEMPORARY DUST PARTITIONS, BARRICADES, AND PROTECTIVE ENCLOSURES REQUIRED TO PROPERLY SECURE, ISOLATE, AND WEATHERPROOF AREAS OF WORK AND EXISTING AREAS AND ELEMENTS TO REMAIN. THE CONTRACTOR SHALL PERFORM THE WORK OF THIS CONTRACT IN A MANNER THAT CAUSES NO DISRUPTION TO THE PHASED OCCUPATION OF THE BUILDING AND SITE FOR THEIR INTENDED PURPOSE
- REMOVE ALL DEMOLISHED MATERIALS NOT SCHEDULED FOR REUSE IN ACCORFANCE WITH LOCAL REGULATIONS
- ALL ITEMS SCHEDULED TO BE SALVAGED OR REUSED SHALL BE REMOVED WITH CARE, STORED AND PROTECTED FROM DAMAGE UNTIL INCORPORATED IN THEIR NEW WORK. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPLACE AND/OR RESTORE ANY ITEMS SCHEDULED FOR SALVAGE AND REUSE THAT ARE DAMAGED DURING THE COURSE OF CONTRACT OPERATIONS. THE HOUSING AUTHORITY SHALL BE THE SOLE JUDGE OF SUITABILITY OF ITEMS SALVAGED FOR REUSE IN THE WORK.
- IT IS NOT THE INTENT TO SHOW EVERY PIECE OR ITEM TO BE REMOVED IN DEMOLITION WORK. MECHANICAL, ELECTRICAL, AND OTHER WORK RELATED TO A ROOF, OR AREA SCHEDULED FOR DEMOLITION AND REMOVAL, SHALL BE PERFORMED WHETHER NOTED OR NOT.
- THE EXTENT OF ALL SPECIFIC DEMOLITION WORK SHALL BE COORDINATED WITH CONTRACT DOCUMENTS.
- CLEAN WORK SITE AT END OF EACH DAY.

GENERAL PLAN NOTES:

- COORDINATE ALL NEW WORK WITH DEMOLITION WORK AND GC'S FIELD VERIFIED EXISTING CONDITIONS. NOTIFY ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK.

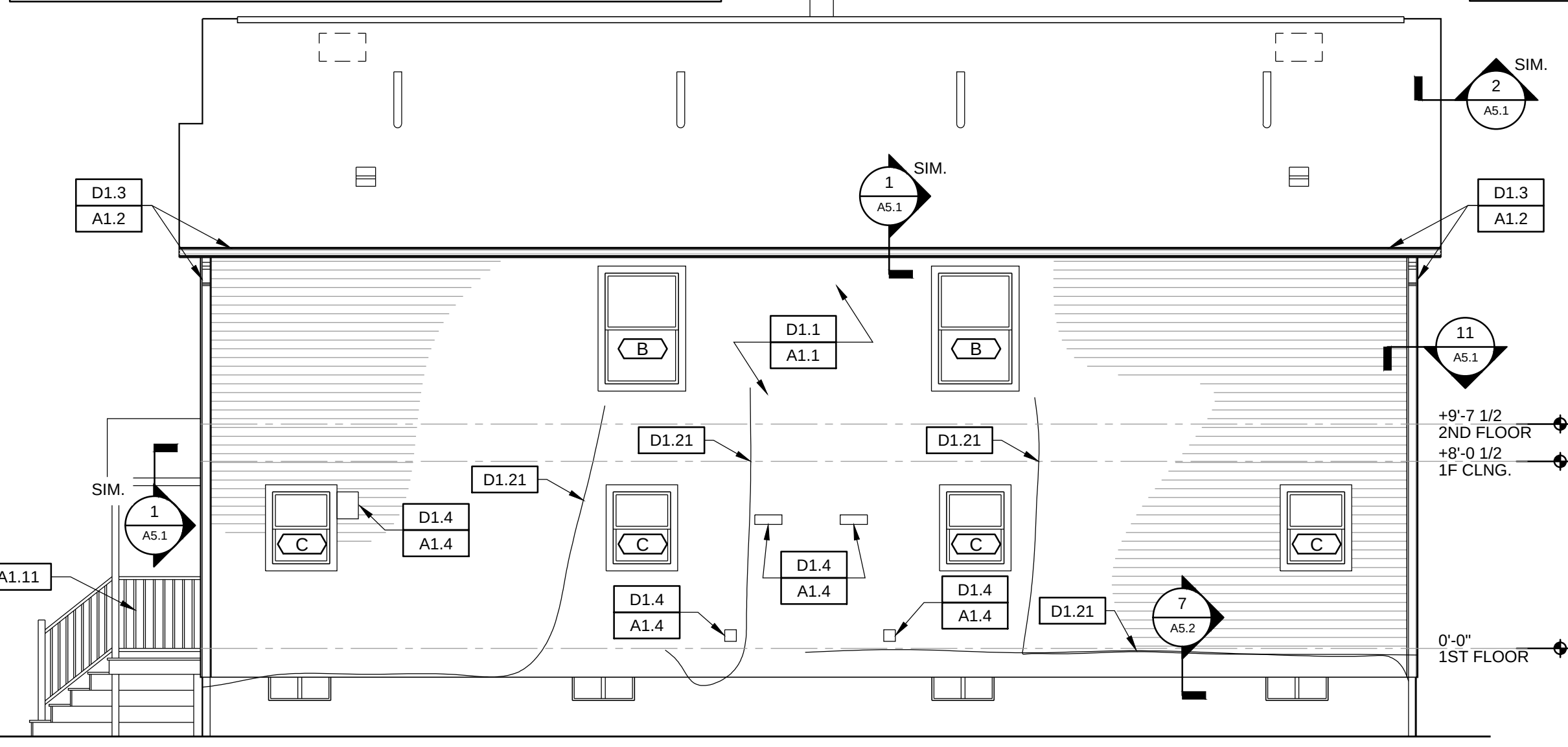
PLAN & ELEVATION LEGEND

- xxx NOTES WITHOUT AN ARROW INDICATE AN ENTIRE SPACE OR AREA
- xxx NOTES WITH AN ARROW INDICATE SPECIFIC SPACES AND/OR ITEMS
- ICE & WATER SHIELD
- R&D = REMOVE AND DISPOSE OF
R&S = REMOVE AND SALVAGE

DEMOLITION WORK NOTES:

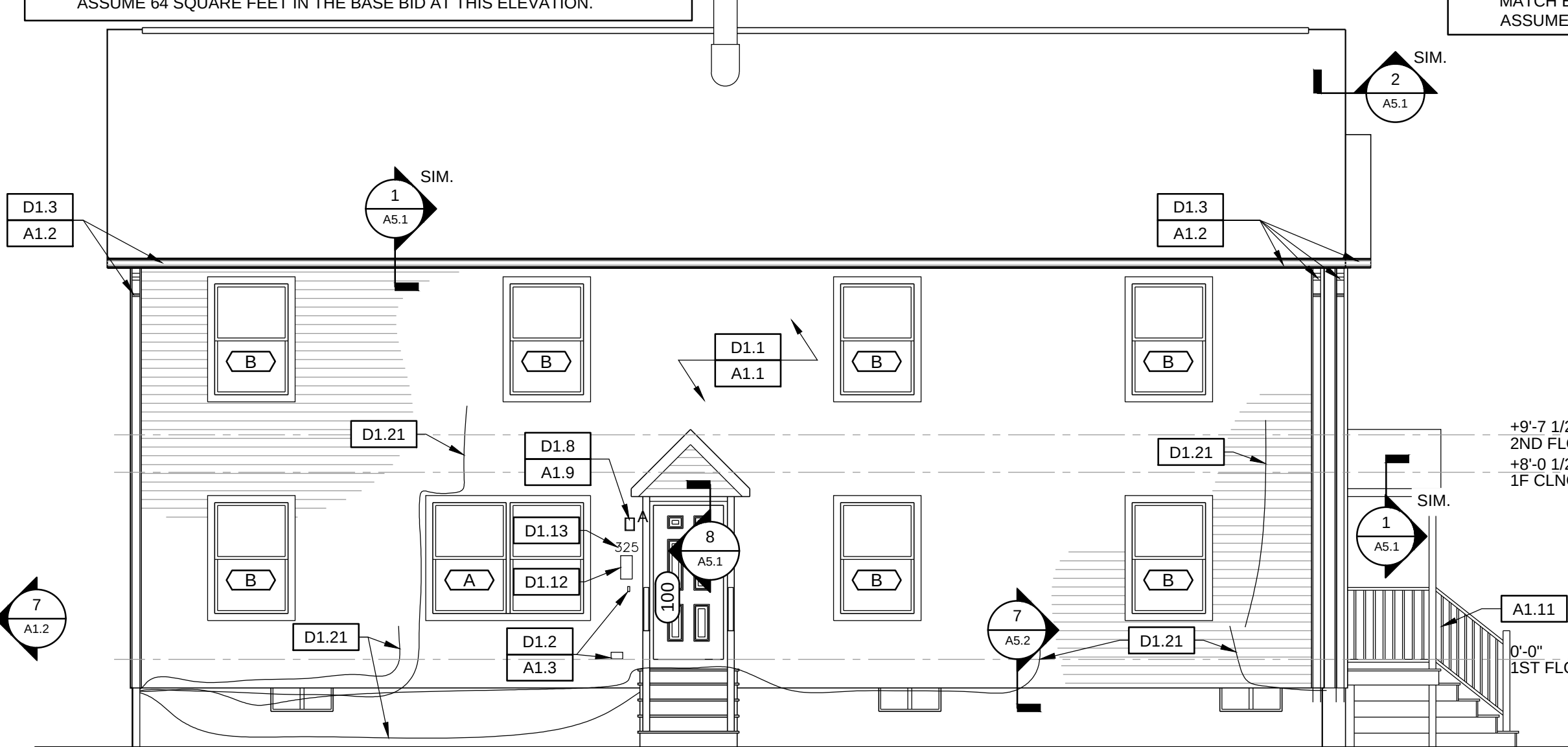
- D1.1 R&D EXISTING SIDING SYSTEM, TRIM BOARDS AT SOFFIT, SOFFIT PANELS, FASCIA, RAKE BOARDS & MOISTURE BARRIER. REPLACE ANY DETERIORATING WOOD SHEATHING & BATT INSULATION CONTAINING MOLD (TYP). CONTRACTOR SHALL ASSUME THAT 10% OF WALL SURFACE WILL INCLUDE THE COST OF THIS REPLACEMENT IN THEIR BASE BID (ACTUAL SQUARE FOOTAGE TO BE INCLUDED IN THE BASE BID IS NOTED AT EACH BUILDING ELEVATION).
- D1.2 REMOVE, STORE, AND REINSTALL EXISTING ELECTRICAL DEVICES (OUTLETS, WIFI ANTENNA, DOORBELL, ETC.) AS REQUIRED FOR THE REMOVAL OF EXTERIOR SIDING SYSTEM. PREPARE AREA FOR RE-INSTALLATION OF EXISTING ELECTRICAL DEVICES. REFER TO DETAIL DRAWINGS FOR ADDITIONAL INFORMATION.

NOTE:
1. CONTRACTOR SHALL INCLUDE 96 SQUARE FEET OF R-15 BATT INSULATION REPLACEMENT (STUD CAVITY) IN THE BASE BID AT THIS ELEVATION.
2. CONTRACTOR SHALL INCLUDE WOOD WALL SHEATHING (THICKNESS TO MATCH EXISTING ADJACENT SHEATHING TO REMAIN). CONTRACTOR TO ASSUME 96 SQUARE FEET IN THE BASE BID AT THIS ELEVATION.



RIGHT SIDE ELEVATION

NOTE:
1. CONTRACTOR SHALL INCLUDE 64 SQUARE FEET OF R-15 BATT INSULATION REPLACEMENT (STUD CAVITY) IN THE BASE BID AT THIS ELEVATION.
2. CONTRACTOR SHALL INCLUDE WOOD WALL SHEATHING (THICKNESS TO MATCH EXISTING ADJACENT SHEATHING TO REMAIN). CONTRACTOR TO ASSUME 64 SQUARE FEET IN THE BASE BID AT THIS ELEVATION.

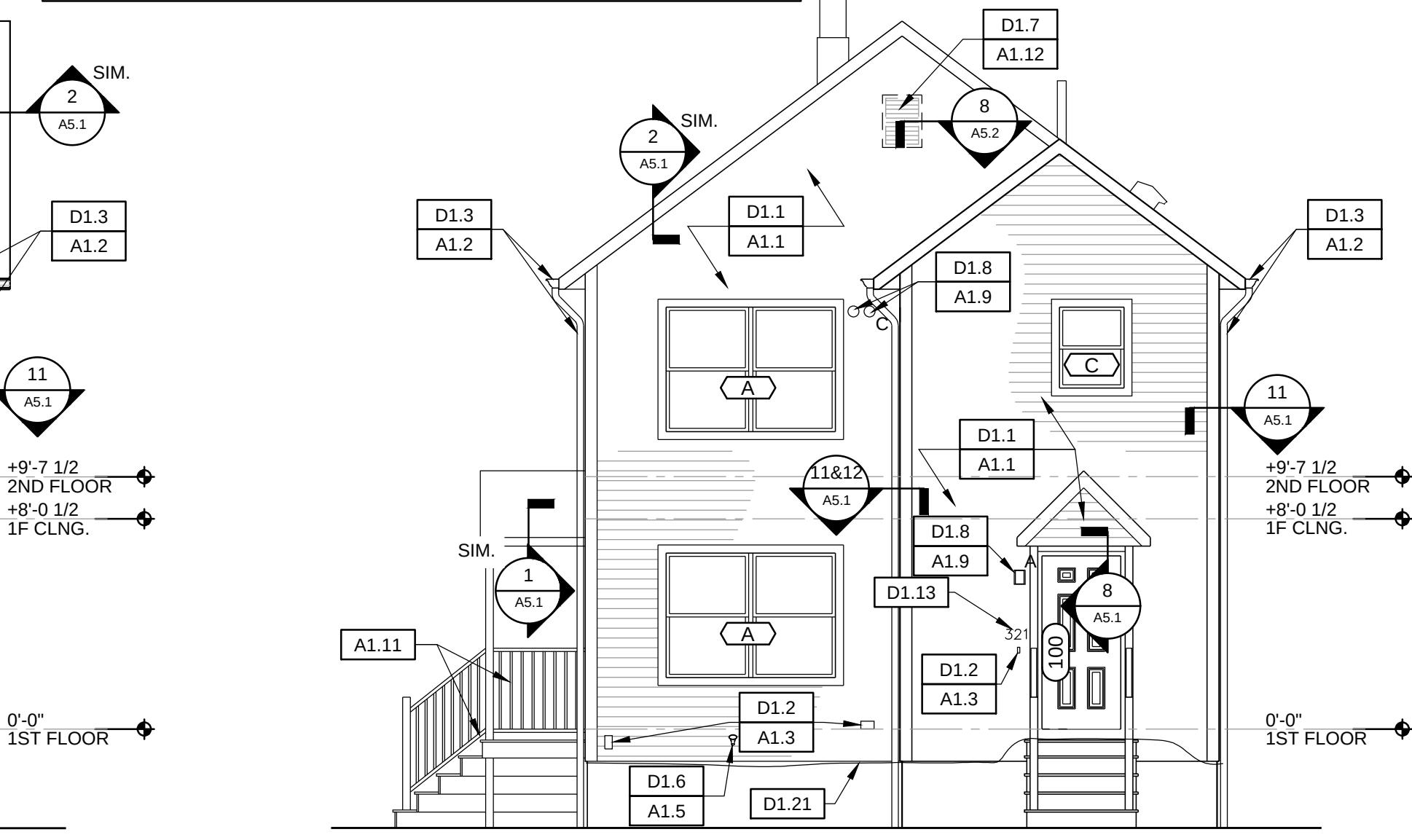


LEFT SIDE ELEVATION

- D1.3 R&D EXISTING GUTTER & DOWNSPOUT SYSTEM IN ITS ENTIRETY.
- D1.4 R&D EXISTING WALL MOUNTED EXHAUST HOOD. PREPARE OPENING AS REQUIRED FOR INSTALLATION OF NEW WALL MOUNTED EXHAUST HOOD. REFER TO DETAIL DRAWINGS FOR ADDITIONAL INFORMATION.
- D1.5 REMOVE & TEMPORARILY SUPPORT EXISTING ELECTRICAL METERS AND TELEPHONE/CABLE SERVICE BOXES AS REQUIRED FOR THE REMOVAL OF EXTERIOR SIDING SYSTEM. PREPARE AREA FOR RE-INSTALLATION OF EXISTING ELECTRICAL METERS AND TELEPHONE/CABLE SERVICE BOXES. REFER TO DETAIL DRAWINGS FOR ADDITIONAL INFORMATION.
- D1.6 R&D EXISTING PLUMBING WALL HYDRANT. PREPARE PLUMBING & OPENING AS REQUIRED FOR INSTALLATION OF NEW EXTERIOR SIDING SYSTEM. REFER TO DETAIL DRAWINGS FOR ADDITIONAL INFORMATION.
- D1.7 R&D EXISTING LOUVERED VENT AND PREPARE AREA FOR INSTALLATION OF WALL INFILL.
- D1.8 R&D EXISTING LIGHT FIXTURE. PREPARE AREA FOR INSTALLATION OF NEW LIGHT FIXTURE. REFER TO DETAIL DRAWINGS FOR ADDITIONAL INFORMATION.
- D1.9 R&D EXISTING EXTERIOR DOOR AND FRAME. PREPARE OPENING FOR INSTALLATION OF NEW EXTERIOR FIBERGLASS DOOR AND FRAME SYSTEM.
- D1.10 R&D EXISTING WINDOW SYSTEM AND INTERIOR TRIM BOARDS IN THEIR ENTIRETY AND PREPARE OPENING FOR INSTALLATION OF NEW VINYL WINDOW SYSTEM.
- D1.11 R&D EXISTING WINDOW BLINDS / ROLLER SHADES AS OCCURS.
- D1.12 REMOVE, STORE & REINSTALL EXISTING MAILBOXES AS REQUIRED FOR THE REMOVAL OF EXTERIOR SIDING SYSTEM. PREPARE AREA FOR RE-INSTALLATION OF EXISTING MAILBOXES. REFER TO DETAIL DRAWINGS FOR ADDITIONAL INFORMATION.

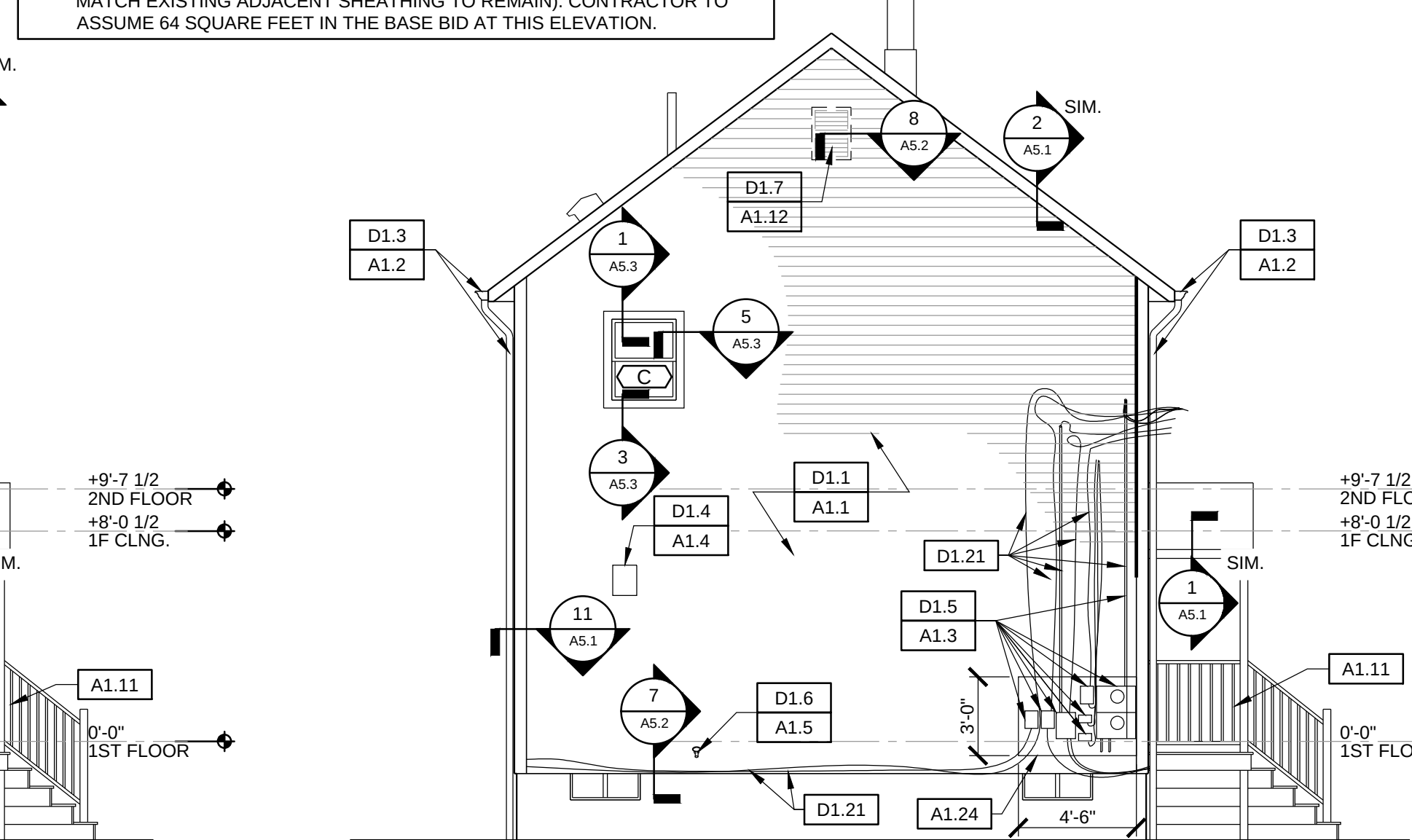
- D1.13 REMOVE, STORE & REINSTALL BUILDING SIGNAGE AS REQUIRED FOR THE REMOVAL OF EXTERIOR SIDING SYSTEM. PREPARE AREA FOR RE-INSTALLATION OF EXISTING BUILDING SIGNAGE. REFER TO DETAIL DRAWINGS FOR ADDITIONAL INFORMATION.
- D1.14 R&D EXISTING ASPHALT SHINGLE ROOFING SYSTEM DOWN TO EXISTING ROOF DECK. CLEAN & PREPARE EXISTING ROOF DECK TO RECEIVE NEW ROOFING SYSTEM. CONTRACTOR SHALL INCLUDE 20% OF DETERIORATED ROOF DECKING REPLACEMENT IN THEIR BASE BID (ACTUAL SQUARE FOOTAGE TO BE INCLUDED IN THE BASE BID IS NOTED AT EACH BUILDINGS ROOF PLAN). NEW ROOF SHEATHING SHALL BE CDX PLYWOOD & SHALL MATCH THE THICKNESS OF EXISTING ROOF SHEATHING TO REMAIN.
- D1.15 R&D ROOF EXHAUST VENT CAP. PREPARE DUCTWORK BELOW FOR INSTALLATION OF NEW VENT CAP.
- D1.16 R&D ROOF STATIC VENTS AND INFILL OPENING WITH NEW CDX PLYWOOD SHEATHING & SHALL MATCH THICKNESS OF EXISTING ROOF SHEATHING TO REMAIN.
- D1.17 CONTRACTOR SHALL NOTCH EXISTING ROOF SHEATHING AT RIDGE IN PREPARATION FOR INSTALLATION OF NEW RIDGE VENT SYSTEM.
- D1.18 R&D EXISTING WOOD DECKING, 2X JOIST STRUCTURE INCLUDING BEAMS AND LEDGERS. REFER TO DETAILS FOR ADDITIONAL INFORMATION.
- D1.19 R&D EXISTING RAILING SYSTEM IN ITS ENTIRETY AND PREPARE NEW FRAMING FOR INSTALLATION OF RAILING SYSTEM. REFER TO DETAILS FOR ADDITIONAL INFORMATION.
- D1.20 R&D EXISTING STAIR ASSEMBLY (TREADS, RISERS, STRINGERS, RAILING, ETC.) IN ITS ENTIRETY AND PREPARE AREA FOR INSTALLATION OF NEW STAIR ASSEMBLY. REFER TO DETAILS FOR ADDITIONAL INFORMATION.
- D1.21 EXISTING COAXIAL/TELEPHONE LINES. (RGB HAS BEEN INFORMED THAT TENANTS ARE RESPONSIBLE FOR CONTACTING CABLE/PHONE COMPANIES FOR REMOVAL AND REINSTALLATION OF THESE LINES WITHIN THE INSIDE OF THE BUILDING ENVELOPE PRIOR TO EXECUTION OF THIS WORK

NOTE:
1. CONTRACTOR SHALL INCLUDE 64 SQUARE FEET OF R-15 BATT INSULATION REPLACEMENT (STUD CAVITY) IN THE BASE BID AT THIS ELEVATION.
2. CONTRACTOR SHALL INCLUDE WOOD WALL SHEATHING (THICKNESS TO MATCH EXISTING ADJACENT SHEATHING TO REMAIN). CONTRACTOR TO ASSUME 64 SQUARE FEET IN THE BASE BID AT THIS ELEVATION.



FRONT ELEVATION

NOTE:
1. CONTRACTOR SHALL INCLUDE 64 SQUARE FEET OF R-15 BATT INSULATION REPLACEMENT (STUD CAVITY) IN THE BASE BID AT THIS ELEVATION.
2. CONTRACTOR SHALL INCLUDE WOOD WALL SHEATHING (THICKNESS TO MATCH EXISTING ADJACENT SHEATHING TO REMAIN). CONTRACTOR TO ASSUME 64 SQUARE FEET IN THE BASE BID AT THIS ELEVATION.



REAR ELEVATION

ARCHITECTURAL WORK NOTES:

- A1.1 CONTRACTOR SHALL FURNISH & INSTALL COMPOSITE SIDING SYSTEM, W/ PVC CORNER BOARDS (BY COMPOSITE SIDING MANUFACTURER), RAKE BOARDS, FRIEZE BOARDS (BY COMPOSITE SIDING MANUFACTURER), FASCIA, SOFFIT, & CONTINUOUS AIR & MOISTURE BARRIER. CONTRACTOR SHALL ASSUME THAT TEN PERCENT (10%) OF ALL EXISTING WALL SHEATHING, AND BATT INSULATION SHALL BE REPLACED AND SHALL INCLUDE THE COST OF THIS REPLACEMENT IN THEIR BID (ACTUAL SQUARE FOOTAGE TO BE INCLUDED IN THE BID IS NOTED ON EACH ELEVATION). NEW PLYWOOD WALL SHEATHING SHALL MATCH THE THICKNESS OF EXISTING WALL SHEATHING.
- A1.2 CONTRACTOR SHALL FURNISH & INSTALL NEW ALUMINUM GUTTER & DOWNSPOUT SYSTEM IN ITS ENTIRETY.
- A1.3 CONTRACTOR SHALL RE-ATTACH EXISTING ELECTRICAL DEVICES (OUTLETS, WIFI ANTENNA, DOORBELL, ETC.) & ASSOCIATED WIRING AS REQUIRED FOR INSTALLATION OF NEW EXTERIOR SIDING SYSTEM. REFER TO DETAILS 3/A5.2 & 5/A5.2 FOR ADDITIONAL INFORMATION.
- A1.4 CONTRACTOR SHALL FURNISH & INSTALL NEW EXHAUST VENT HOOD. MODIFY EXISTING DUCTWORK AS REQUIRED FOR PROPER ATTACHMENT. REFER TO DETAIL 4/A5.2 FOR ADDITIONAL INFORMATION.
- A1.5 CONTRACTOR SHALL FURNISH & INSTALL NEW PLUMBING WALL HYDRANT. REFER TO DETAIL 6/A5.2 FOR ADDITIONAL INFORMATION.
- A1.6 CONTRACTOR SHALL FURNISH & INSTALL NEW VINYL WINDOW UNIT. REFER TO WINDOW SCHEDULE AND DETAIL SHEET A5.3 FOR MORE INFORMATION.
- A1.7 CONTRACTOR SHALL FURNISH & INSTALL NEW EXTERIOR FIBERGLASS DOOR SYSTEM. SEE DOOR SCHEDULES AND DETAILS FOR ADDITIONAL INFORMATION.
- A1.8 CONTRACTOR SHALL PAINT INTERIOR WALL (ENTIRE SURFACE OF WALL, FROM CORNER TO CORNER, FLOOR TO CEILING) AT NEW DOOR AND WINDOW REPLACEMENT LOCATIONS. PAINT COLOR AND SHEEN SHALL MATCH EXISTING PAINT COLOR AND SHEEN WITHIN EACH ROOM INCLUDED IN THIS RENOVATION.
- A1.9 CONTRACTOR SHALL FURNISH & INSTALL NEW EXTERIOR LED LIGHT FIXTURE. REFER TO LIGHTING SCHEDULE AND DETAILS FOR ADDITIONAL INFORMATION.
- A1.10 CONTRACTOR SHALL FURNISH & INSTALL ASPHALT SHINGLE ROOFING SHINGLE ROOFING SYSTEM, UNDERLAYMENT, DRIP EDGES, & ICE & WATER SHIELD. CONTRACTOR SHALL INCLUDE IN THEIR BASE BID THE REPLACEMENT OF 20% OF ANY DAMAGED/DETERIORATED WOOD ROOF SHEATHING. (SQUARE FOOTAGE TO BE INCLUDED IN THE BID IS NOTED ON THE ROOF PLANS) NEW PLYWOOD SHEATHING SHALL MATCH THE THICKNESS OF EXISTING ROOF SHEATHING.

- A1.11 CONTRACTOR SHALL REPAIR ANY LOOSE VINYL RAILING ACCESSORIES TO MEET MINIMUM CODE REQUIREMENTS FOR STRUCTURAL LOADS PER IBC 1607.8.1 AND 1607.8.1.1. ANY DAMAGED ACCESSORIES SHOULD BE REPLACED IN KIND.
- A1.12 CONTRACTOR SHALL FURNISH & INSTALL WALL FRAMING INFILL AT REMOVED LOUVER. REFER TO DETAIL 8/A5.2 FOR ADDITIONAL INFORMATION.
- A1.13 CONTRACTOR SHALL FURNISH & INSTALL NEW ROLLER SHADES AS SPECIFIED. WINDOW TYPE "A" SHALL RECEIVE TWO ROLLER SHADES (ONE FOR EACH DOUBLE HUNG WINDOW OPENING).
- A1.14 CONTRACTOR SHALL FURNISH & INSTALL INTERIOR WOOD CASING AS SPECIFIED. REFER TO DETAILS FOR ADDITIONAL INFORMATION.
- A1.15 CONTRACTOR SHALL FURNISH & INSTALL PRE-FLASHED VENT STACK FLASHING. REFER TO DETAIL 9/A5.1 FOR ADDITIONAL INFORMATION.
- A1.16 CONTRACTOR SHALL FURNISH & INSTALL PLYWOOD INFILL AT REMOVED STATIC VENT. NEW ROOF SHEATHING SHALL BE CDX PLYWOOD AND SHALL MATCH THE THICKNESS OF EXISTING SHEATHING TO REMAIN.
- A1.17 CONTRACTOR SHALL NOTCH SHEATHING AT ROOF RIDGE AS REQUIRED TO INSTALL RIDGE VENTS IN-LIEU OF THE STATIC VENTS PREVIOUSLY UTILIZED. REFER TO DETAIL 3/A5.1 FOR ADDITIONAL INFORMATION.
- A1.18 CONTRACTOR SHALL FURNISH & INSTALL FLASHING AT CHIMNEY B-VENT. REFER TO DETAIL 6/A5.1 FOR ADDITIONAL INFORMATION.
- A1.19 CONTRACTOR SHALL FURNISH & INSTALL EXHAUST VENT CAP. REFER TO DETAIL 5/A5.1 FOR ADDITIONAL INFORMATION.
- A1.20 FURNISH & INSTALL 6" NOMINAL BY 1" THICK COMPOSITE DECK BOARDS WITH SIDELET OUTDOOR LIVING OR APPROVED EQUAL. FURNISH AND INSTALL REQUIRED BRACKETS TO ATTACH TOP/BOTTOM RAIL TO INDICATED POST TYPE.
- A1.21 FURNISH & INSTALL VINYL/ALUMINUM RAILING SYSTEM (FINYL LINE) AS MANUFACTURED BRACKETE OUTDOOR LIVING OR APPROVED EQUAL. FURNISH AND INSTALL REQUIRED BRACKETS TO ATTACH TOP/BOTTOM RAIL TO INDICATED POST TYPE.
- A1.22 FURNISH & INSTALL 2X P.T. KILN DRIED AFTER TREATED (KDAT) STRINGERS, COMPOSITE DECKING AND TREADS AND METAL HANDRAIL. REFER TO SECTIONS AND DETAILS FOR ADDITIONAL INFORMATION. PAINT ALL WOOD STRUCTURAL MEMBERS (TYP. THROUGHOUT)
- A1.23 FURNISH & INSTALL 3/4" PVC TRIM. REFER TO SECTIONS 4/A5.4, 5/A5.4 FOR ADDITIONAL INFORMATION.
- A1.24 CONTRACTOR SHALL FURNISH & INSTALL NEW PVC PANEL (SIZE AS REQUIRED TO ATTACH EXISTING MAIN ELECTRICAL SERVICE EQUIPMENT). REFER TO DETAIL 1/A5.2 FOR ADDITIONAL INFORMATION.

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Certification

Drawn by JRB, MRT

Checked by JRB, DLD

Revised on

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Project

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ISSUED FOR
CONSTRUCTION

Issued On SEPTEMBER 5, 2025

Sheet Contents

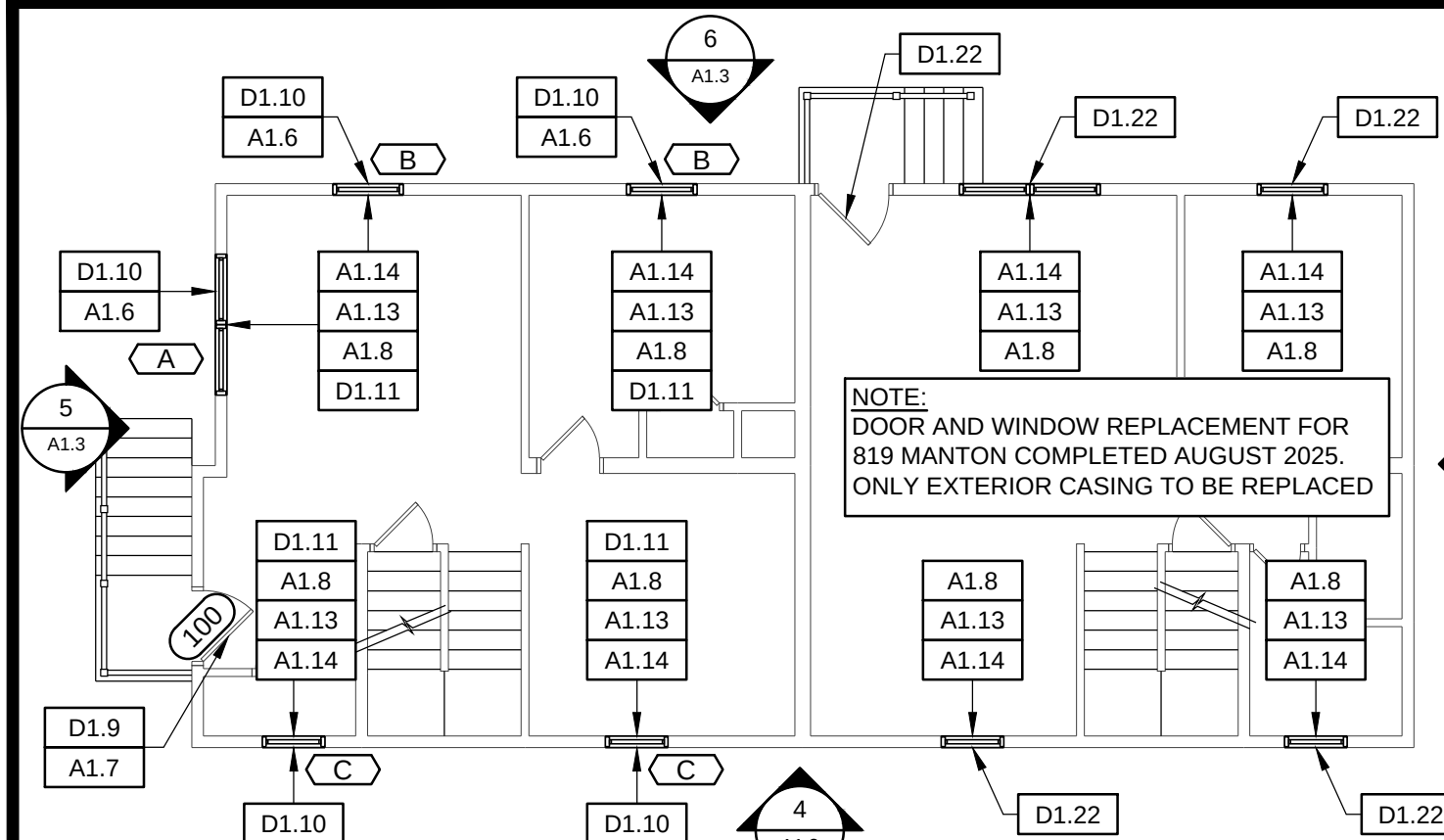
321-325 WILLARD AVENUE FLOOR PLANS, ELEVATIONS, & CONSTR. NOTES

Project Number. 6902 PHA EXISTING CONDITIONS-SCATTERED SITES

Drawing No.

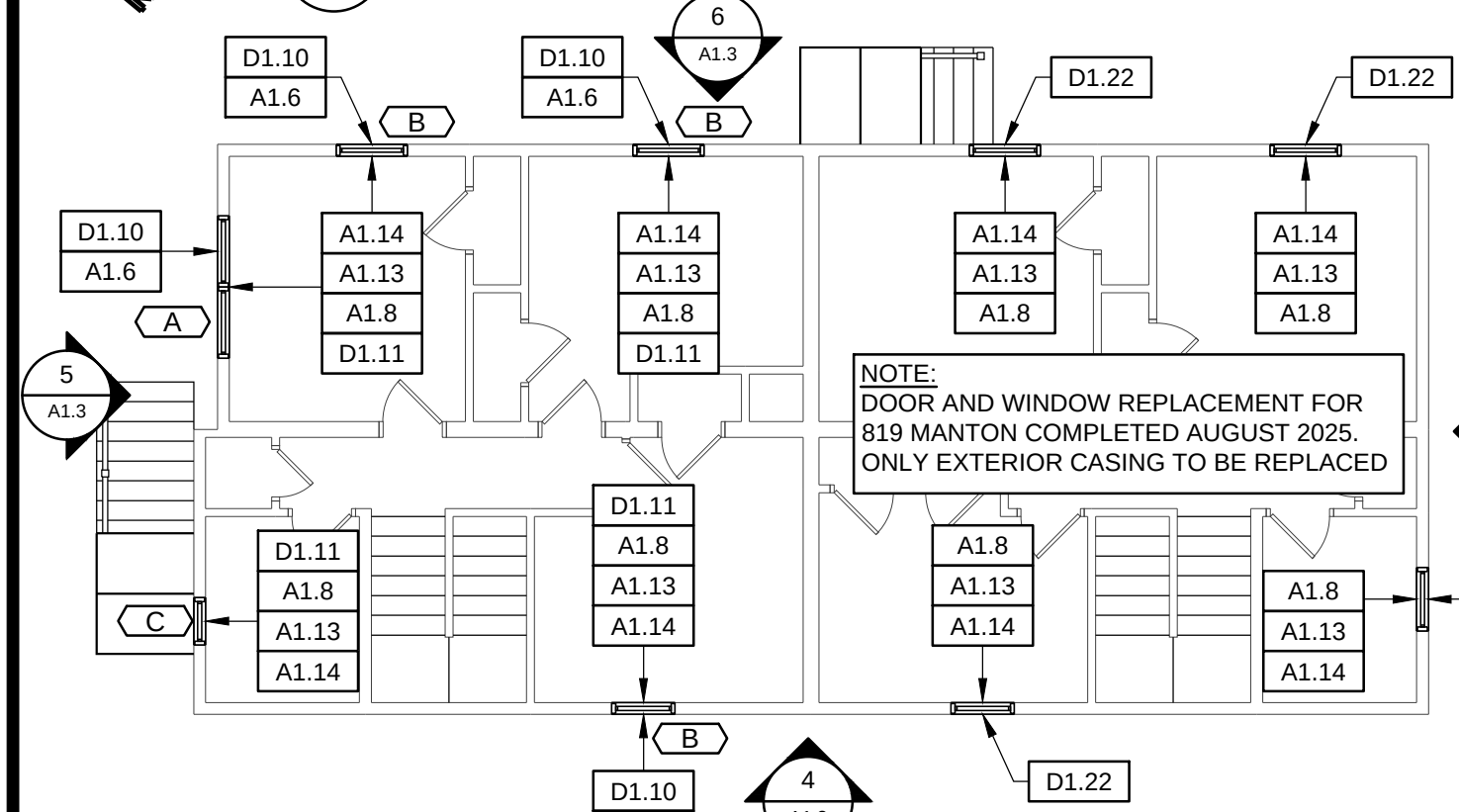
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Sheet 3 of 13



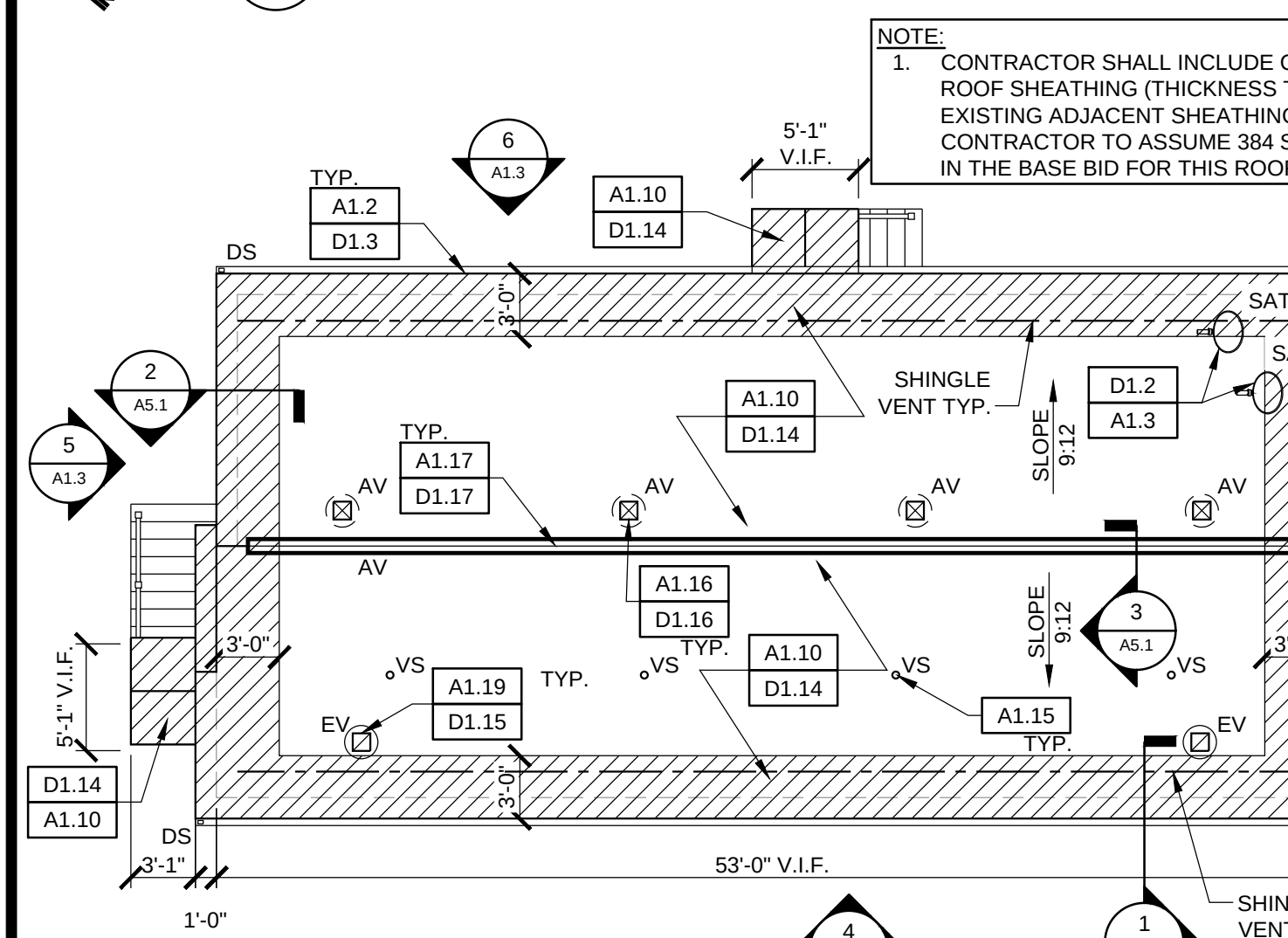
FIRST FLOOR PLAN

Scale: 1/8" = 1'-0"



SECOND FLOOR PLAN

Scale: 1/8" = 1'-0"



ROOF PLAN

Scale: 1/8" = 1'-0"

GENERAL DEMOLITION NOTES:

- COORDINATE ALL DEMOLITION OPERATIONS WITH HOUSING AUTHORITY FOR SHUTDOWN PERIODS AND SEQUENCE OF WORK. ARRANGE WITH HOUSING AUTHORITY AND/OR APPROPRIATE UTILITIES FOR SERVICE SHUTOFFS BEFORE BEGINNING DEMOLITION OPERATIONS. PROVIDE TEMPORARY DUST PARTITION, BARRICADES, AND PROTECTIVE ENCLOSURES REQUIRED TO PROPERLY SECURE, ISOLATE, AND WEATHERPROOF AREAS OF WORK AND EXISTING AREAS AND ELEMENTS TO REMAIN. THE CONTRACTOR SHALL PERFORM THE WORK OF THIS CONTRACT IN A MANNER THAT CAUSES NO DISRUPTION TO THE PHASED OCCUPATION OF THE BUILDING AND SITE FOR THEIR INTENDED PURPOSE.
- REMOVE ALL DEMOLISHED MATERIALS NOT SCHEDULED FOR REUSE IN ACCORDANCE WITH LOCAL REGULATIONS.
- ALL ITEMS SCHEDULED TO BE SALVAGED OR REUSED SHALL BE REMOVED WITH CARE, STORED AND PROTECTED FROM DAMAGE UNTIL INCORPORATED IN THEIR NEW WORK. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPLACE AND/OR RESTORE ANY ITEMS SCHEDULED FOR SALVAGE AND REUSE THAT ARE DAMAGED DURING THE COURSE OF CONTRACT OPERATIONS. THE HOUSING AUTHORITY SHALL BE THE SOLE JUDGE OF SUITABILITY OF ITEMS SALVAGED FOR REUSE IN THE WORK.
- IT IS NOT THE INTENT TO SHOW EVERY PIECE OR ITEM TO BE REMOVED IN DEMOLITION WORK. MECHANICAL, ELECTRICAL, AND OTHER WORK RELATED TO A ROOF, OR AREA SCHEDULED FOR DEMOLITION AND REMOVAL, SHALL BE PERFORMED WHETHER NOTED OR NOT.
- THE EXTENT OF ALL SPECIFIC DEMOLITION WORK SHALL BE COORDINATED WITH CONTRACT DOCUMENTS.
- CLEAN WORK SITE AT END OF EACH DAY.

GENERAL PLAN NOTES:

- COORDINATE ALL NEW WORK WITH DEMOLITION WORK AND GC'S FIELD VERIFIED EXISTING CONDITIONS. NOTIFY ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK.

PLAN & ELEVATION LEGEND

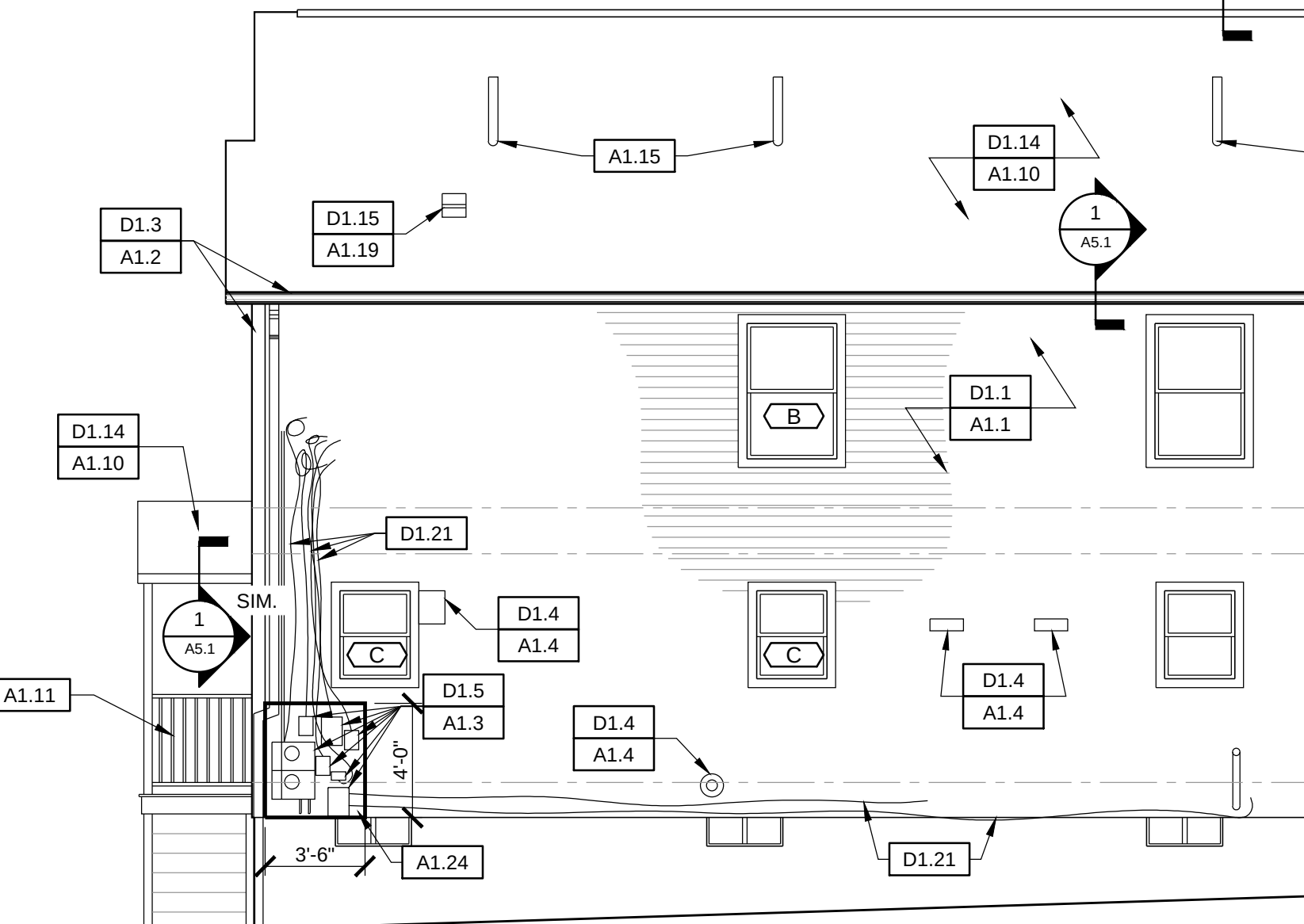
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- ICE & WATER SHIELD

DEMOLITION WORK NOTES:

- R&D = REMOVE AND DISPOSE OF
- R&S = REMOVE AND SALVAGE

- D1.1 R&D EXISTING SIDING SYSTEM, TRIM BOARDS AT SOFFIT, SOFFIT PANELS, FASCIA, RAKE BOARDS & MOISTURE BARRIER. REPLACE ANY DETERIORATED WOOD SHEATHING & BATT INSULATION CONTAINING MOLD (TYP). CONTRACTOR SHALL ASSUME THAT 10% OF WALL SURFACE WILL INCLUDE THE COST OF THIS REPLACEMENT IN THEIR BASE BID (ACTUAL SQUARE FOOTAGE TO BE INCLUDED IN THE BASE BID IS NOTED AT EACH BUILDING ELEVATION).
- D1.2 REMOVE, STORE, AND REINSTALL EXISTING ELECTRICAL DEVICES (OUTLETS, WIFI ANTENNA, DOORBELL, ETC.) AS REQUIRED FOR THE REMOVAL OF EXTERIOR SIDING SYSTEM. PREPARE AREA FOR RE-INSTALLATION OF EXISTING ELECTRICAL DEVICES. REFER TO DETAIL DRAWINGS FOR ADDITIONAL INFORMATION.

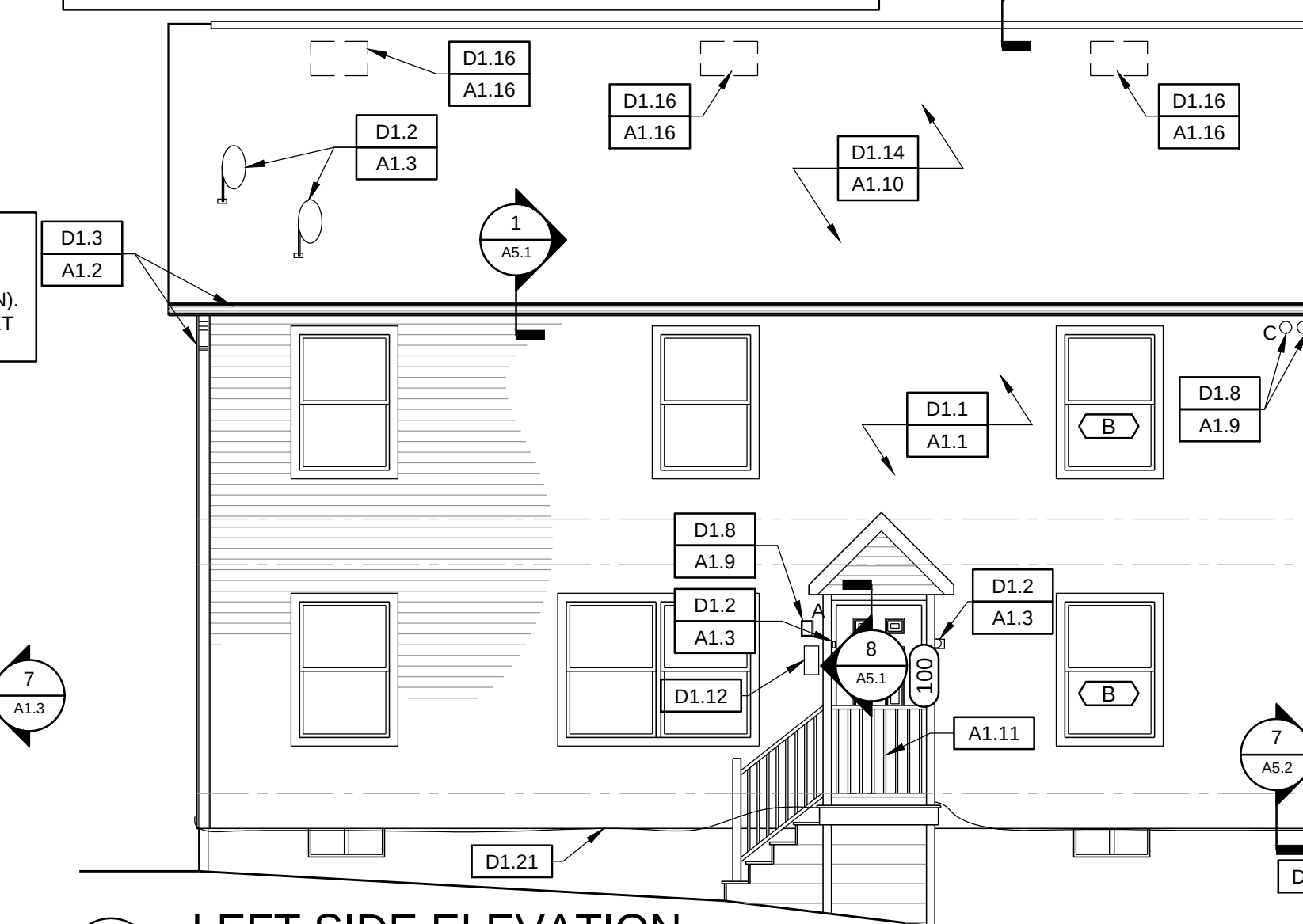
- NOTE:**
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 - CONTRACTOR SHALL INCLUDE WOOD WALL SHEATHING (THICKNESS TO MATCH EXISTING ADJACENT SHEATHING TO REMAIN). CONTRACTOR TO ASSUME 96 SQUARE FEET IN THE BASE BID AT THIS ELEVATION.



RIGHT SIDE ELEVATION

Scale: 3/16" = 1'-0"

- NOTE:**
- CONTRACTOR SHALL INCLUDE 64 SQUARE FEET OF R-15 BATT INSULATION REPLACEMENT (STUD CAVITY) IN THE BASE BID AT THIS ELEVATION.
 - CONTRACTOR SHALL INCLUDE WOOD WALL SHEATHING (THICKNESS TO MATCH EXISTING ADJACENT SHEATHING TO REMAIN). CONTRACTOR TO ASSUME 64 SQUARE FEET IN THE BASE BID AT THIS ELEVATION.

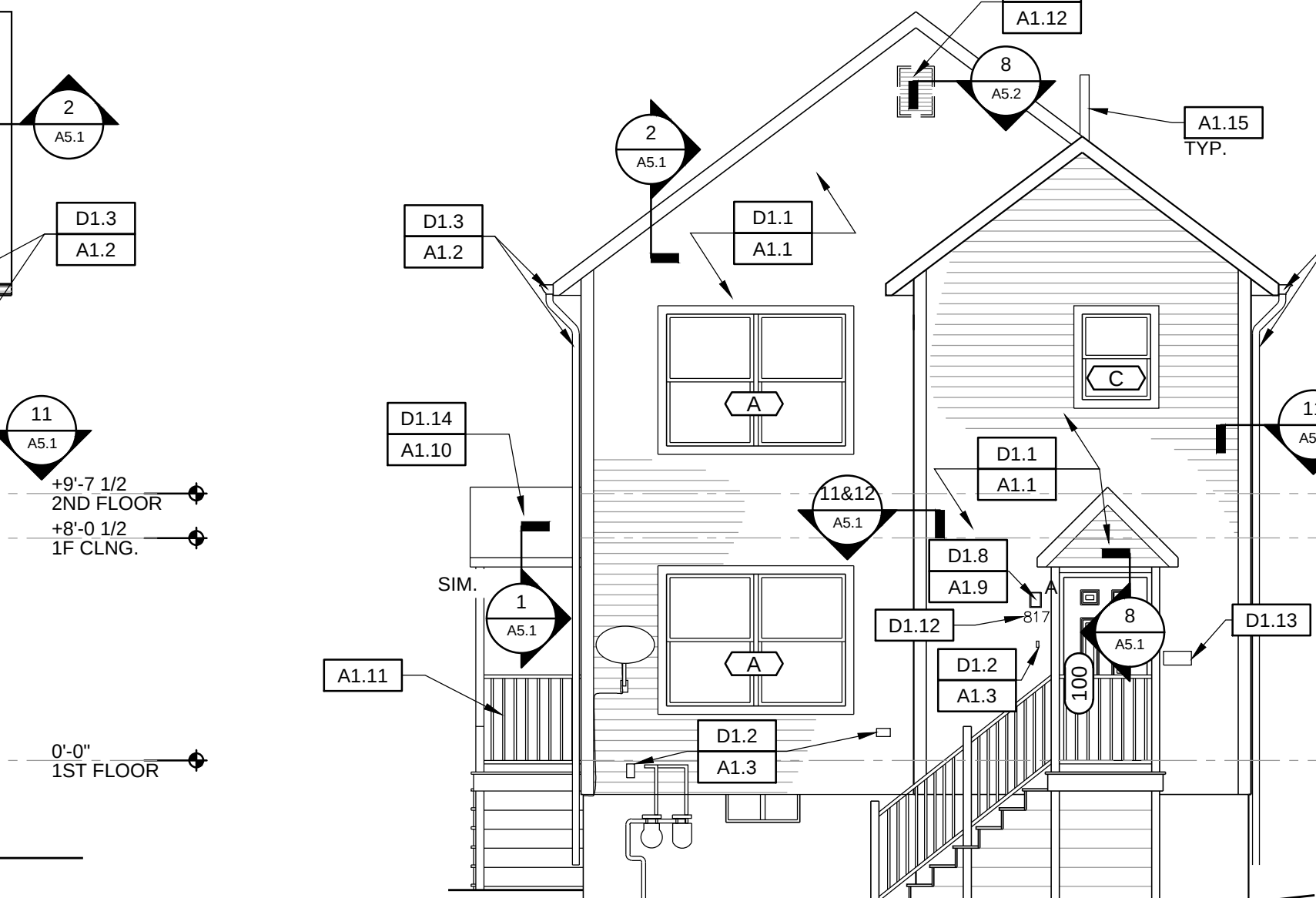


LEFT SIDE ELEVATION

Scale: 3/16" = 1'-0"

- D1.3 R&D EXISTING GUTTER & DOWNSPOUT SYSTEM IN ITS ENTIRETY.
- D1.4 R&D EXISTING WALL MOUNTED EXHAUST HOOD. PREPARE OPENING AS REQUIRED FOR INSTALLATION OF NEW WALL MOUNTED EXHAUST HOOD. REFER TO DETAIL DRAWINGS FOR ADDITIONAL INFORMATION.
- D1.5 REMOVE & TEMPORARILY SUPPORT EXISTING ELECTRICAL METERS AND TELEPHONE/CABLE SERVICE BOXES AS REQUIRED FOR THE REMOVAL OF EXTERIOR SIDING SYSTEM. PREPARE AREA FOR RE-INSTALLATION OF EXISTING ELECTRICAL METERS AND TELEPHONE/CABLE SERVICE BOXES. REFER TO DETAIL DRAWINGS FOR ADDITIONAL INFORMATION.
- D1.6 R&D EXISTING PLUMBING WALL HYDRANT. PREPARE PLUMBING & OPENING AS REQUIRED FOR INSTALLATION OF NEW EXTERIOR SIDING SYSTEM. REFER TO DETAIL DRAWINGS FOR ADDITIONAL INFORMATION.
- D1.7 R&D EXISTING LOUVERED VENT AND PREPARE AREA FOR INSTALLATION OF WALL INFILL.
- D1.8 R&D EXISTING LIGHT FIXTURE. PREPARE AREA FOR INSTALLATION OF NEW LIGHT FIXTURE. REFER TO DETAIL DRAWINGS FOR ADDITIONAL INFORMATION.
- D1.9 R&D EXISTING EXTERIOR DOOR AND FRAME. PREPARE OPENING FOR INSTALLATION OF NEW EXTERIOR FIBERGLASS DOOR AND FRAME SYSTEM.
- D1.10 R&D EXISTING WINDOW SYSTEM AND INTERIOR TRIM BOARDS IN THEIR ENTIRETY AND PREPARE OPENING FOR INSTALLATION OF NEW VINYL WINDOW SYSTEM.
- D1.11 R&D EXISTING WINDOW BLINDS / ROLLER SHADES AS OCCURS.
- D1.12 REMOVE, STORE & REINSTALL EXISTING MAILBOXES AS REQUIRED FOR THE REMOVAL OF EXTERIOR SIDING SYSTEM. PREPARE AREA FOR RE-INSTALLATION OF EXISTING MAILBOXES. REFER TO DETAIL DRAWINGS FOR ADDITIONAL INFORMATION.
- D1.13 REMOVE, STORE & REINSTALL BUILDING SIGNAGE AS REQUIRED FOR THE REMOVAL OF EXTERIOR SIDING SYSTEM. PREPARE AREA FOR RE-INSTALLATION OF EXISTING BUILDING SIGNAGE. REFER TO DETAIL DRAWINGS FOR ADDITIONAL INFORMATION.
- D1.14 R&D EXISTING ASPHALT SHINGLE ROOFING SYSTEM DOWN TO EXISTING ROOF DECK. CLEAN & PREPARE EXISTING ROOF DECK TO RECEIVE NEW ROOFING SYSTEM. CONTRACTOR SHALL INCLUDE 20% OF DETERIORATED ROOF DECKING REPLACEMENT IN THEIR BASE BID (ACTUAL SQUARE FOOTAGE TO BE INCLUDED IN THE BASE BID IS NOTED AT EACH BUILDING'S ROOF PLAN). NEW ROOF SHEATHING SHALL BE CDX PLYWOOD & SHALL MATCH THE THICKNESS OF EXISTING ROOF SHEATHING TO REMAIN.
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- D1.16 R&D ROOF STATIC VENTS AND INFILL OPENING WITH NEW CDX PLYWOOD SHEATHING & SHALL MATCH THICKNESS OF EXISTING ROOF SHEATHING TO REMAIN.
- D1.17 CONTRACTOR SHALL NOTCH EXISTING ROOF SHEATHING AT RIDGE IN PREPARATION FOR INSTALLATION OF NEW RIDGE VENT SYSTEM.
- D1.18 R&D EXISTING WOOD DECKING, 2X JOIST STRUCTURE INCLUDING BEAMS AND LEDGERS. REFER TO DETAILS FOR ADDITIONAL INFORMATION.
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- D1.21 EXISTING COAXIAL/TELEPHONE LINES. (RGB HAS BEEN INFORMED THAT TENANTS ARE RESPONSIBLE FOR CONTACTING CABLE/PHONE COMPANIES FOR REMOVAL AND REINSTALLATION OF THESE LINES WITHIN THE INSIDE OF THE BUILDING ENVELOPE PRIOR TO EXECUTION OF THIS WORK)
- D1.22 R&D EXISTING EXTERIOR DOOR AND WINDOW CASING. PREPARE AREA FOR INSTALLATION OF NEW PVC CASING. (SEE FLOOR PLAN NOTE RE: 819 MANTON AVE. SPECIFIC TO THIS SHEET ONLY)

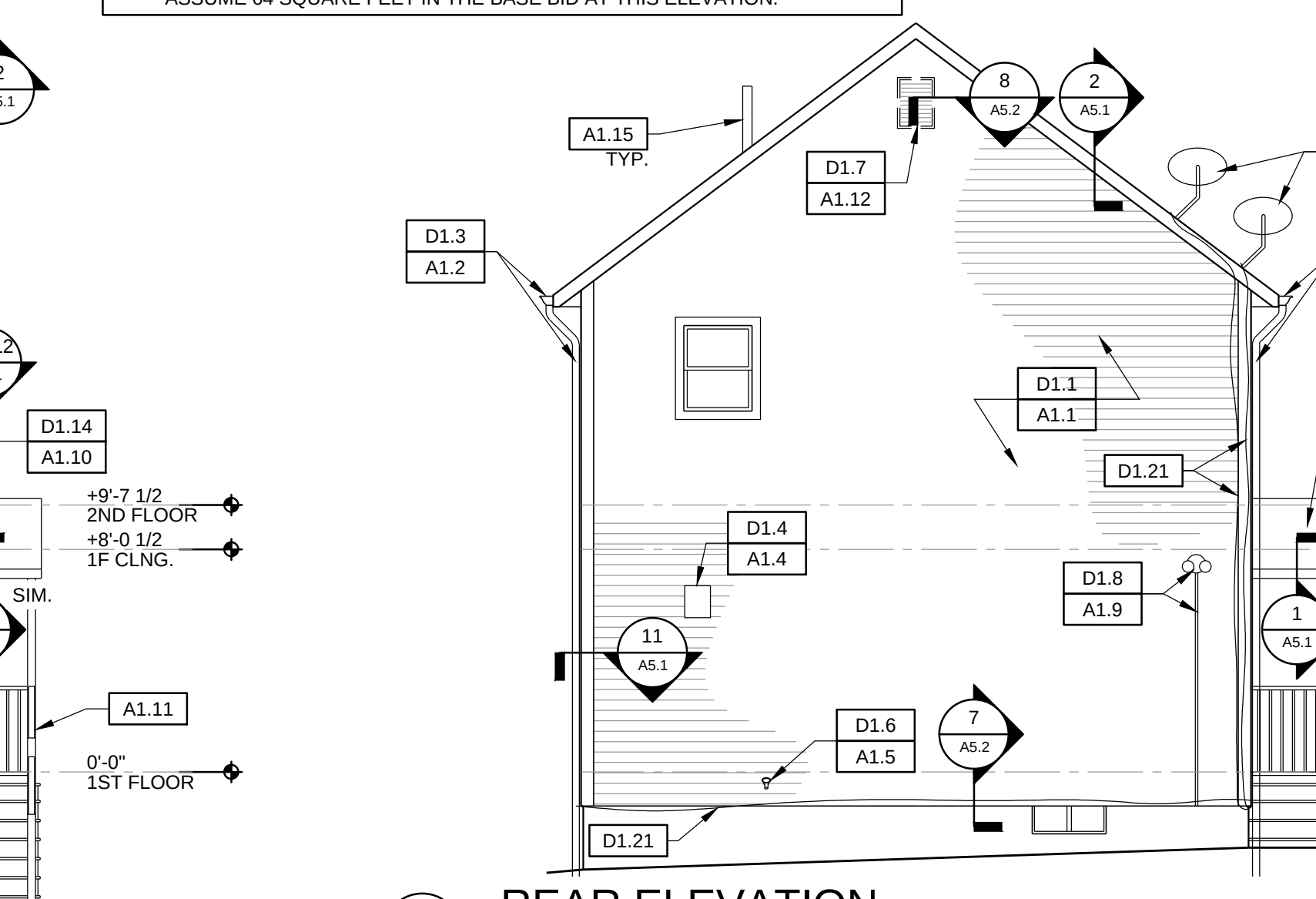
- NOTE:**
- CONTRACTOR SHALL INCLUDE 64 SQUARE FEET OF R-15 BATT INSULATION REPLACEMENT (STUD CAVITY) IN THE BASE BID AT THIS ELEVATION.
 - CONTRACTOR SHALL INCLUDE WOOD WALL SHEATHING (THICKNESS TO MATCH EXISTING ADJACENT SHEATHING TO REMAIN). CONTRACTOR TO ASSUME 64 SQUARE FEET IN THE BASE BID AT THIS ELEVATION.



FRONT ELEVATION

Scale: 3/16" = 1'-0"

- NOTE:**
- CONTRACTOR SHALL INCLUDE 64 SQUARE FEET OF R-15 BATT INSULATION REPLACEMENT (STUD CAVITY) IN THE BASE BID AT THIS ELEVATION.
 - CONTRACTOR SHALL INCLUDE WOOD WALL SHEATHING (THICKNESS TO MATCH EXISTING ADJACENT SHEATHING TO REMAIN). CONTRACTOR TO ASSUME 64 SQUARE FEET IN THE BASE BID AT THIS ELEVATION.



REAR ELEVATION

Scale: 3/16" = 1'-0"

ARCHITECTURAL WORK NOTES:

- A1.1 CONTRACTOR SHALL FURNISH & INSTALL COMPOSITE SIDING SYSTEM, W/ PVC CORNER BOARDS (BY COMPOSITE SIDING MANUFACTURER), RAKE BOARDS, FRIEZE BOARDS (BY COMPOSITE SIDING MANUFACTURER), FASCIA, SOFFIT, & CONTINUOUS AIR & MOISTURE BARRIER. CONTRACTOR SHALL ASSUME THAT TEN PERCENT (10%) OF ALL EXISTING WALL SHEATHING, AND BATT INSULATION SHALL BE REPLACED AND SHALL INCLUDE THE COST OF THIS REPLACEMENT IN THEIR BID (ACTUAL SQUARE FOOTAGE TO BE INCLUDED IN THE BID IS NOTED ON EACH ELEVATION). NEW PLYWOOD WALL SHEATHING SHALL MATCH THE THICKNESS OF EXISTING WALL SHEATHING.
- A1.2 CONTRACTOR SHALL FURNISH & INSTALL NEW ALUMINUM GUTTER & DOWNSPOUT SYSTEM IN ITS ENTIRETY.
- A1.3 CONTRACTOR SHALL RE-ATTACH EXISTING ELECTRICAL DEVICES (OUTLETS, WIFI ANTENNA, DOORBELL, ETC.) & ASSOCIATED WIRING AS REQUIRED FOR INSTALLATION OF NEW EXTERIOR SIDING SYSTEM. REFER TO DETAILS 3/A5.2 & 5/A5.2 FOR ADDITIONAL INFORMATION
- A1.4 CONTRACTOR SHALL FURNISH & INSTALL NEW EXHAUST VENT HOOD. MODIFY EXISTING DUCTWORK AS REQUIRED FOR PROPER ATTACHMENT. REFER TO DETAIL 4/A5.2 FOR ADDITIONAL INFORMATION.
- A1.5 CONTRACTOR SHALL FURNISH & INSTALL NEW PLUMBING WALL HYDRANT. REFER TO DETAIL 6/A5.2 FOR ADDITIONAL INFORMATION.
- A1.6 CONTRACTOR SHALL FURNISH & INSTALL NEW VINYL WINDOW UNIT. REFER TO WINDOW SCHEDULE AND DETAIL SHEET A5.3 FOR MORE INFORMATION.
- A1.7 CONTRACTOR SHALL FURNISH & INSTALL NEW EXTERIOR FIBERGLASS DOOR SYSTEM. SEE DOOR SCHEDULES AND DETAILS FOR ADDITIONAL INFORMATION.
- A1.8 CONTRACTOR SHALL PAINT INTERIOR WALL (ENTIRE SURFACE OF WALL, FROM CORNER TO CORNER, FLOOR TO CEILING) AT NEW DOOR AND WINDOW REPLACEMENT LOCATIONS. PAINT COLOR AND SHEEN SHALL MATCH EXISTING PAINT COLOR AND SHEEN WITHIN EACH ROOM INCLUDED IN THIS RENOVATION.
- A1.9 CONTRACTOR SHALL FURNISH & INSTALL NEW EXTERIOR LED LIGHT FIXTURE. REFER TO LIGHTING SCHEDULE AND DETAILS FOR ADDITIONAL INFORMATION.
- A1.10 CONTRACTOR SHALL FURNISH & INSTALL ASPHALT SHINGLE ROOFING SHINGLE ROOFING SYSTEM, UNDERLAYMENT, DRIP EDGES, & ICE & WATER SHIELD. CONTRACTOR SHALL INCLUDE IN THEIR BASE BID THE REPLACEMENT OF 20% OF ANY DAMAGED/DETERIORATED WOOD ROOF SHEATHING. (SQUARE FOOTAGE TO BE INCLUDED IN THE BID IS NOTED ON THE ROOF PLAN) NEW PLYWOOD SHEATHING SHALL MATCH THE THICKNESS OF EXISTING ROOF SHEATHING.

- A1.11 CONTRACTOR SHALL REPAIR ANY LOOSE VINYL RAILING ACCESSORIES TO MEET MINIMUM CODE REQUIREMENTS FOR STRUCTURAL LOADS PER IBC 1607.8.1 AND 1607.8.1.1. ANY DAMAGED ACCESSORIES SHOULD BE REPLACED IN KIND.
- A1.12 CONTRACTOR SHALL FURNISH & INSTALL WALL FRAMING INFILL AT REMOVED LOUVER, REFER TO DETAIL 8/A5.2 FOR ADDITIONAL INFORMATION
- A1.13 CONTRACTOR SHALL FURNISH & INSTALL NEW ROLLER SHADES AS SPECIFIED. WINDOW TYPE "A" SHALL RECEIVE TWO ROLLER SHADES (ONE FOR EACH DOUBLE HUNG WINDOW OPENING).
- A1.14 CONTRACTOR SHALL FURNISH & INSTALL INTERIOR WOOD CASING AS SPECIFIED. REFER TO DETAILS FOR ADDITIONAL INFORMATION.
- A1.15 CONTRACTOR SHALL FURNISH & INSTALL PRE-FLASHED VENT STACK FLASHING. REFER TO DETAIL 9/A5.1 FOR ADDITIONAL INFORMATION.
- A1.16 CONTRACTOR SHALL FURNISH & INSTALL PLYWOOD INFILL AT REMOVED STATIC VENT. NEW ROOF SHEATHING SHALL BE CDX PLYWOOD AND SHALL MATCH THE THICKNESS OF EXISTING SHEATHING TO REMAIN.
- A1.17 CONTRACTOR SHALL NOTCH SHEATHING AT ROOF RIDGE AS REQUIRED TO INSTALL RIDGE VENTS IN-LIEU OF THE STATIC VENTS PREVIOUSLY UTILIZED. REFER TO DETAIL 3/A5.1 FOR ADDITIONAL INFORMATION.
- A1.18 CONTRACTOR SHALL FURNISH & INSTALL FLASHING AT CHIMNEY B-VENT. REFER TO DETAIL 6/A5.1 FOR ADDITIONAL INFORMATION.
- A1.19 CONTRACTOR SHALL FURNISH & INSTALL EXHAUST VENT CAP. REFER TO DETAIL 5/A5.1 FOR ADDITIONAL INFORMATION.
- A1.20 FURNISH & INSTALL 6" NOMINAL BY 1" THICK COMPOSITE DECK BOARDS WITH SIDELOCK HIDDEN FASTENERS. BOARDS AND FASTENERS MANUFACTURED BY TIMBERTECH, AZEK OR APPROVED EQ.
- A1.21 FURNISH & INSTALL VINYL/ALUMINUM RAILING SYSTEM (FINYL LINE) AS MANUFACTURED BARRETT OUTDOOR LIVING OR APPROVED EQUAL. FURNISH AND INSTALL REQUIRED BRACKETS TO ATTACH TOP/BOTTOM RAIL TO INDICATED POST TYPE.
- A1.22 FURNISH & INSTALL 2X P.T. KILN DRIED AFTER TREATED (KDAT) STRINGERS, COMPOSITE/PLYWOOD RISERS, COMPOSITE DECKING AND TREADS AND METAL HANDRAIL. REFER TO SECTIONS AND DETAILS FOR ADDITIONAL INFORMATION. PAINT ALL WOOD STRUCTURAL MEMBERS (TYP. THROUGHOUT)
- A1.23 FURNISH & INSTALL 3/4" PVC TRIM. REFER TO SECTIONS 4/A5.4, 5/A5.4 FOR ADDITIONAL INFORMATION.
- A1.24 CONTRACTOR SHALL FURNISH & INSTALL NEW PVC PANEL (SIZE AS REQUIRED TO ATTACH EXISTING MAIN ELECTRICAL SERVICE EQUIPMENT). REFER TO DETAIL 1/A5.2 FOR ADDITIONAL INFORMATION.

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Certification

Drawn by JRB, MRT

Checked by JRB, DLD

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Architecture • Project Management • Interior Design

Project

PROVIDENCE HOUSING AUTHORITY
SCATTERED SITES EXTERIOR RENOVATIONS



40 LAUREL HILL AVENUE
PROVIDENCE, RI 02909

Drawing Status

ISSUED FOR CONSTRUCTION

Issued On SEPTEMBER 5, 2025

Sheet Contents

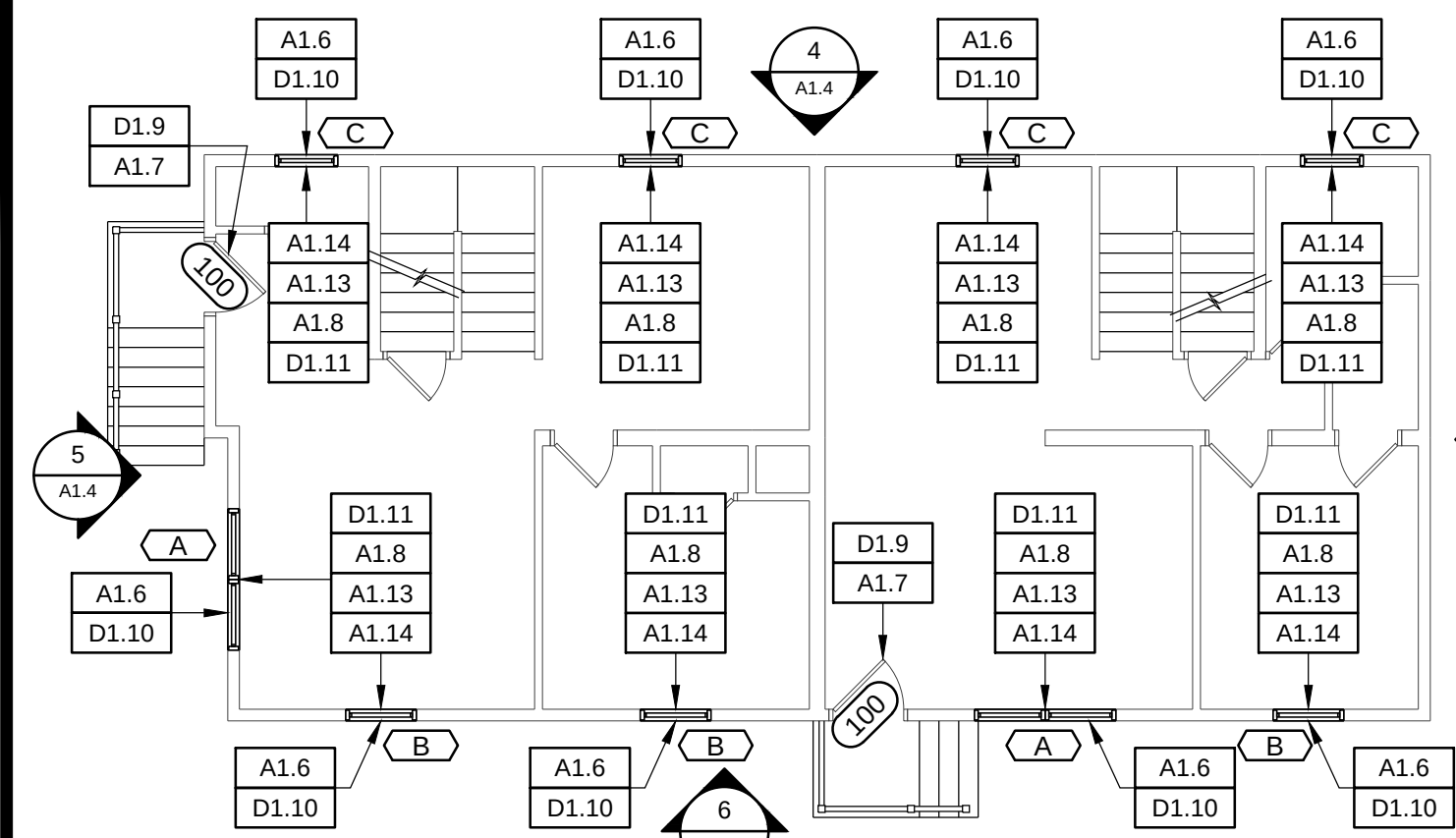
817-819 MANTON AVENUE FLOOR PLANS, ELEVATIONS, & CONSTR. NOTES

Project Number: 6902 PHA EXISTING CONDITIONS-SCATTERED SITES

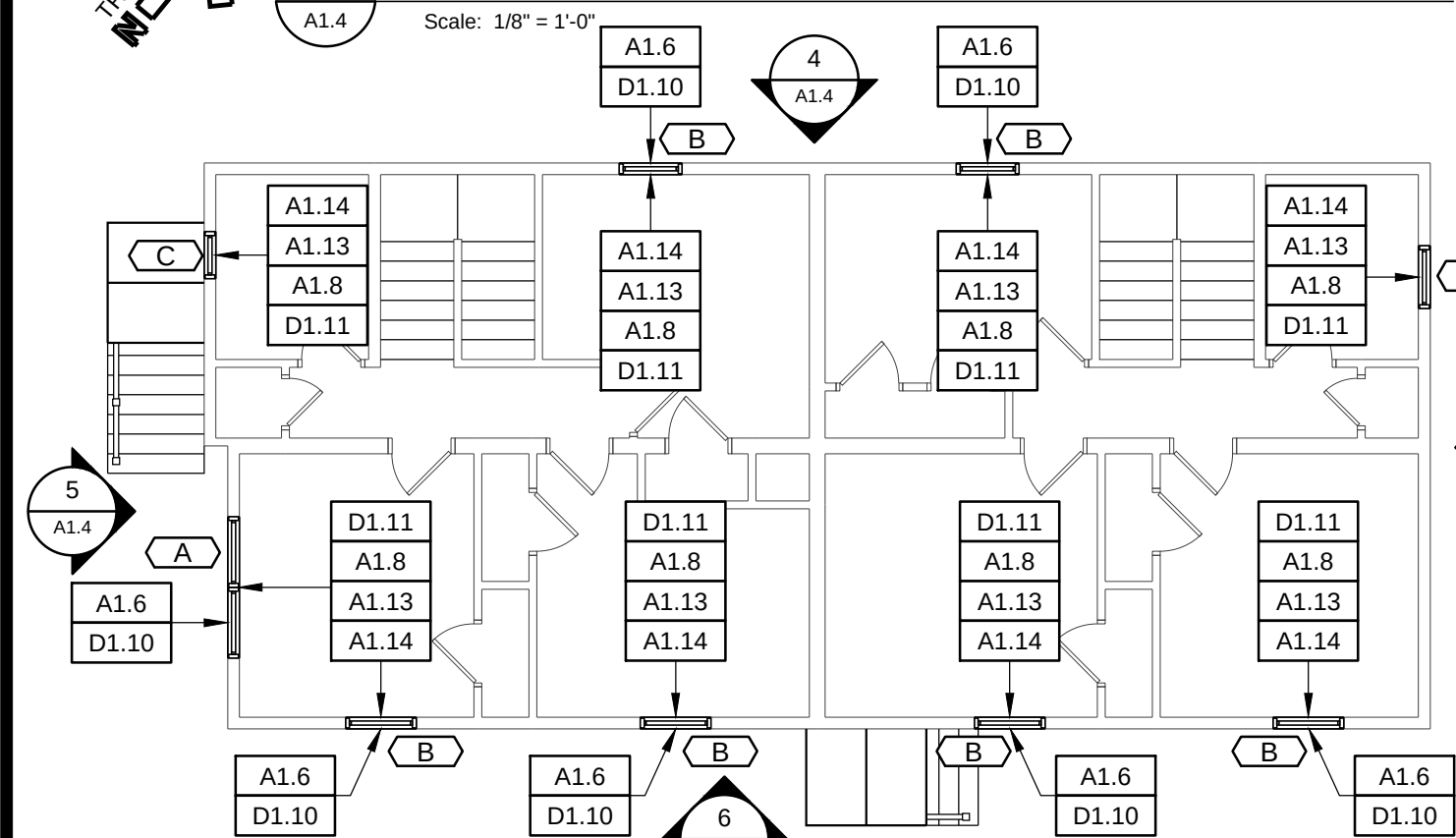
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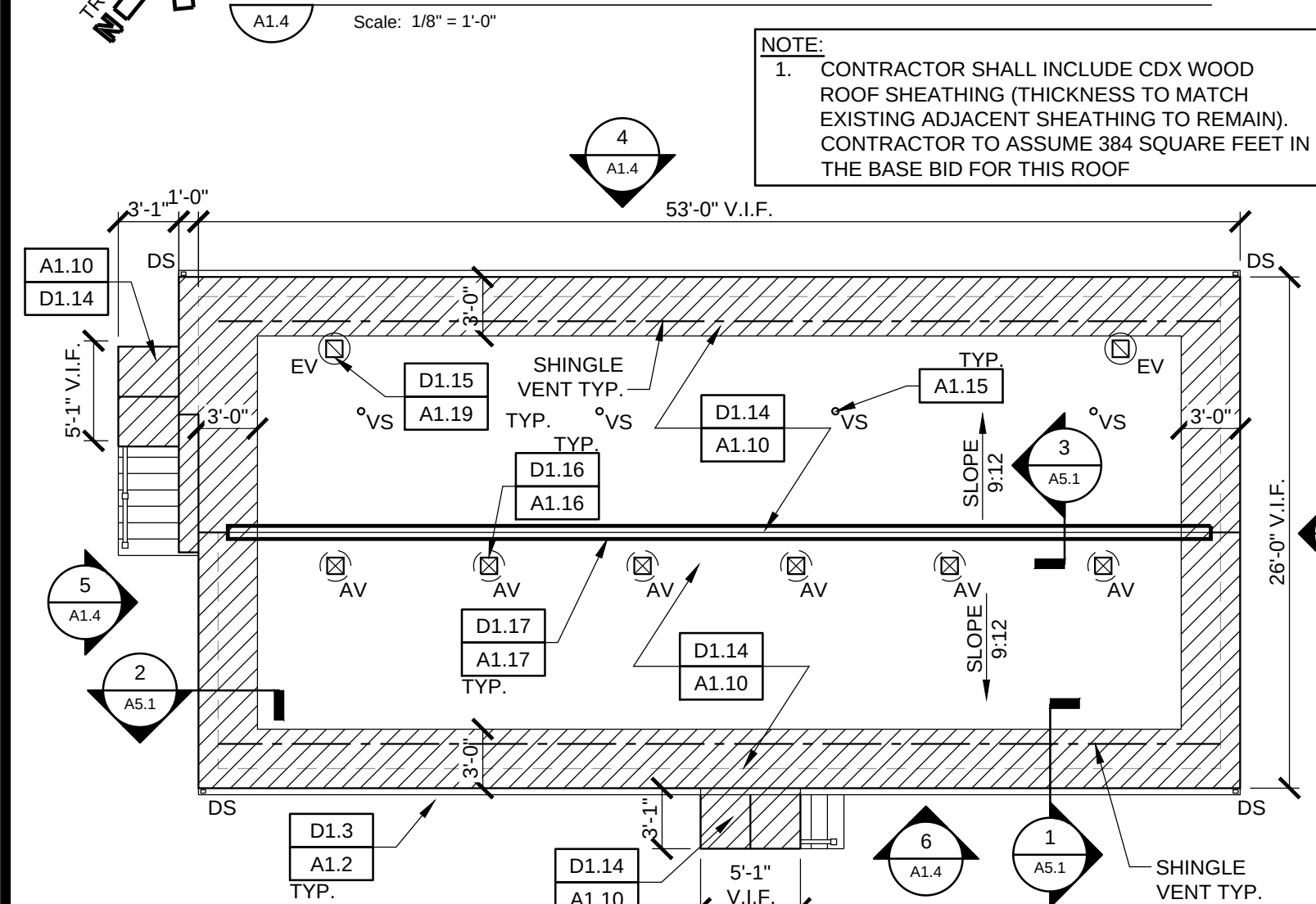
Sheet 4 of 13



FIRST FLOOR PLAN



SECOND FLOOR PLAN



ROOF PLAN

GENERAL DEMOLITION NOTES:

- COORDINATE ALL DEMOLITION OPERATIONS WITH HOUSING AUTHORITY FOR SHUTDOWN PERIODS AND SEQUENCE OF WORK. ARRANGE WITH HOUSING AUTHORITY AND/OR APPROPRIATE UTILITIES FOR SERVICE SHUTOFFS BEFORE BEGINNING DEMOLITION OPERATIONS. PROVIDE TEMPORARY DUST PARTITIONS, BARRICADES, AND PROTECTIVE ENCLOSURES REQUIRED TO PROPERLY SECURE, ISOLATE, AND WEATHERPROOF AREAS OF WORK AND EXISTING AREAS AND ELEMENTS TO REMAIN. THE CONTRACTOR SHALL PERFORM THE WORK OF THIS CONTRACT IN A MANNER THAT CAUSES NO DISRUPTION TO THE PHASED OCCUPATION OF THE BUILDING AND SITE FOR THEIR INTENDED PURPOSE
- REMOVE ALL DEMOLISHED MATERIALS NOT SCHEDULED FOR REUSE IN ACCORDANCE WITH LOCAL REGULATIONS
- ALL ITEMS SCHEDULED TO BE SALVAGED OR REUSED SHALL BE REMOVED WITH CARE, STORED AND PROTECTED FROM DAMAGE UNTIL INCORPORATED IN THEIR NEW WORK. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPLACE AND/OR RESTORE ANY ITEMS SCHEDULED FOR SALVAGE AND REUSE THAT ARE DAMAGED DURING THE COURSE OF CONTRACT OPERATIONS. THE HOUSING AUTHORITY SHALL BE THE SOLE JUDGE OF SUITABILITY OF ITEMS SALVAGED FOR REUSE IN THE WORK.
- IT IS NOT THE INTENT TO SHOW EVERY PIECE OR ITEM TO BE REMOVED IN DEMOLITION WORK. MECHANICAL, ELECTRICAL, AND OTHER WORK RELATED TO A ROOF, OR AREA SCHEDULED FOR DEMOLITION AND REMOVAL, SHALL BE PERFORMED WHETHER NOTED OR NOT.
- THE EXTENT OF ALL SPECIFIC DEMOLITION WORK SHALL BE COORDINATED WITH CONTRACT DOCUMENTS.
- CLEAN WORK SITE AT END OF EACH DAY.

GENERAL PLAN NOTES:

- COORDINATE ALL NEW WORK WITH DEMOLITION WORK AND GC'S FIELD VERIFIED EXISTING CONDITIONS. NOTIFY ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK.

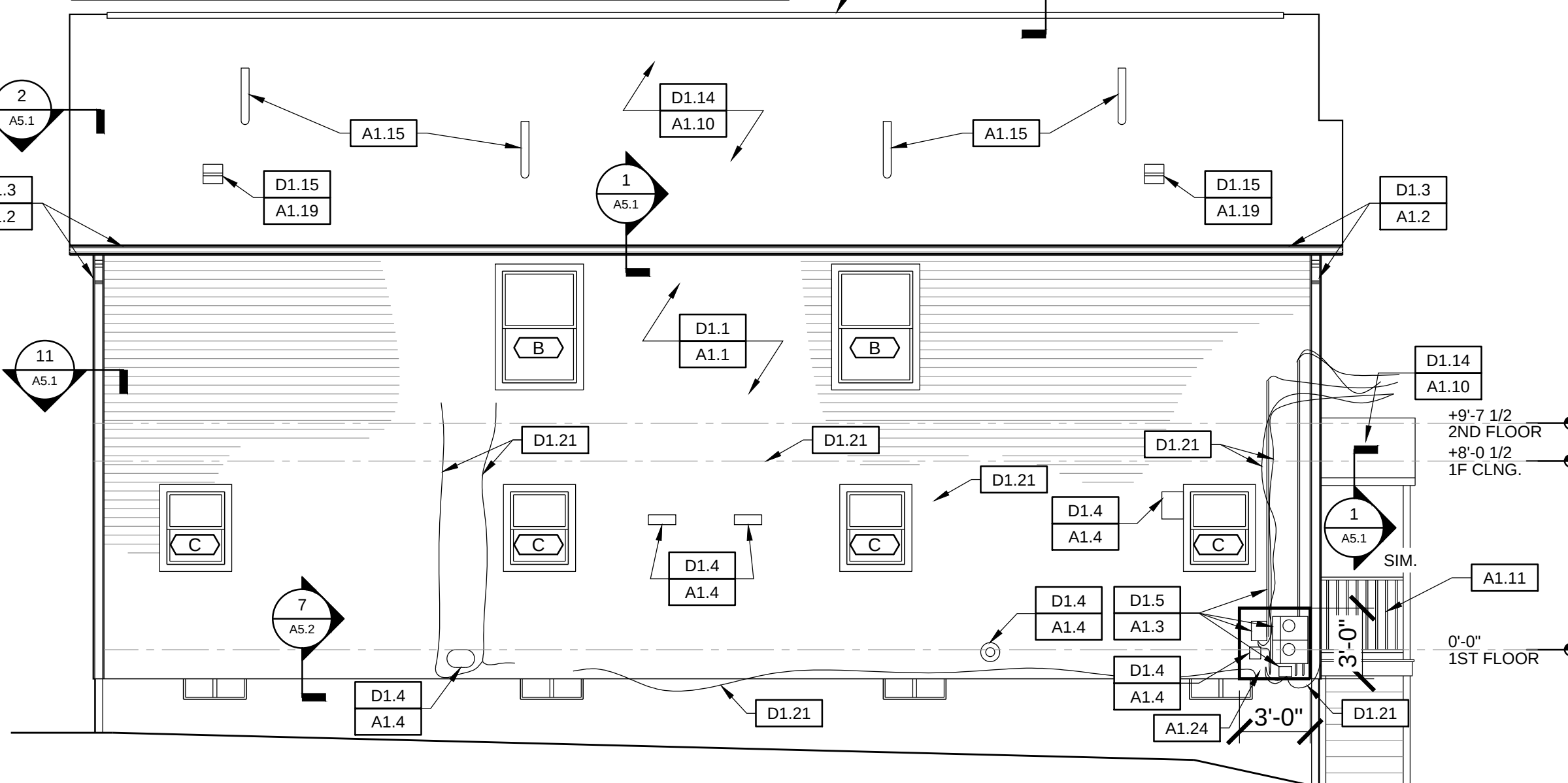
PLAN & ELEVATION LEGEND

- XXX NOTES WITHOUT AN ARROW INDICATE AN ENTIRE SPACE OR AREA
- XXX NOTES WITH AN ARROW INDICATE SPECIFIC SPACES AND/OR ITEMS
- ICE & WATER SHIELD
- R&D = REMOVE AND DISPOSE OF
R&S = REMOVE AND SALVAGE

DEMOLITION WORK NOTES:

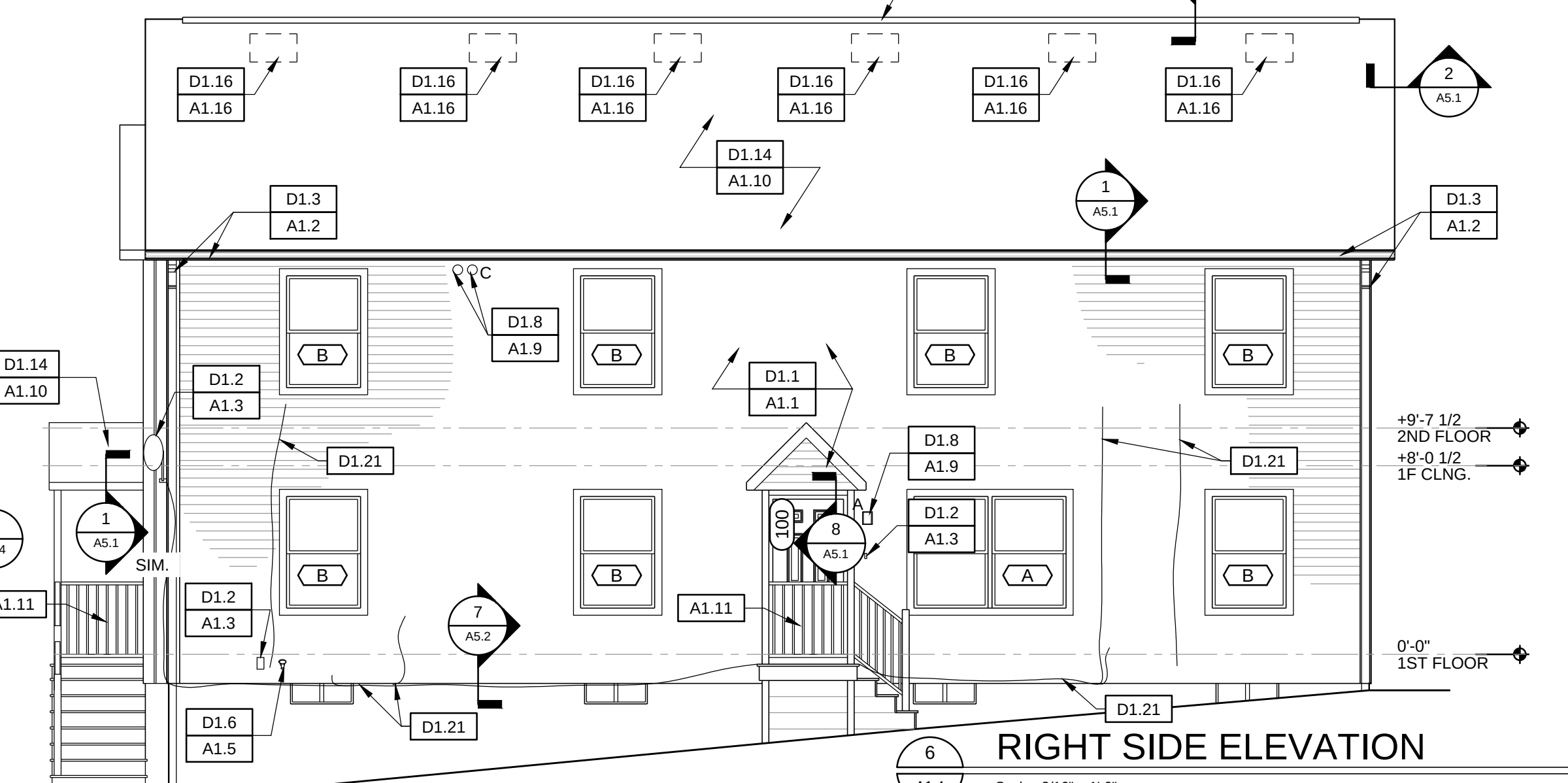
- D1.1 R&D EXISTING SHINGLE SYSTEM, TRIM BOARDS AT SOFFIT, SOFFIT PANELS, FASCIA, RAKE BOARDS & MOISTURE BARRIER. REPLACE ANY DETERIORATED WOOD SHEATHING & BATT INSULATION CONTAINING MOLD (TYP). CONTRACTOR SHALL ASSUME THAT 10% OF WALL SURFACE WILL INCLUDE THE COST OF THIS REPLACEMENT IN THEIR BASE BID (ACTUAL SQUARE FOOTAGE TO BE INCLUDED IN THE BASE BID IS NOTED AT EACH BUILDING ELEVATION).
- D1.2 REMOVE, STORE, AND REINSTALL EXISTING ELECTRICAL DEVICES (OUTLETS, WIFI ANTENNA, DOORBELL, ETC.) AS REQUIRED FOR THE REMOVAL OF EXTERIOR SIDING SYSTEM. PREPARE AREA FOR RE-INSTALLATION OF EXISTING ELECTRICAL DEVICES. REFER TO DETAIL DRAWINGS FOR ADDITIONAL INFORMATION.

- NOTE:
- CONTRACTOR SHALL INCLUDE 96 SQUARE FEET OF R-15 BATT INSULATION REPLACEMENT (STUD CAVITY) IN THE BASE BID AT THIS ELEVATION.
 - CONTRACTOR SHALL INCLUDE WOOD WALL SHEATHING (THICKNESS TO MATCH EXISTING ADJACENT SHEATHING TO REMAIN). CONTRACTOR TO ASSUME 96 SQUARE FEET IN THE BASE BID AT THIS ELEVATION.



LEFT SIDE ELEVATION

- NOTE:
- CONTRACTOR SHALL INCLUDE 64 SQUARE FEET OF R-15 BATT INSULATION REPLACEMENT (STUD CAVITY) IN THE BASE BID AT THIS ELEVATION.
 - CONTRACTOR SHALL INCLUDE WOOD WALL SHEATHING (THICKNESS TO MATCH EXISTING ADJACENT SHEATHING TO REMAIN). CONTRACTOR TO ASSUME 64 SQUARE FEET IN THE BASE BID AT THIS ELEVATION.



RIGHT SIDE ELEVATION

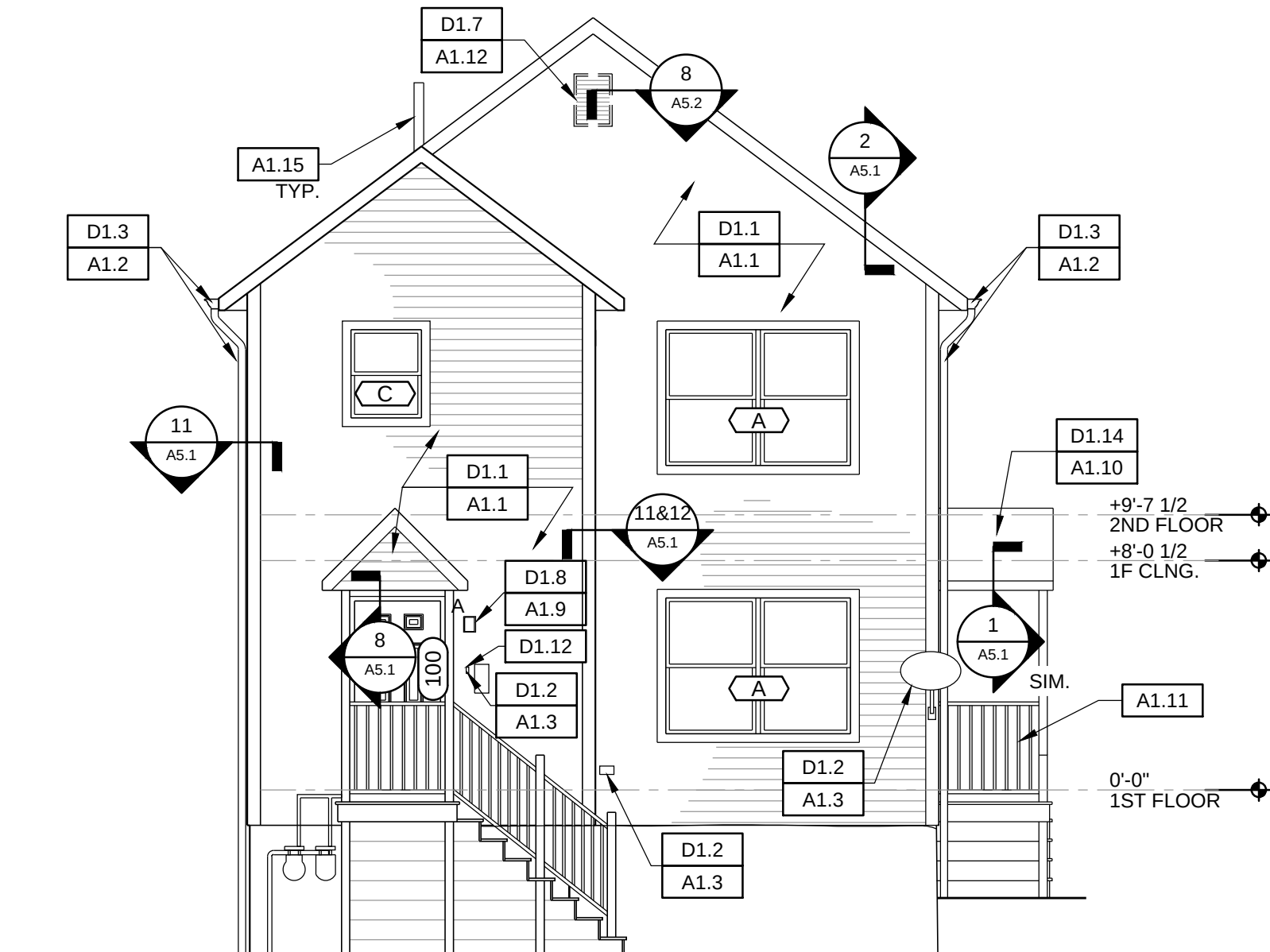
- D1.3 R&D EXISTING GUTTER & DOWNSPOUT SYSTEM IN ITS ENTIRETY.
- D1.4 R&D EXISTING WALL MOUNTED EXHAUST HOOD. PREPARE OPENING AS REQUIRED FOR INSTALLATION OF NEW WALL MOUNTED EXHAUST HOOD. REFER TO DETAIL DRAWINGS FOR ADDITIONAL INFORMATION.
- D1.5 REMOVE & TEMPORARILY SUPPORT EXISTING ELECTRICAL METERS AND TELEPHONE/CABLE SERVICE BOXES AS REQUIRED FOR THE REMOVAL OF EXTERIOR SIDING SYSTEM. PREPARE AREA FOR RE-INSTALLATION OF EXISTING ELECTRICAL METERS AND TELEPHONE/CABLE SERVICE BOXES. REFER TO DETAIL DRAWINGS FOR ADDITIONAL INFORMATION.
- D1.6 R&D EXISTING PLUMBING WALL HYDRANT. PREPARE PLUMBING & OPENING AS REQUIRED FOR INSTALLATION OF NEW EXTERIOR SIDING SYSTEM. REFER TO DETAIL DRAWINGS FOR ADDITIONAL INFORMATION.
- D1.7 R&D EXISTING LOUVERED VENT AND PREPARE AREA FOR INSTALLATION OF WALL INFILL.
- D1.8 R&D EXISTING LIGHT FIXTURE. PREPARE AREA FOR INSTALLATION OF NEW LIGHT FIXTURE. REFER TO DETAIL DRAWINGS FOR ADDITIONAL INFORMATION.
- D1.9 R&D EXISTING EXTERIOR DOOR AND FRAME. PREPARE OPENING FOR INSTALLATION OF NEW EXTERIOR FIBERGLASS DOOR AND FRAME SYSTEM.
- D1.10 R&D EXISTING WINDOW SYSTEM AND INTERIOR TRIM BOARDS IN THEIR ENTIRETY AND PREPARE OPENING FOR INSTALLATION OF NEW VINYL WINDOW SYSTEM.
- D1.11 R&D EXISTING WINDOW BLINDS / ROLLER SHADES AS OCCURS.
- D1.12 REMOVE, STORE & REINSTALL EXISTING MAILBOXES AS REQUIRED FOR THE REMOVAL OF EXTERIOR SIDING SYSTEM. PREPARE AREA FOR RE-INSTALLATION OF EXISTING MAILBOXES. REFER TO DETAIL DRAWINGS FOR ADDITIONAL INFORMATION.

- D1.13 REMOVE, STORE & REINSTALL BUILDING SIGNAGE AS REQUIRED FOR THE REMOVAL OF EXTERIOR SIDING SYSTEM. PREPARE AREA FOR RE-INSTALLATION OF EXISTING BUILDING SIGNAGE. REFER TO DETAIL DRAWINGS FOR ADDITIONAL INFORMATION.
- D1.14 R&D EXISTING ASPHALT SHINGLE ROOFING SYSTEM DOWN TO EXISTING ROOF DECK. CLEAN & PREPARE EXISTING ROOF DECK TO RECEIVE NEW ROOFING SYSTEM. CONTRACTOR SHALL INCLUDE 20% OF DETERIORATED ROOF DECKING REPLACEMENT IN THEIR BASE BID (ACTUAL SQUARE FOOTAGE TO BE INCLUDED IN THE BASE BID IS NOTED AT EACH BUILDINGS ROOF PLAN). NEW ROOF SHEATHING SHALL BE CDX PLYWOOD & SHALL MATCH THE THICKNESS OF EXISTING ROOF SHEATHING TO REMAIN.
- D1.15 R&D ROOF EXHAUST VENT CAP. PREPARE DUCTWORK BELOW FOR INSTALLATION OF NEW VENT CAP.
- D1.16 R&D ROOF STATIC VENTS AND INFILL OPENING WITH NEW CDX PLYWOOD SHEATHING & SHALL MATCH THICKNESS OF EXISTING ROOF SHEATHING TO REMAIN.
- D1.17 CONTRACTOR SHALL NOTCH EXISTING ROOF SHEATHING AT RIDGE IN PREPARATION FOR INSTALLATION OF NEW RIDGE VENT SYSTEM.
- D1.18 R&D EXISTING WOOD DECKING, 2X JOIST STRUCTURE INCLUDING BEAMS AND LEDGERS. REFER TO DETAILS FOR ADDITIONAL INFORMATION.
- D1.19 R&D EXISTING RAILING SYSTEM IN ITS ENTIRETY AND PREPARE NEW FRAMING FOR INSTALLATION OF RAILING SYSTEM. REFER TO DETAILS FOR ADDITIONAL INFORMATION.
- D1.20 R&D EXISTING STAIR ASSEMBLY (TREADS, RISERS, STRINGERS, RAILING, ETC.) IN ITS ENTIRETY AND PREPARE AREA FOR INSTALLATION OF NEW STAIR ASSEMBLY. REFER TO DETAILS FOR ADDITIONAL INFORMATION.
- D1.21 EXISTING COAXIAL/TELEPHONE LINES. (RGB HAS BEEN INFORMED THAT TENANTS ARE RESPONSIBLE FOR CONTACTING CABLE/PHONE COMPANIES FOR REMOVAL AND REINSTALLATION OF THESE LINES WITHIN THE INSIDE OF THE BUILDING ENVELOPE PRIOR TO EXECUTION OF THIS WORK)

ARCHITECTURAL WORK NOTES:

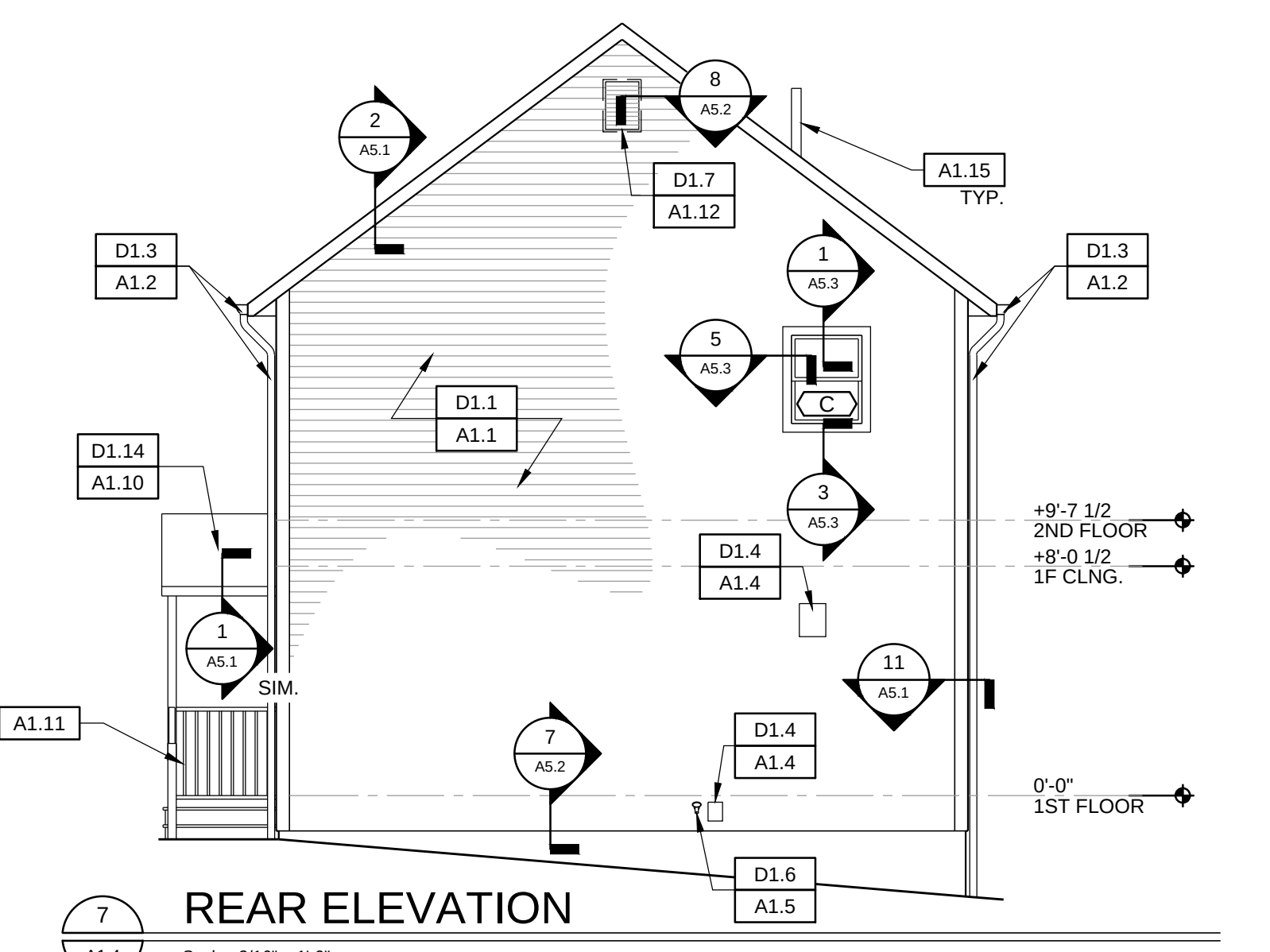
- A1.1 CONTRACTOR SHALL FURNISH & INSTALL COMPOSITE SIDING SYSTEM, W/ PVC CORNER BOARDS (BY COMPOSITE SIDING MANUFACTURER), RAKE BOARDS, FRIEZE BOARDS (BY COMPOSITE SIDING MANUFACTURER), FASCIA, SOFFIT, & CONTINUOUS AIR & MOISTURE BARRIER. CONTRACTOR SHALL ASSUME THAT TEN PERCENT (10%) OF ALL EXISTING WALL SHEATHING, AND BATT INSULATION SHALL BE REPLACED AND SHALL INCLUDE THE COST OF THIS REPLACEMENT IN THEIR BID (ACTUAL SQUARE FOOTAGE TO BE INCLUDED IN THE BID IS NOTED ON EACH ELEVATION). NEW PLYWOOD WALL SHEATHING SHALL MATCH THE THICKNESS OF EXISTING WALL SHEATHING.
- A1.2 CONTRACTOR SHALL FURNISH & INSTALL NEW ALUMINUM GUTTER & DOWNSPOUT SYSTEM IN ITS ENTIRETY.
- A1.3 CONTRACTOR SHALL RE-ATTACH EXISTING ELECTRICAL DEVICES (OUTLETS, WIFI ANTENNA, DOORBELL, ETC.) & ASSOCIATED WIRING AS REQUIRED FOR INSTALLATION OF NEW EXTERIOR SIDING SYSTEM. REFER TO DETAILS 3/A5.2 & 5/A5.2 FOR ADDITIONAL INFORMATION.
- A1.4 CONTRACTOR SHALL FURNISH & INSTALL NEW EXHAUST VENT HOOD. MODIFY EXISTING DUCTWORK AS REQUIRED FOR PROPER ATTACHMENT. REFER TO DETAIL 4/A5.2 FOR ADDITIONAL INFORMATION.
- A1.5 CONTRACTOR SHALL FURNISH & INSTALL NEW PLUMBING WALL HYDRANT. REFER TO DETAIL 6/A5.2 FOR ADDITIONAL INFORMATION.
- A1.6 CONTRACTOR SHALL FURNISH & INSTALL NEW VINYL WINDOW UNIT. REFER TO WINDOW SCHEDULE AND DETAIL SHEET A5.3 FOR MORE INFORMATION.
- A1.7 CONTRACTOR SHALL FURNISH & INSTALL NEW EXTERIOR FIBERGLASS DOOR SYSTEM. SEE DOOR SCHEDULES AND DETAILS FOR ADDITIONAL INFORMATION.
- A1.8 CONTRACTOR SHALL PAINT INTERIOR WALL (ENTIRE SURFACE OF WALL, FROM CORNER TO CORNER, FLOOR TO CEILING) AT NEW DOOR AND WINDOW REPLACEMENT LOCATIONS. PAINT COLOR AND SHEEN SHALL MATCH EXISTING PAINT COLOR AND SHEEN WITHIN EACH ROOM INCLUDED IN THIS RENOVATION.
- A1.9 CONTRACTOR SHALL FURNISH & INSTALL NEW EXTERIOR LED LIGHT FIXTURE. REFER TO LIGHTING SCHEDULE AND DETAILS FOR ADDITIONAL INFORMATION.
- A1.10 CONTRACTOR SHALL FURNISH & INSTALL ASPHALT SHINGLE ROOFING SHINGLE ROOFING SYSTEM, UNDERLAYMENT, DRIP EDGES, & ICE & WATER SHIELD. CONTRACTOR SHALL INCLUDE IN THEIR BASE BID THE REPLACEMENT OF 20% OF ANY DAMAGED/DETERIORATED WOOD ROOF SHEATHING. (SQUARE FOOTAGE TO BE INCLUDED IN THE BID IS NOTED ON THE ROOF PLANS) NEW PLYWOOD SHEATHING SHALL MATCH THE THICKNESS OF EXISTING ROOF SHEATHING.

- NOTE:
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 - CONTRACTOR SHALL INCLUDE WOOD WALL SHEATHING (THICKNESS TO MATCH EXISTING ADJACENT SHEATHING TO REMAIN). CONTRACTOR TO ASSUME 64 SQUARE FEET IN THE BASE BID AT THIS ELEVATION.



FRONT ELEVATION

- NOTE:
- CONTRACTOR SHALL INCLUDE 64 SQUARE FEET OF R-15 BATT INSULATION REPLACEMENT (STUD CAVITY) IN THE BASE BID AT THIS ELEVATION.
 - CONTRACTOR SHALL INCLUDE WOOD WALL SHEATHING (THICKNESS TO MATCH EXISTING ADJACENT SHEATHING TO REMAIN). CONTRACTOR TO ASSUME 64 SQUARE FEET IN THE BASE BID AT THIS ELEVATION.



REAR ELEVATION

- A1.11 CONTRACTOR SHALL REPAIR ANY LOOSE VINYL RAILING ACCESSORIES TO MEET MINIMUM CODE REQUIREMENTS FOR STRUCTURAL LOADS PER IBC 1607.8.1 AND 1607.8.1.1. ANY DAMAGED ACCESSORIES SHOULD BE REPLACED IN KIND.
- A1.12 CONTRACTOR SHALL FURNISH & INSTALL WALL FRAMING INFILL AT REMOVED LOUVER. REFER TO DETAIL 8/A5.2 FOR ADDITIONAL INFORMATION.
- A1.13 CONTRACTOR SHALL FURNISH & INSTALL NEW ROLLER SHADES AS SPECIFIED. WINDOW TYPE "A" SHALL RECEIVE TWO ROLLER SHADES (ONE FOR EACH DOUBLE HUNG WINDOW OPENING).
- A1.14 CONTRACTOR SHALL FURNISH & INSTALL INTERIOR WOOD CASING AS SPECIFIED. REFER TO DETAILS FOR ADDITIONAL INFORMATION.
- A1.15 CONTRACTOR SHALL FURNISH & INSTALL PRE-FLASHED VENT STACK FLASHING. REFER TO DETAIL 9/A5.1 FOR ADDITIONAL INFORMATION.
- A1.16 CONTRACTOR SHALL FURNISH & INSTALL PLYWOOD INFILL AT REMOVED STATIC VENT. NEW ROOF SHEATHING SHALL BE CDX PLYWOOD AND SHALL MATCH THE THICKNESS OF EXISTING SHEATHING TO REMAIN.
- A1.17 CONTRACTOR SHALL NOTCH SHEATHING AT ROOF RIDGE AS REQUIRED TO INSTALL RIDGE VENTS IN LIEU-OF THE STATIC VENTS PREVIOUSLY UTILIZED. REFER TO DETAIL 3/A5.1 FOR ADDITIONAL INFORMATION.
- A1.18 CONTRACTOR SHALL FURNISH & INSTALL FLASHING AT CHIMNEY B-VENT. REFER TO DETAIL 6/A5.1 FOR ADDITIONAL INFORMATION.
- A1.19 CONTRACTOR SHALL FURNISH & INSTALL EXHAUST VENT CAP. REFER TO DETAIL 5/A5.1 FOR ADDITIONAL INFORMATION.
- A1.20 FURNISH & INSTALL 6" NOMINAL BY 1" THICK COMPOSITE DECK BOARDS WITH SIDELOC HIDDEN FASTENERS. BOARDS AND FASTENERS MANUFACTURED BY TIMBERTECH, AZEK OR APPROVED EQ.
- A1.21 FURNISH & INSTALL VINYL/ALUMINUM RAILING SYSTEM (FINYL LINE) AS MANUFACTURED BARRETTE OUTDOOR LIVING OR APPROVED EQUAL. FURNISH AND INSTALL REQUIRED BRACKETS TO ATTACH TOP/BOTTOM RAIL TO INDICATED POST TYPE.
- A1.22 FURNISH & INSTALL 2X P.T. KILN DRIED AFTER TREATED (KDAT) STRINGERS, COMPOSITE/PLYWOOD RISERS, COMPOSITE DECKING AND TREADS AND METAL HANDRAIL. REFER TO SECTIONS AND DETAILS FOR ADDITIONAL INFORMATION. PAINT ALL WOOD STRUCTURAL MEMBERS (TYP. THROUGHOUT)
- A1.23 FURNISH & INSTALL 3/4" PVC TRIM. REFER TO SECTIONS 4/A5.4, 5/A5.4 FOR ADDITIONAL INFORMATION.
- A1.24 CONTRACTOR SHALL FURNISH & INSTALL NEW PVC PANEL (SIZE AS REQUIRED TO ATTACH EXISTING MAIN ELECTRICAL SERVICE EQUIPMENT). REFER TO DETAIL 1/A5.2 FOR ADDITIONAL INFORMATION.

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Checked by JRB, DLD

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Architecture - Project Management - Interior Design

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PROVIDENCE HOUSING
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40 LAUREL HILL AVENUE
PROVIDENCE, RI 02909

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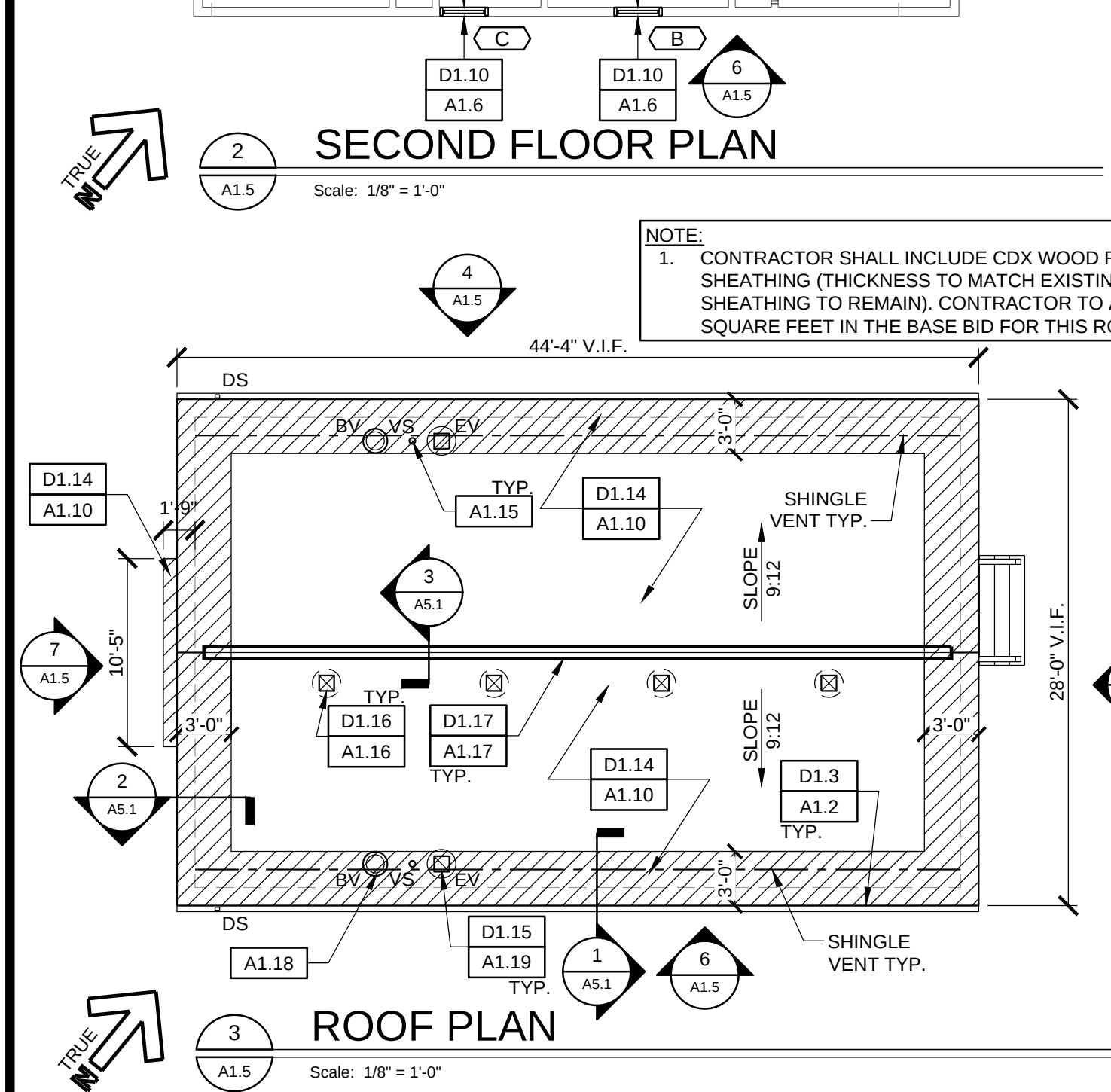
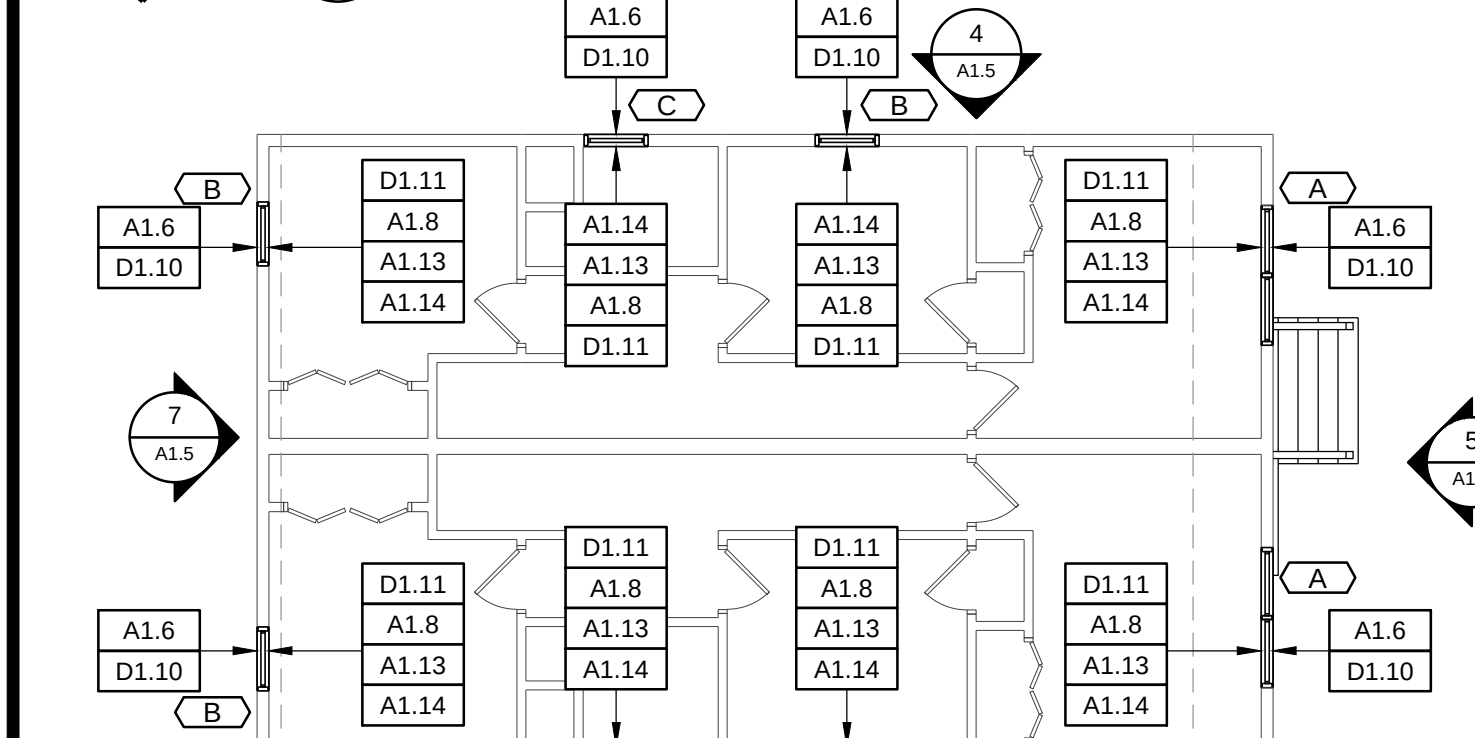
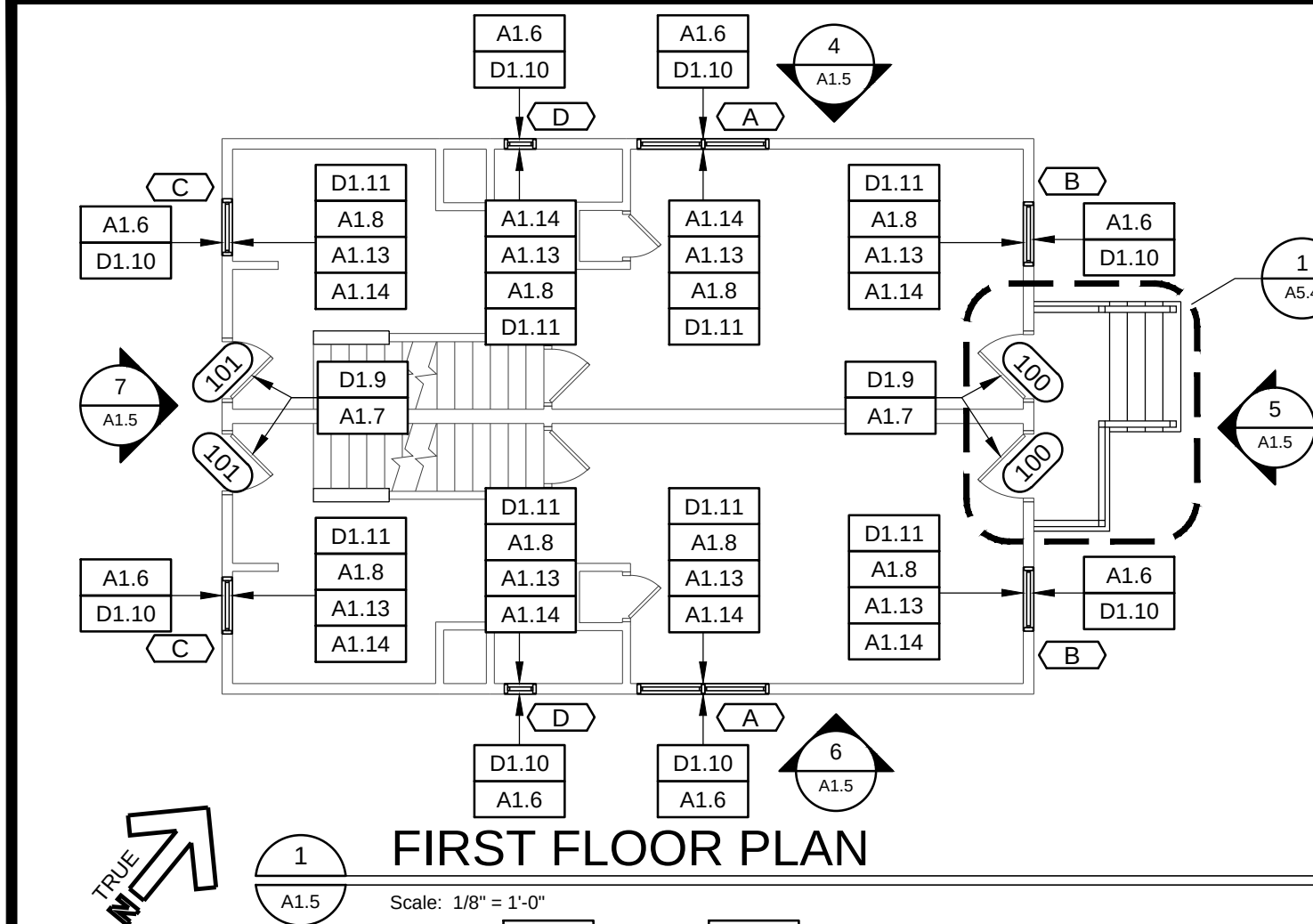
821-823 MANTON
AVENUE FLOOR
PLANS, ELEVATIONS &
CONSTR. NOTES

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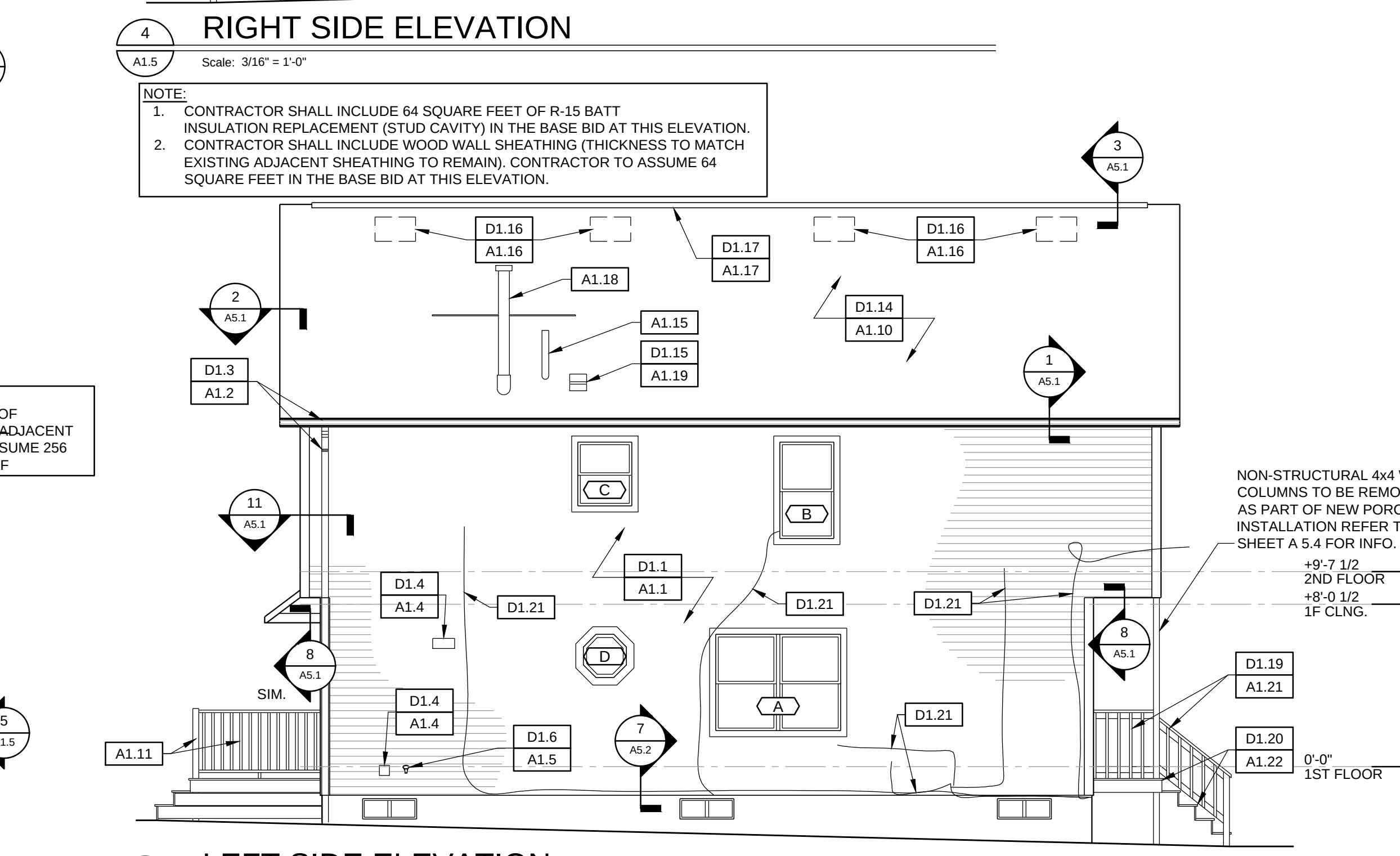
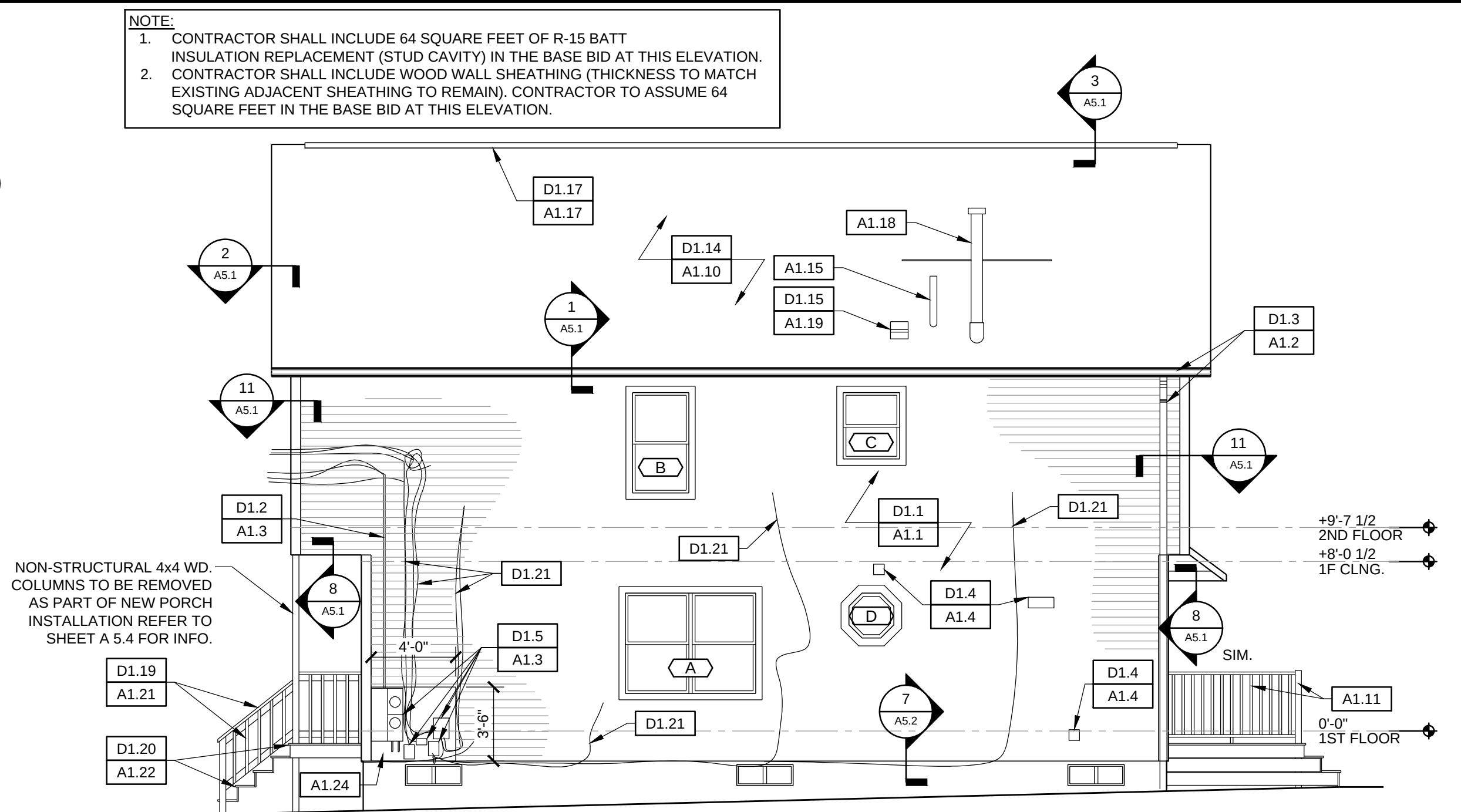
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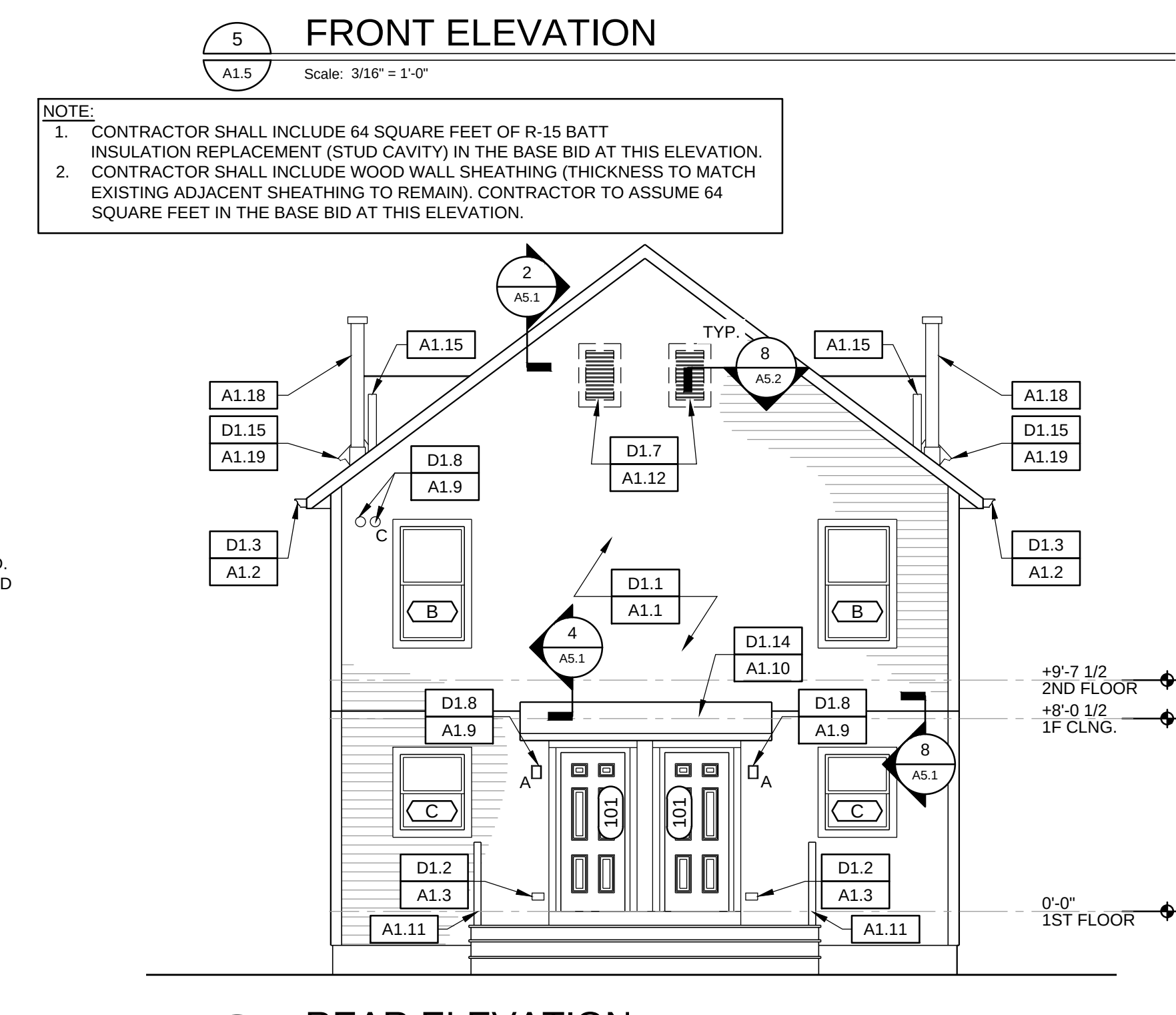
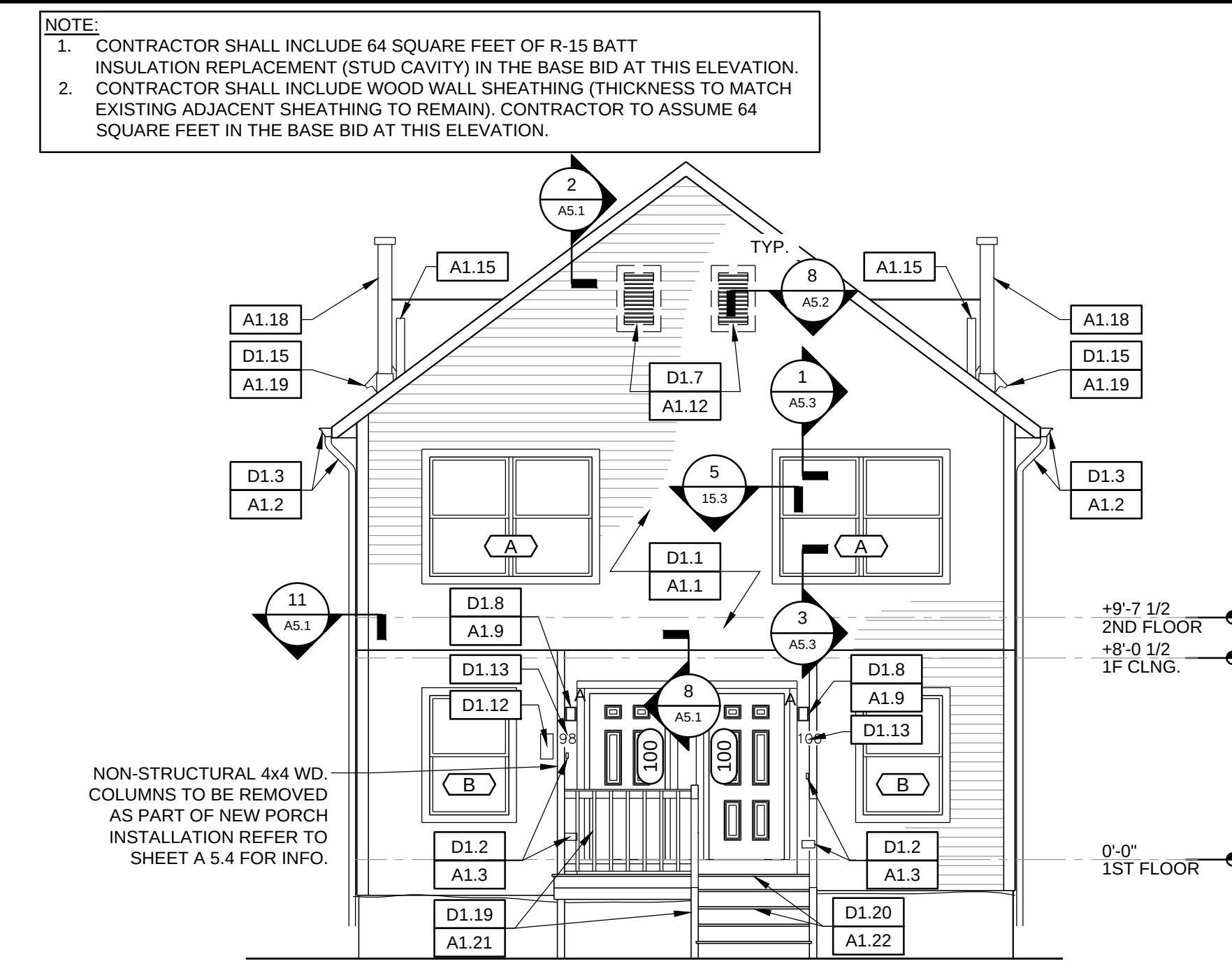
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- GENERAL DEMOLITION NOTES:**
- COORDINATE ALL DEMOLITION OPERATIONS WITH HOUSING AUTHORITY FOR SHUTDOWN PERIODS AND SEQUENCE OF WORK. ARRANGE WITH HOUSING AUTHORITY AND/OR APPROPRIATE UTILITIES FOR SERVICE SHUTOFFS BEFORE BEGINNING DEMOLITION OPERATIONS. PROVIDE TEMPORARY DUST PARTITION, BARRICADES, AND PROTECTIVE ENCLOSURES REQUIRED TO PROPERLY SECURE, ISOLATE, AND WEATHERPROOF AREAS OF WORK AND EXISTING AREAS AND ELEMENTS TO REMAIN. THE CONTRACTOR SHALL PERFORM THE WORK OF THIS CONTRACT IN A MANNER THAT CAUSES NO DISRUPTION TO THE PHASED OCCUPATION OF THE BUILDING AND SITE FOR THEIR INTENDED PURPOSE
 - REMOVE ALL DEMOLISHED MATERIALS NOT SCHEDULED FOR REUSE IN ACCORDANCE WITH LOCAL REGULATIONS
 - ALL ITEMS SCHEDULED TO BE SALVAGED OR REUSED SHALL BE REMOVED WITH CARE, STORED AND PROTECTED FROM DAMAGE UNTIL INCORPORATED INTO NEW WORK. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPLACE AND/OR RESTORE ANY ITEMS SCHEDULED FOR SALVAGE AND REUSE THAT ARE DAMAGED DURING THE COURSE OF CONTRACT OPERATIONS. THE HOUSING AUTHORITY SHALL BE THE SOLE JUDGE OF SUITABILITY OF ITEMS SALVAGED FOR REUSE IN THE WORK.
 - IT IS NOT THE INTENT TO SHOW EVERY PIECE OR ITEM TO BE REMOVED IN DEMOLITION WORK. MECHANICAL, ELECTRICAL, AND OTHER WORK RELATED TO A ROOF, OR AREA SCHEDULED FOR DEMOLITION AND REMOVAL, SHALL BE PERFORMED WHETHER NOTED OR NOT.
 - THE EXTENT OF ALL SPECIFIC DEMOLITION WORK SHALL BE COORDINATED WITH CONTRACT DOCUMENTS.
 - CLEAN WORK SITE AT END OF EACH DAY.
- GENERAL PLAN NOTES:**
- COORDINATE ALL NEW WORK WITH DEMOLITION WORK AND GC'S FIELD VERIFIED EXISTING CONDITIONS. NOTIFY ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK.
- PLAN & ELEVATION LEGEND**
- | | |
|---------------|---|
| xxx | NOTES WITHOUT AN ARROW INDICATE AN ENTIRE SPACE OR AREA |
| xxx | NOTES WITH AN ARROW INDICATE SPECIFIC SPACES AND/OR ITEMS |
| [Hatched Box] | ICE & WATER SHIELD |
| R&D | REMOVE AND DISPOSE OF |
| R&S | REMOVE AND SALVAGE |
- DEMOLITION WORK NOTES:**
- | | |
|------|--|
| D1.1 | R&D EXISTING SIDING SYSTEM, TRIM BOARDS AT SOFFIT, SOFFIT PANELS, FASCIA, RAKE BOARDS & MOISTURE BARRIER. REPLACE ANY DETERIORATING WOOD SHEATHING & BATT INSULATION CONTAINING MOLD (TYP). CONTRACTOR SHALL ASSUME THAT 10% OF WALL SURFACE WILL INCLUDE THE COST OF THIS REPLACEMENT IN THEIR BASE BID (ACTUAL SQUARE FOOTAGE TO BE INCLUDED IN THE BASE BID IS NOTED AT EACH BUILDING ELEVATION). |
| D1.2 | REMOVE, STORE, AND REINSTALL EXISTING ELECTRICAL DEVICES (OUTLETS, WIFI ANTENNA, DOORBELL, ETC.) AS REQUIRED FOR THE REMOVAL OF EXTERIOR SIDING SYSTEM. PREPARE AREA FOR RE-INSTALLATION OF EXISTING ELECTRICAL DEVICES. REFER TO DETAIL DRAWINGS FOR ADDITIONAL INFORMATION. |



- ARCHITECTURAL WORK NOTES:**
- | | |
|-------|---|
| D1.3 | REMOVE, STORE & REINSTALL BUILDING SIGNAGE AS REQUIRED FOR THE REMOVAL OF EXTERIOR SIDING SYSTEM. PREPARE AREA FOR RE-INSTALLATION OF EXISTING BUILDING SIGNAGE. REFER TO DETAIL DRAWINGS FOR ADDITIONAL INFORMATION. |
| D1.4 | R&D EXISTING WALL MOUNTED EXHAUST HOOD. PREPARE OPENING AS REQUIRED FOR INSTALLATION OF NEW WALL MOUNTED EXHAUST HOOD. REFER TO DETAIL DRAWINGS FOR ADDITIONAL INFORMATION. |
| D1.5 | REMOVE & TEMPORARILY SUPPORT EXISTING ELECTRICAL METERS AND TELEPHONE/CABLE SERVICE BOXES AS REQUIRED FOR THE REMOVAL OF EXTERIOR SIDING SYSTEM. PREPARE AREA FOR RE-INSTALLATION OF EXISTING ELECTRICAL METERS AND TELEPHONE/CABLE SERVICE BOXES. REFER TO DETAIL DRAWINGS FOR ADDITIONAL INFORMATION. |
| D1.6 | R&D EXISTING PLUMBING WALL HYDRANT. PREPARE PLUMBING & OPENING AS REQUIRED FOR INSTALLATION OF NEW EXTERIOR SIDING SYSTEM. REFER TO DETAIL DRAWINGS FOR ADDITIONAL INFORMATION. |
| D1.7 | R&D EXISTING LOUVERED VENT AND PREPARE AREA FOR INSTALLATION OF WALL INFILL. |
| D1.8 | R&D EXISTING LIGHT FIXTURE. PREPARE AREA FOR INSTALLATION OF NEW LIGHT FIXTURE. REFER TO DETAIL DRAWINGS FOR ADDITIONAL INFORMATION. |
| D1.9 | R&D EXISTING EXTERIOR DOOR AND FRAME. PREPARE OPENING FOR INSTALLATION OF NEW EXTERIOR FIBERGLASS DOOR AND FRAME SYSTEM. |
| D1.10 | R&D EXISTING WINDOW SYSTEM AND INTERIOR TRIM BOARDS IN THEIR ENTIRETY AND PREPARE OPENING FOR INSTALLATION OF NEW VINYL WINDOW SYSTEM. |
| D1.11 | R&D EXISTING WINDOW BLINDS / ROLLER SHADES AS OCCURS. |
| D1.12 | REMOVE, STORE & REINSTALL EXISTING MAILBOXES AS REQUIRED FOR THE REMOVAL OF EXTERIOR SIDING SYSTEM. PREPARE AREA FOR RE-INSTALLATION OF EXISTING MAILBOXES. REFER TO DETAIL DRAWINGS FOR ADDITIONAL INFORMATION. |
| D1.13 | REMOVE, STORE & REINSTALL BUILDING SIGNAGE AS REQUIRED FOR THE REMOVAL OF EXTERIOR SIDING SYSTEM. PREPARE AREA FOR RE-INSTALLATION OF EXISTING BUILDING SIGNAGE. REFER TO DETAIL DRAWINGS FOR ADDITIONAL INFORMATION. |
| D1.14 | R&D EXISTING ASPHALT SHINGLE ROOFING SYSTEM DOWN TO EXISTING ROOF DECK. CLEAN & PREPARE EXISTING ROOF DECK TO RECEIVE NEW ROOFING SYSTEM. CONTRACTOR SHALL INCLUDE 20% OF DETERIORATED ROOF DECKING REPLACEMENT IN THEIR BASE BID (ACTUAL SQUARE FOOTAGE TO BE INCLUDED IN THE BASE BID IS NOTED AT EACH BUILDING ROOF PLAN). NEW ROOF SHEATHING SHALL BE CDX PLYWOOD & SHALL MATCH THE THICKNESS OF EXISTING ROOF SHEATHING TO REMAIN. |
| D1.15 | R&D ROOF EXHAUST VENT CAP. PREPARE DUCTWORK BELOW FOR INSTALLATION OF NEW VENT CAP. |
| D1.16 | R&D ROOF STATIC VENTS AND INFILL OPENING WITH THICKNESS OF EXISTING ROOF SHEATHING TO REMAIN. |
| D1.17 | CONTRACTOR SHALL NOTCH EXISTING ROOF SHEATHING AT RIDGE IN PREPARATION FOR INSTALLATION OF NEW RIDGE VENT SYSTEM. |
| D1.18 | R&D EXISTING WOOD DECKING, 2X JOIST STRUCTURE INCLUDING BEAMS AND LEDGERS. REFER TO DETAILS FOR ADDITIONAL INFORMATION. |
| D1.19 | R&D EXISTING RAILING SYSTEM IN ITS ENTIRETY AND PREPARE NEW FRAMING FOR INSTALLATION OF RAILING SYSTEM. REFER TO DETAILS FOR ADDITIONAL INFORMATION. |
| D1.20 | R&D EXISTING STAIR ASSEMBLY (TREADS, RISERS, STRINGERS, RAILING, ETC.) IN ITS ENTIRETY AND PREPARE AREA FOR INSTALLATION OF NEW STAIR ASSEMBLY. REFER TO DETAILS FOR ADDITIONAL INFORMATION. |
| D1.21 | EXISTING COAXIAL/TELEPHONE LINES. (RGB HAS BEEN INFORMED THAT TENANTS ARE RESPONSIBLE FOR CONTACTING CABLE/PHONE COMPANIES FOR REMOVAL AND RE-INSTALLATION OF THESE LINES WITHIN THE INSIDE OF THE BUILDING ENVELOPE PRIOR TO EXECUTION OF THIS WORK) |



- ARCHITECTURAL WORK NOTES:**
- | | |
|-------|--|
| A1.1 | CONTRACTOR SHALL FURNISH & INSTALL COMPOSITE SIDING SYSTEM, W/ PVC CORNER BOARDS (BY COMPOSITE SIDING MANUFACTURER), RAKE BOARDS, FRIEZE BOARDS (BY COMPOSITE SIDING MANUFACTURER), FASCIA, SOFFIT, & CONTINUOUS AIR & MOISTURE BARRIER. CONTRACTOR SHALL ASSUME THAT TEN PERCENT (10%) OF ALL EXISTING WALL SHEATHING, AND BATT INSULATION SHALL BE REPLACED AND SHALL INCLUDE THE COST OF THIS REPLACEMENT IN THEIR BID (ACTUAL SQUARE FOOTAGE TO BE INCLUDED IN THE BID IS NOTED ON EACH ELEVATION). NEW PLYWOOD WALL SHEATHING SHALL MATCH THE THICKNESS OF EXISTING WALL SHEATHING. |
| A1.2 | CONTRACTOR SHALL FURNISH & INSTALL NEW ALUMINUM GUTTER & DOWNSPOUT SYSTEM IN ITS ENTIRETY. |
| A1.3 | CONTRACTOR SHALL RE-ATTACH EXISTING ELECTRICAL DEVICES (OUTLETS, WIFI ANTENNA, DOORBELL, ETC.) & ASSOCIATED WIRING AS REQUIRED FOR INSTALLATION OF NEW EXTERIOR SIDING SYSTEM. REFER TO DETAILS 3/A5.2 & 5/A5.2 FOR ADDITIONAL INFORMATION. |
| A1.4 | CONTRACTOR SHALL FURNISH & INSTALL NEW EXHAUST VENT HOOD. MODIFY EXISTING DUCTWORK AS REQUIRED FOR PROPER ATTACHMENT. REFER TO DETAIL 4/A5.2 FOR ADDITIONAL INFORMATION. |
| A1.5 | CONTRACTOR SHALL FURNISH & INSTALL NEW PLUMBING WALL HYDRANT. REFER TO DETAIL 6/A5.2 FOR ADDITIONAL INFORMATION. |
| A1.6 | CONTRACTOR SHALL FURNISH & INSTALL NEW VINYL WINDOW UNIT. REFER TO WINDOW SCHEDULE AND DETAIL SHEET A5.3 FOR MORE INFORMATION. |
| A1.7 | CONTRACTOR SHALL FURNISH & INSTALL NEW EXTERIOR FIBERGLASS DOOR SYSTEM. SEE DOOR SCHEDULES AND DETAILS FOR ADDITIONAL INFORMATION. |
| A1.8 | CONTRACTOR SHALL PAINT INTERIOR WALL (ENTIRE SURFACE OF WALL, FROM CORNER TO CORNER, FLOOR TO CEILING) AT NEW DOOR AND WINDOW REPLACEMENT LOCATIONS. PAINT COLOR AND SHEEN SHALL MATCH EXISTING PAINT COLOR AND SHEEN WITHIN EACH ROOM INCLUDED IN THIS RENOVATION. |
| A1.9 | CONTRACTOR SHALL FURNISH & INSTALL NEW EXTERIOR LED LIGHT FIXTURE. REFER TO LIGHTING SCHEDULE AND DETAILS FOR ADDITIONAL INFORMATION. |
| A1.10 | CONTRACTOR SHALL FURNISH & INSTALL ASPHALT SHINGLE ROOFING SHINGLE ROOFING SYSTEM, UNDERLAYMENT, DRIP EDGES, & ICE & WATER SHIELD. CONTRACTOR SHALL INCLUDE IN THEIR BASE BID THE REPLACEMENT OF 20% OF ANY DAMAGED/DETERIORATED WOOD ROOF SHEATHING. (SQUARE FOOTAGE TO BE INCLUDED IN THE BID IS NOTED ON THE ROOF PLANS) NEW PLYWOOD SHEATHING SHALL MATCH THE THICKNESS OF EXISTING ROOF SHEATHING. |

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Certification

Drawn by JRB, MRT
Checked by JRB, DLD
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Architecture • Project Management • Interior Design

Project

PROVIDENCE HOUSING AUTHORITY
SCATTERED SITES
EXTERIOR RENOVATIONS

40 LAUREL HILL AVENUE
PROVIDENCE, RI 02909

Drawing Status
ISSUED FOR CONSTRUCTION

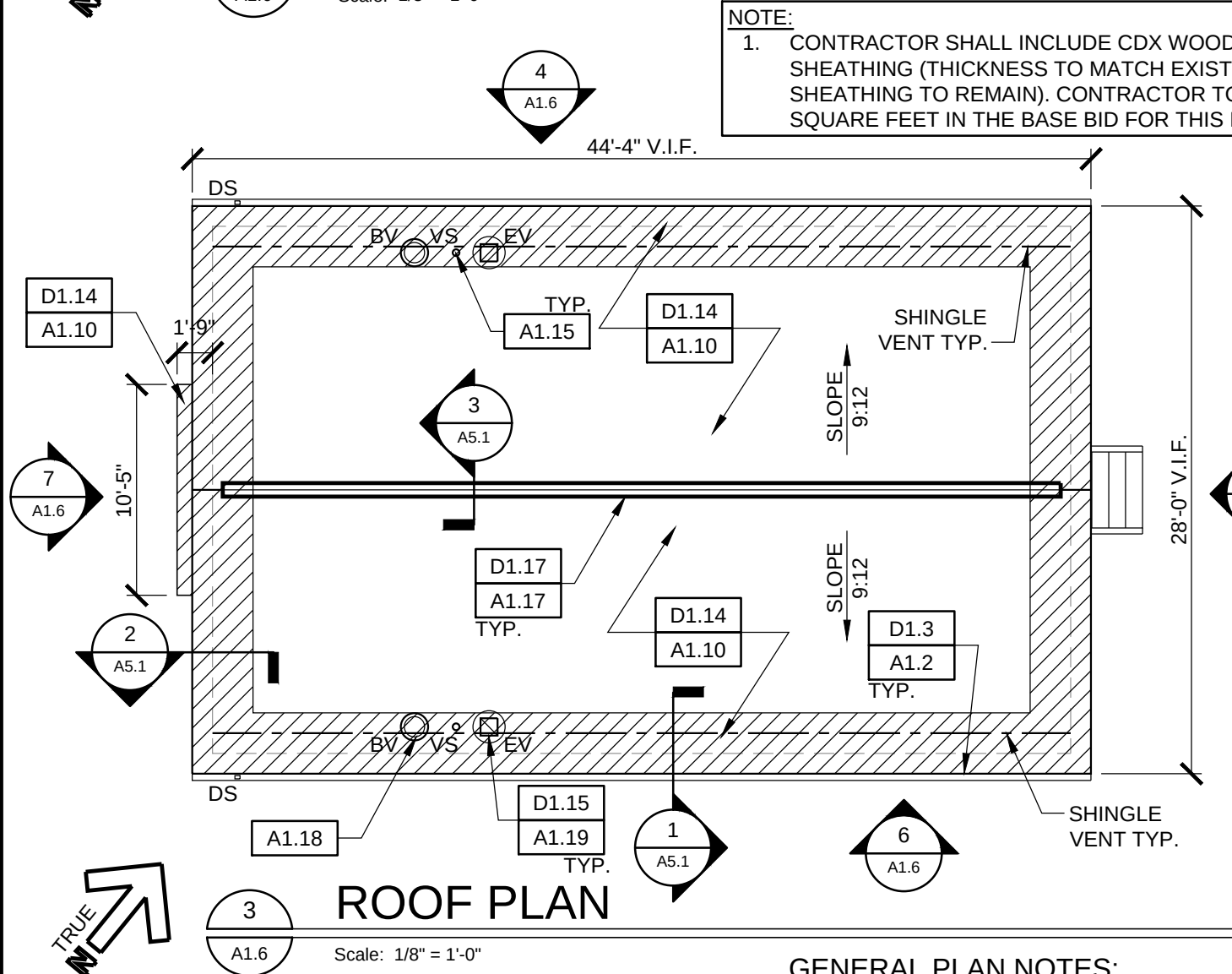
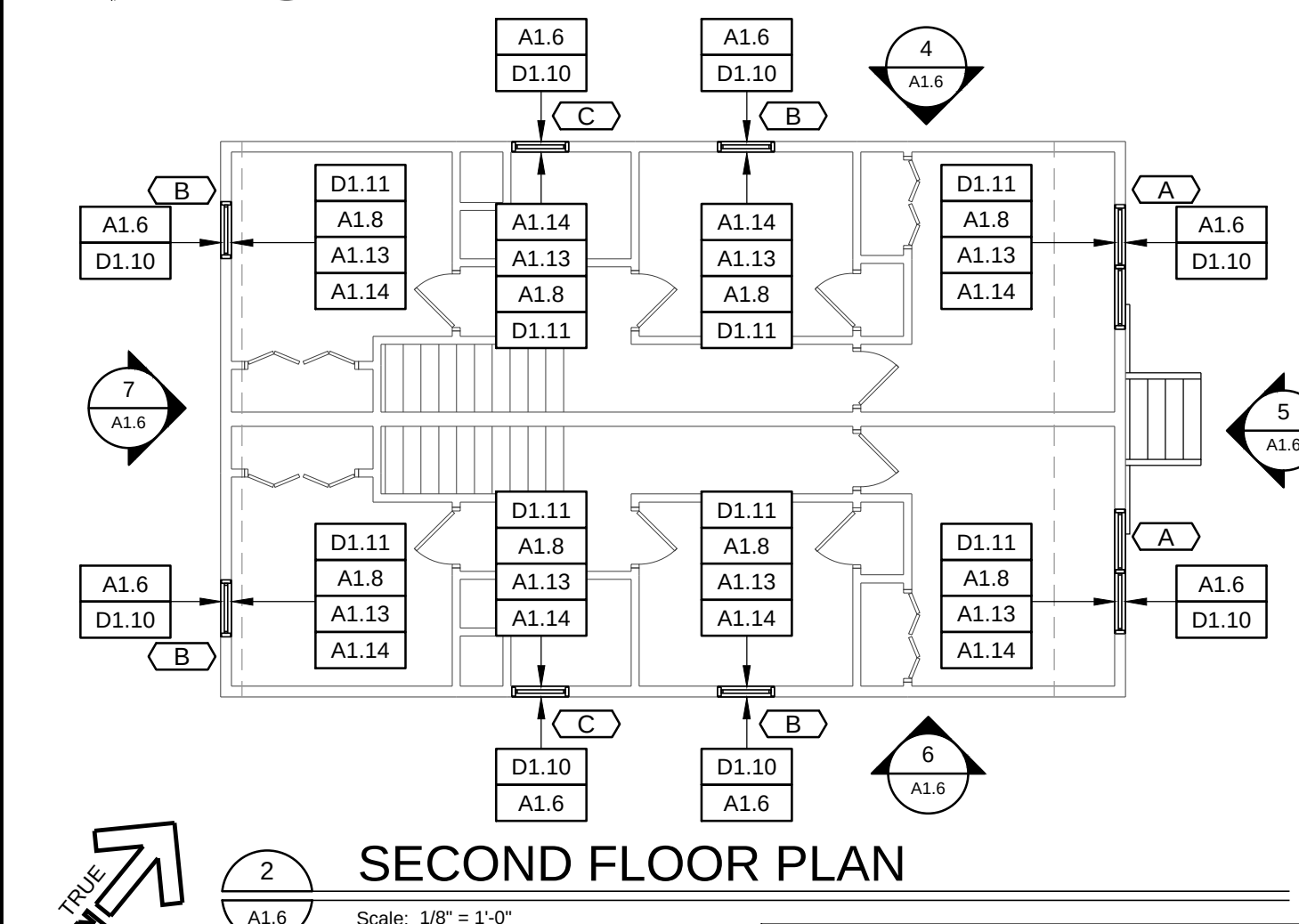
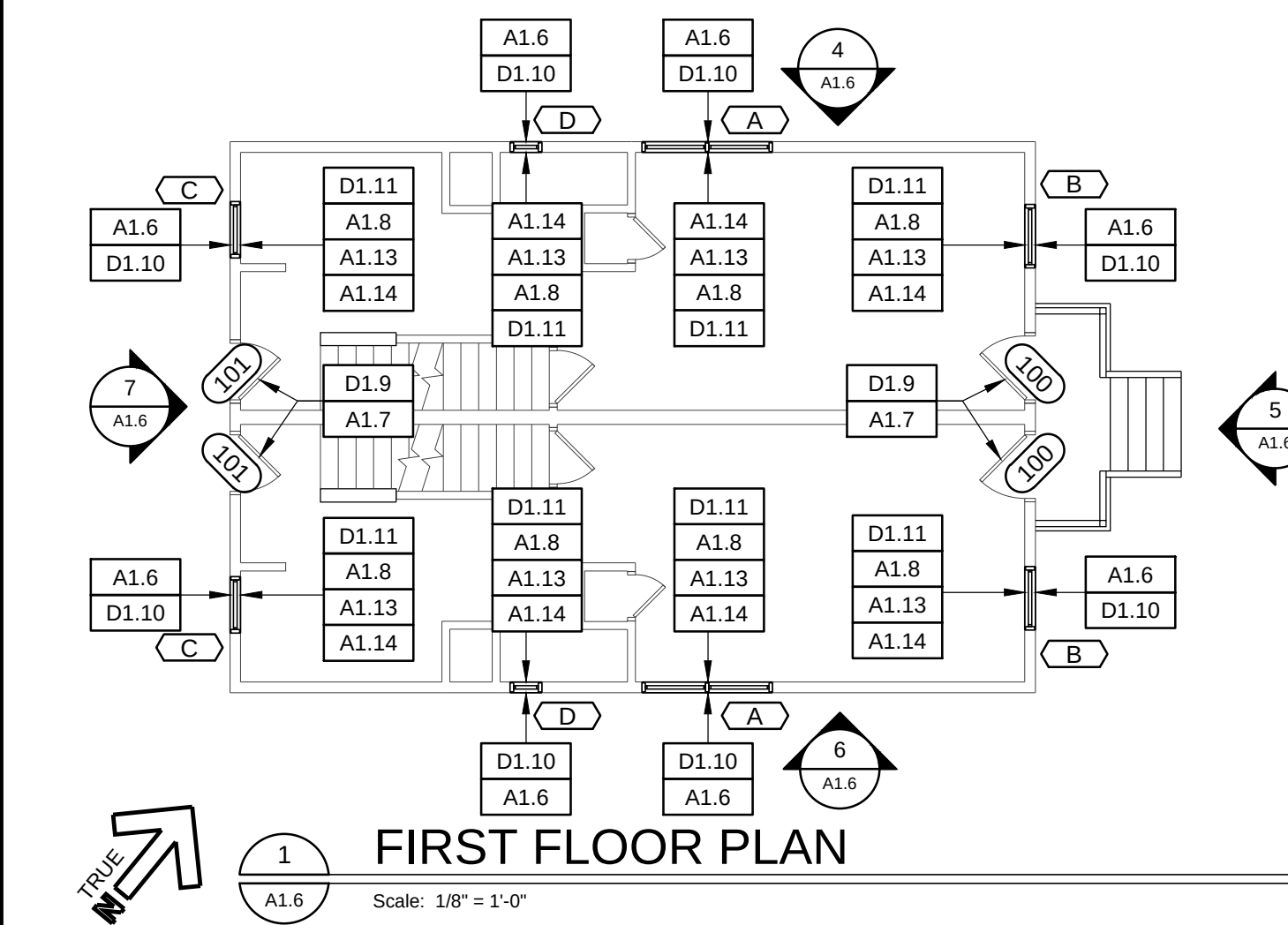
Issued On SEPTEMBER 5, 2025

Sheet Contents
98-100 BOGMAN STREET FLOOR PLANS, ELEVATIONS & CONSTR. NOTES

Project Number: 6902 PHA EXISTING CONDITIONS-SCATTERED SITES
Drawing No.

A1.5

Sheet 6 of 13



GENERAL DEMOLITION NOTES:

- COORDINATE ALL DEMOLITION OPERATIONS WITH HOUSING AUTHORITY FOR SHUTDOWN PERIODS AND SEQUENCE OF WORK. ARRANGE WITH HOUSING AUTHORITY AND/OR APPROPRIATE UTILITIES FOR SERVICE SHUTOFFS BEFORE BEGINNING DEMOLITION OPERATIONS. PROVIDE TEMPORARY DUST PARTITIONS, BARRICADES, AND PROTECTIVE ENCLOSURES REQUIRED TO PROPERLY SECURE, ISOLATE, AND WEATHERPROOF AREAS OF WORK AND EXISTING AREAS AND ELEMENTS TO REMAIN. THE CONTRACTOR SHALL PERFORM THE WORK OF THIS CONTRACT IN A MANNER THAT CAUSES NO DISRUPTION TO THE PHASED OCCUPATION OF THE BUILDING AND SITE FOR THEIR INTENDED PURPOSE
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- CLEAN WORK SITE AT END OF EACH DAY.

GENERAL PLAN NOTES:

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PLAN & ELEVATION LEGEND

xxx NOTES WITHOUT AN ARROW INDICATE AN ENTIRE SPACE OR AREA

xxx NOTES WITH AN ARROW INDICATE SPECIFIC SPACES AND/OR ITEMS

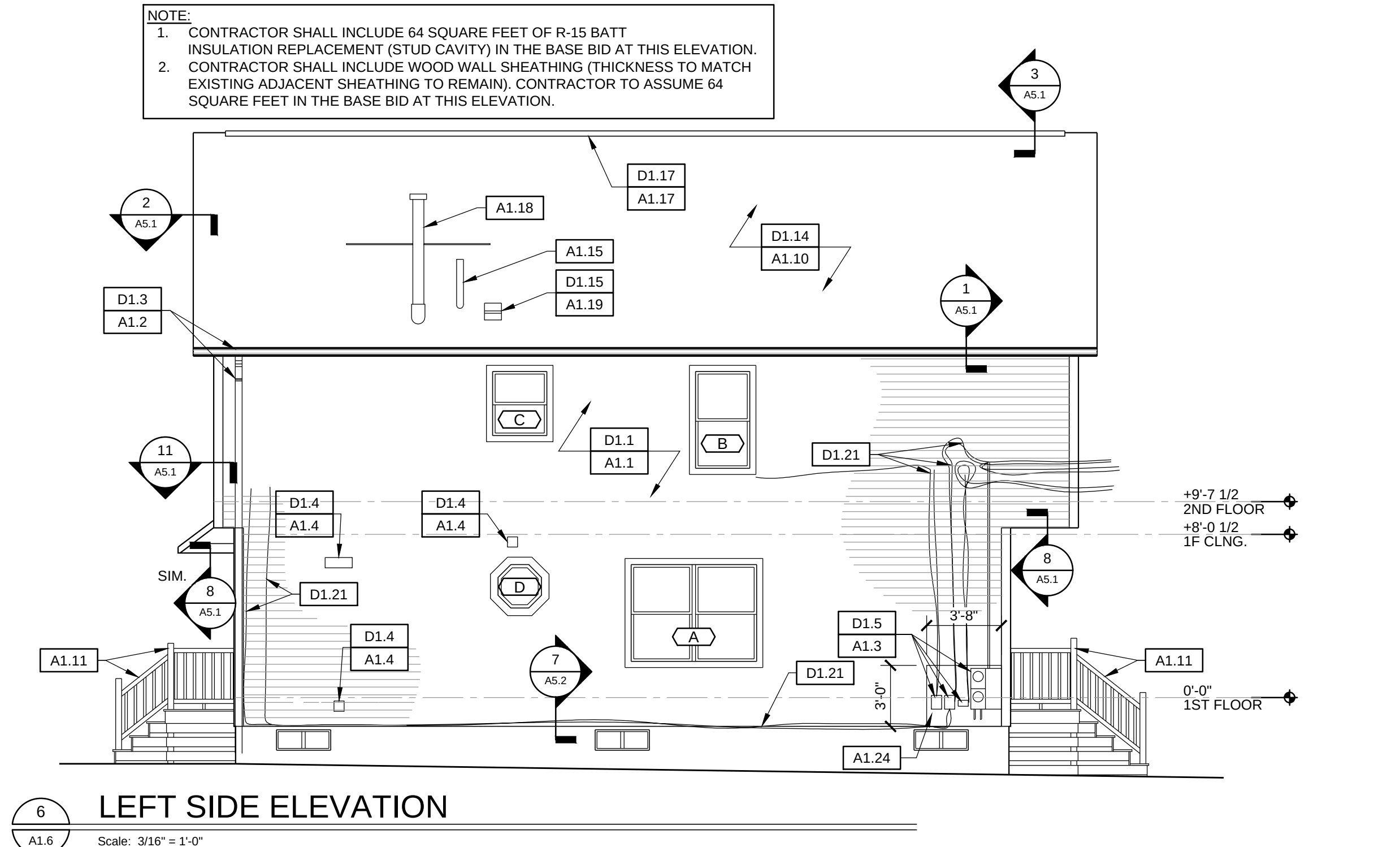
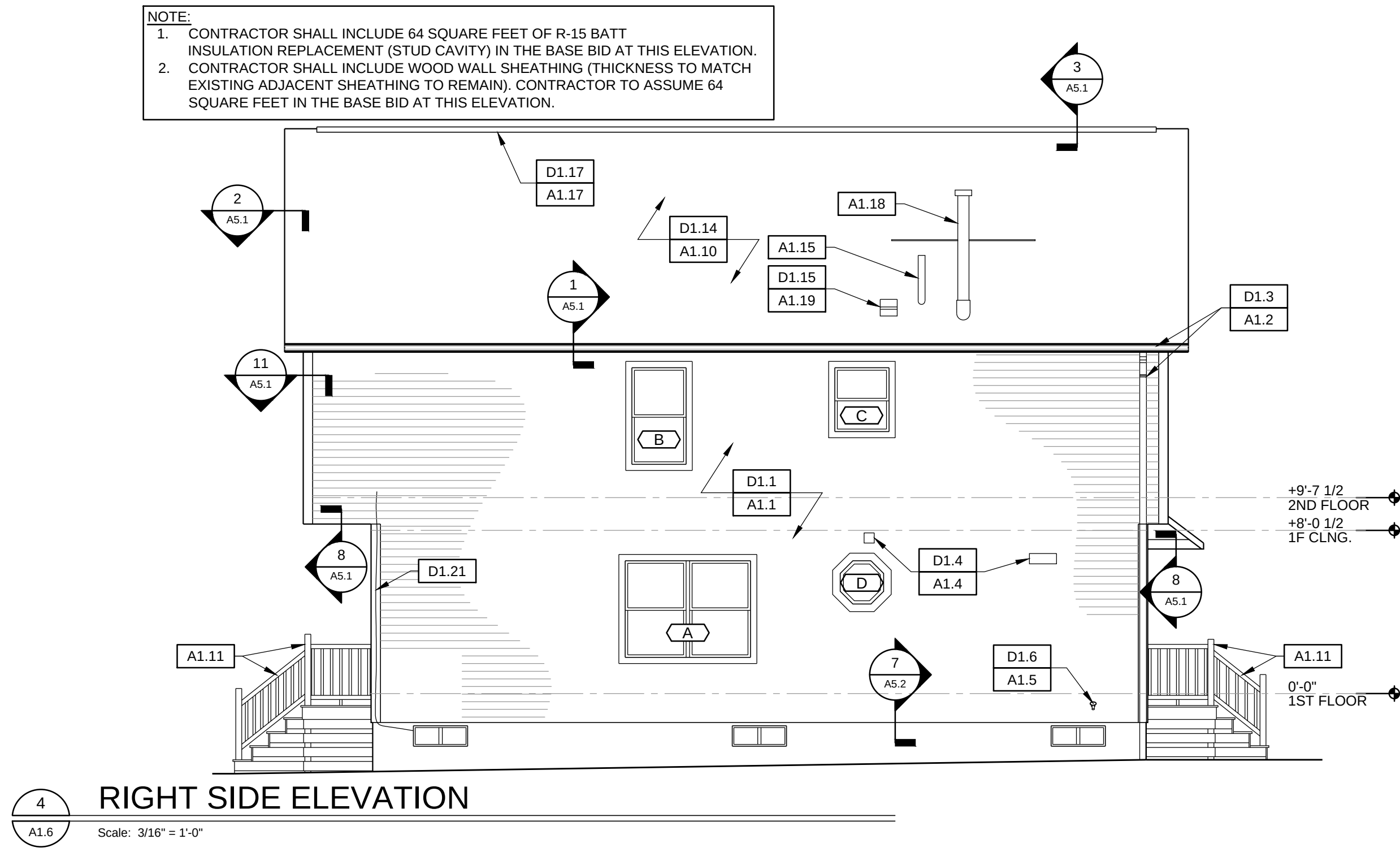
ICE & WATER SHIELD

R&D = REMOVE AND DISPOSE OF
R&S = REMOVE AND SALVAGE

DEMOLITION WORK NOTES:

D1.1 R&D EXISTING SIDING SYSTEM, TRIM BOARDS AT SOFFIT, SOFFIT PANELS, FASCIA, RAKE BOARDS & MOISTURE BARRIER. REPLACE ANY DETERIORATED WOOD SHEATHING & BATT INSULATION CONTAINING MOLD (TYP), CONTRACTOR SHALL ASSUME THAT 10% OF WALL SURFACE WILL INCLUDE THE COST OF THIS REPLACEMENT IN THEIR BASE BID (ACTUAL SQUARE FOOTAGE TO BE INCLUDED IN THE BASE BID IS NOTED AT EACH BUILDING ELEVATION).

D1.2 REMOVE, STORE, AND REINSTALL EXISTING ELECTRICAL DEVICES (OUTLETS, WIFI ANTENNA, DOORBELL, ETC.) AS REQUIRED FOR THE REMOVAL OF EXTERIOR SIDING SYSTEM. PREPARE AREA FOR RE-INSTALLATION OF EXISTING ELECTRICAL DEVICES. REFER TO DETAIL DRAWINGS FOR ADDITIONAL INFORMATION.



ARCHITECTURAL WORK NOTES:

A1.1 CONTRACTOR SHALL FURNISH & INSTALL COMPOSITE SIDING SYSTEM, W/ PVC CORNER BOARDS (BY COMPOSITE SIDING MANUFACTURER), RAKE BOARDS, FRIEZE BOARDS (BY COMPOSITE SIDING MANUFACTURER), FASCIA, SOFFIT, & CONTINUOUS AIR & MOISTURE BARRIER. CONTRACTOR SHALL ASSUME THAT TEN PERCENT (10%) OF ALL EXISTING WALL SHEATHING, AND BATT INSULATION SHALL BE REPLACED AND SHALL INCLUDE THE COST OF THIS REPLACEMENT IN THEIR BID (ACTUAL SQUARE FOOTAGE TO BE INCLUDED IN THE BID IS NOTED ON EACH ELEVATION). NEW PLYWOOD WALL SHEATHING SHALL MATCH THE THICKNESS OF EXISTING WALL SHEATHING.

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A1.3 CONTRACTOR SHALL RE-ATTACH EXISTING ELECTRICAL DEVICES (OUTLETS, WIFI ANTENNA, DOORBELL, ETC.) & ASSOCIATED WIRING AS REQUIRED FOR INSTALLATION OF NEW EXTERIOR SIDING SYSTEM. REFER TO DETAILS 3/A5.2 & 5/A5.2 FOR ADDITIONAL INFORMATION.

A1.4 CONTRACTOR SHALL FURNISH & INSTALL NEW EXHAUST VENT HOOD. MODIFY EXISTING DUCTWORK AS REQUIRED FOR PROPER ATTACHMENT. REFER TO DETAIL 4/A5.2 FOR ADDITIONAL INFORMATION.

A1.5 CONTRACTOR SHALL FURNISH & INSTALL NEW PLUMBING WALL HYDRANT. REFER TO DETAIL 6/A5.2 FOR ADDITIONAL INFORMATION.

A1.6 CONTRACTOR SHALL FURNISH & INSTALL NEW VINYL WINDOW UNIT. REFER TO WINDOW SCHEDULE AND DETAIL SHEET A5.3 FOR MORE INFORMATION.

A1.7 CONTRACTOR SHALL FURNISH & INSTALL NEW EXTERIOR FIBERGLASS DOOR SYSTEM. SEE DOOR SCHEDULES AND DETAILS FOR ADDITIONAL INFORMATION.

A1.8 CONTRACTOR SHALL PAINT INTERIOR WALL (ENTIRE SURFACE OF WALL, FROM CORNER TO CORNER, FLOOR TO CEILING) AT NEW DOOR AND WINDOW REPLACEMENT LOCATIONS. PAINT COLOR AND SHEEN SHALL MATCH EXISTING PAINT COLOR AND SHEEN WITHIN EACH ROOM INCLUDED IN THIS RENOVATION.

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D1.3 REMOVE, STORE & REINSTALL BUILDING SIGNAGE AS REQUIRED FOR THE REMOVAL OF EXTERIOR SIDING SYSTEM. PREPARE AREA FOR RE-INSTALLATION OF EXISTING BUILDING SIGNAGE. REFER TO DETAIL DRAWINGS FOR ADDITIONAL INFORMATION.

D1.4 R&D EXISTING WALL MOUNTED EXHAUST HOOD. PREPARE OPENING AS REQUIRED FOR INSTALLATION OF NEW WALL MOUNTED EXHAUST HOOD. REFER TO DETAIL DRAWINGS FOR ADDITIONAL INFORMATION.

D1.5 REMOVE & TEMPORARILY SUPPORT EXISTING ELECTRICAL METERS AND TELEPHONE/CABLE SERVICE BOXES AS REQUIRED FOR THE REMOVAL OF EXTERIOR SIDING SYSTEM. PREPARE AREA FOR RE-INSTALLATION OF EXISTING ELECTRICAL METERS AND TELEPHONE/CABLE SERVICE BOXES. REFER TO DETAIL DRAWINGS FOR ADDITIONAL INFORMATION.

D1.6 R&D EXISTING PLUMBING WALL HYDRANT. PREPARE PLUMBING & OPENING AS REQUIRED FOR INSTALLATION OF NEW EXTERIOR SIDING SYSTEM. REFER TO DETAIL DRAWINGS FOR ADDITIONAL INFORMATION.

D1.7 R&D EXISTING LOUVERED VENT AND PREPARE AREA FOR INSTALLATION OF WALL INFILL.

D1.8 R&D EXISTING LIGHT FIXTURE. PREPARE AREA FOR INSTALLATION OF NEW LIGHT FIXTURE. REFER TO DETAIL DRAWINGS FOR ADDITIONAL INFORMATION.

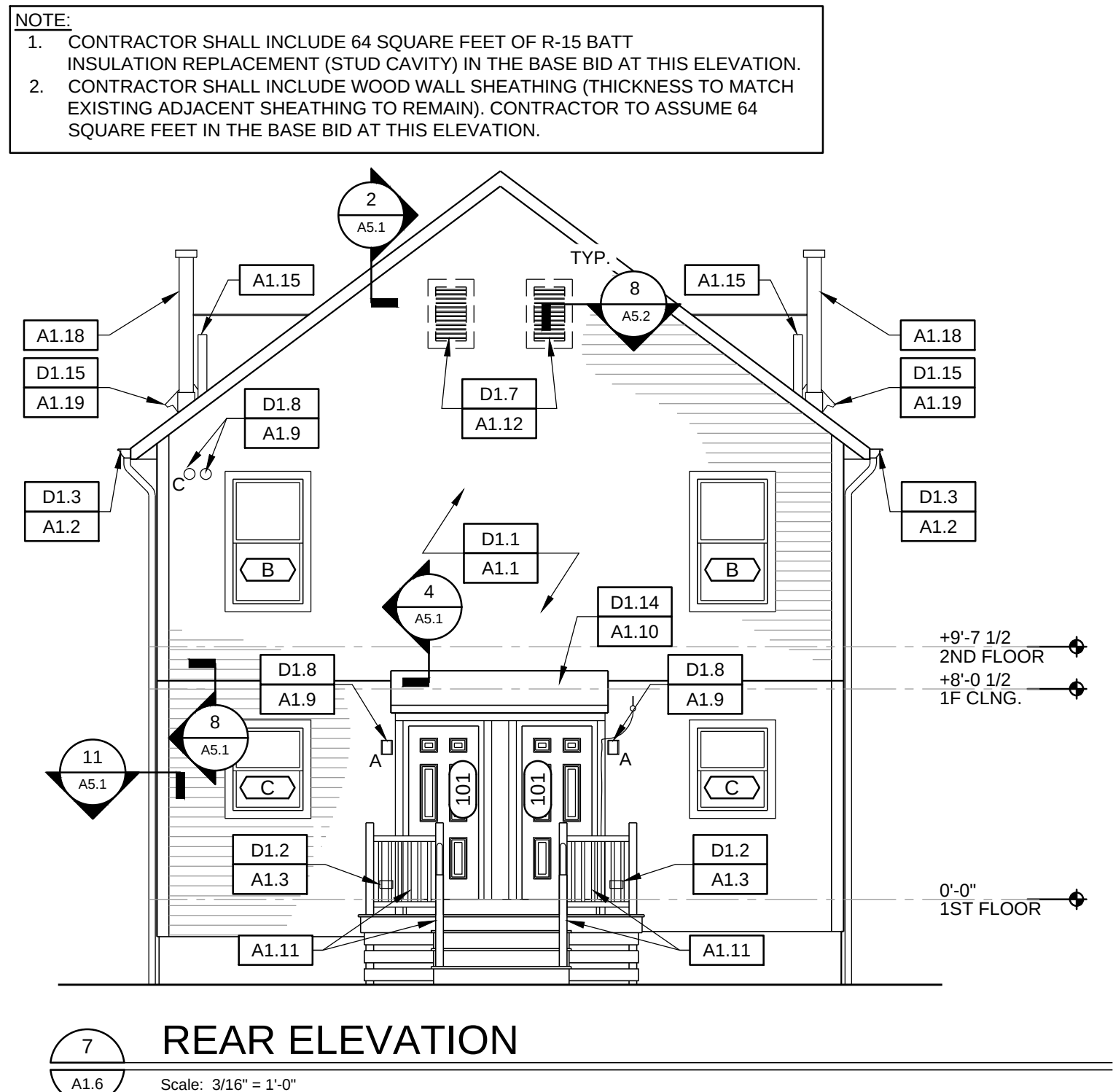
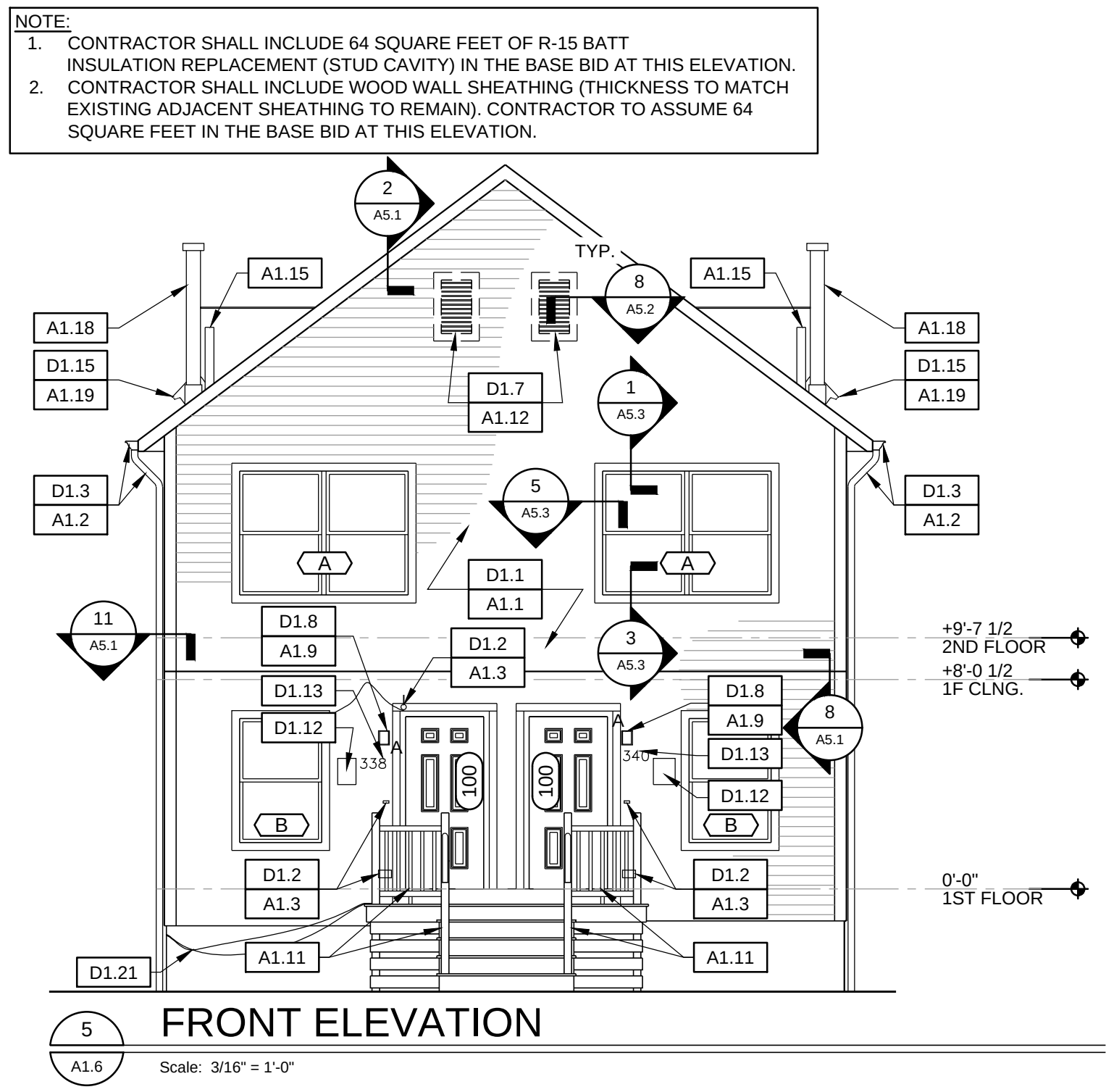
D1.9 R&D EXISTING EXTERIOR DOOR AND FRAME. PREPARE OPENING FOR INSTALLATION OF NEW EXTERIOR FIBERGLASS DOOR AND FRAME SYSTEM.

D1.10 R&D EXISTING WINDOW SYSTEM AND INTERIOR TRIM BOARDS IN THEIR ENTIRETY AND PREPARE OPENING FOR INSTALLATION OF NEW VINYL WINDOW SYSTEM.

D1.11 R&D EXISTING WINDOW BLINDS / ROLLER SHADES AS OCCURS.

D1.12 REMOVE, STORE & REINSTALL EXISTING MAILBOXES AS REQUIRED FOR THE REMOVAL OF EXTERIOR SIDING SYSTEM. PREPARE AREA FOR RE-INSTALLATION OF EXISTING MAILBOXES. REFER TO DETAIL DRAWINGS FOR ADDITIONAL INFORMATION.

D1.21 EXISTING COAXIAL/TELEPHONE LINES. (RGB HAS BEEN INFORMED THAT TENANTS ARE RESPONSIBLE FOR CONTACTING CABLE/PHONE COMPANIES FOR REMOVAL AND REINSTALLATION OF THESE LINES WITHIN THE INSIDE OF THE BUILDING ENVELOPE PRIOR TO EXECUTION OF THIS WORK)



A1.11 CONTRACTOR SHALL REPAIR ANY LOOSE VINYL RAILING ACCESSORIES TO MEET MINIMUM CODE REQUIREMENTS FOR STRUCTURAL LOADS PER IBC 1607.8.1 AND 1607.8.1.1. ANY DAMAGED ACCESSORIES SHOULD BE REPLACED IN KIND.

A1.12 CONTRACTOR SHALL FURNISH & INSTALL WALL FRAMING INFILL AT REMOVED LOUVER. REFER TO DETAIL 8/A5.2 FOR ADDITIONAL INFORMATION.

A1.13 CONTRACTOR SHALL FURNISH & INSTALL NEW ROLLER SHADES AS SPECIFIED. WINDOW TYPE "A" SHALL RECEIVE TWO ROLLER SHADES (ONE FOR EACH DOUBLE HUNG WINDOW OPENING).

A1.14 CONTRACTOR SHALL FURNISH & INSTALL INTERIOR WOOD CASING AS SPECIFIED. REFER TO DETAILS FOR ADDITIONAL INFORMATION.

A1.15 CONTRACTOR SHALL FURNISH & INSTALL PRE-FLASHED VENT STACK FLASHING. REFER TO DETAIL 9/A5.1 FOR ADDITIONAL INFORMATION.

A1.16 CONTRACTOR SHALL FURNISH & INSTALL PLYWOOD INFILL AT REMOVED STATIC VENT. NEW ROOF SHEATHING SHALL BE CDX PLYWOOD AND SHALL MATCH THE THICKNESS OF EXISTING SHEATHING TO REMAIN.

A1.17 CONTRACTOR SHALL NOTCH SHEATHING AT ROOF RIDGE AS REQUIRED TO INSTALL RIDGE VENTS IN-LIEU-OF THE STATIC VENTS PREVIOUSLY UTILIZED. REFER TO DETAIL 3/A5.1 FOR ADDITIONAL INFORMATION.

A1.18 CONTRACTOR SHALL FURNISH & INSTALL FLASHING AT CHIMNEY B-VENT. REFER TO DETAIL 6/A5.1 FOR ADDITIONAL INFORMATION.

A1.19 CONTRACTOR SHALL FURNISH & INSTALL EXHAUST VENT CAP. REFER TO DETAIL 5/A5.1 FOR ADDITIONAL INFORMATION.

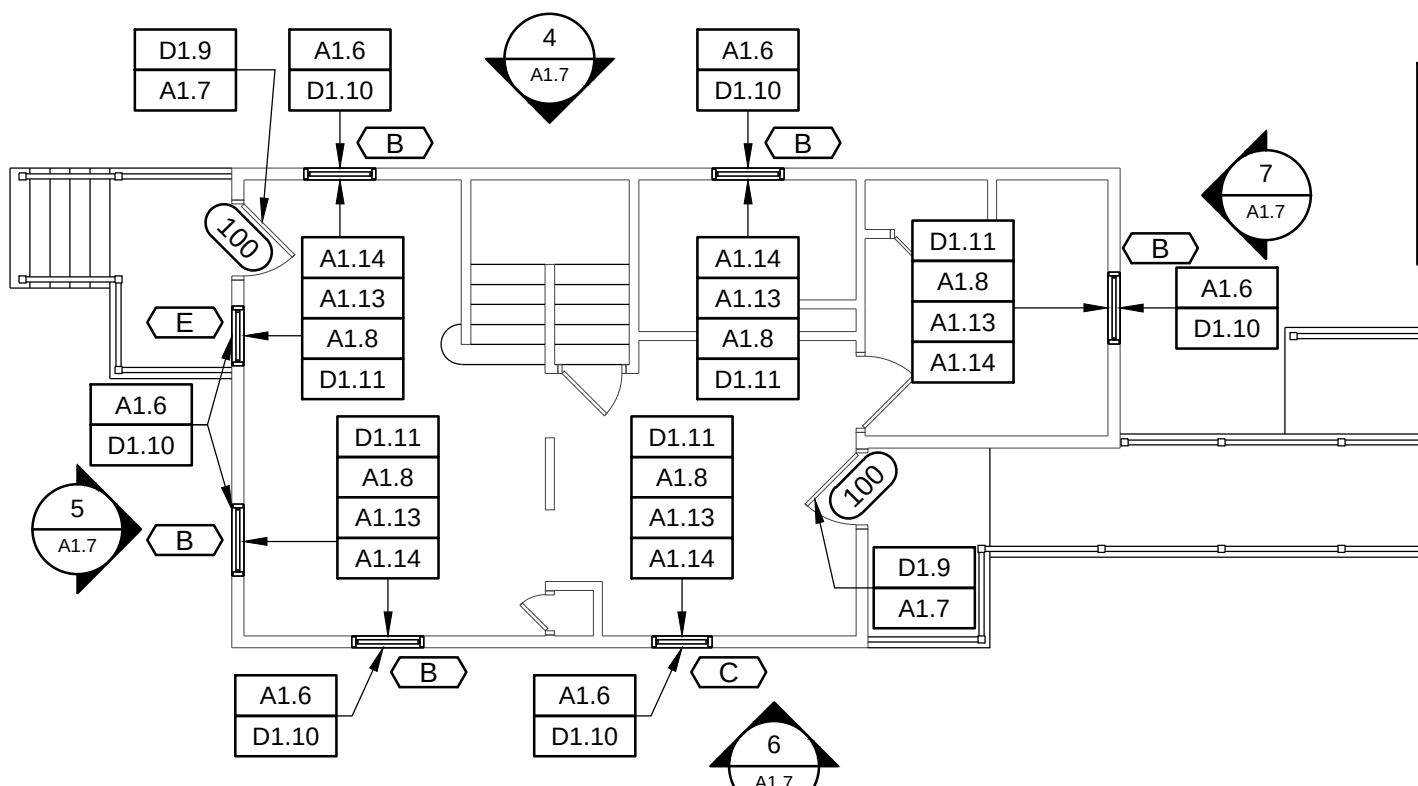
A1.20 FURNISH & INSTALL 6" NOMINAL BY 1" THICK COMPOSITE DECK BOARDS WITH SIDELOK HIGH TEN FASTENERS, BOARDS AND FASTENERS MANUFACTURED BY TIMBERTECH, AZEK OR APPROVED EQ.

A1.21 FURNISH & INSTALL VINYL/ALUMINUM RAILING SYSTEM (FINYL LINE) AS MANUFACTURED BARRETT OUTDOOR LIVING OR APPROVED EQUAL. FURNISH AND INSTALL REQUIRED BRACKETS TO ATTACH TOP/BOTTOM RAIL TO INDICATED POST TYPE.

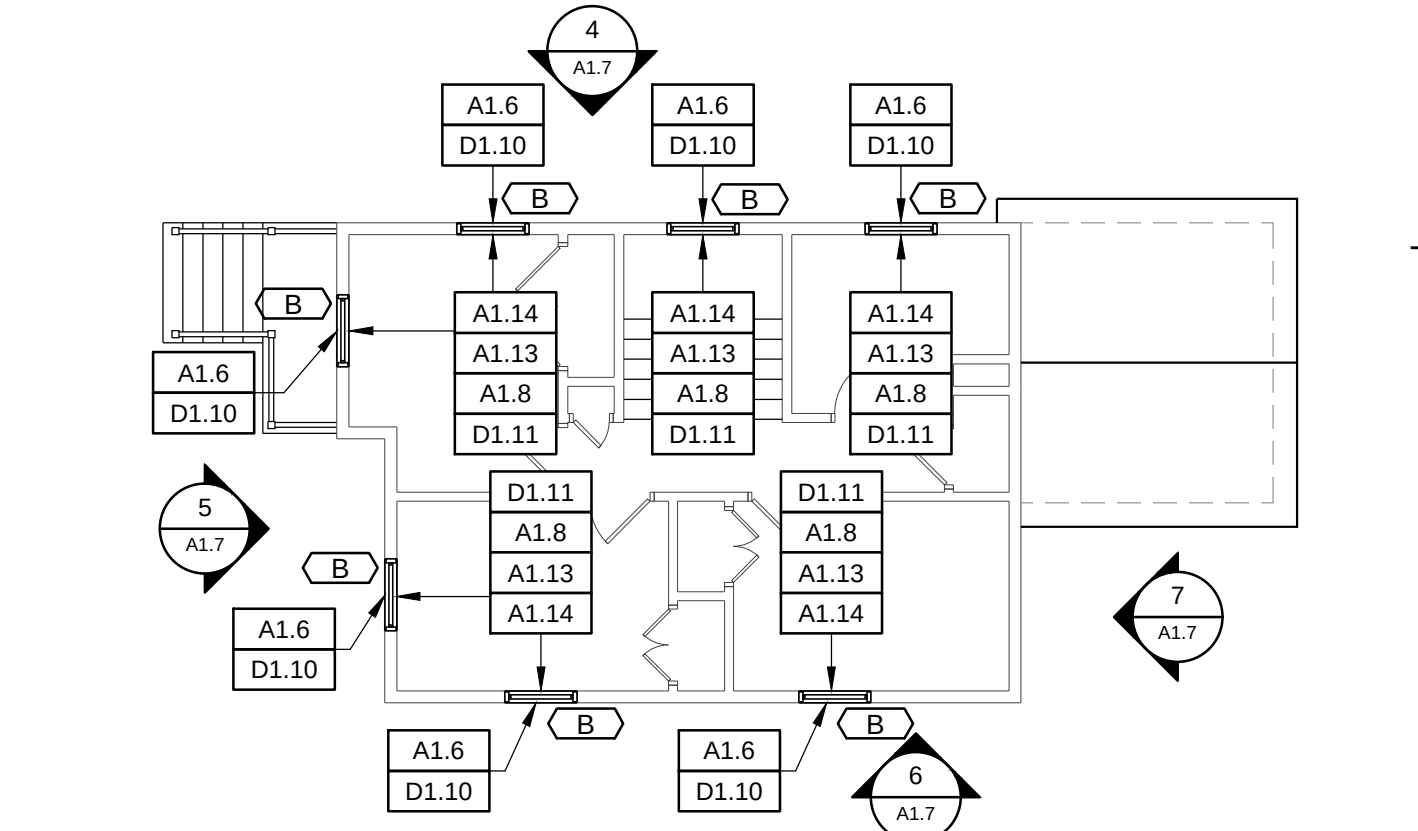
A1.22 FURNISH & INSTALL 2X 4" P.T. KILN DRIED AFTER TREATED (KDAT) STRINGERS. ATTACH EXISTING ELECTRICAL SERVICE EQUIPMENT. REFER TO DETAIL 1/A5.2 FOR ADDITIONAL INFORMATION.

A1.23 FURNISH & INSTALL 3/4" PVC TRIM. REFER TO SECTIONS 4/A5.4, 5/A5.4 FOR ADDITIONAL INFORMATION.

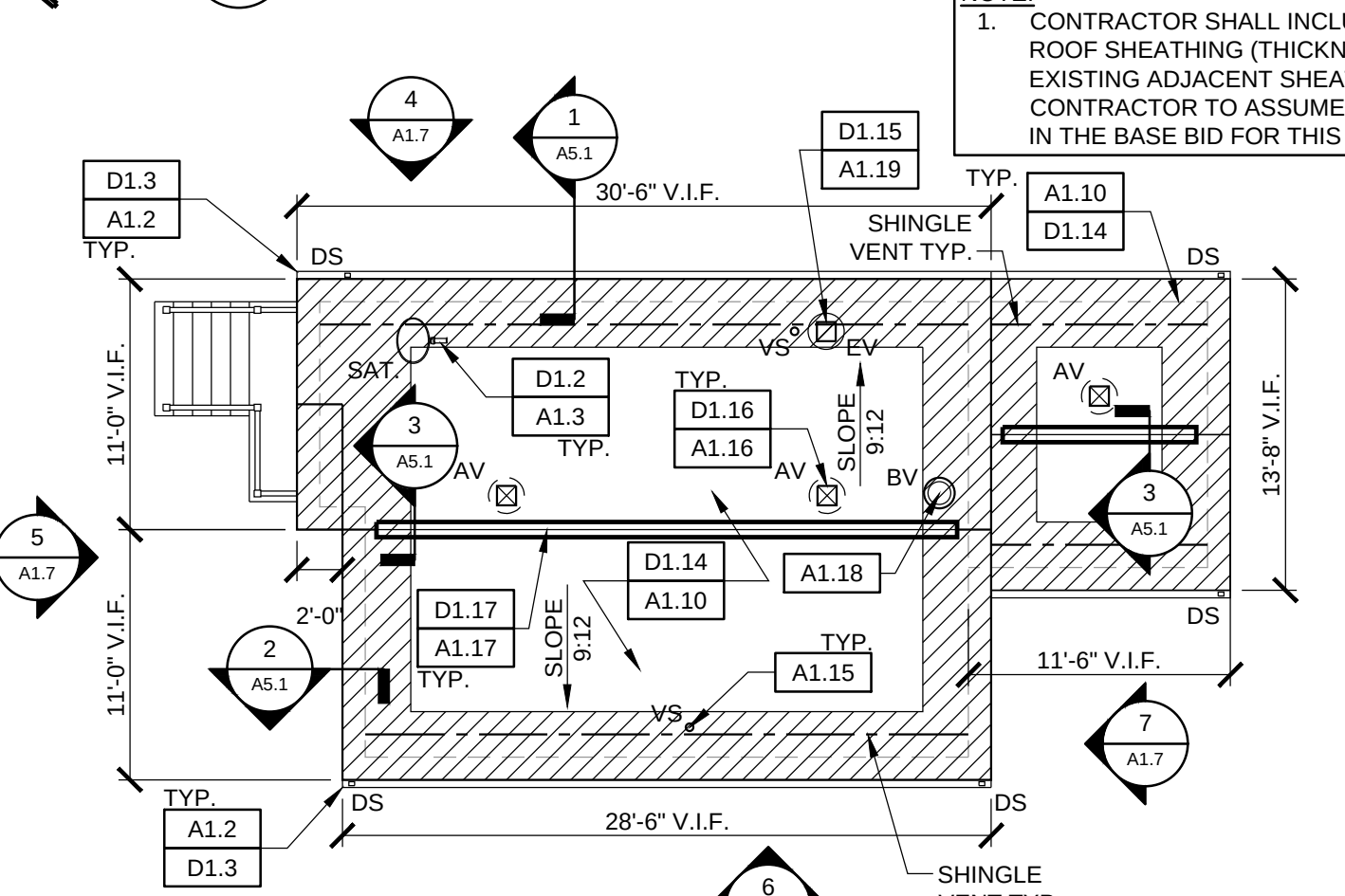
A1.24 CONTRACTOR SHALL FURNISH & INSTALL NEW PVC PANEL (SIZE AS REQUIRED TO ATTACH EXISTING ELECTRICAL SERVICE EQUIPMENT). REFER TO DETAIL 1/A5.2 FOR ADDITIONAL INFORMATION.



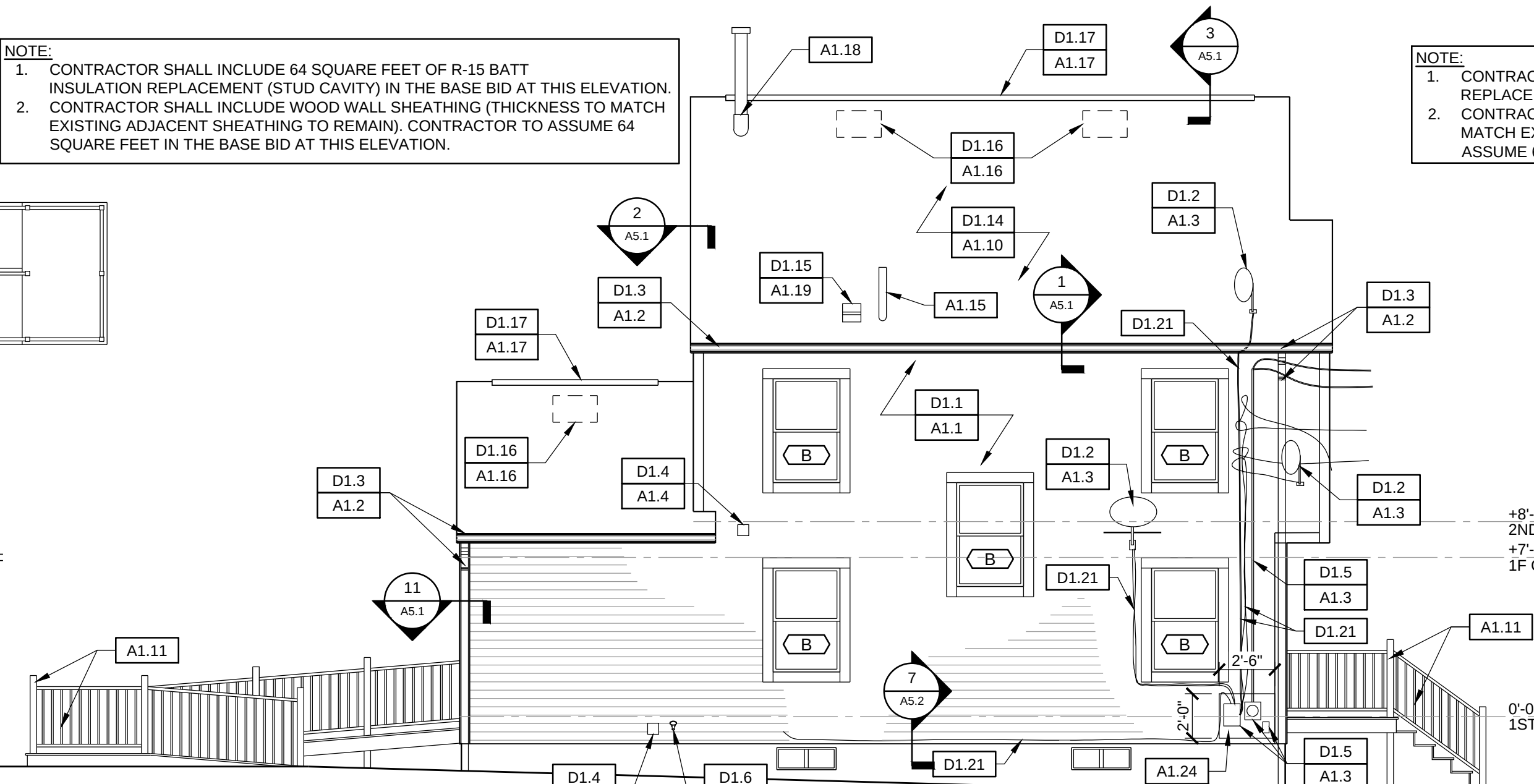
1 FIRST FLOOR PLAN
Scale: 1/8" = 1'-0"



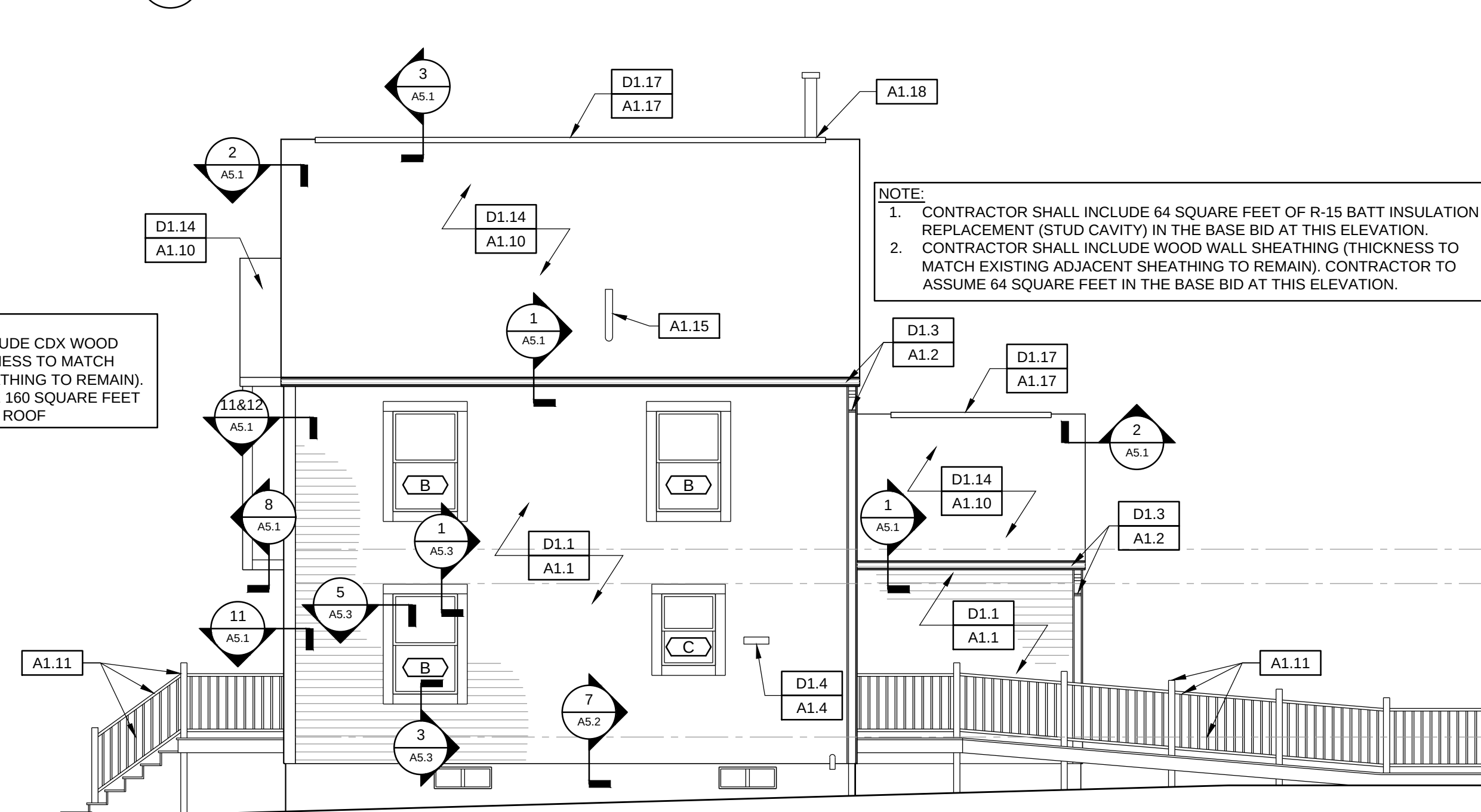
2 SECOND FLOOR PLAN
Scale: 1/8" = 1'-0"



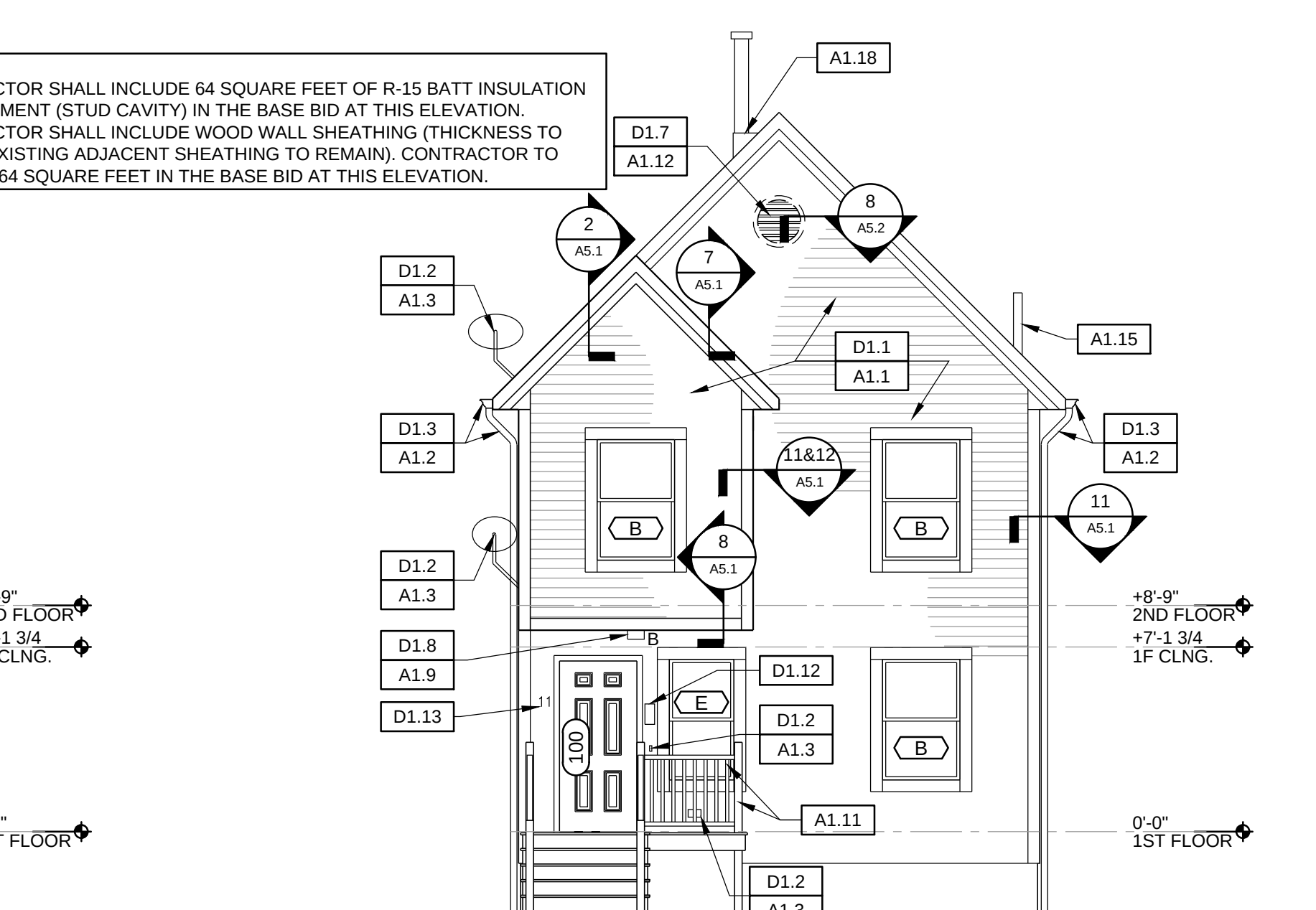
3 ROOF PLAN
Scale: 1/8" = 1'-0"



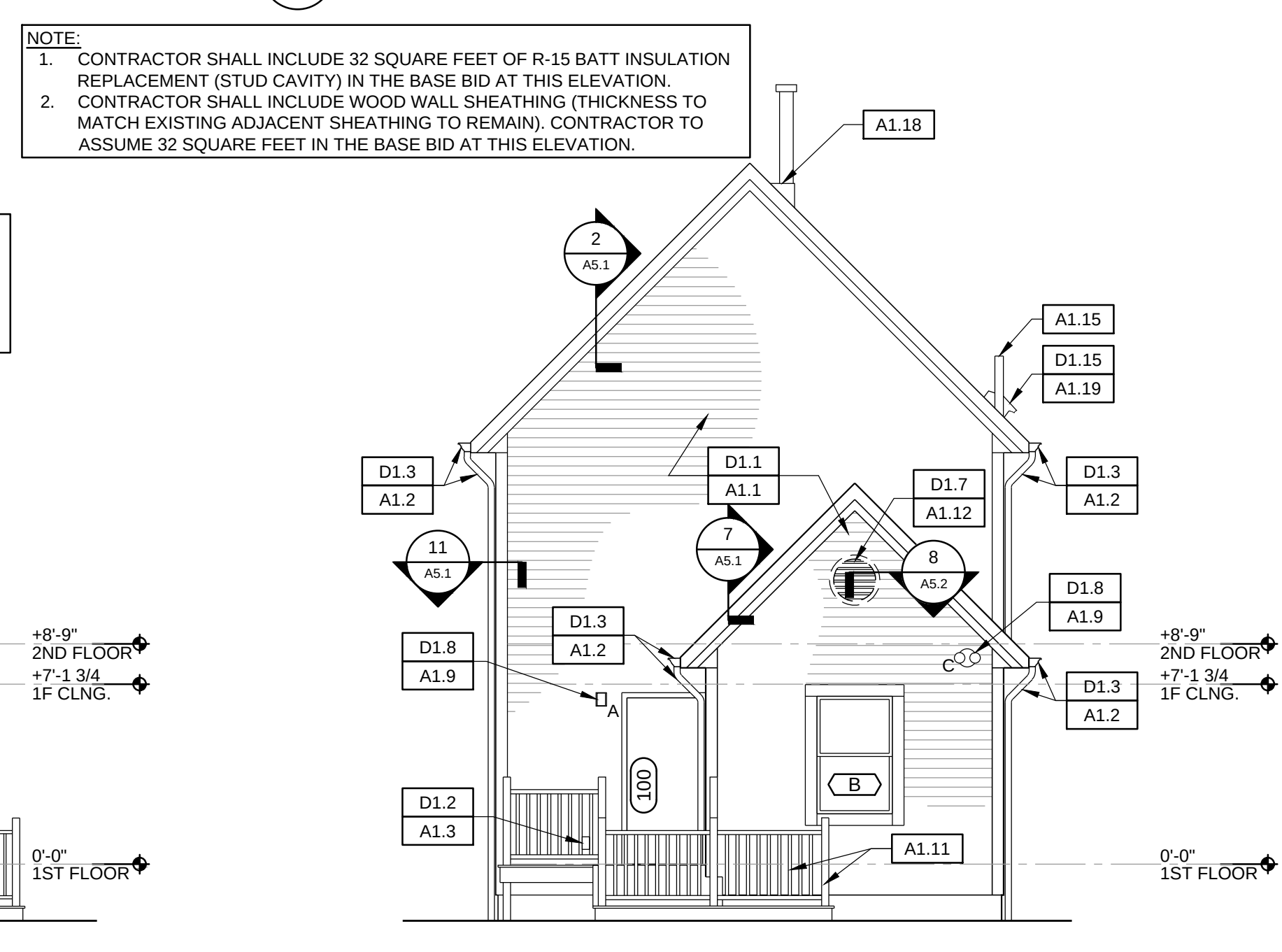
4 RIGHT SIDE ELEVATION
Scale: 3/16" = 1'-0"



6 LEFT SIDE ELEVATION
Scale: 3/16" = 1'-0"



5 FRONT ELEVATION
Scale: 3/16" = 1'-0"



7 REAR ELEVATION
Scale: 3/16" = 1'-0"

GENERAL DEMOLITION NOTES:

- COORDINATE ALL DEMOLITION OPERATIONS WITH HOUSING AUTHORITY FOR SHUTDOWN PERIODS AND SEQUENCE OF WORK. ARRANGE WITH HOUSING AUTHORITY AND/OR APPROPRIATE UTILITIES FOR SERVICE SHUTOFFS BEFORE BEGINNING DEMOLITION OPERATIONS. PROVIDE TEMPORARY DUST PARTITIONS, BARRICADES, AND PROTECTIVE ENCLOSURES REQUIRED TO PROPERLY SECURE, ISOLATE, AND WEATHERPROOF AREAS OF WORK AND EXISTING AREAS AND ELEMENTS TO REMAIN. THE CONTRACTOR SHALL PERFORM THE WORK OF THIS CONTRACT IN A MANNER THAT CAUSES NO DISRUPTION TO THE PHASED OCCUPATION OF THE BUILDING AND SITE FOR THEIR INTENDED PURPOSE
- REMOVE ALL DEMOLISHED MATERIALS NOT SCHEDULED FOR REUSE IN ACCORDANCE WITH LOCAL REGULATIONS
- ALL ITEMS SCHEDULED TO BE SALVAGED OR REUSED SHALL BE REMOVED WITH CARE, STORED AND PROTECTED FROM DAMAGE UNTIL INCORPORATED IN THEIR NEW WORK. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPLACE AND/OR RESTORE ANY ITEMS SCHEDULED FOR SALVAGE AND REUSE THAT ARE DAMAGED DURING THE COURSE OF CONTRACT OPERATIONS. THE HOUSING AUTHORITY SHALL BE THE SOLE JUDGE OF SUITABILITY OF ITEMS SALVAGED FOR REUSE IN THE WORK.
- IT IS NOT THE INTENT TO SHOW EVERY PIECE OR ITEM TO BE REMOVED IN DEMOLITION WORK. MECHANICAL, ELECTRICAL, AND OTHER WORK RELATED TO A ROOF, OR AREA SCHEDULED FOR DEMOLITION AND REMOVAL, SHALL BE PERFORMED WHETHER NOTED OR NOT.
- THE EXTENT OF ALL SPECIFIC DEMOLITION WORK SHALL BE COORDINATED WITH CONTRACT DOCUMENTS.
- CLEAN WORK SITE AT END OF EACH DAY.

GENERAL PLAN NOTES:

- COORDINATE ALL NEW WORK WITH DEMOLITION WORK AND GC'S FIELD VERIFIED EXISTING CONDITIONS. NOTIFY ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK.

PLAN & ELEVATION LEGEND

- xxx NOTES WITHOUT AN ARROW INDICATE AN ENTIRE SPACE OR AREA
- xxx NOTES WITH AN ARROW INDICATE SPECIFIC SPACES AND/OR ITEMS
- ICE & WATER SHIELD
- R&D = REMOVE AND DISPOSE OF
R&S = REMOVE AND SALVAGE

DEMOLITION WORK NOTES:

- D1.1 R&D EXISTING SIDING SYSTEM, TRIM BOARDS AT SOFFIT, SOFFIT PANELS, FASCIA, RAKE BOARDS & MOISTURE BARRIER. REPLACE ANY DETERIORATED WOOD SHEATHING & BATT INSULATION CONTAINING MOLD (TYP). CONTRACTOR SHALL ASSUME THAT 10% OF WALL SURFACE WILL INCLUDE THE COST OF THIS REPLACEMENT IN THEIR BASE BID (ACTUAL SQUARE FOOTAGE TO BE INCLUDED IN THE BASE BID IS NOTED AT EACH BUILDING ELEVATION).
- D1.2 REMOVE, STORE, AND REINSTALL EXISTING ELECTRICAL DEVICES (OUTLETS, WIFI ANTENNA, DOORBELL, ETC.) AS REQUIRED FOR THE REMOVAL OF EXTERIOR SIDING SYSTEM. PREPARE AREA FOR RE-INSTALLATION OF EXISTING ELECTRICAL DEVICES. REFER TO DETAIL DRAWINGS FOR ADDITIONAL INFORMATION.

- D1.3 R&D EXISTING GUTTER & DOWNSPOUT SYSTEM IN ITS ENTIRETY.
- D1.4 R&D EXISTING WALL MOUNTED EXHAUST HOOD. PREPARE OPENING AS REQUIRED FOR RE-INSTALLATION OF NEW WALL MOUNTED EXHAUST HOOD. REFER TO DETAIL DRAWINGS FOR ADDITIONAL INFORMATION.
- D1.5 REMOVE & TEMPORARILY SUPPORT EXISTING ELECTRICAL METERS AND TELEPHONE/CABLE SERVICE BOXES AS REQUIRED FOR THE REMOVAL OF EXTERIOR SIDING SYSTEM. PREPARE AREA FOR RE-INSTALLATION OF EXISTING ELECTRICAL METERS AND TELEPHONE/CABLE SERVICE BOXES. REFER TO DETAIL DRAWINGS FOR ADDITIONAL INFORMATION.
- D1.6 R&D EXISTING PLUMBING WALL HYDRANT. PREPARE PLUMBING & OPENING AS REQUIRED FOR RE-INSTALLATION OF NEW EXTERIOR SIDING SYSTEM. REFER TO DETAIL DRAWINGS FOR ADDITIONAL INFORMATION.
- D1.7 R&D EXISTING LOUVERED VENT AND PREPARE AREA FOR INSTALLATION OF WALL INFILL.
- D1.8 R&D EXISTING LIGHT FIXTURE. PREPARE AREA FOR INSTALLATION OF NEW LIGHT FIXTURE. REFER TO DETAIL DRAWINGS FOR ADDITIONAL INFORMATION.
- D1.9 R&D EXISTING EXTERIOR DOOR AND FRAME. PREPARE OPENING FOR INSTALLATION OF NEW EXTERIOR FIBERGLASS DOOR AND FRAME SYSTEM.
- D1.10 R&D EXISTING WINDOW SYSTEM AND INTERIOR TRIM BOARDS IN THEIR ENTIRETY AND PREPARE OPENING FOR INSTALLATION OF NEW VINYL WINDOW SYSTEM.
- D1.11 R&D EXISTING WINDOW BLINDS / ROLLER SHADES AS OCCURS.
- D1.12 REMOVE, STORE & REINSTALL EXISTING MAILBOXES AS REQUIRED FOR THE REMOVAL OF EXTERIOR SIDING SYSTEM. PREPARE AREA FOR RE-INSTALLATION OF EXISTING MAILBOXES. REFER TO DETAIL DRAWINGS FOR ADDITIONAL INFORMATION.

- D1.13 REMOVE, STORE & REINSTALL BUILDING SIGNAGE AS REQUIRED FOR THE REMOVAL OF EXTERIOR SIDING SYSTEM. PREPARE AREA FOR RE-INSTALLATION OF EXISTING BUILDING SIGNAGE. REFER TO DETAIL DRAWINGS FOR ADDITIONAL INFORMATION.
- D1.14 R&D EXISTING ASPHALT SHINGLE ROOFING SYSTEM DOWN TO EXISTING ROOF DECK. CLEAN & PREPARE EXISTING ROOF DECK TO RECEIVE NEW ROOFING SYSTEM. CONTRACTOR SHALL INCLUDE 20% OF DETERIORATED ROOF DECKING REPLACEMENT IN THEIR BASE BID (ACTUAL SQUARE FOOTAGE TO BE INCLUDED IN THE BASE BID IS NOTED AT EACH BUILDINGS ROOF PLAN). NEW ROOF SHEATHING SHALL BE CDX PLYWOOD & SHALL MATCH THE THICKNESS OF EXISTING ROOF SHEATHING TO REMAIN.
- D1.15 R&D ROOF EXHAUST VENT CAP. PREPARE DUCTWORK BELOW FOR INSTALLATION OF NEW VENT CAP.
- D1.16 R&D ROOF STATIC VENTS AND INFILL OPENING WITH NEW CDX PLYWOOD SHEATHING & SHALL MATCH THICKNESS OF EXISTING ROOF SHEATHING TO REMAIN.
- D1.17 CONTRACTOR SHALL NOTCH EXISTING ROOF SHEATHING AT RIDGE IN PREPARATION FOR INSTALLATION OF NEW RIDGE VENT SYSTEM.
- D1.18 R&D EXISTING WOOD DECKING, 2X JOIST STRUCTURE INCLUDING BEAMS AND LEDGERS. REFER TO DETAILS FOR ADDITIONAL INFORMATION.
- D1.19 R&D EXISTING RAILING SYSTEM IN ITS ENTIRETY AND PREPARE NEW FRAMING FOR INSTALLATION OF RAILING SYSTEM. REFER TO DETAILS FOR ADDITIONAL INFORMATION.
- D1.20 R&D EXISTING STAIR ASSEMBLY (TREADS, RISERS, STRINGERS, RAILING, ETC.) IN ITS ENTIRETY AND PREPARE AREA FOR INSTALLATION OF NEW STAIR ASSEMBLY. REFER TO DETAILS FOR ADDITIONAL INFORMATION.
- D1.21 EXISTING COAXIAL/TELEPHONE LINES. (RGB HAS BEEN INFORMED THAT TENANTS ARE RESPONSIBLE FOR CONTACTING CABLE/PHONE COMPANIES FOR REMOVAL AND RE-INSTALLATION OF THESE LINES WITHIN THE INSIDE OF THE BUILDING ENVELOPE PRIOR TO EXECUTION OF THIS WORK

ARCHITECTURAL WORK NOTES:

- A1.1 CONTRACTOR SHALL FURNISH & INSTALL COMPOSITE SIDING SYSTEM, W/ PVC CORNER BOARDS (BY COMPOSITE SIDING MANUFACTURER), RAKE BOARDS, FRIEZE BOARDS (BY COMPOSITE SIDING MANUFACTURER), FASCIA, SOFFIT, & CONTINUOUS AIR & MOISTURE BARRIER. CONTRACTOR SHALL ASSUME THAT TEN PERCENT (10%) OF ALL EXISTING WALL SHEATHING, AND BATT INSULATION SHALL BE REPLACED AND SHALL INCLUDE THE COST OF THIS REPLACEMENT IN THEIR BID (ACTUAL SQUARE FOOTAGE TO BE INCLUDED IN THE BID IS NOTED ON EACH ELEVATION). NEW PLYWOOD WALL SHEATHING SHALL MATCH THE THICKNESS OF EXISTING WALL SHEATHING.
- A1.2 CONTRACTOR SHALL FURNISH & INSTALL NEW ALUMINUM GUTTER & DOWNSPOUT SYSTEM IN ITS ENTIRETY.
- A1.3 CONTRACTOR SHALL RE-ATTACH EXISTING ELECTRICAL DEVICES (OUTLETS, WIFI ANTENNA, DOORBELL, ETC.) & ASSOCIATED WIRING AS REQUIRED FOR INSTALLATION OF NEW EXTERIOR SIDING SYSTEM. REFER TO DETAILS 3/A5.2 & 5/A5.2 FOR ADDITIONAL INFORMATION.
- A1.4 CONTRACTOR SHALL FURNISH & INSTALL NEW EXHAUST VENT HOOD. MODIFY EXISTING DUCTWORK AS REQUIRED FOR PROPER ATTACHMENT. REFER TO DETAIL 4/A5.2 FOR ADDITIONAL INFORMATION.
- A1.5 CONTRACTOR SHALL FURNISH & INSTALL NEW PLUMBING WALL HYDRANT. REFER TO DETAIL 6/A5.2 FOR ADDITIONAL INFORMATION.
- A1.6 CONTRACTOR SHALL FURNISH & INSTALL NEW VINYL WINDOW UNIT. REFER TO WINDOW SCHEDULE AND DETAIL SHEET A5.3 FOR MORE INFORMATION.
- A1.7 CONTRACTOR SHALL FURNISH & INSTALL NEW EXTERIOR FIBERGLASS DOOR SYSTEM. SEE DOOR SCHEDULES AND DETAILS FOR ADDITIONAL INFORMATION.
- A1.8 CONTRACTOR SHALL PAINT INTERIOR WALL (ENTIRE SURFACE OF WALL, FROM CORNER TO CORNER, FLOOR TO CEILING) AT NEW DOOR AND WINDOW REPLACEMENT LOCATIONS. PAINT COLOR AND SHEEN SHALL MATCH EXISTING PAINT COLOR AND SHEEN WITHIN EACH ROOM INCLUDED IN THIS RENOVATION.
- A1.9 CONTRACTOR SHALL FURNISH & INSTALL NEW EXTERIOR LED LIGHT FIXTURE. REFER TO LIGHTING SCHEDULE AND DETAILS FOR ADDITIONAL INFORMATION.
- A1.10 CONTRACTOR SHALL FURNISH & INSTALL ASPHALT SHINGLE ROOFING SHINGLE ROOFING SYSTEM, UNDERLAYMENT, DRIP EDGES, & ICE & WATER SHIELD. CONTRACTOR SHALL INCLUDE IN THEIR BASE BID THE REPLACEMENT OF 20% OF ANY DAMAGED/DETERIORATED WOOD ROOF SHEATHING. (SQUARE FOOTAGE TO BE INCLUDED IN THE BID IS NOTED ON THE ROOF PLANS) NEW PLYWOOD SHEATHING SHALL MATCH THE THICKNESS OF EXISTING ROOF SHEATHING.

- A1.11 CONTRACTOR SHALL REPAIR ANY LOOSE VINYL RAILING ACCESSORIES TO MEET MINIMUM CODE REQUIREMENTS FOR STRUCTURAL LOADS PER IBC 1607.8.1 AND 1607.8.1.1. ANY DAMAGED ACCESSORIES SHOULD BE REPLACED IN KIND.
- A1.12 CONTRACTOR SHALL FURNISH & INSTALL WALL FRAMING INFILL AT REMOVED LOUVER. REFER TO DETAIL 8/A5.2 FOR ADDITIONAL INFORMATION.
- A1.13 CONTRACTOR SHALL FURNISH & INSTALL NEW ROLLER SHADES AS SPECIFIED. WINDOW TYPE "A" SHALL RECEIVE TWO ROLLER SHADES (ONE FOR EACH DOUBLE HUNG WINDOW OPENING).
- A1.14 CONTRACTOR SHALL FURNISH & INSTALL INTERIOR WOOD CASING AS SPECIFIED. REFER TO DETAILS FOR ADDITIONAL INFORMATION.
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- A1.17 CONTRACTOR SHALL NOTCH SHEATHING AT ROOF RIDGE AS REQUIRED TO INSTALL RIDGE VENTS IN-LIEU OF THE STATIC VENTS PREVIOUSLY UTILIZED. REFER TO DETAIL 3/A5.1 FOR ADDITIONAL INFORMATION.
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- A1.20 FURNISH & INSTALL 6" NOMINAL BY 1" THICK COMPOSITE DECK BOARDS WITH SIDELOC HIDDEN FASTENERS, BOARDS AND FASTENERS MANUFACTURED BY TIMBERTECH, AZEK OR APPROVED EQ.
- A1.21 FURNISH & INSTALL VINYL/ALUMINUM RAILING SYSTEM (FINYL LINE) AS MANUFACTURED BARRETTE OUTDOOR LIVING OR APPROVED EQUAL. FURNISH AND INSTALL REQUIRED BRACKETS TO ATTACH TOP/BOTTOM RAIL TO INDICATED POST TYPE.
- A1.22 FURNISH & INSTALL 2X P.T. KILN DRIED AFTER TREATED (KDAT) STRINGERS, COMPOSITE DECKING AND TREADS AND METAL HANDRAIL. REFER TO SECTIONS AND DETAILS FOR ADDITIONAL INFORMATION. PAINT ALL WOOD STRUCTURAL MEMBERS (TYP. THROUGHOUT)
- A1.23 FURNISH & INSTALL 3/4" PVC TRIM. REFER TO SECTIONS 4/A5.4, 5/A5.4 FOR ADDITIONAL INFORMATION.
- A1.24 CONTRACTOR SHALL FURNISH & INSTALL NEW PVC PANEL (SIZE AS REQUIRED TO ATTACH EXISTING MAIN ELECTRICAL SERVICE EQUIPMENT). REFER TO DETAIL 1/A5.2 FOR ADDITIONAL INFORMATION.

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Certification

Drawn by JRB, MRT

Checked by JRB, DLD

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Architecture • Project Management • Interior Design

Project

**PROVIDENCE HOUSING
AUTHORITY**
**SCATTERED SITES
EXTERIOR RENOVATIONS**



40 LAUREL HILL AVENUE
PROVIDENCE, RI 02909

Drawing Status

**ISSUED FOR
CONSTRUCTION**

Issued On SEPTEMBER 5, 2025

Sheet Contents

**11 OCEAN STREET
PLANS, ELEVATIONS &
CONSTR. NOTES**

Project Number: 6902 PHA EXISTING
CONDITIONS-SCATTERED
SITES

Drawing No.

A1.7

Sheet 8 of 13

PROVIDENCE HOUSING
AUTHORITY
SCATTERED SITES
EXTERIOR RENOVATIONS



40 LAUREL HILL AVENUE
PROVIDENCE, RI 02909

Drawing Status

ISSUED FOR
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Sheet Contents

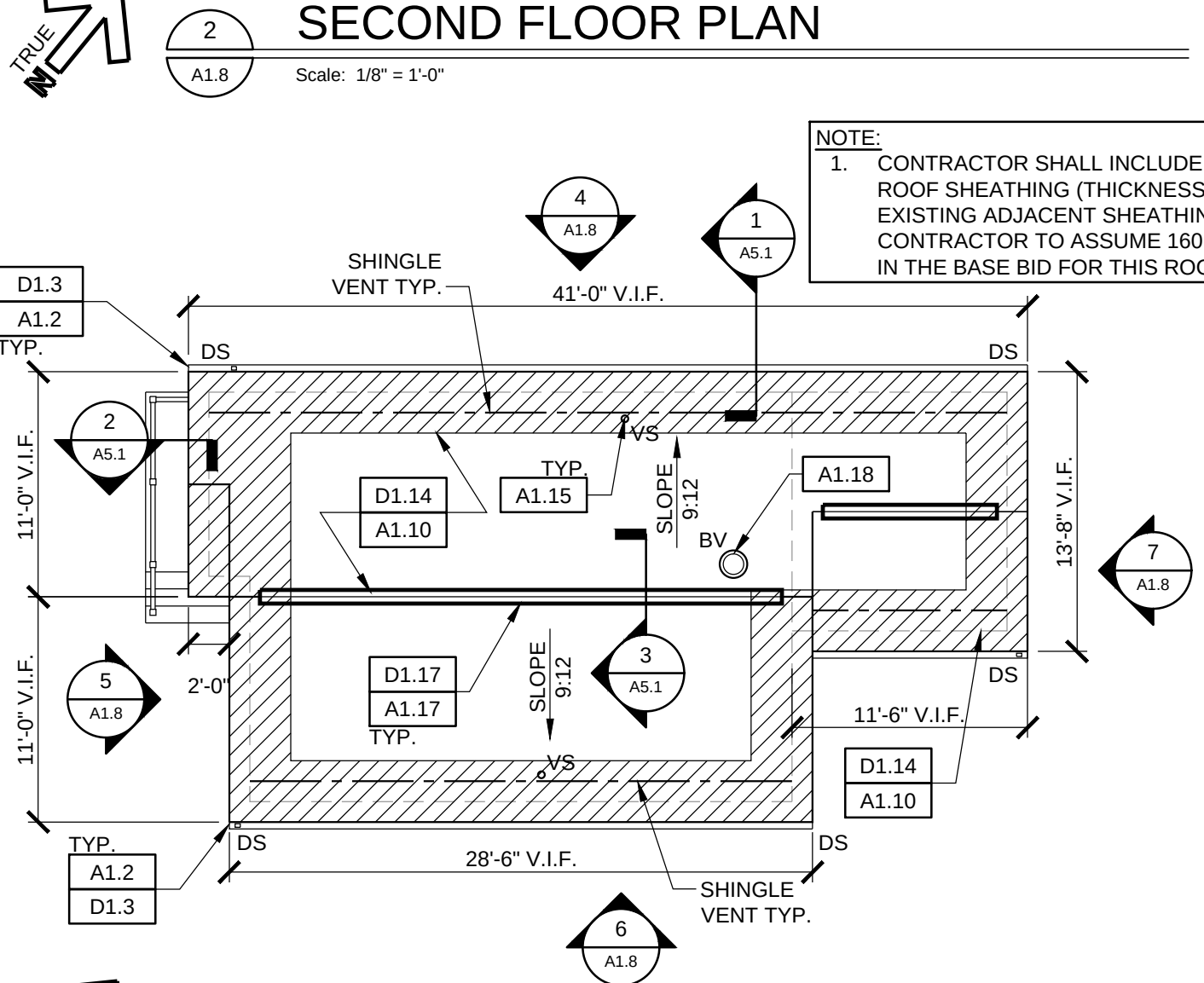
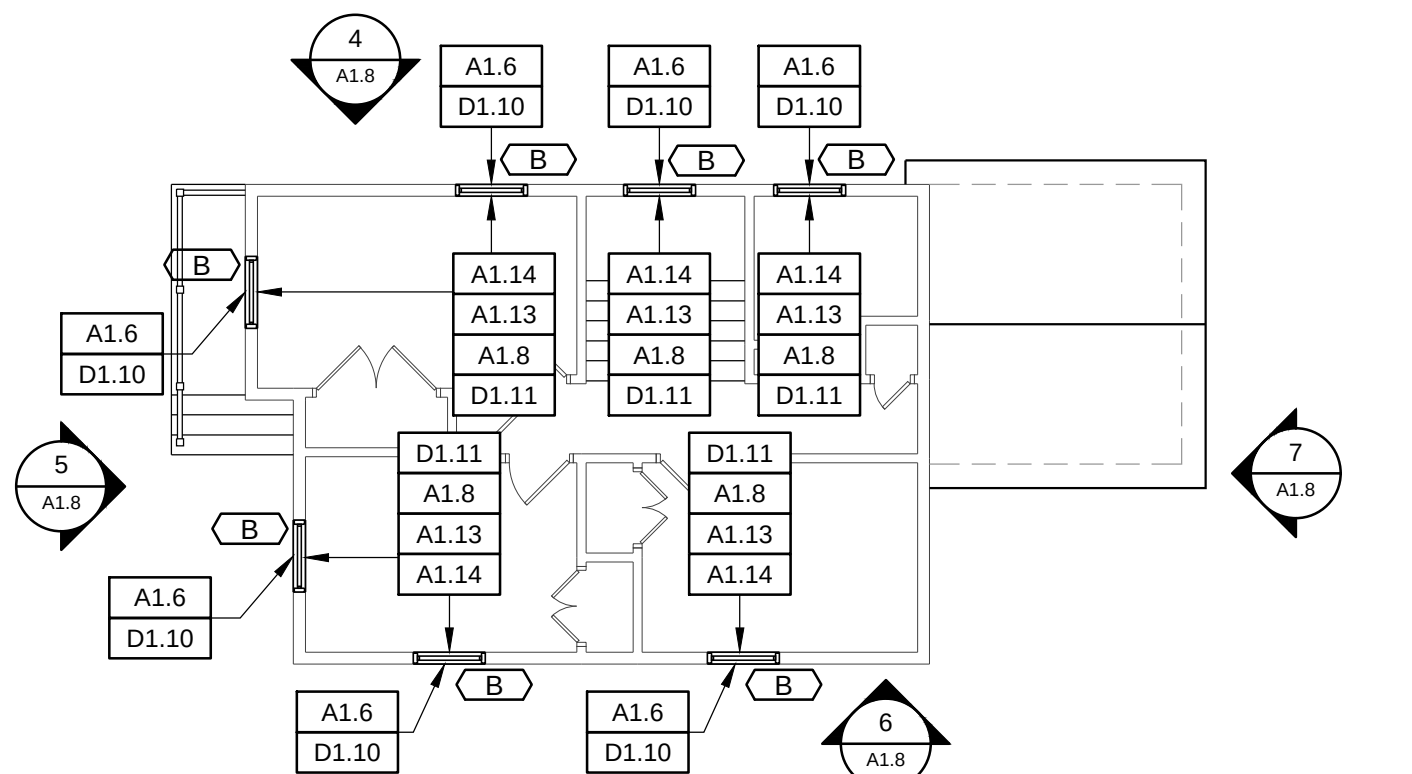
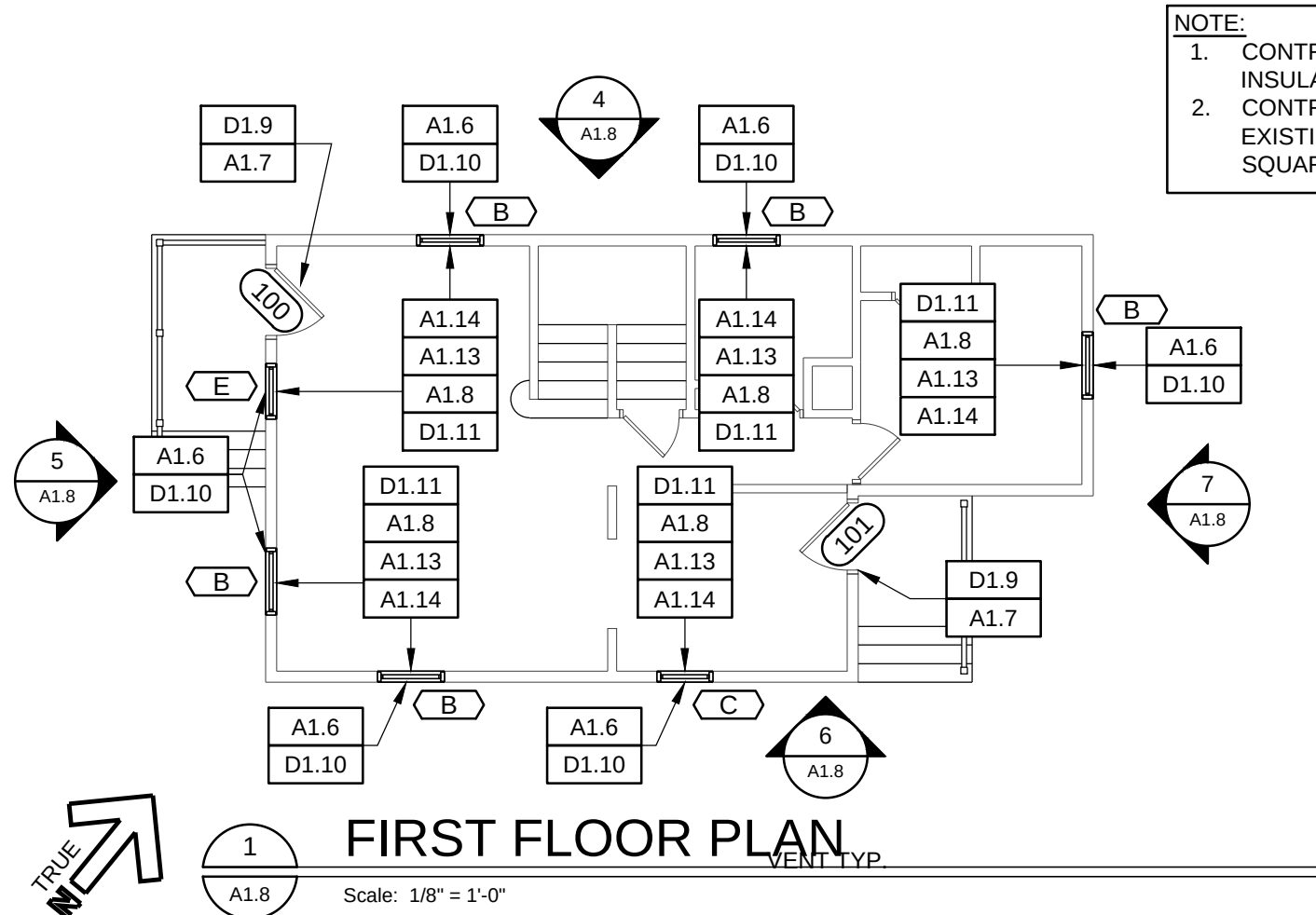
249 SAYLES STREET
PLANS, ELEVATIONS &
CONSTR. NOTES

Project Number: 6902 PHA EXISTING
CONDITIONS-SCATTERED
SITES

Drawing No.

A1.8

Sheet 9 of 13



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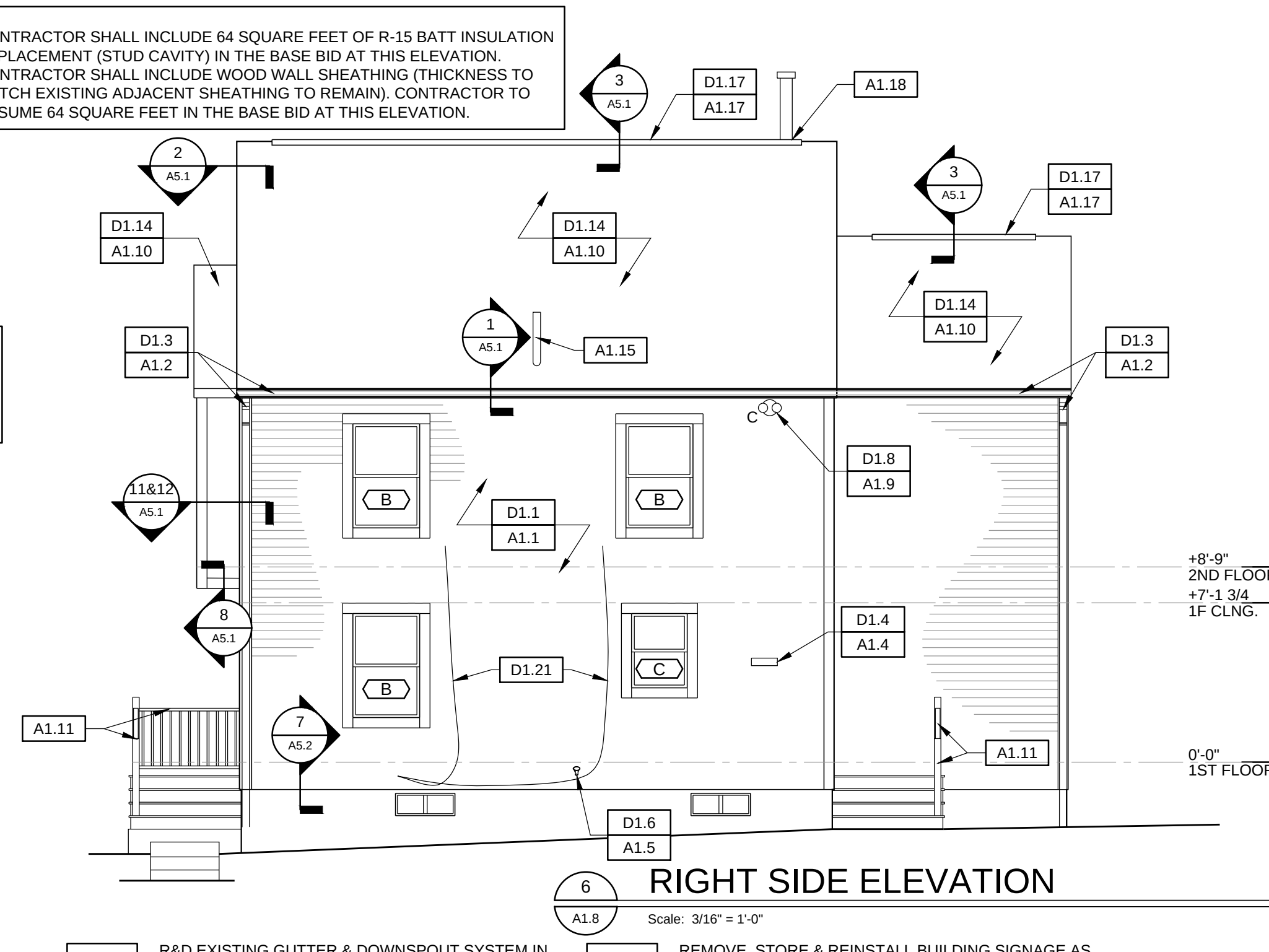
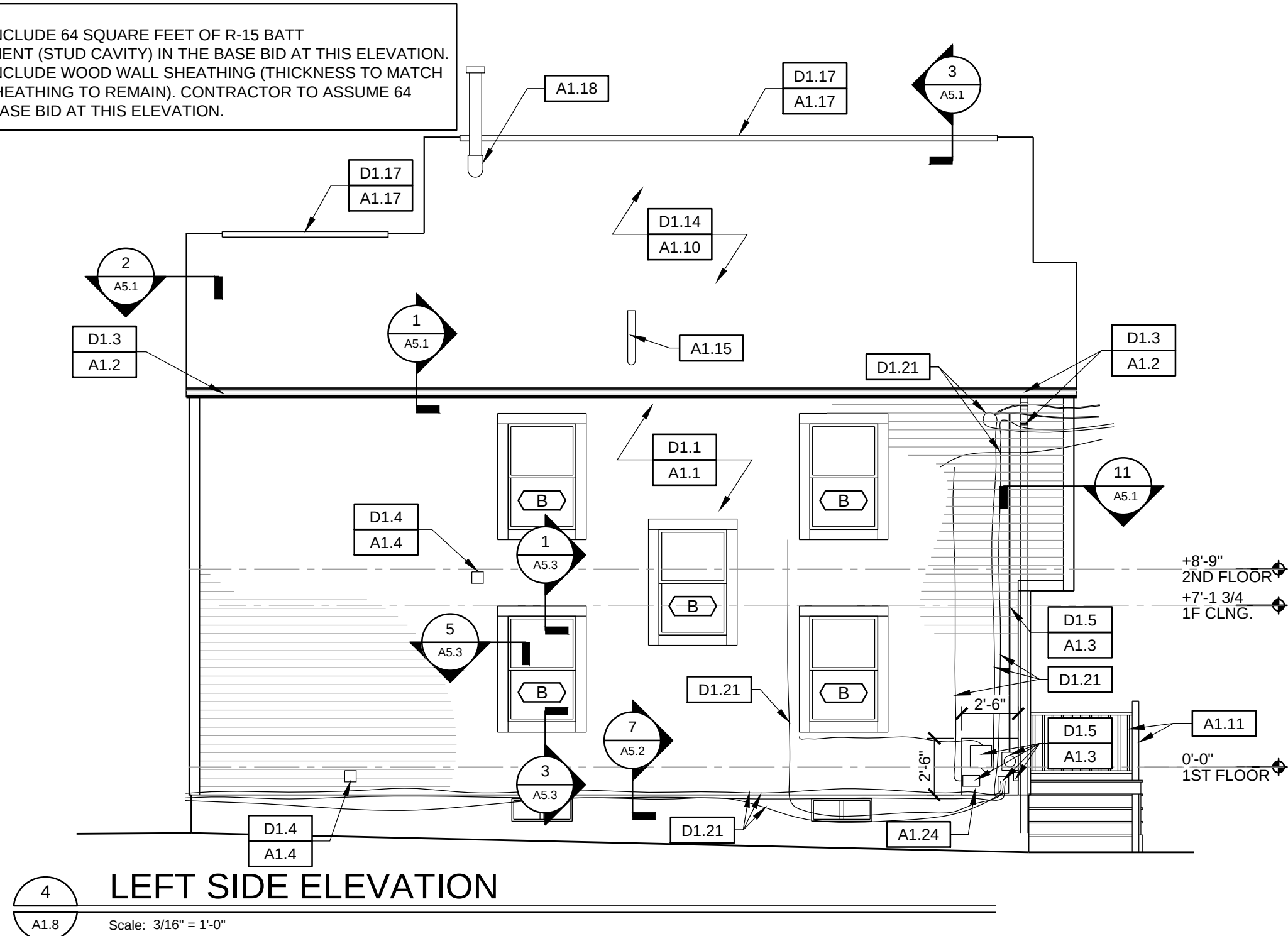
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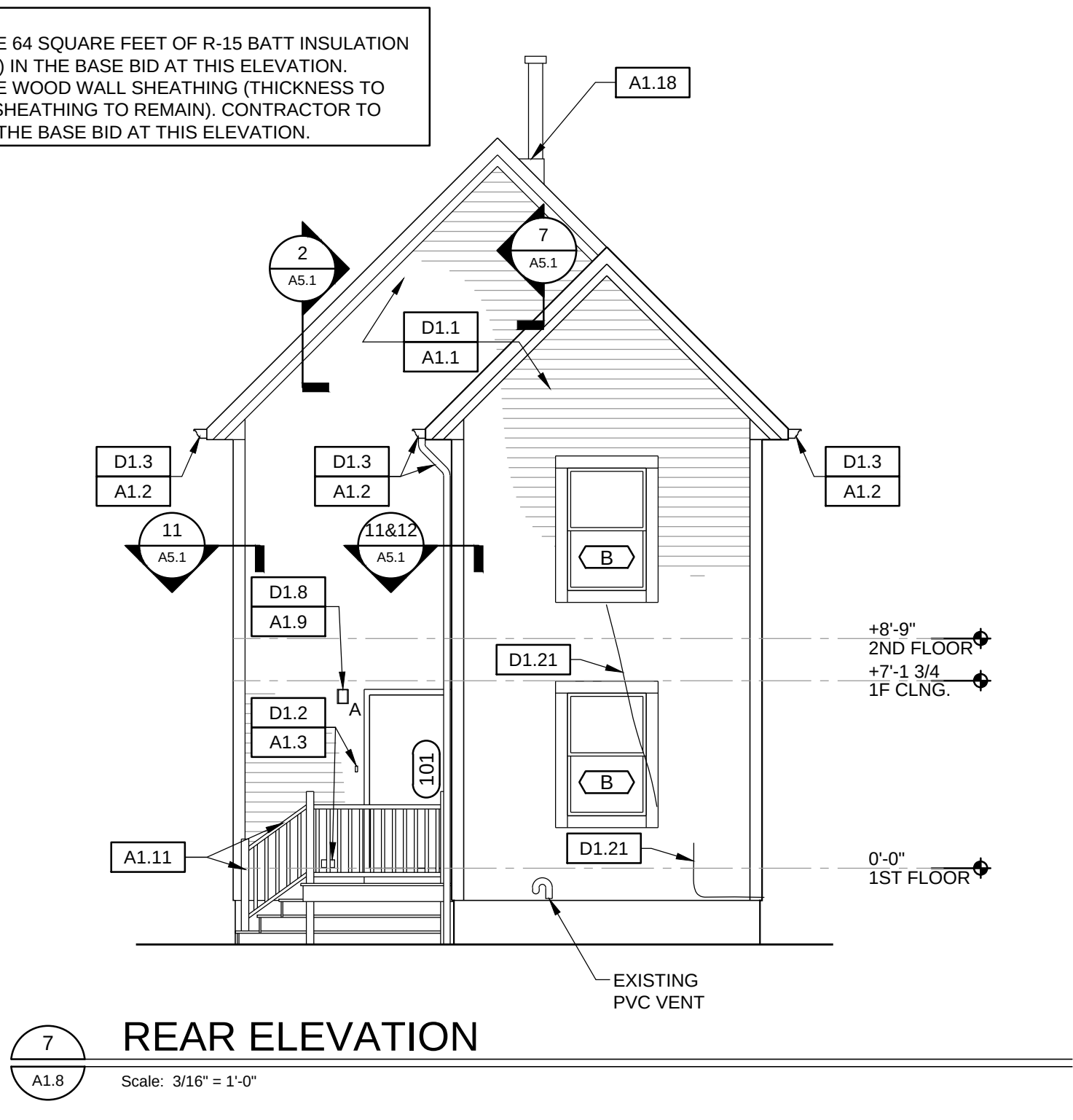
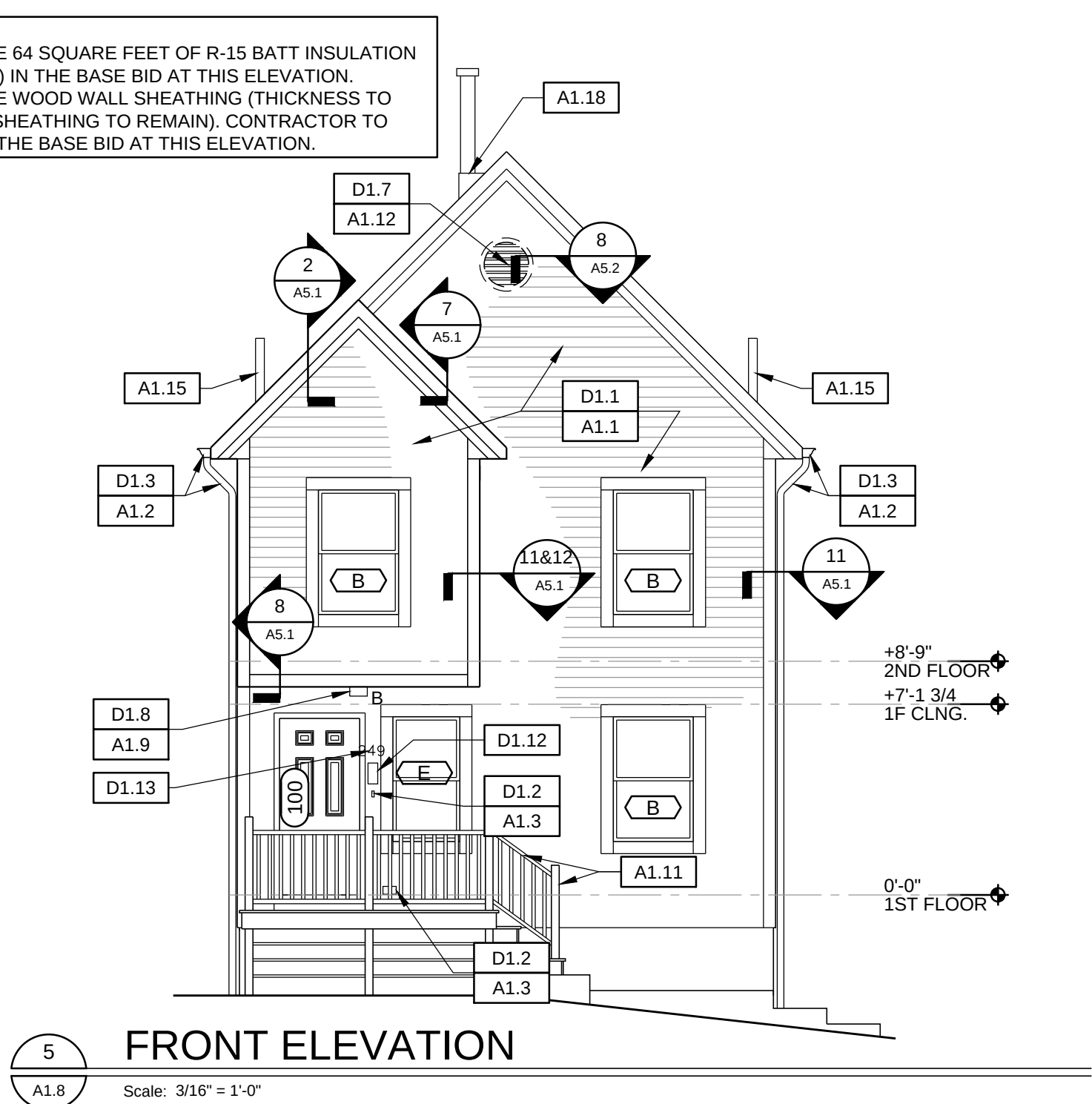
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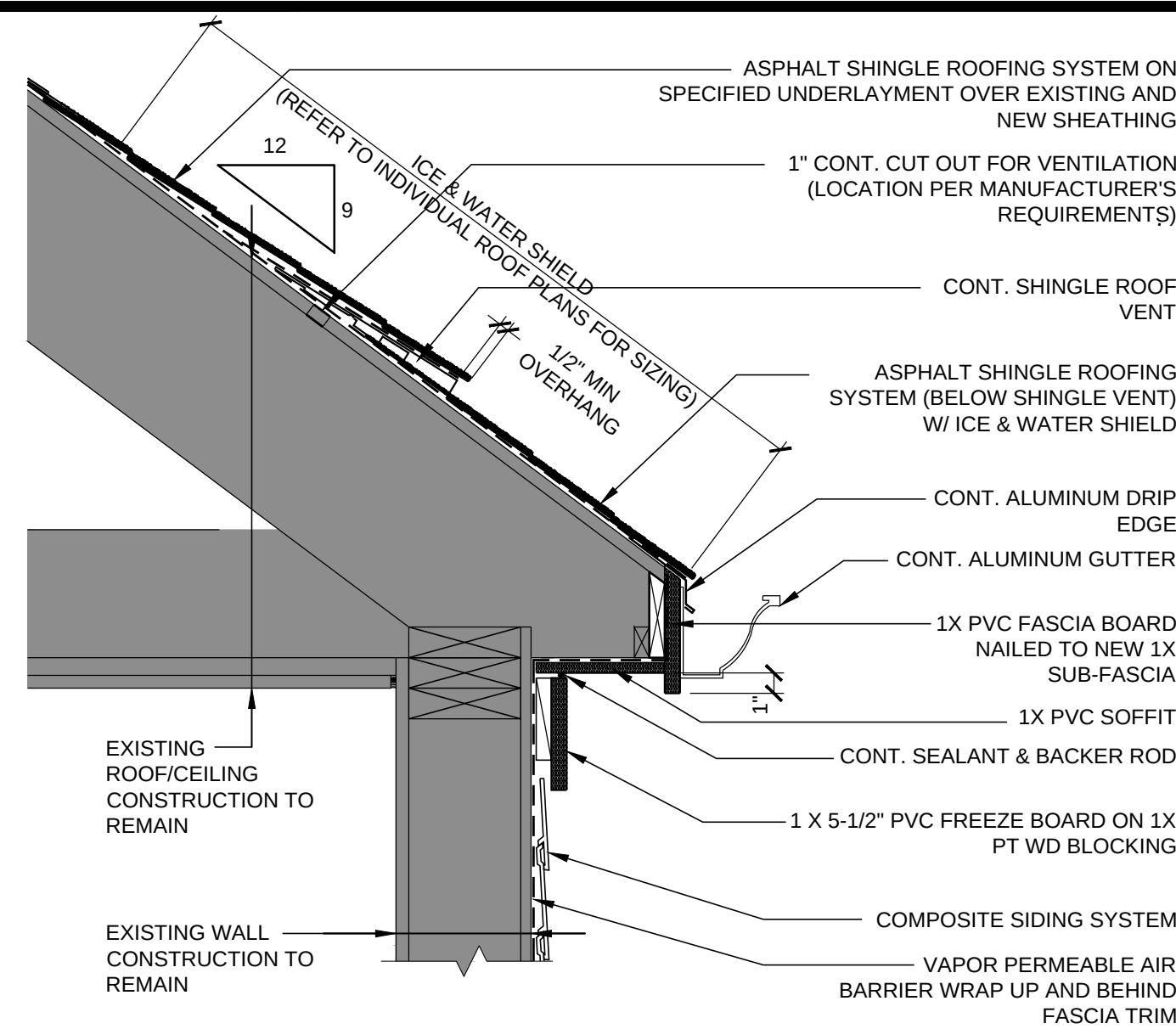


ARCHITECTURAL WORK NOTES:

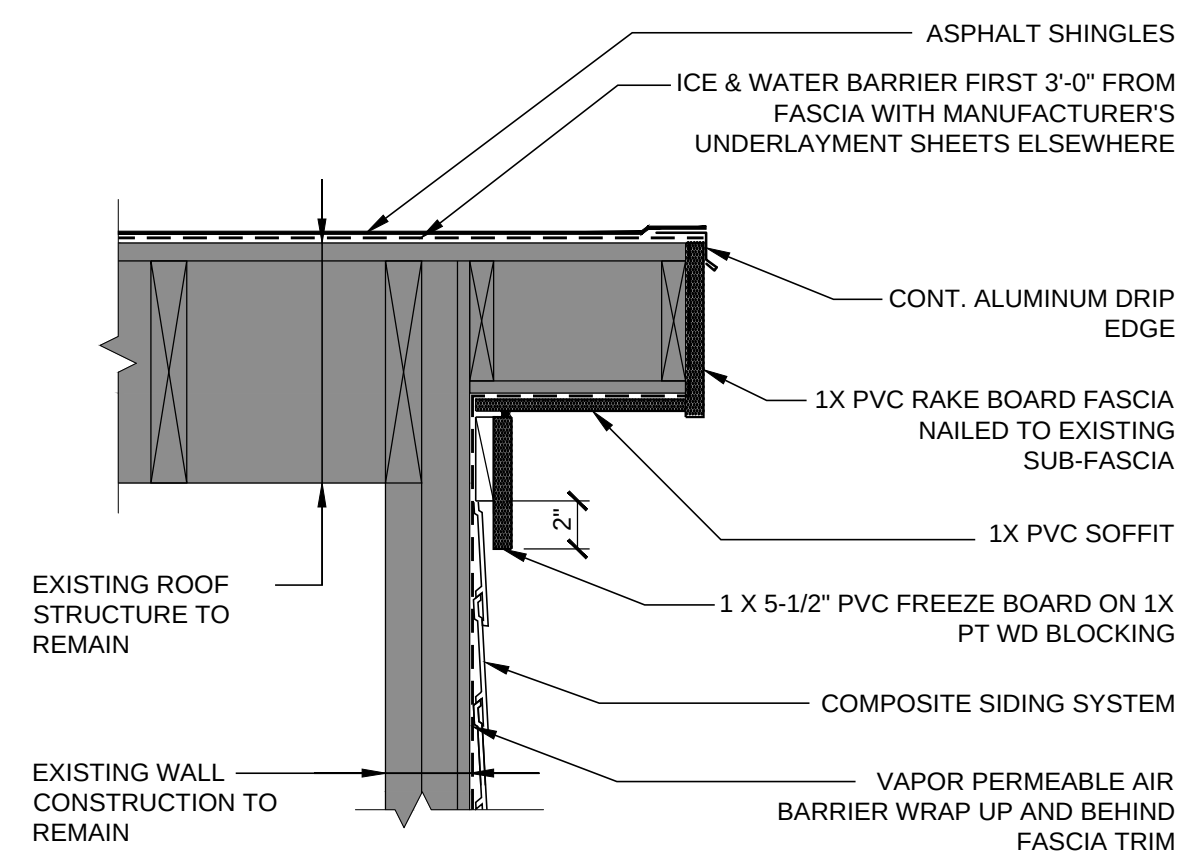
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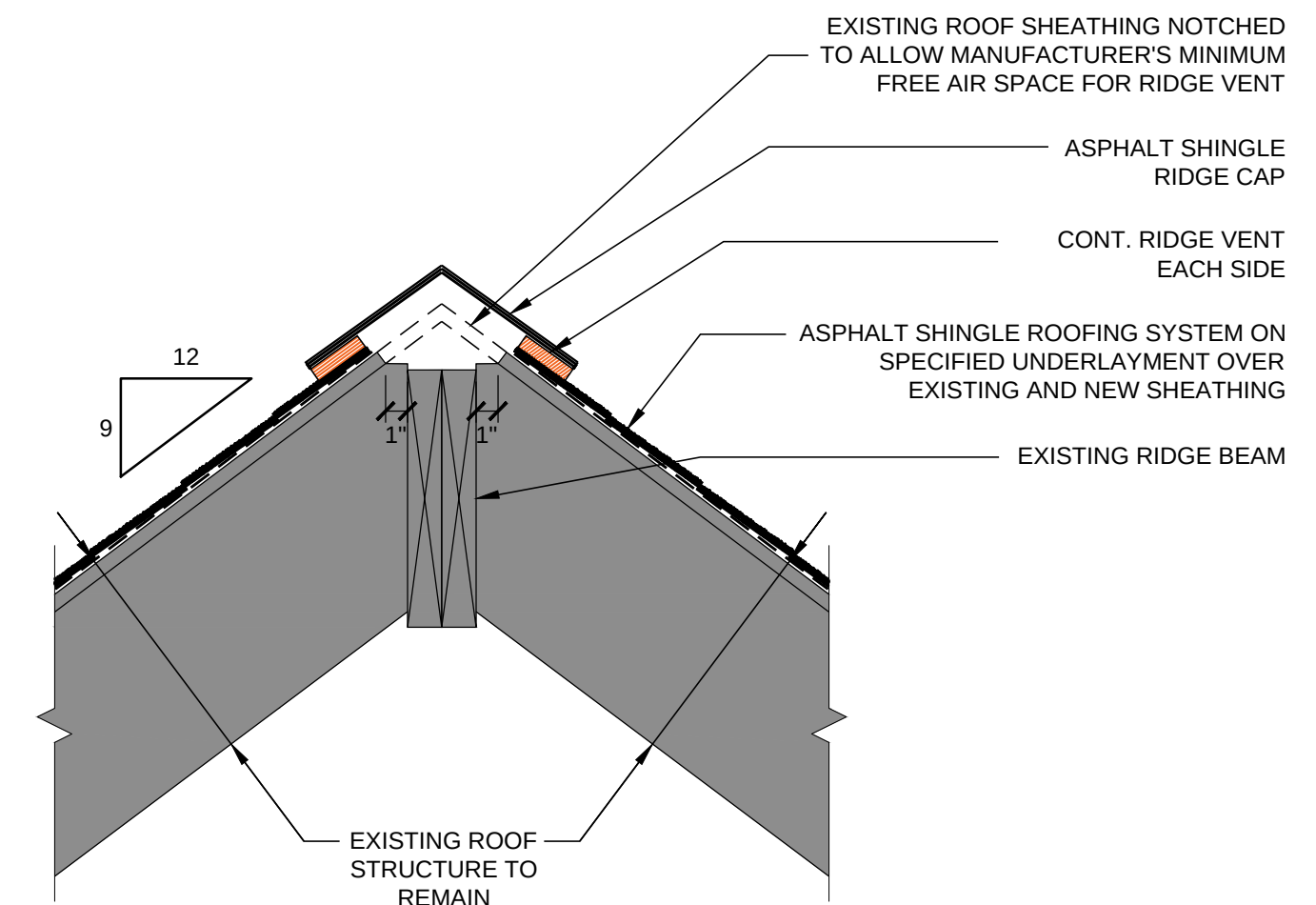
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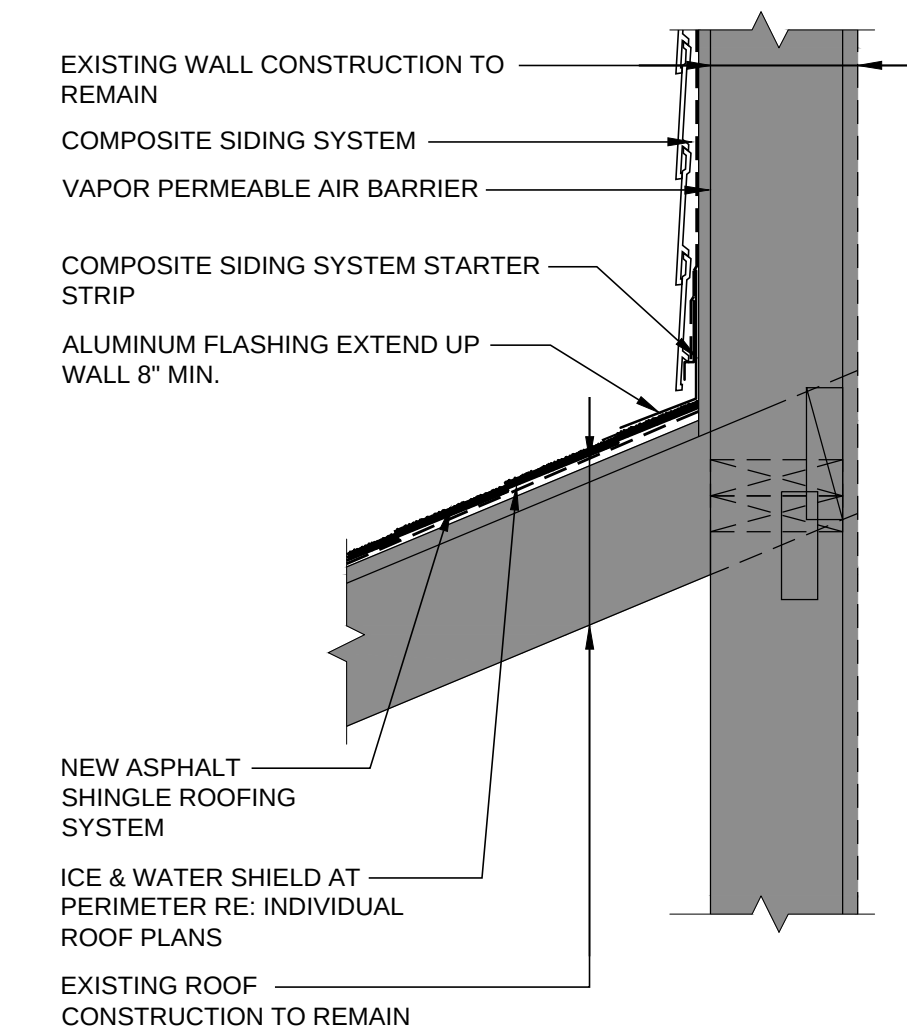
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A5.1 Scale: 1 1/2" = 1'-0"



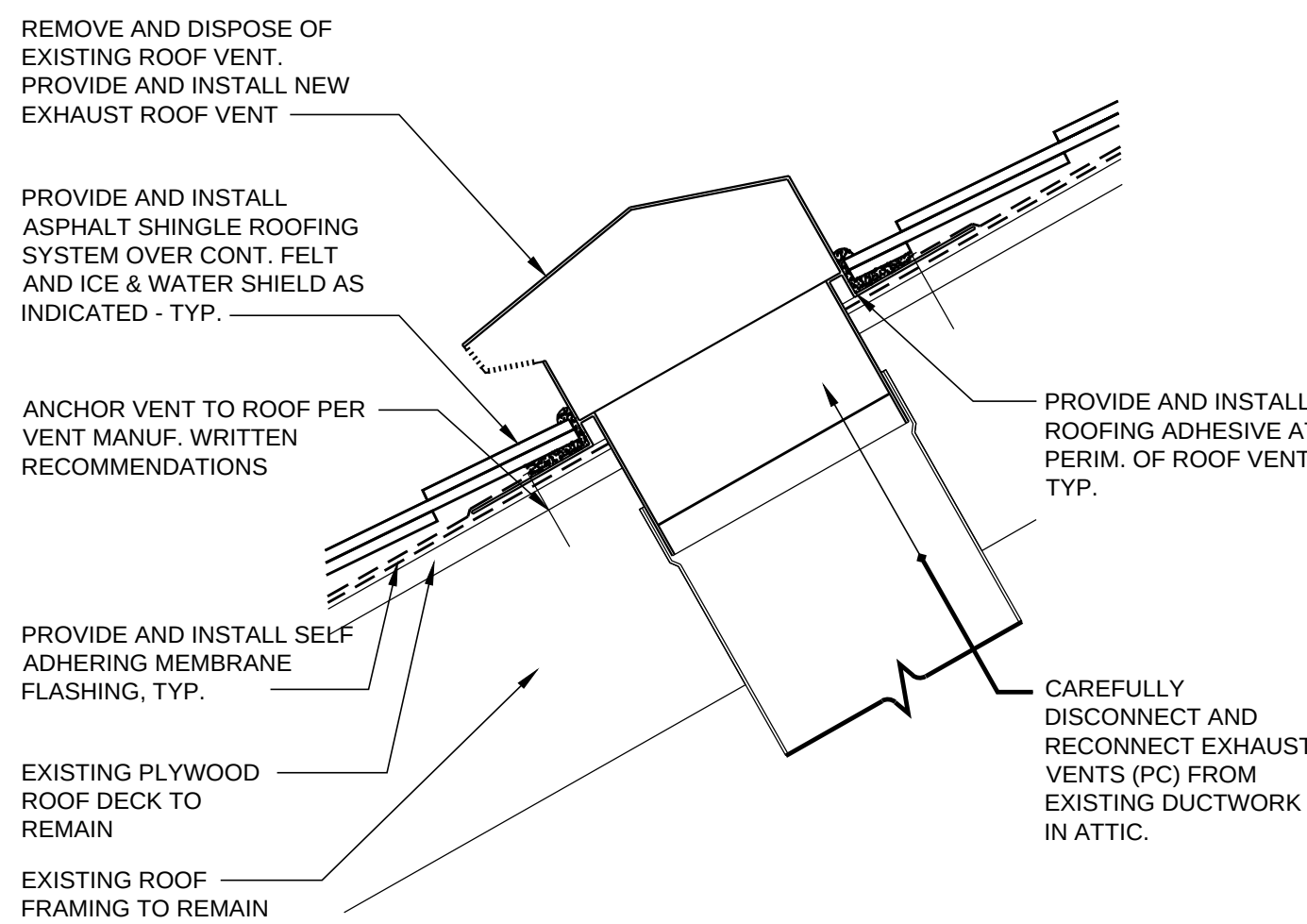
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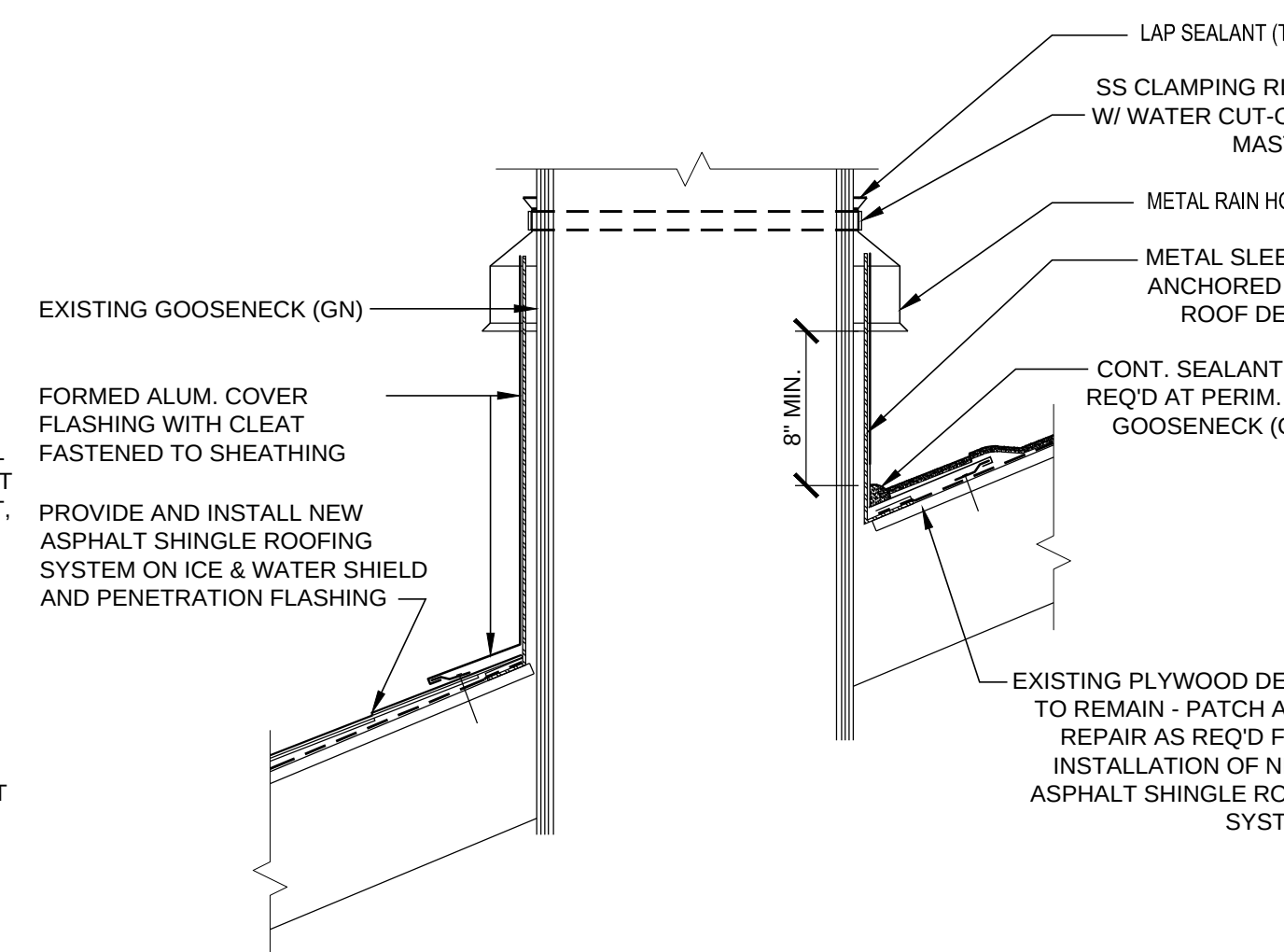
3 SECTION: TYPICAL RIDGE
A5.1 Scale: 1 1/2" = 1'-0"



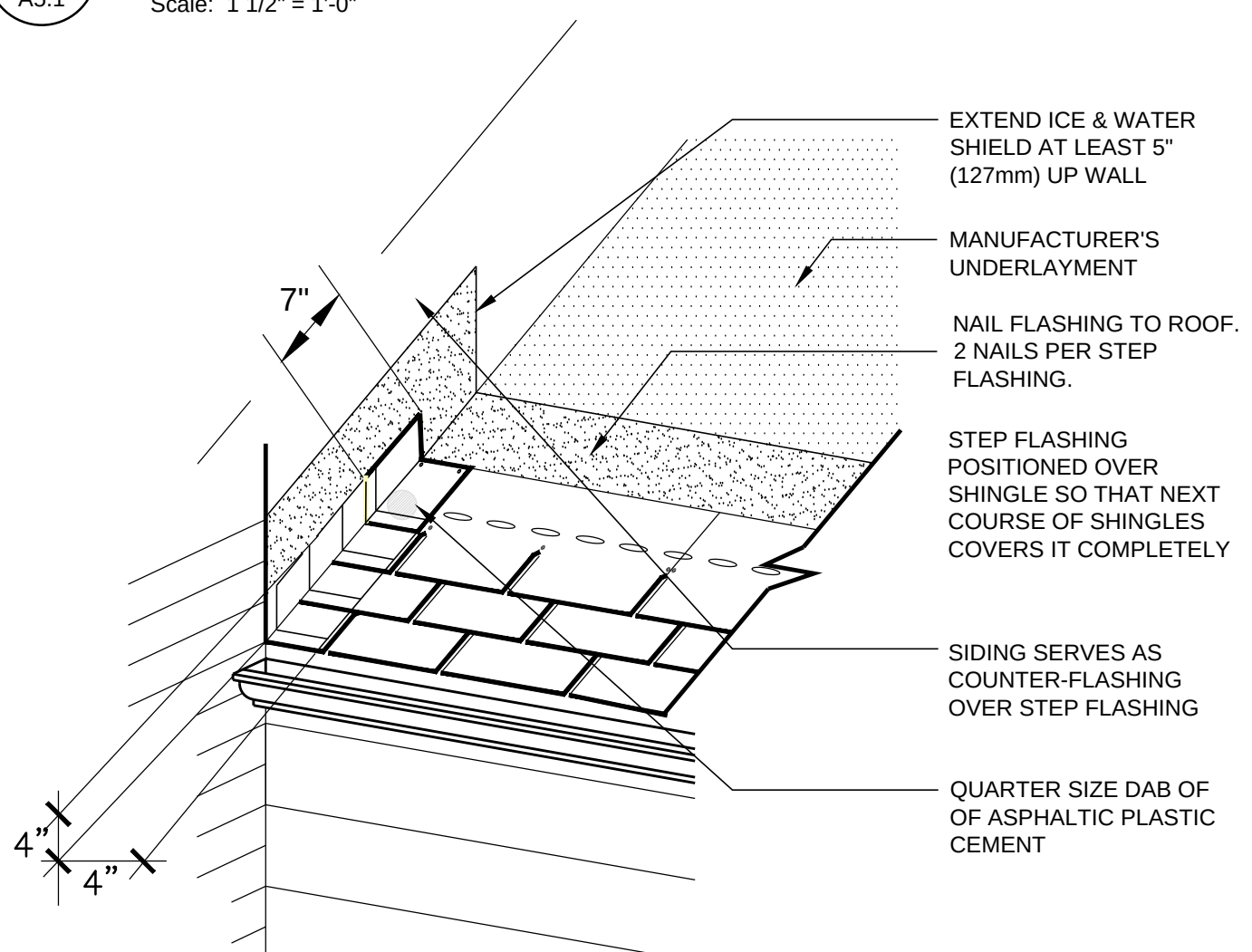
4 SECTION: LOWER ROOF TRANSITION
A5.1 Scale: 1 1/2" = 1'-0"



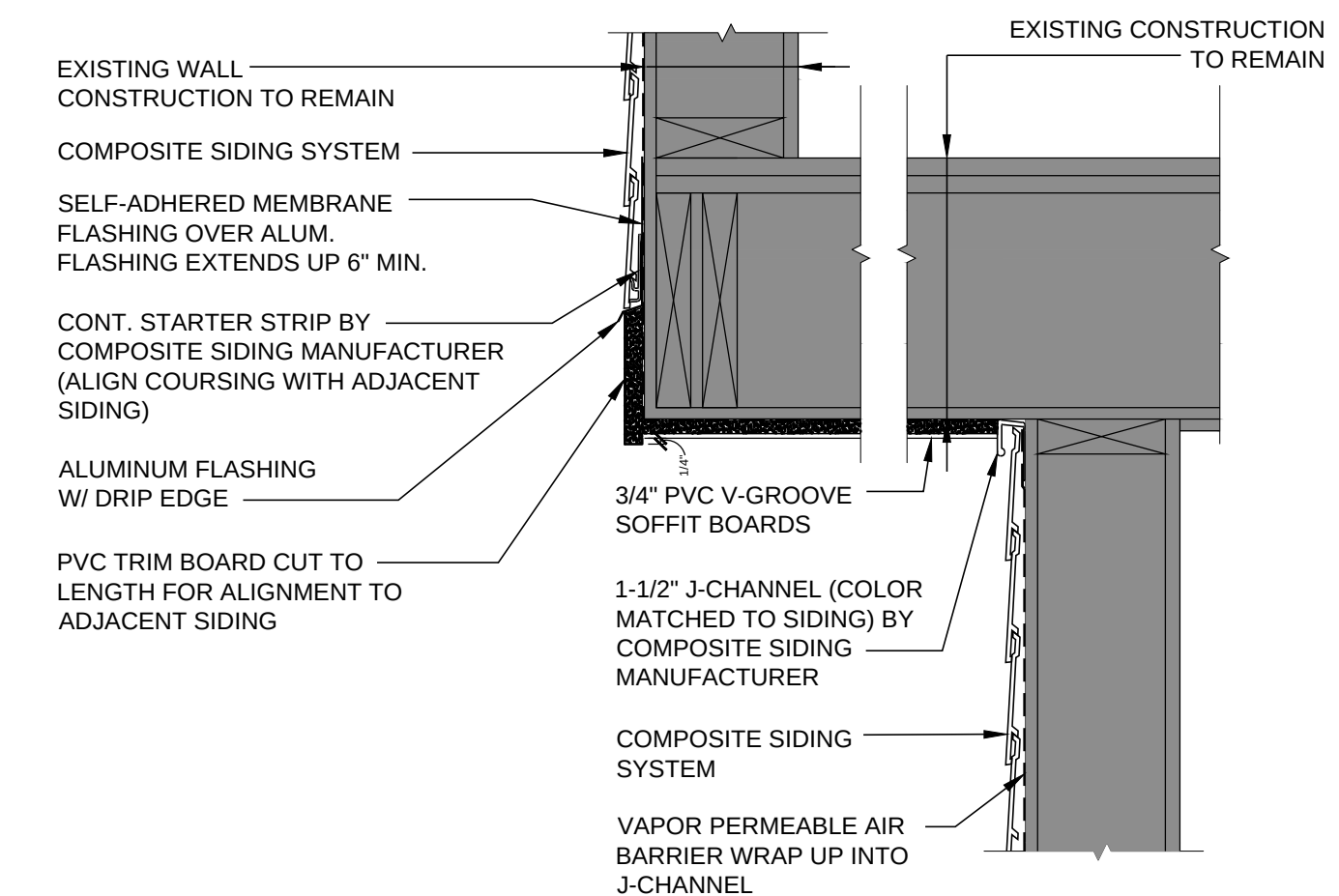
5 TYP. EXHAUST VENT DETAIL
A5.1 Scale: 1-1/2" = 1'-0"



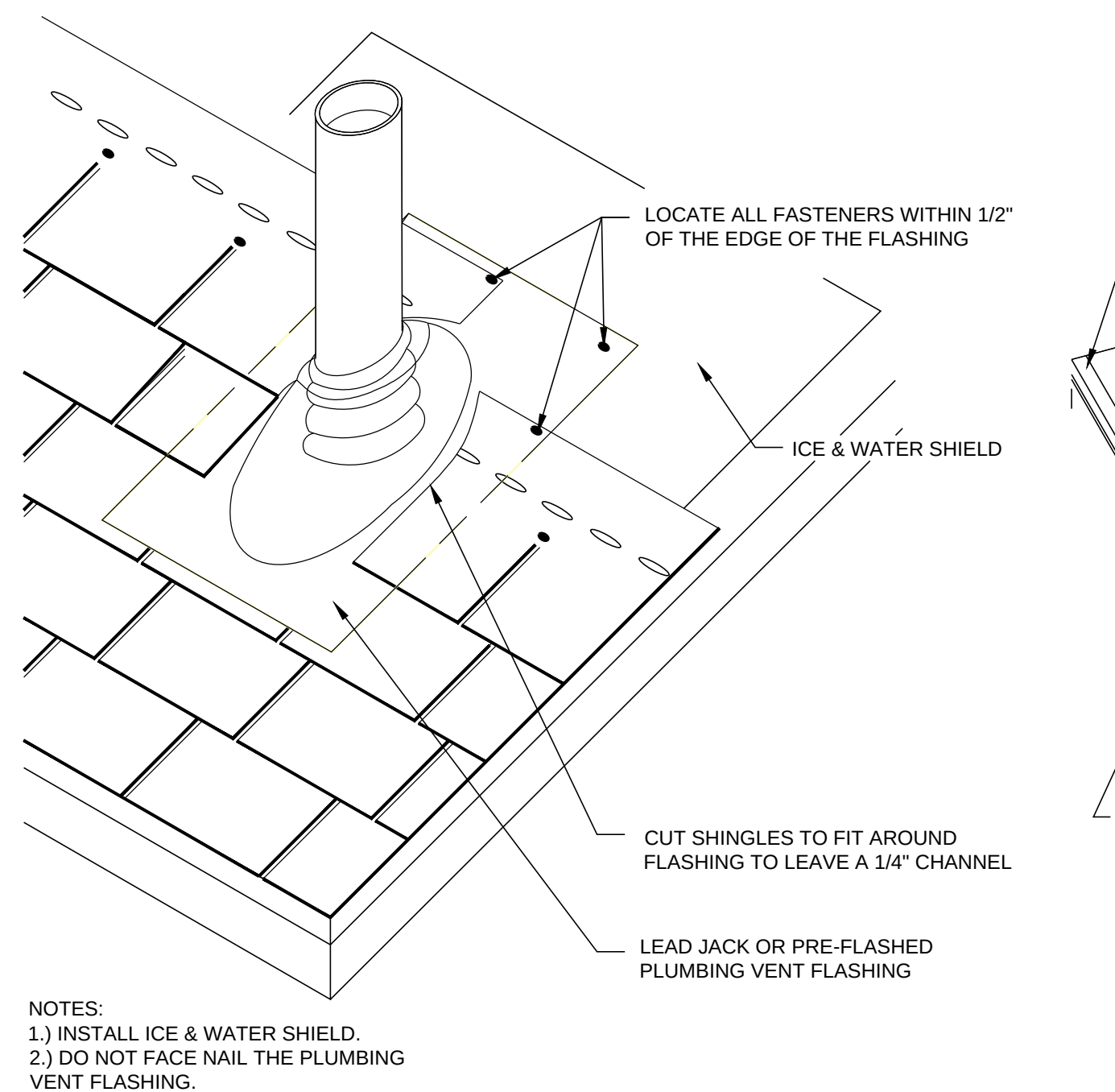
6 TYPICAL GOOSENECK DETAIL
A5.1 Scale: 1 1/2" = 1'-0"



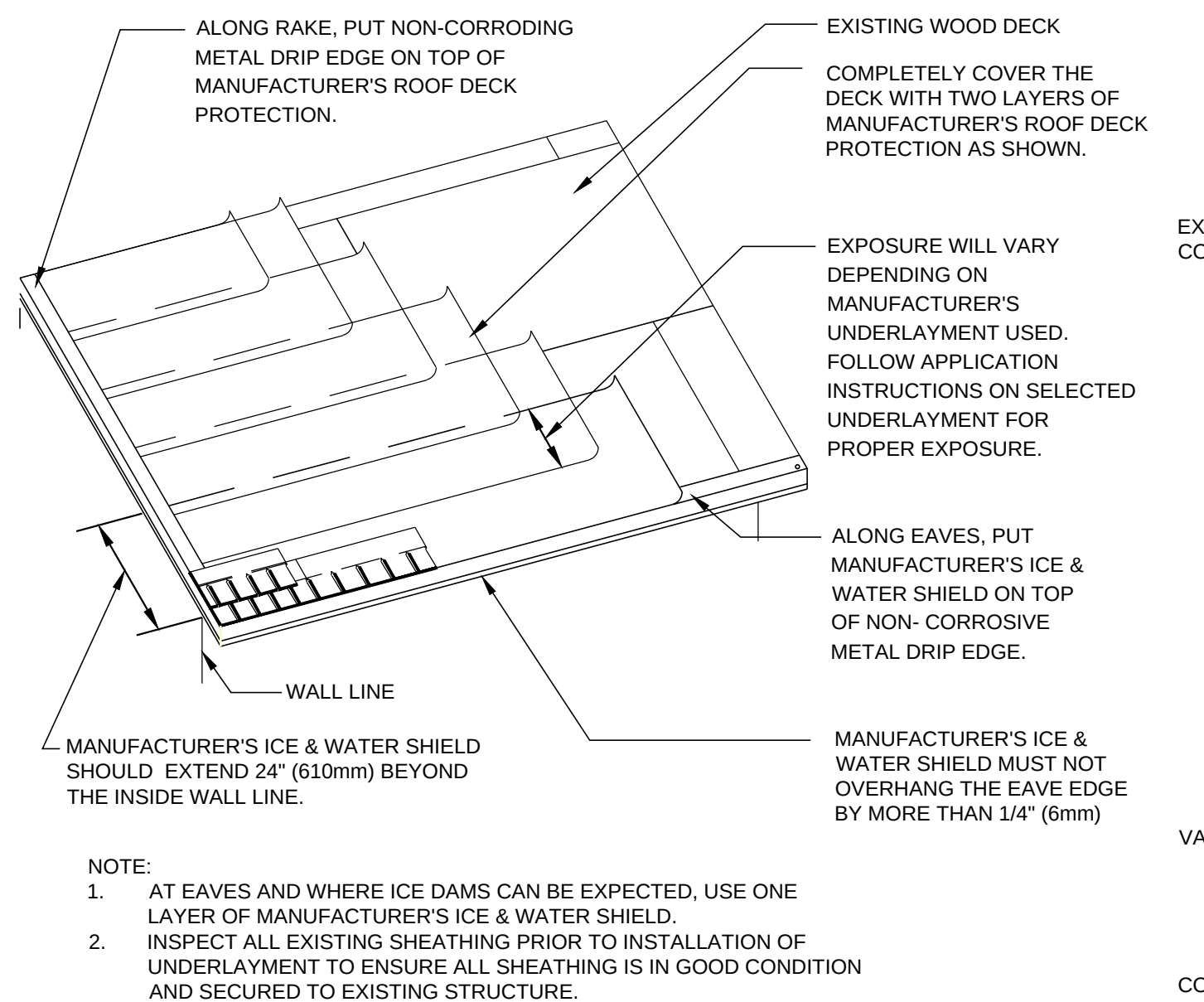
7 STEP FLASHING AT VERT. SIDE WALL
A5.1 Scale: N.T.S.



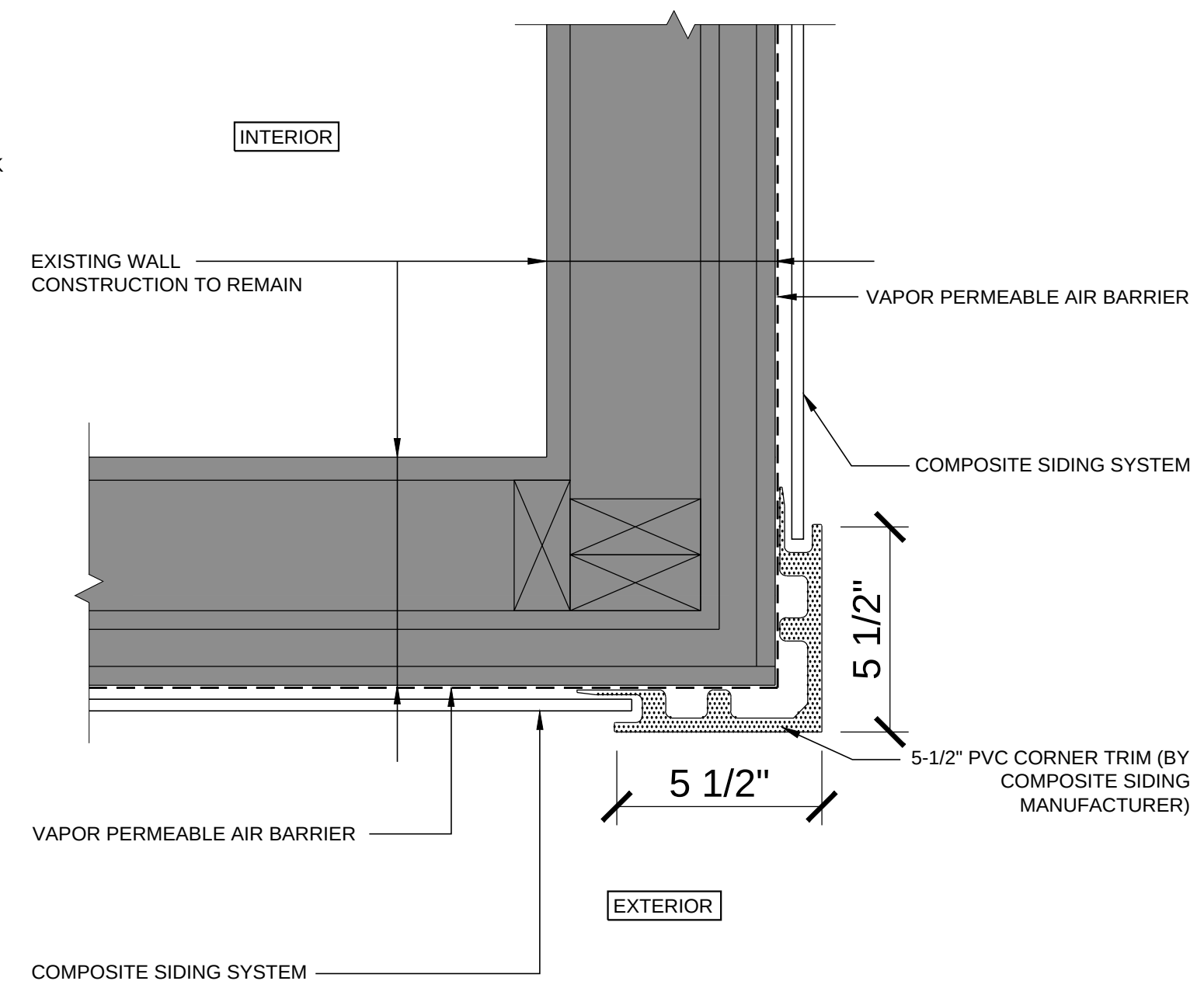
8 TYP. SOFFIT DETAIL
A5.1 Scale: 1 1/2" = 1'-0"



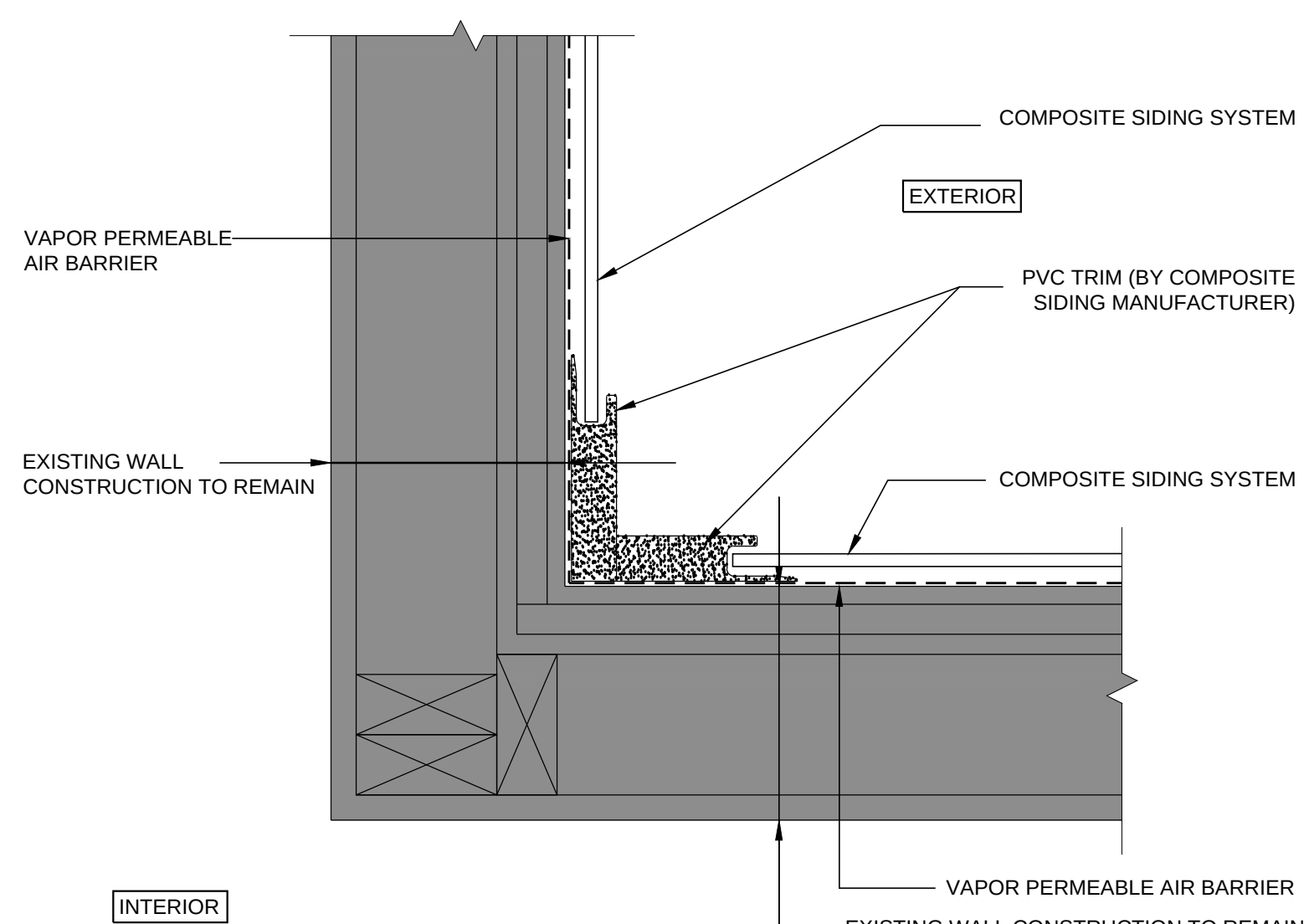
9 PLUMBING VENT FLASHING DETAIL
A5.1 Scale: N.T.S.



10 UNDERLAYMENT LAYOUT
A5.1 Scale: N.T.S.



11 TYPICAL EXTERIOR CORNER
A5.1 Scale: 1 1/2" = 1'-0"



12 TYPICAL INTERIOR CORNER
A5.1 Scale: 1 1/2" = 1'-0"

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Drawn by JRB, MRT

Checked by JRB, DLD

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Architecture - Project Management - Interior Design

Project

PROVIDENCE HOUSING
AUTHORITY

SCATTERED SITES
EXTERIOR RENOVATIONS



40 LAUREL HILL AVENUE
PROVIDENCE, RI 02909

Drawing Status

ISSUED FOR
CONSTRUCTION

Issued On SEPTEMBER 5, 2025

Sheet Contents

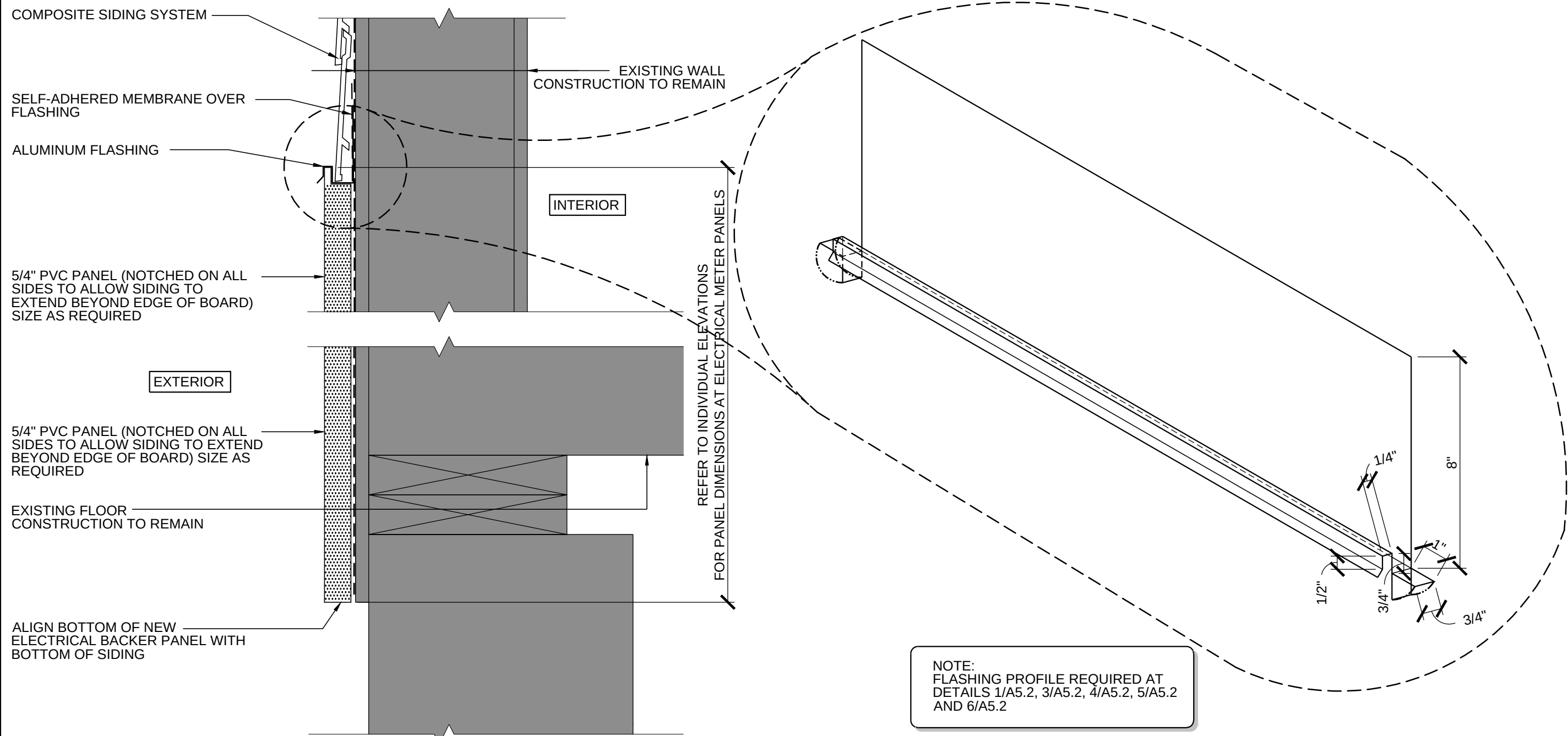
ROOF & SIDING
DETAILS

Project Number. 6902 PHA EXISTING CONDITIONS-SCATTERED SITES

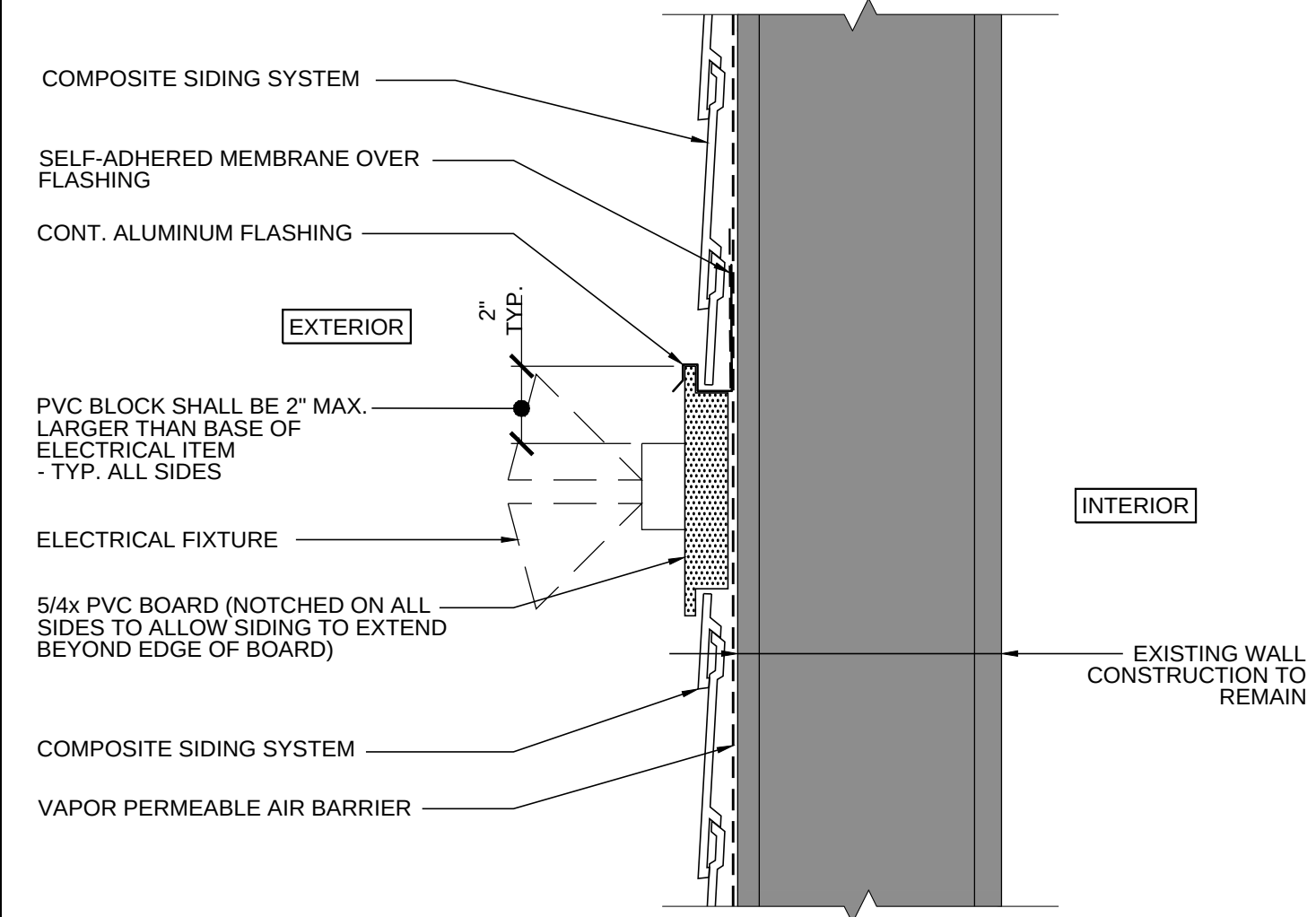
Drawing No.

A5.1

Sheet 10 of 13

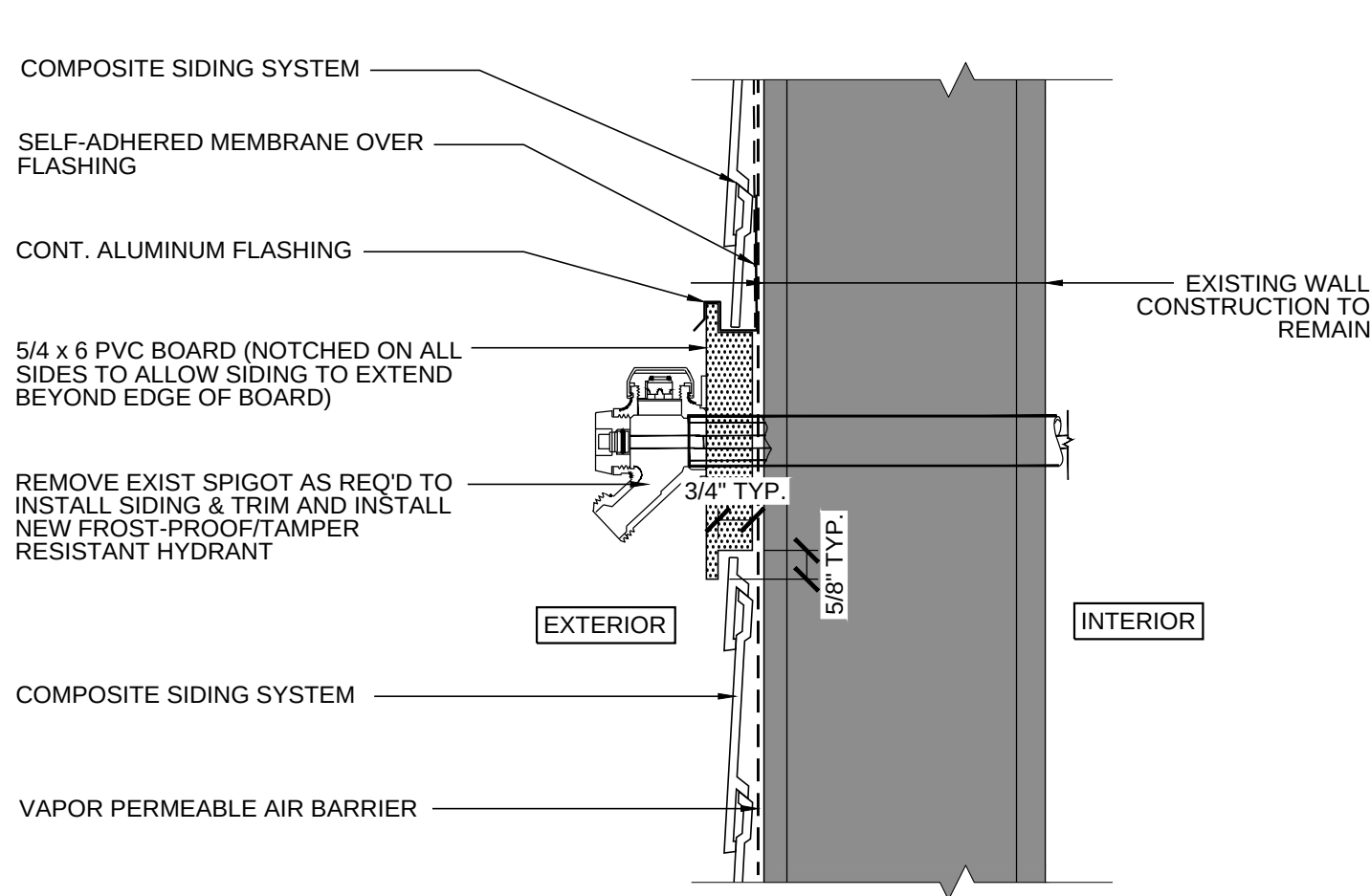


1 ELECTRICAL PANEL BLOCK
A5.2 Scale: 3" = 1'-0"



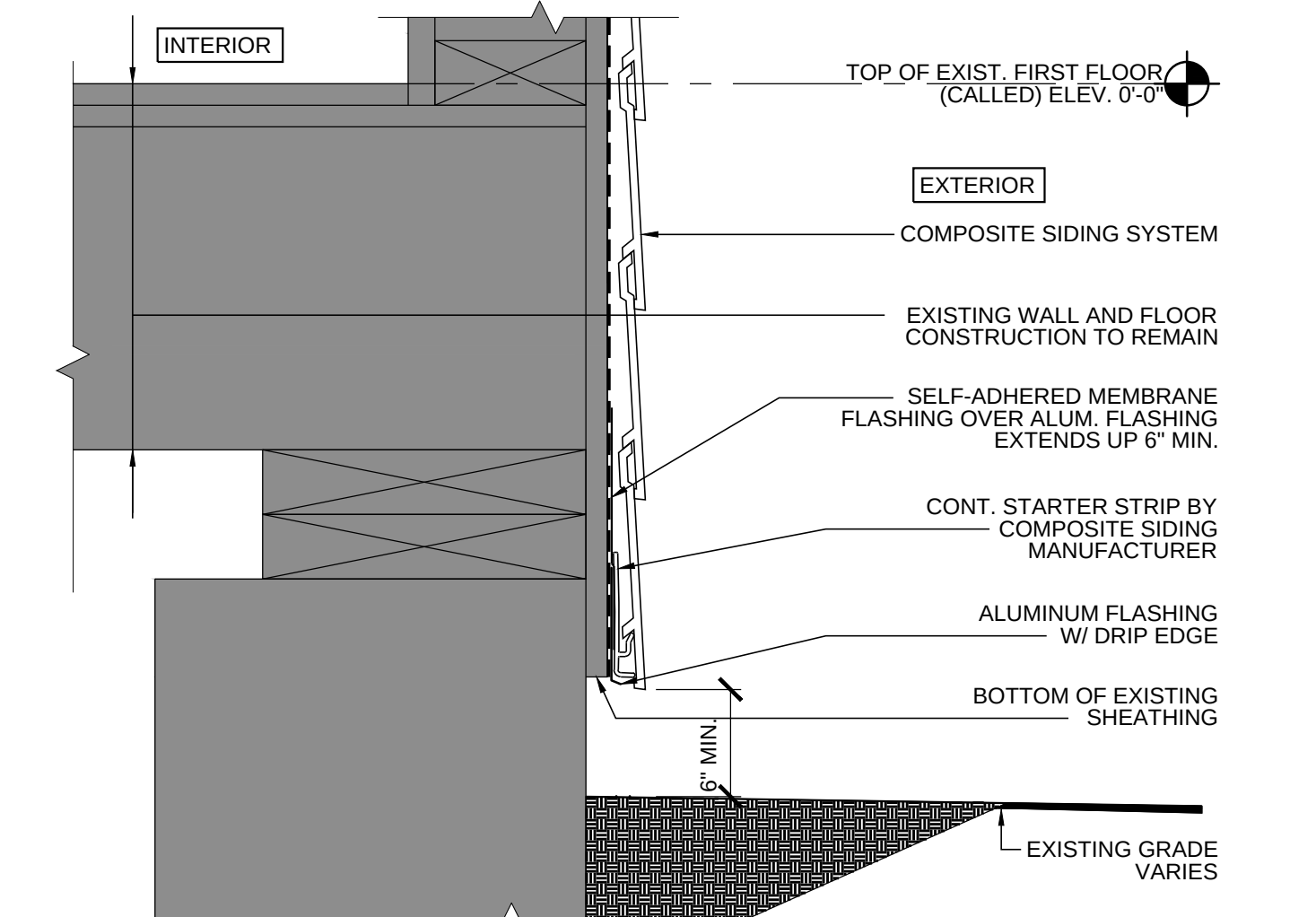
5 ELECTRICAL FIXTURE (LIGHT)
A5.2 Scale: 3" = 1'-0"

2 ALUMINUM FLASHING ISOMETRIC
A5.2 Scale: NOT TO SCALE



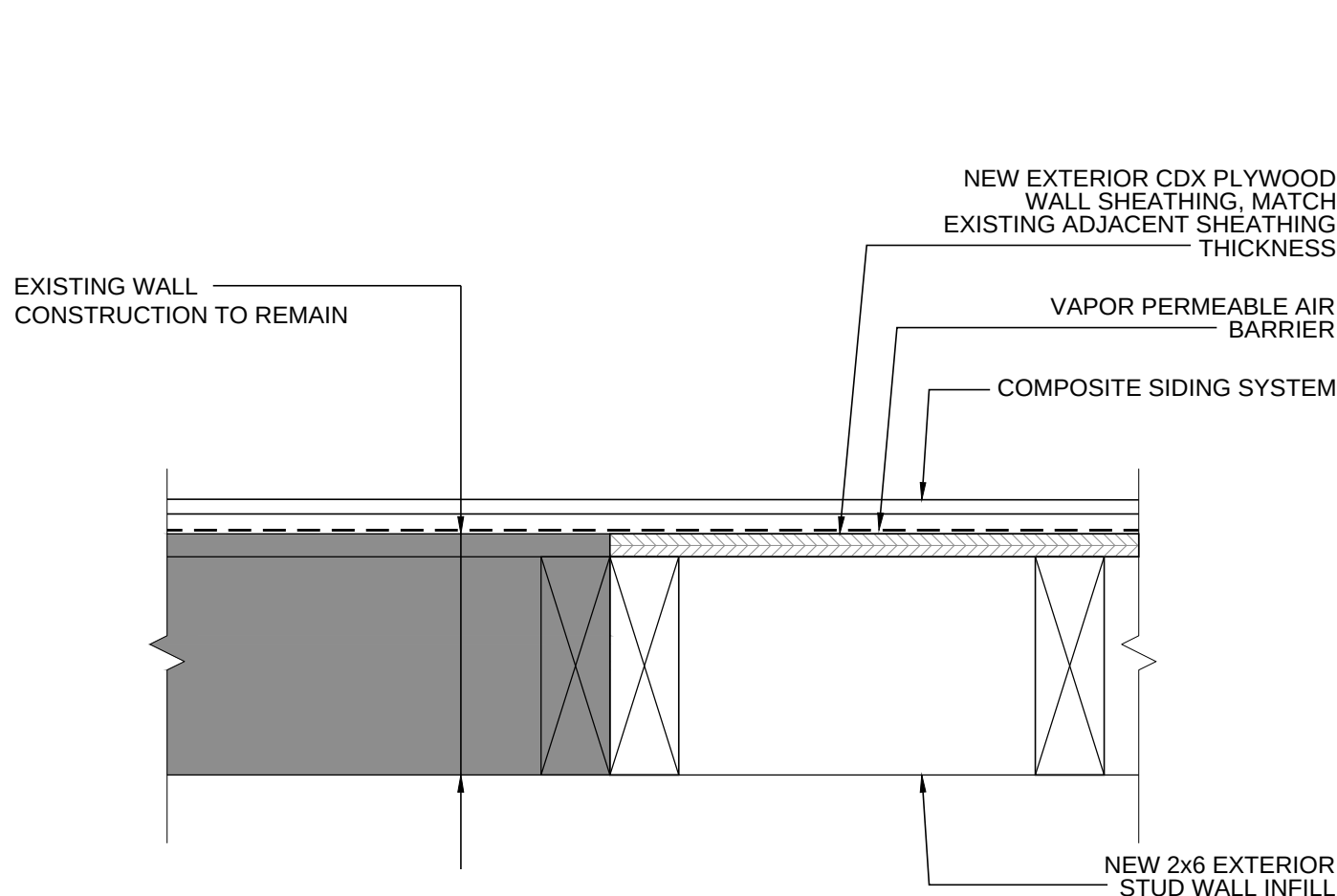
6 WATER HYDRANT (TYP.)
A5.2 Scale: 3" = 1'-0"

3 ELECTRICAL FIXTURE (DUPLEX)
A5.2 Scale: 3" = 1'-0"



7 TYPICAL DETAIL AT GRADE
A5.2 Scale: 3" = 1'-0"

4 DRYER VENT (TYP.)
A5.2 Scale: 3" = 1'-0"



8 LOUVERED VENT INFILL
A5.2 Scale: 3" = 1'-0"

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40 LAUREL HILL AVENUE
PROVIDENCE, RI 02909

Drawing Status

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Sheet Contents

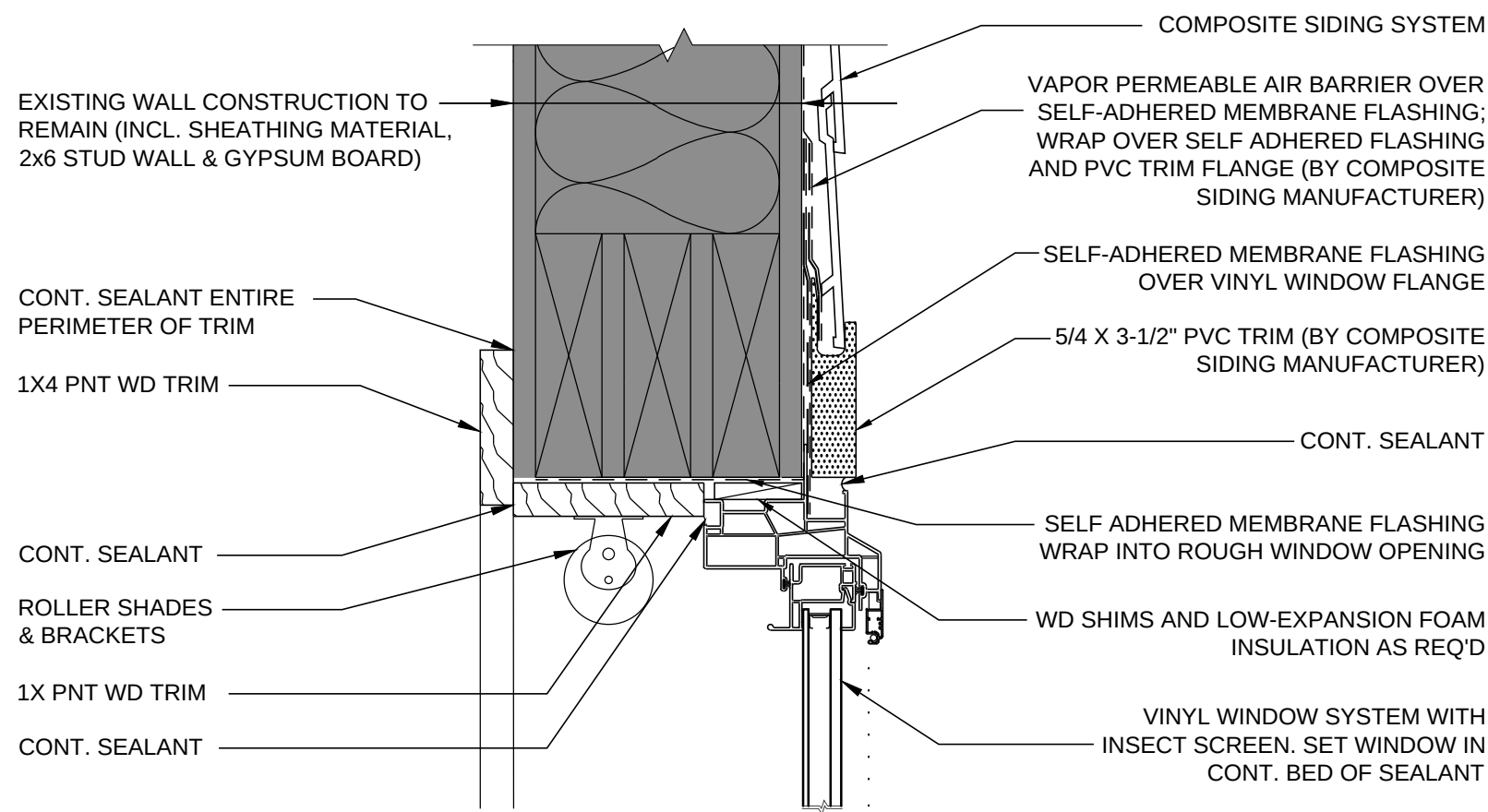
SIDING DETAILS

Project Number. 6902 PHA EXISTING
CONDITIONS-SCATTERED
SITES

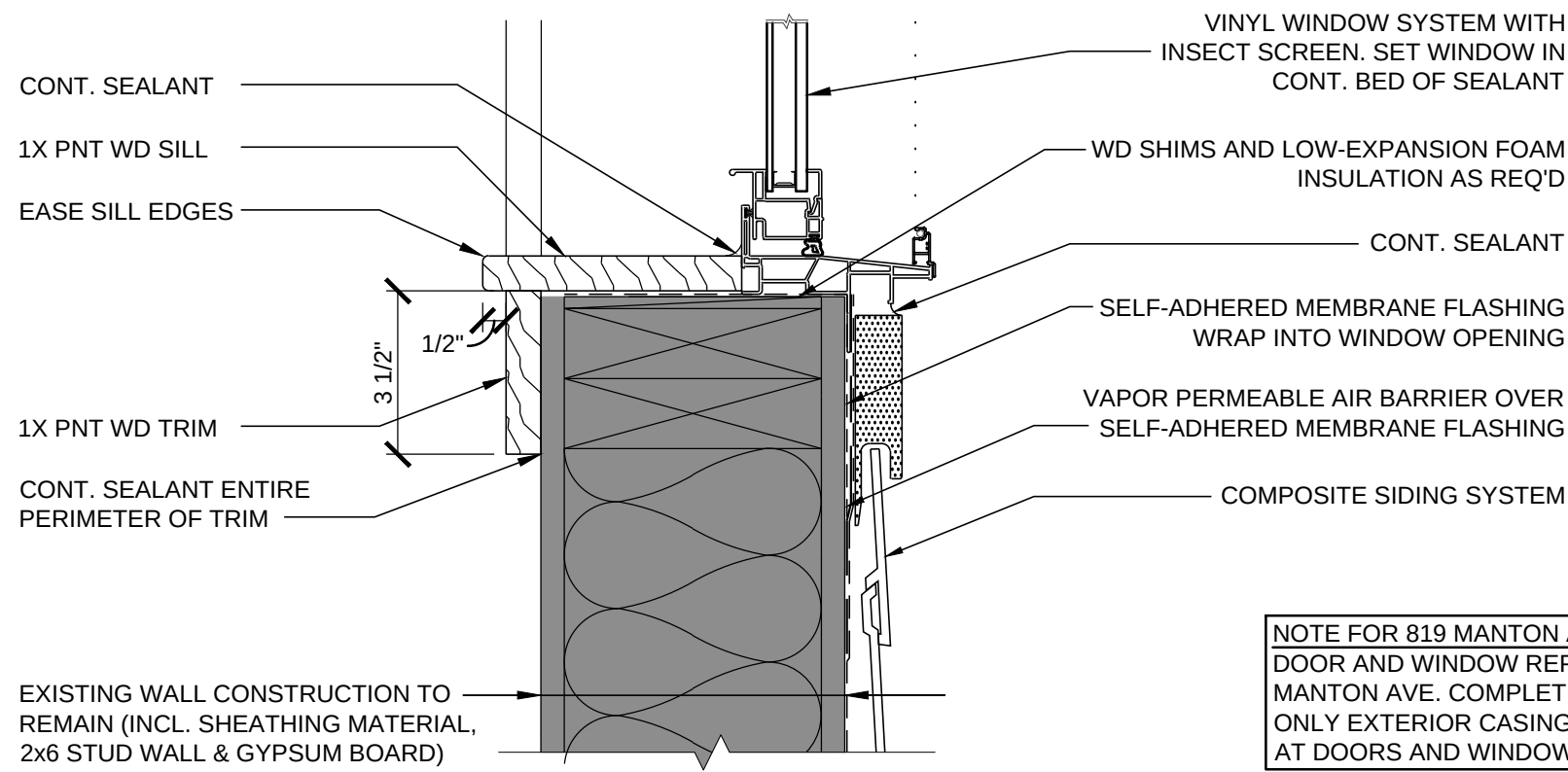
Drawing No.

A5.2

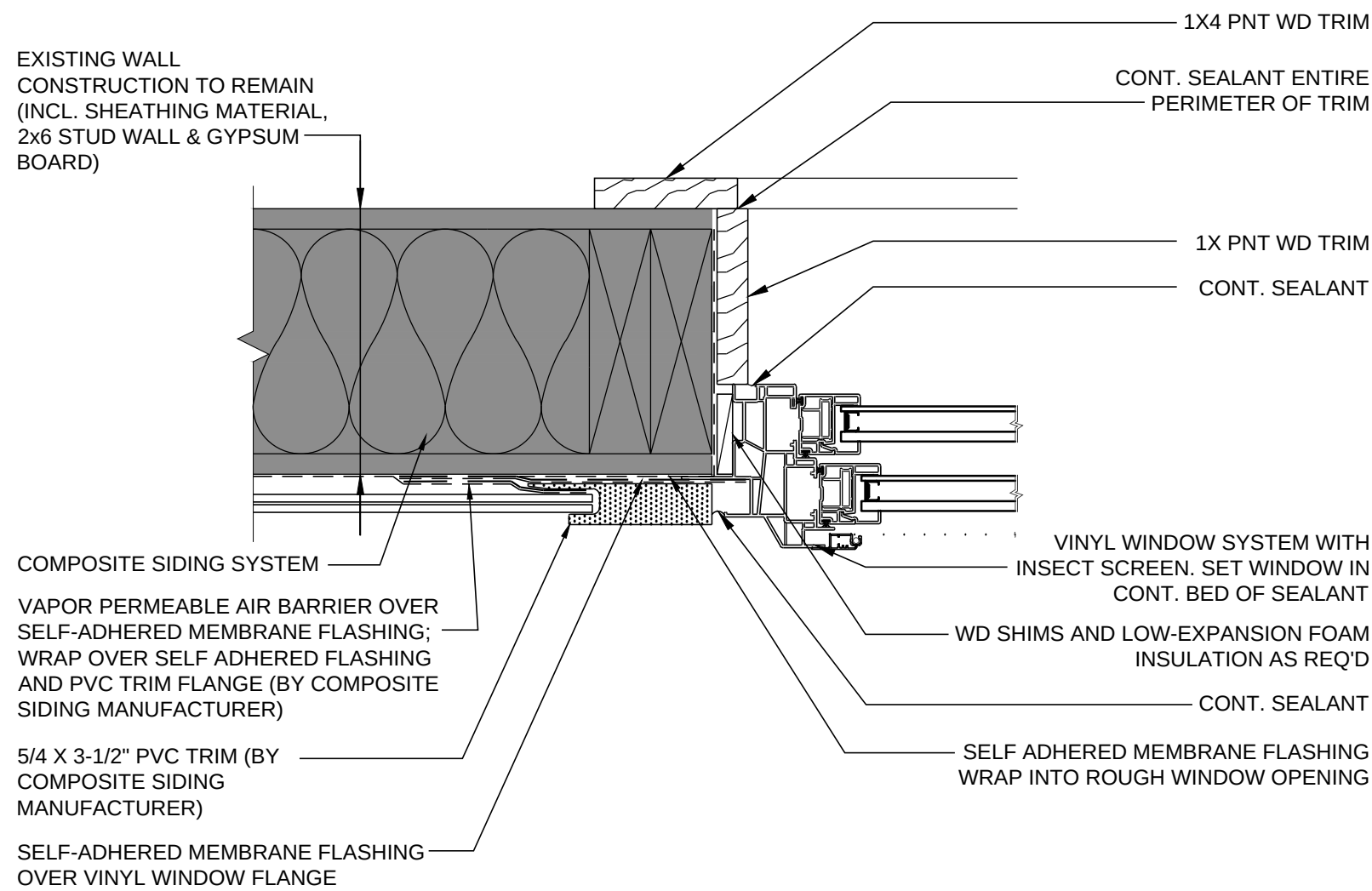
Sheet 11 of 13



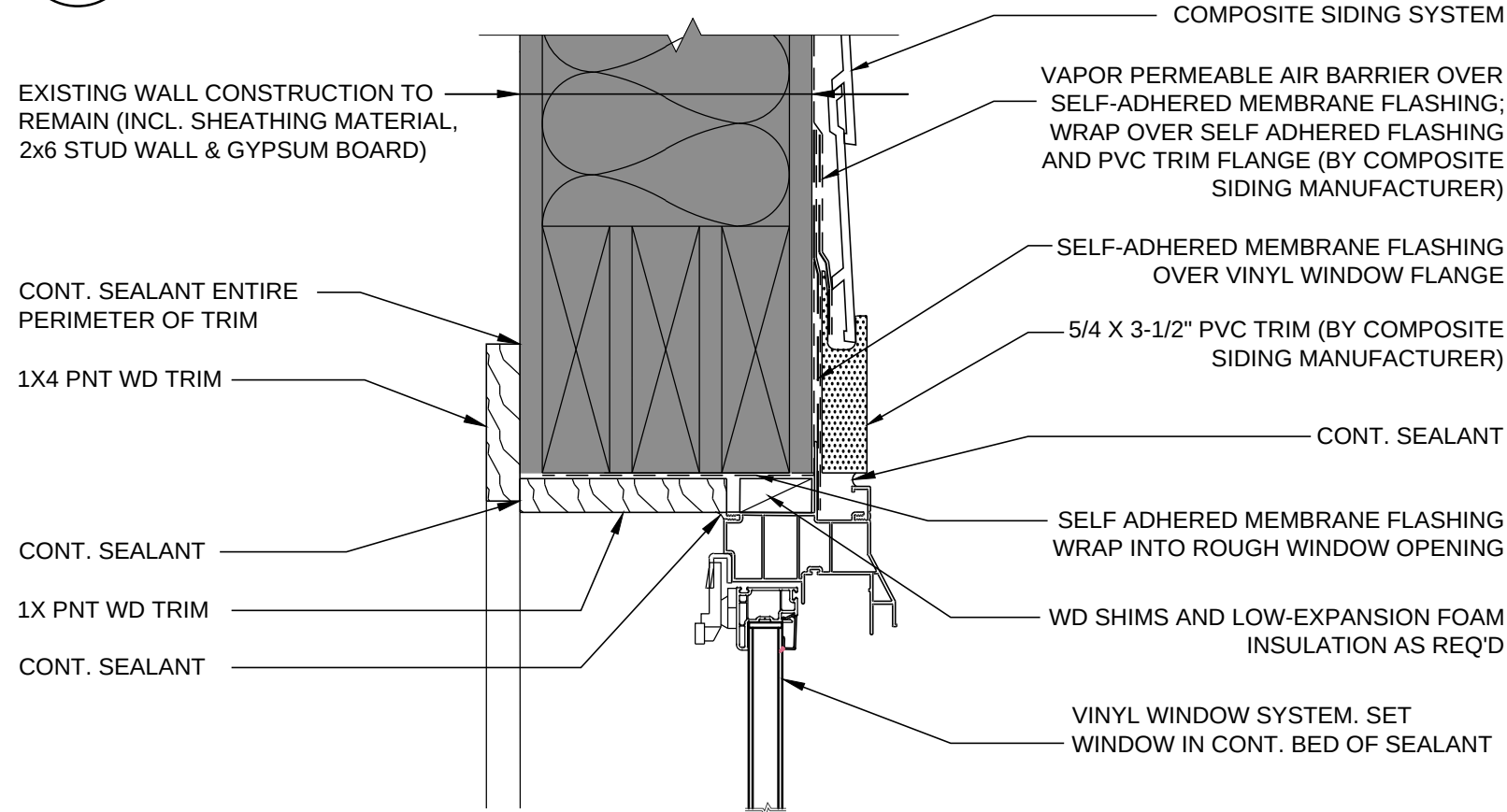
1 TYPICAL DH WINDOW HEAD DETAIL
A5.3 Scale: 3" = 1'-0"



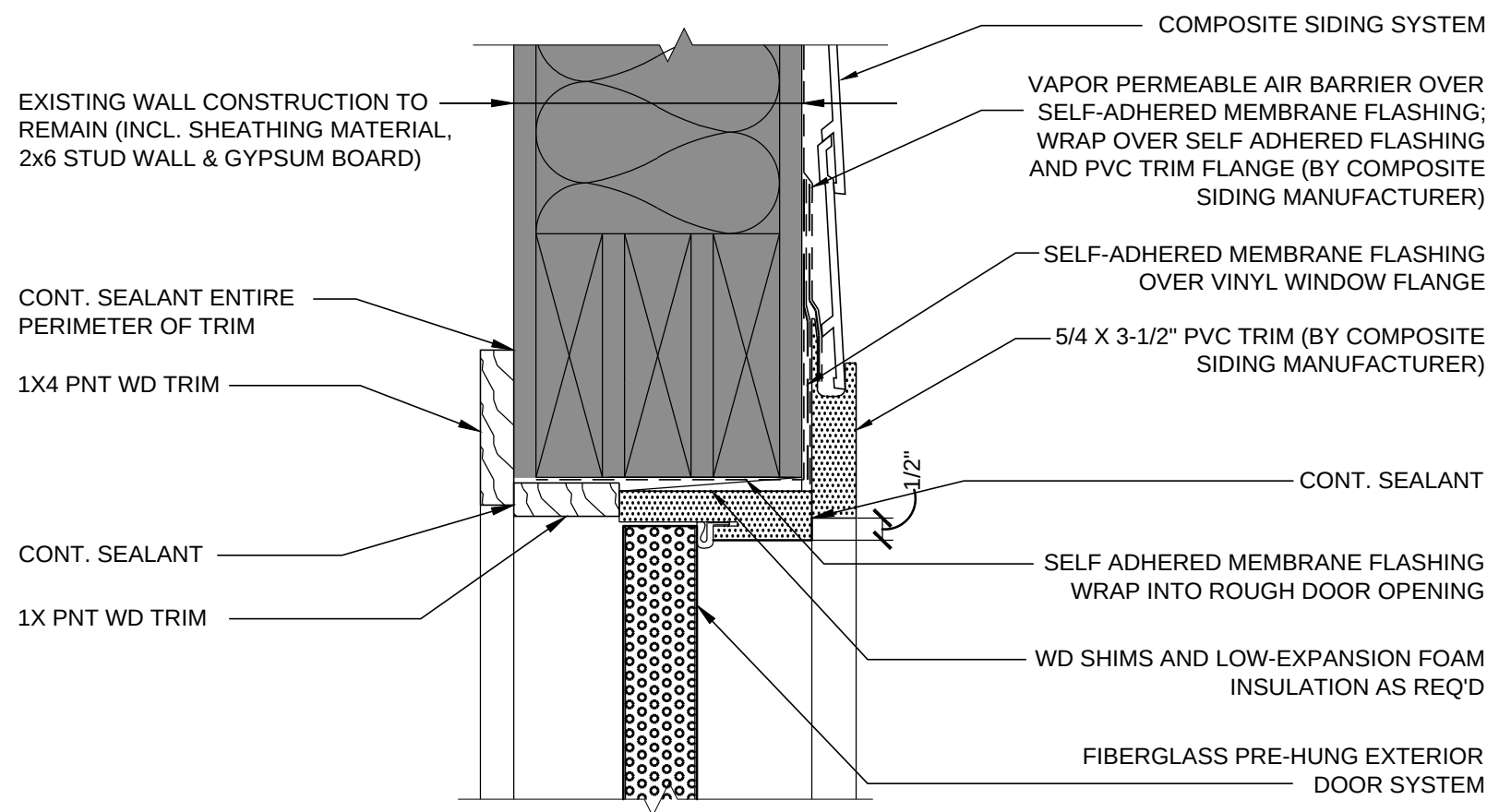
3 TYPICAL DH WINDOW SILL DETAIL
A5.3 Scale: 3" = 1'-0"



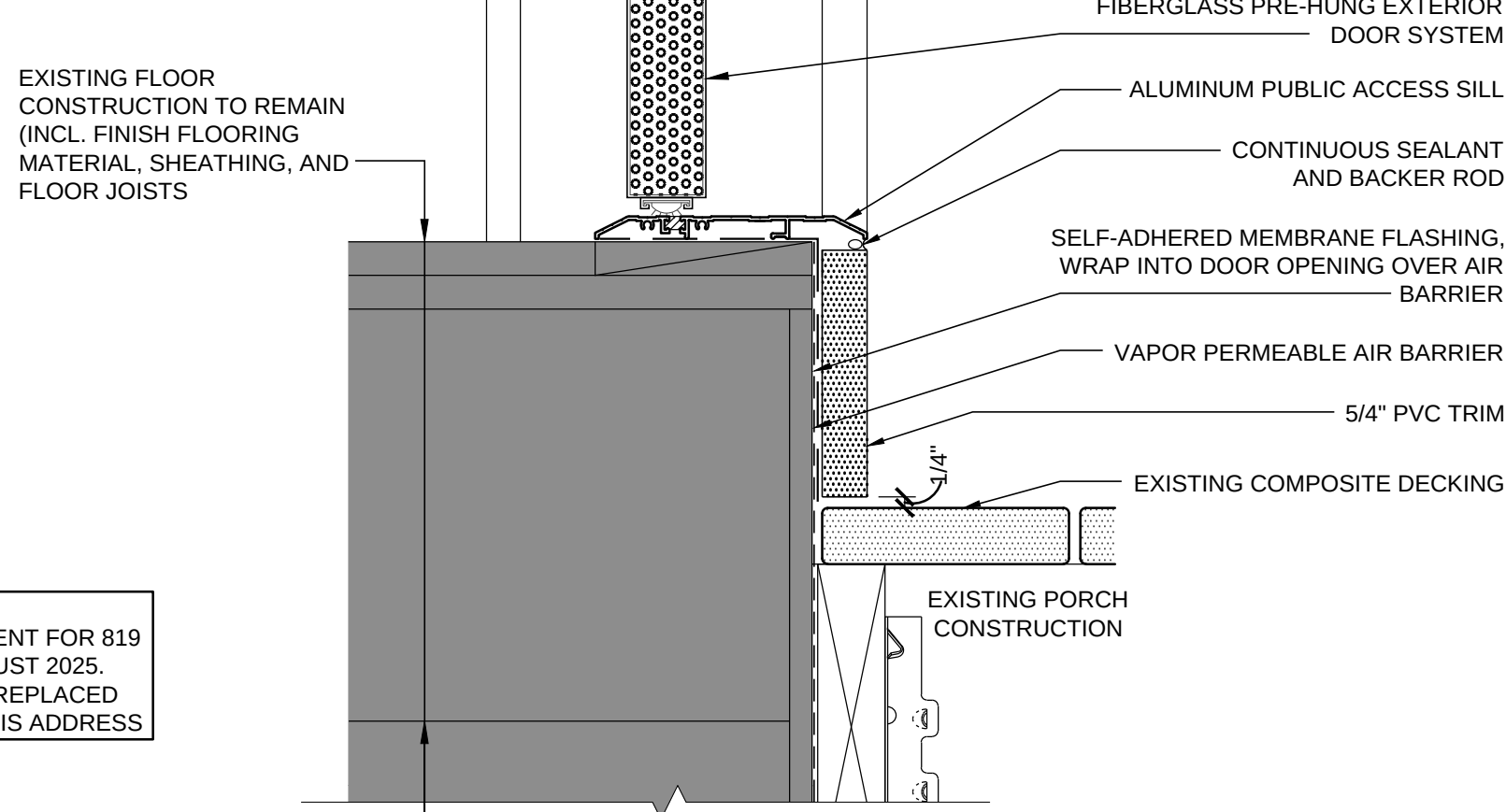
5 TYPICAL DH WINDOW JAMB DETAIL
A5.3 Scale: 3" = 1'-0"



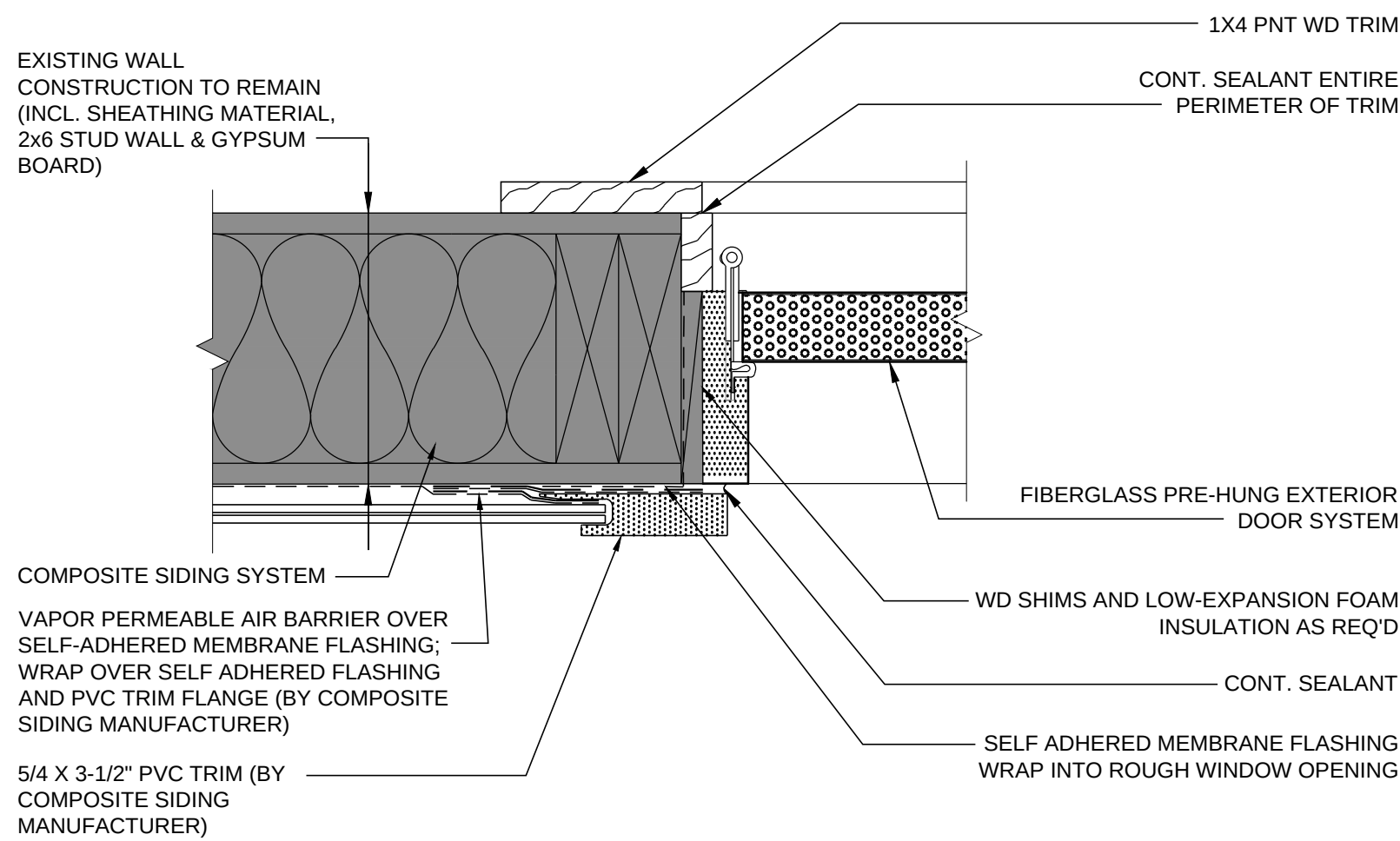
7 OCTAGON HOPPER HEAD DETAIL
A5.3 Scale: 3" = 1'-0"



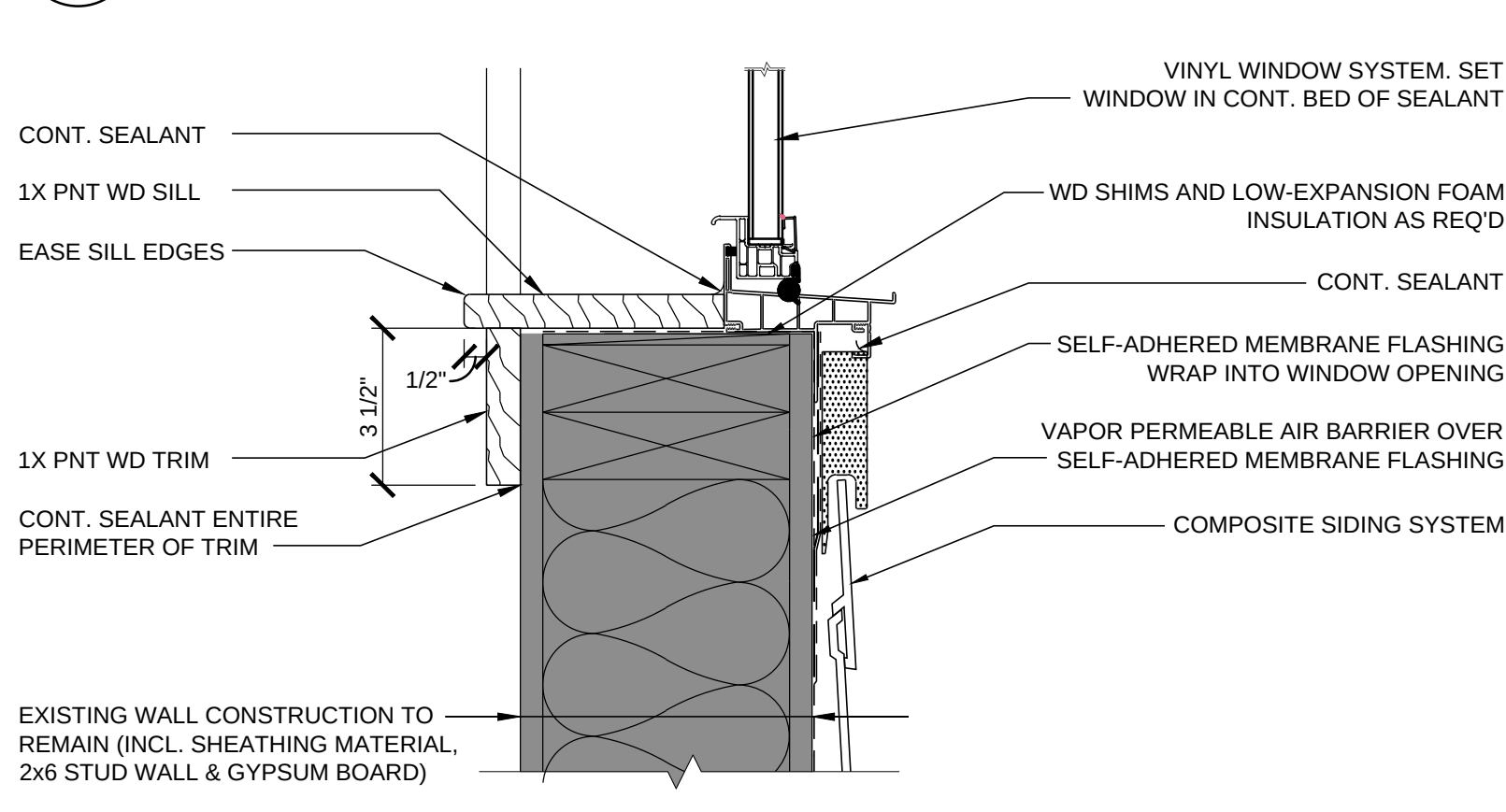
2 TYPICAL DOOR HEAD DETAIL
A5.3 Scale: 3" = 1'-0"



4 TYPICAL DOOR SILL DETAIL
A5.3 Scale: 3" = 1'-0"



6 TYPICAL DOOR JAMB DETAIL
A5.3 Scale: 3" = 1'-0"



8 OCTAGON HOPPER SILL DETAIL
A5.3 Scale: 3" = 1'-0"

DOOR & FRAME SCHEDULE											
MARK	DOOR			FRAME						HARDWARE	REMARKS
	SIZE	TYPE	MATL	DEPTH	TYPE	MATL	DETAIL				
							HEAD	JAMB	SILL		
100	3'-0" x 6'-8" x 1 3/4"	1	FIBERGL.	6 9/16"	PRE-HUNG	COMP.	2/A5.3	6/A5.3	4/A5.3	SET #1 (SEE SPEC)	HARDWARE: US26D FINISH TYP.
101	2'-8" x 6'-8" x 1 3/4"	1	FIBERGL.	6 9/16"	PRE-HUNG	COMP.	2/A5.3	6/A5.3	4/A5.3	SET #1 (SEE SPEC)	HARDWARE: US26D FINISH TYP.

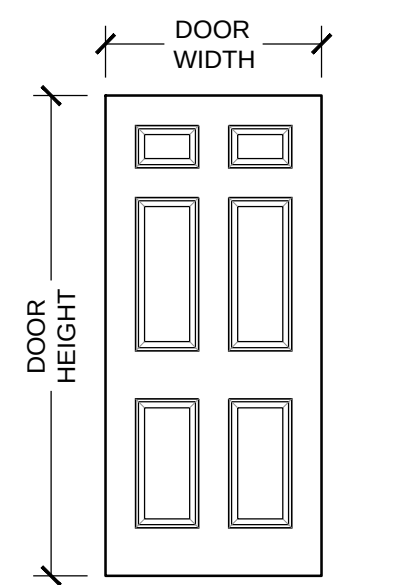
GENERAL DOOR NOTES:

DOORS:

1. INTERIOR DOOR FINISHES:
A. FIBERGLASS: FACTORY PRE-FINISHED

HARDWARE:

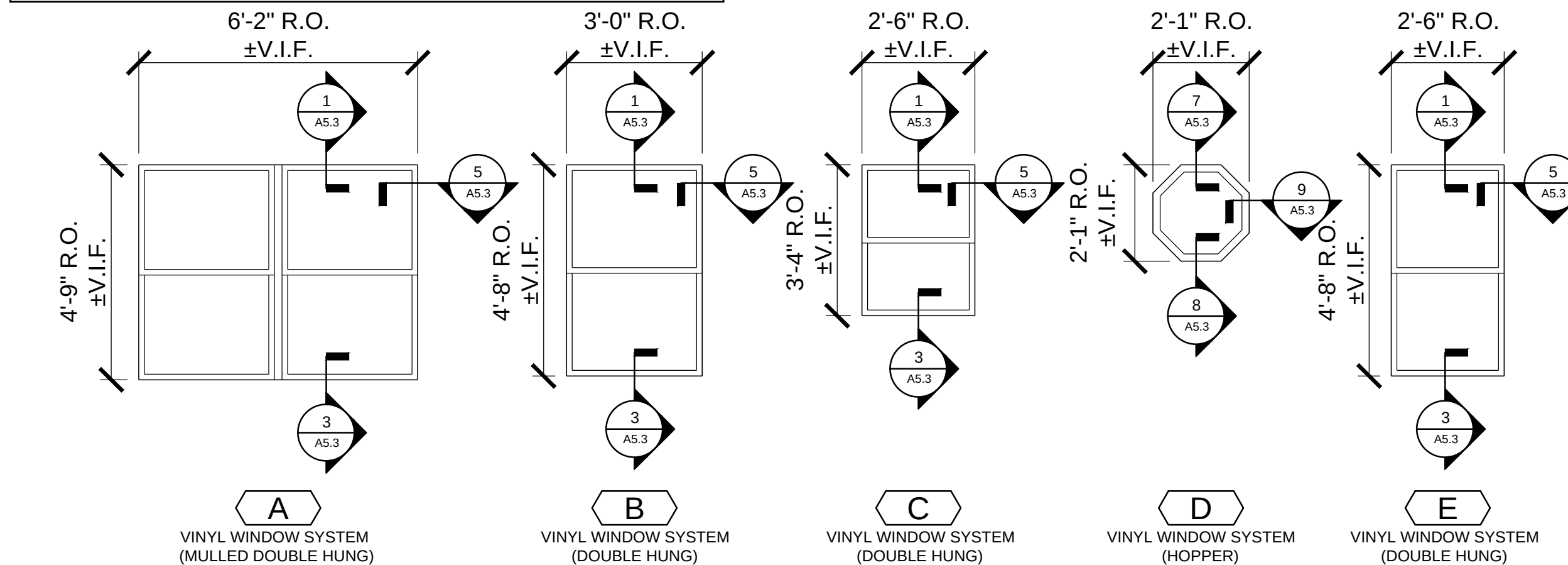
1. HARDWARE & ACCESSORY LIST SCHEDULE ESTABLISHES GENERAL SCOPE REQUIREMENTS. CONTRACTOR, SUPPLIERS &/or MANUFACTURERS TO PROVIDE ALL NECESSARY ACCESSORIES, SCREWS, SEX BOLTS, STRIKES, COVER PLATES, TOOLS, ETC. FOR A COMPLETED INSTALLATION OF HARDWARE FOR A FULLY FUNCTIONAL SYSTEM FOR THE INTENDED USE.
2. TYPICAL HARDWARE FINISH REQUIREMENTS UNO. HARDWARE FINISH: US26D
3. THRESHOLDS, WEATHERSTRIPPING, ETC TO APPROXIMATE DOOR HARDWARE FINISH NOTED ABOVE.
4. CYLINDER FINISHES IS TO MATCH FINISH OF ITEM IN WHICH CYLINDER IS INSTALLED IN UNO. (IE. LOCKSET FINISH, etc.
5. PROVIDE LEVER HANDLES @ ALL LATCHSETS AND LOCKSETS TYPICAL UNO.
6. PROVIDE FULL WEATHERSTRIPPING @ ALL EXTERIOR DOORS, HEAD, JAMBS, SILLS TYPICAL UNO.
7. PROVIDE ALUMINUM THRESHOLDS BY DOOR(S) WIDTH WHERE SHOWN ON PLANS, IN SILL DETAILS, &/or WHERE NOTED. TYPICAL.



1 PANELED PRE-HUNG INSULATED FIBERGLASS DOOR

DOOR TYPES

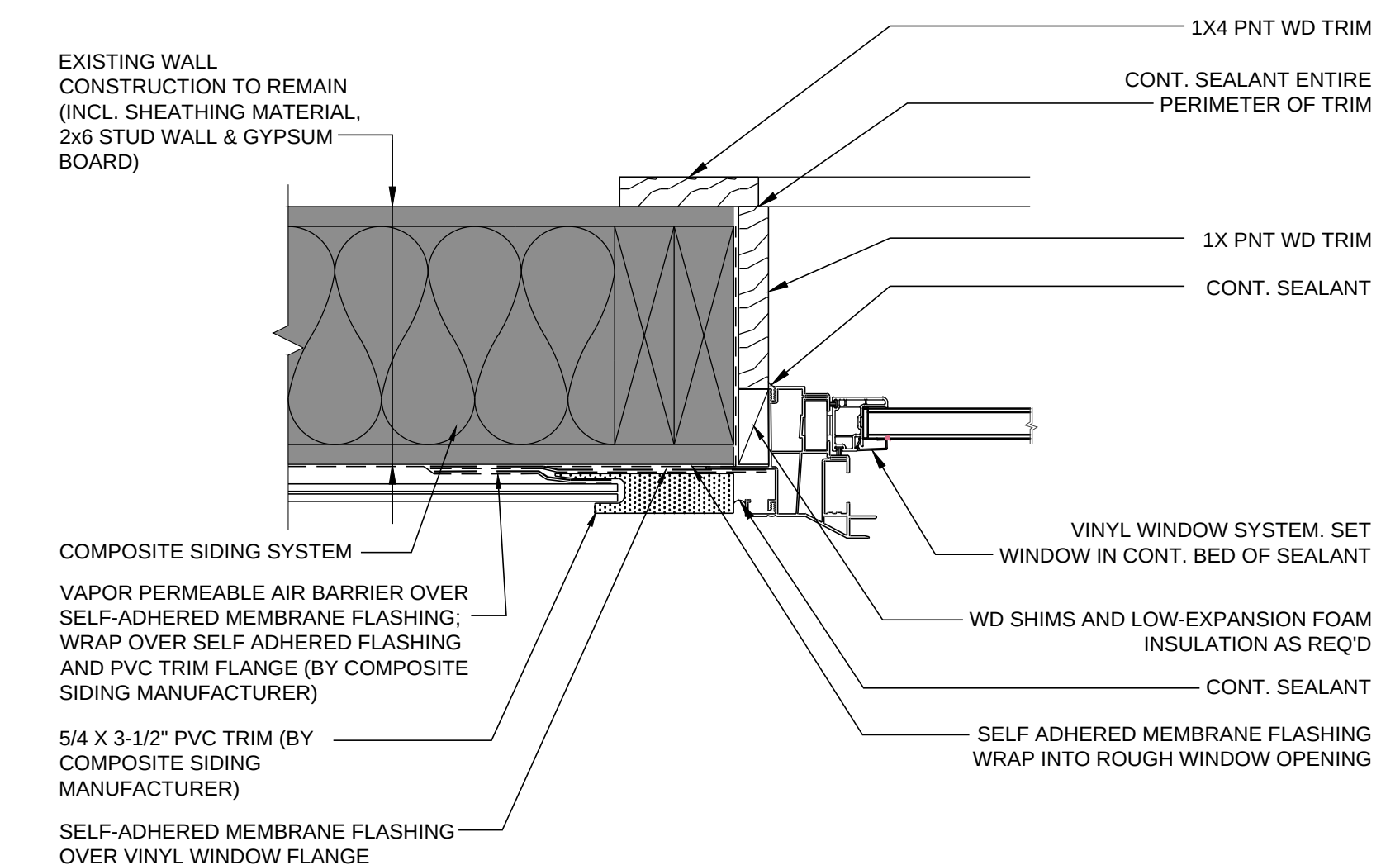
Scale: 3/8" = 1'-0"



WINDOW TYPES

Scale: 1/4" = 1'-0"

LIGHTING SCHEDULE							
TYPE	DESCRIPTION	MANUFACTURER/ CATALOGUE NUMBER	LAMPS				REMARKS
			NUM.	TYPE	VOLTS	WATTS	
A	NAUTICUS OVAL WALL SCONCE	ACCESS / #20291-BL-FST	1	INCAN.	120	60	BLACK FINISH; USE E-26 BASE TYPE LED BULB
B	ROCKAWAY CEILING FLUSH MOUNT	ACCESS / #2050LED-MBL/FST	1	LED	100-127	20	BLACK FINISH
C	HOMEGUARD LED FLOOD LIGHT	LITHONIA / HGX LED 2RH ALO 40K 120 PE DDB	2	LED	120	25	BLACK FINISH; DUSK TO DAWN



9 OCTAGON HOPPER JAMB DETAIL
A5.3 Scale: 3" = 1'-0"

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40 LAUREL HILL AVENUE
PROVIDENCE, RI 02909

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Issued On SEPTEMBER 5, 2025

Sheet Contents

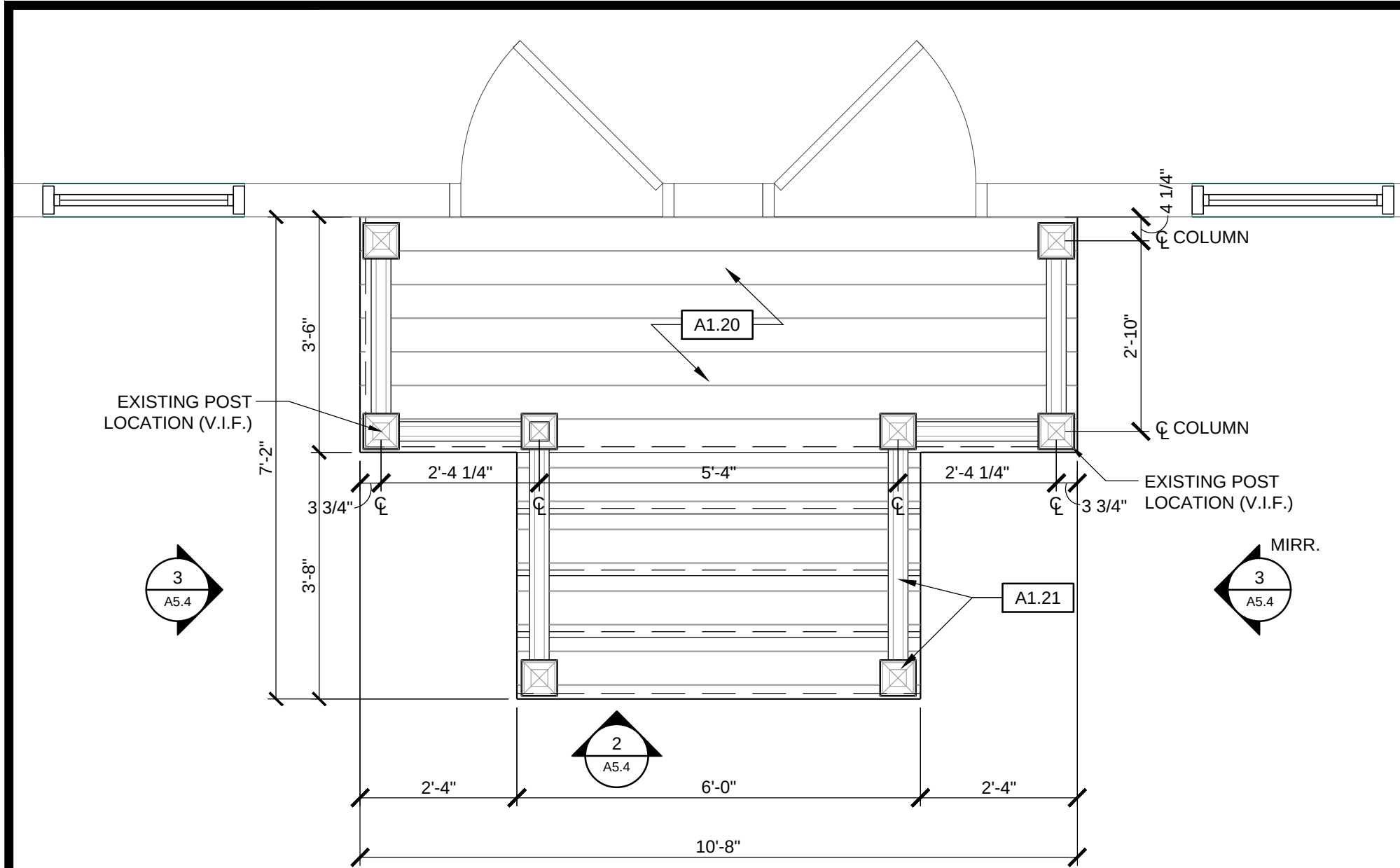
WINDOW AND DOOR
DETAILS & SCHEDULES

Project Number. 6902 PHA EXISTING
CONDITIONS-SCATTERED
SITES

Drawing No.

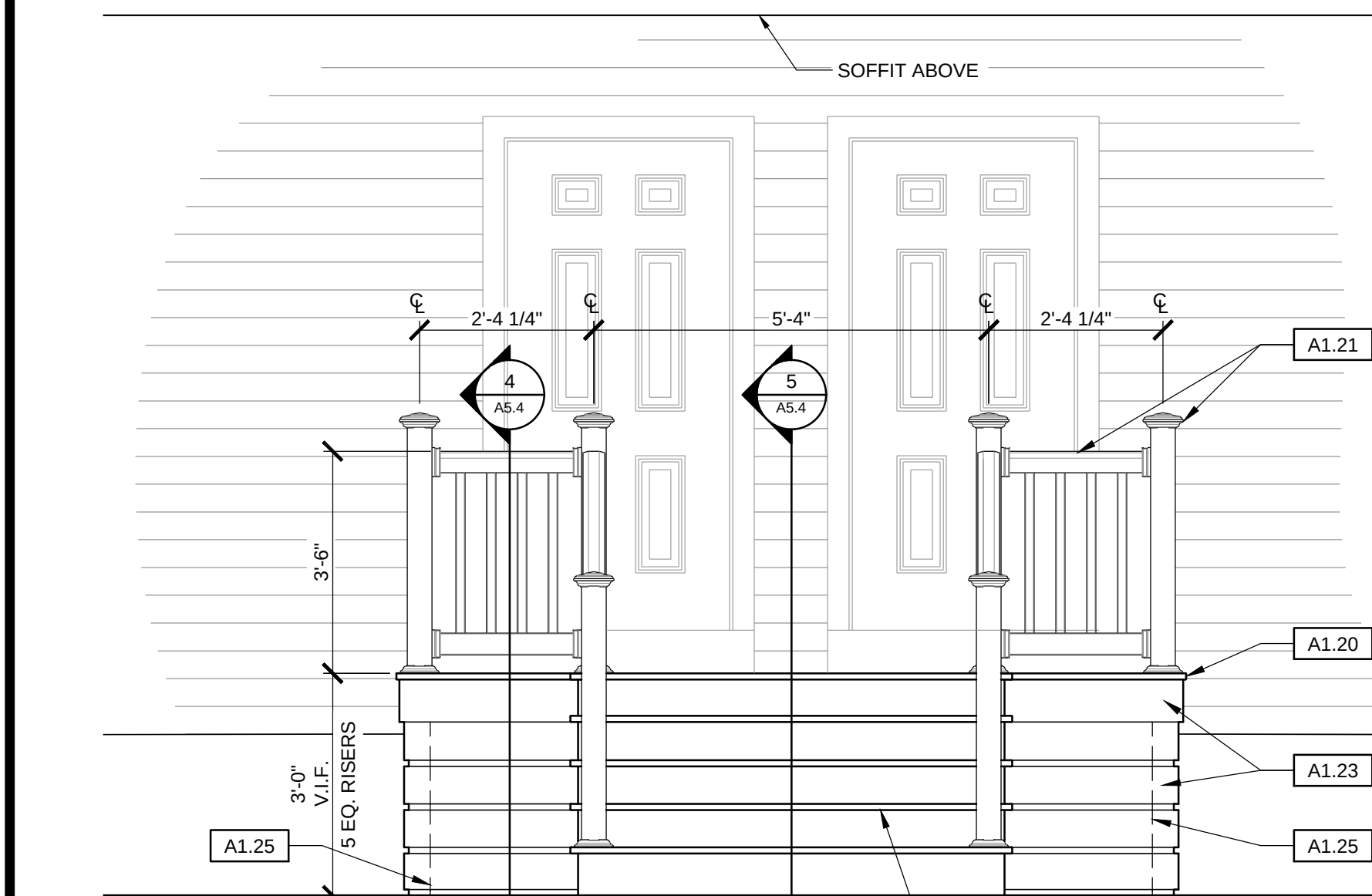
A5.3

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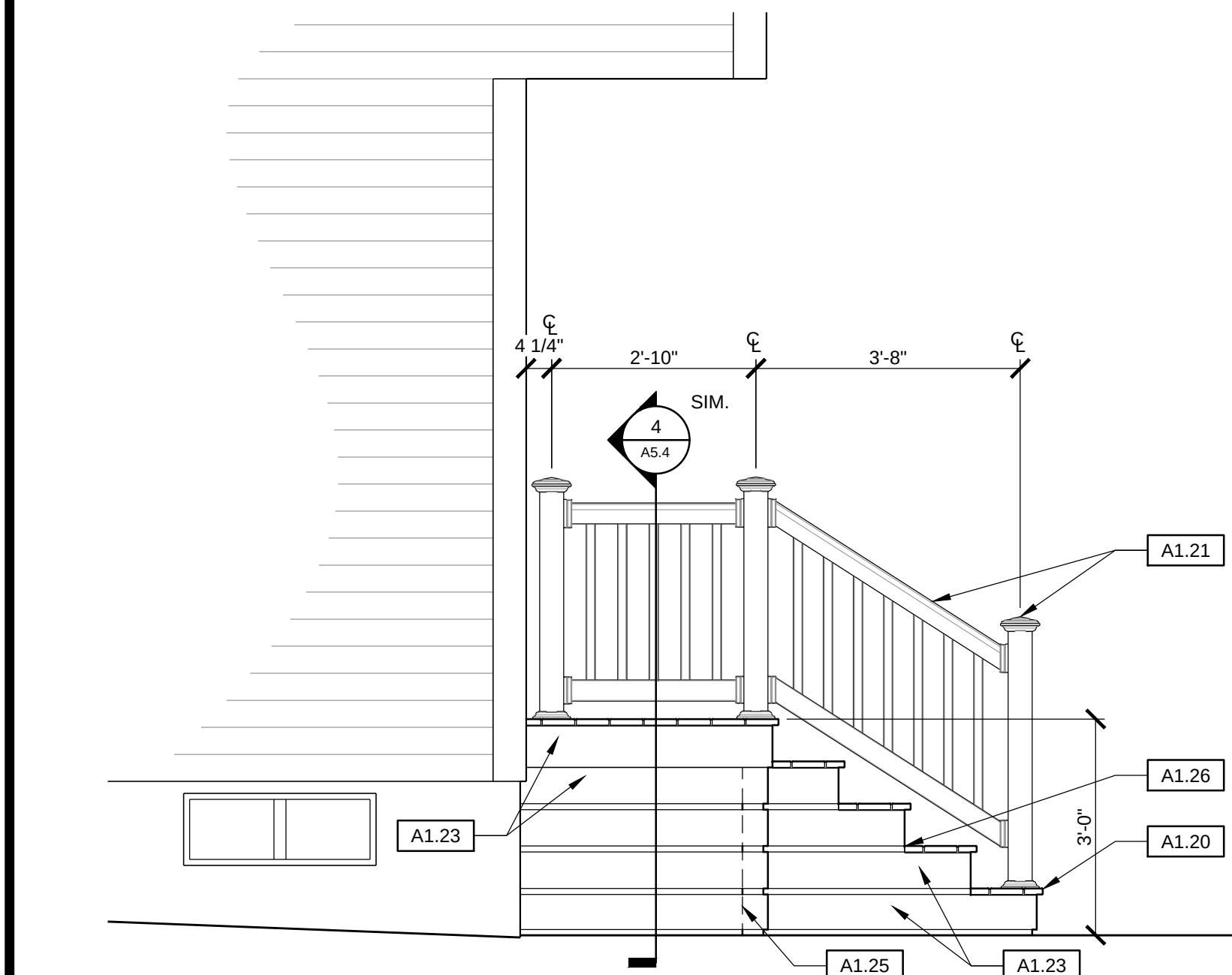
1 ENLARGED PORCH PLAN

Scale: 1/2" = 1'-0"



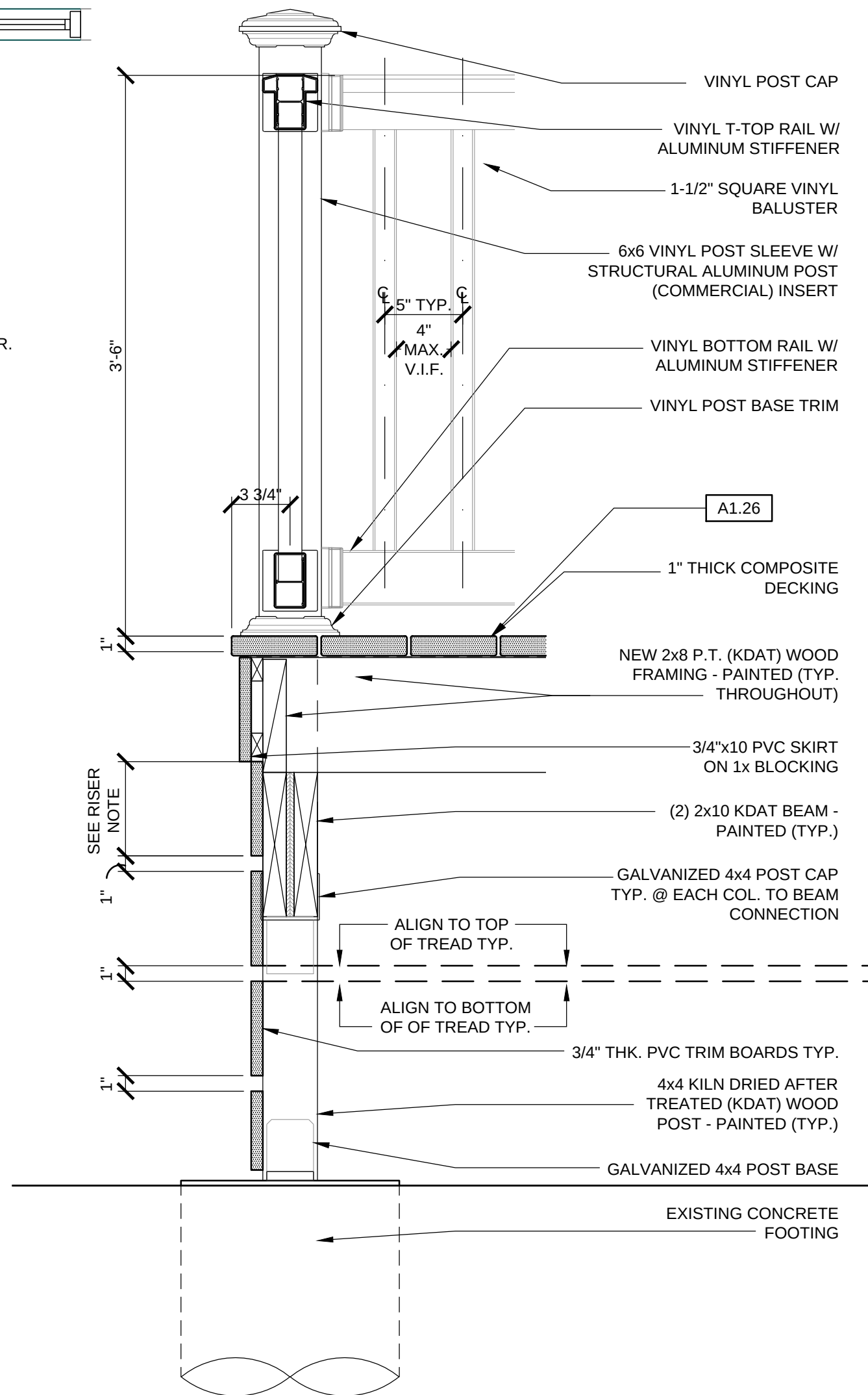
2 FRONT PORCH ELEVATION

Scale: 1/2" = 1'-0"



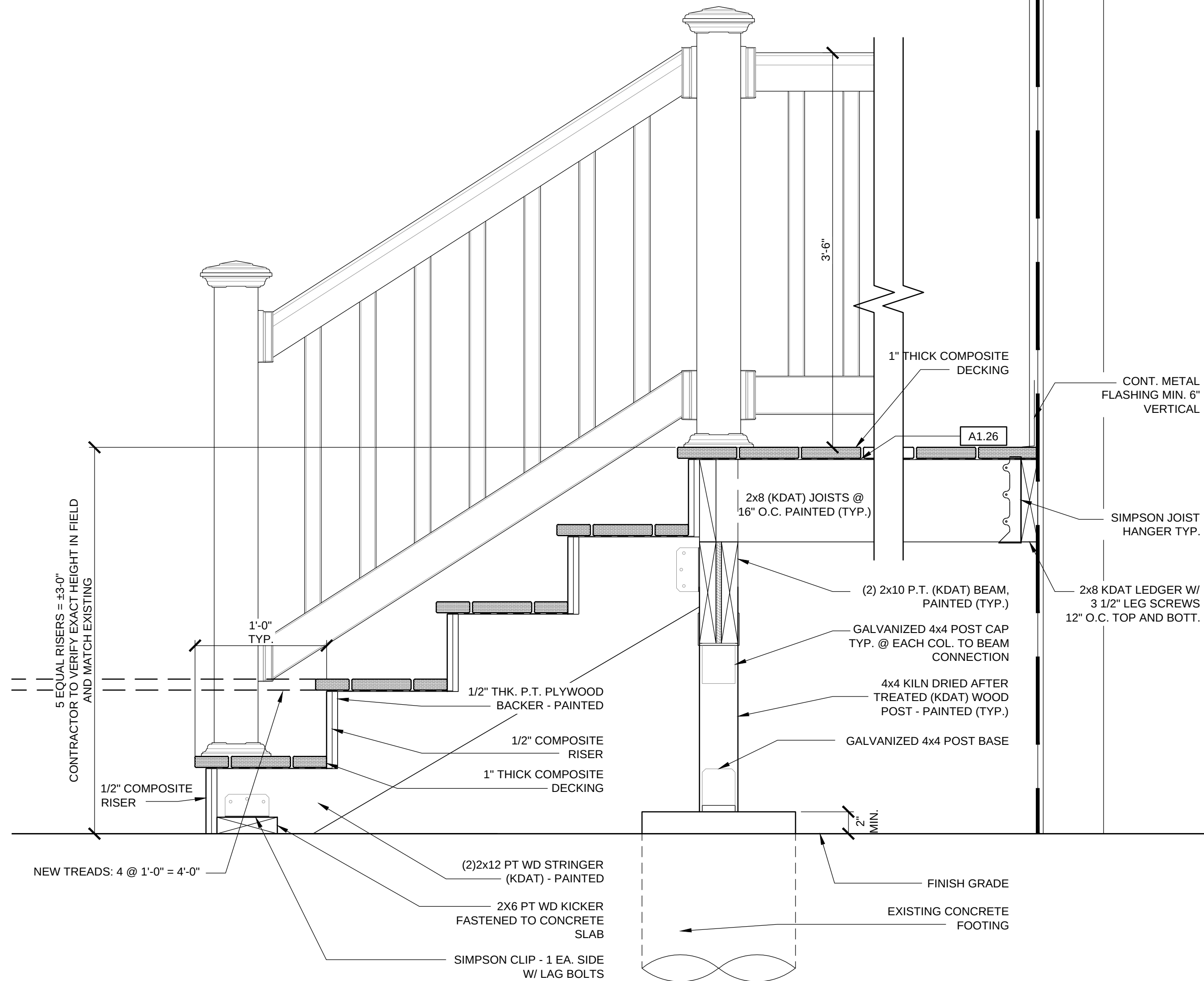
3 SIDE PORCH ELEVATION

Scale: 1/2" = 1'-0"



4 TYPICAL SECTION THROUGH DECK

Scale: 1 1/2" = 1'-0"



5 SECTION THROUGH STAIR

Scale: 1 1/2" = 1'-0"

GENERAL PLAN NOTES:

- COORDINATE ALL NEW WORK WITH DEMOLITION WORK AND GC'S FIELD VERIFIED EXISTING CONDITIONS. NOTIFY ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK.
- ALL DIMENSIONS TO EXISTING CONSTRUCTION ARE TO FACE OF FINISH U.N.O.

PLAN WORK NOTES:

- xxx NOTES WITHOUT AN ARROW INDICATE AN ENTIRE SPACE/AREA.
- xxx NOTES WITH AN ARROW(S) INDICATE SPECIFIC AREAS &/or ITEMS.

SPECIFIC ARCHITECTURAL NOTES:

- A1.20 FURNISH & INSTALL 6" NOMINAL BY 1" THICK COMPOSITE DECK BOARDS WITH SIDELOC HIDDEN FASTENERS. BOARDS AND FASTENERS MANUFACTURED BY TIMBERTECH, AZEK OR APPROVED EQ.
- A1.21 FURNISH & INSTALL VINYL/ALUMINUM RAILING SYSTEM (FINYL LINE) AS MANUFACTURED BARRETTE OUTDOOR LIVING OR APPROVED EQUAL. FURNISH AND INSTALL REQUIRED BRACKETS TO ATTACH TOP/BOTTOM RAIL TO INDICATED POST TYPE.
- A1.23 FURNISH & INSTALL 3/4" PVC TRIM. REFER TO SECTIONS 4/A5.4 & 5/A5.4 FOR ADDITIONAL INFORMATION.
- A1.25 FURNISH & INSTALL 4x4 KILN DRIED AFTER TREATED (KDAT) WOOD POSTS - PAINTED (TYP. THROUGHOUT)
- A1.26 FURNISH & INSTALL SELF-ADHERED MEMBRANE FLASHING BETWEEN DECKING AND JOISTS, BEAM, AND LEDGER BOARDS

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Sheet Contents

98-100 BOGMAN
PORCH AND HANDRAIL
DETAILS

Project Number. 6902 PHA EXISTING
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Drawing No.

A5.4

Sheet 13 of 13