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OFFICE REMODEL  
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SECTION 001114 – INVITATION TO BID

Port of Sunnyside  
Office Remodel

**Bids Due Date:**

**June 25, 2025**

**1:00 PM**

Submit bids to the PORT OF SUNNYSIDE BOARD OF COMMISSIONERS. Port contact information:

Adam Smith – Project Manager

Port of Sunnyside Board of Commissioners

2405 Reith Way #2

Sunnyside, WA 98944

(509) 839-7678

**Mailing Address:**

2405 Reith Way #2

Sunnyside, WA 98944

Telephone: (509) 839-7678

Fax: (509) 839-7462

E-mail: [adam@portofsunnyside.com](mailto:adam@portofsunnyside.com)

**Highly recommended pre-proposal conference and site walk:**

June 6, 2025

at 10:00 A.M. at the Project Site,

2405 Reith Way, Sunnyside, WA 98944

**Port of Sunnyside (the “Port”),** Washington, is accepting bids from qualified general contractors for a public work project involving the remodel of the existing office building located at 2405 Reith Way, Sunnyside, WA 98944. The remodel work will include some interior partition removal and relocation, new interior wood doors, new windows, new interior finishes and exterior cosmetic upgrades.

**Bid Packets and Questions.** Contract documents are available for review at the Port of Sunnyside, 2405 Reith Way #2, Sunnyside, WA 98944. In addition, contract documents may be examined at the following locations:

Tri-City Construction Council  
20 East Kennewick Avenue  
Kennewick, WA 99336  
(509) 582-7424

Spokane Regional Plan Center  
209 N Havana St,  
Spokane, WA 99202  
(509) 328-9600

Yakima Plan Center  
1212 N 16th Avenue Ste 2.  
Yakima, WA 98902  
(509) 457-4271

Associated General Contractors  
East 4935 Trent Ave  
Spokane, WA 99212  
(509) 534-1446

Walla Walla Valley Plan Center  
29 East Sumach  
Walla Walla, WA 99362  
(509) 525-0850

Dodge Data & Analytics  
Seattle WA 98108  
(206)-328-5615

Contact Graham Baba Architecture., 1507 Belmont Ave, Suite 200, Seattle, Washington 98122; 206-323-9932, Project Architect Andy Brown, [andy@grahambaba.com](mailto:andy@grahambaba.com) for any technical questions regarding the construction documents.

**Bid Bond.** Each bid must be accompanied by a cashier's check, money order, or a surety bid bond in an amount not less than five percent (5%) of the total bid, made payable to the Port of Sunnyside.

**Rejection of all Bids and Waiver of Informalities.** The Port of Sunnyside reserves the right to reject any or all bids and to waive any irregularities or informalities.

**Bids Valid for Thirty Days.** All bids submitted shall be considered as valid offers for a period of thirty (30) days from the date of the bid opening during which time the Port of Sunnyside will make the award or return all bids.

**Bidding Deadline.** Bids will be accepted at the Port of Sunnyside Administration Office until **1:00 p.m. on June 25**, after which time they will not be received or accepted. There will be a formal opening of the bids shortly thereafter. Faxed or emailed bids will not be accepted. Bids must be submitted to: Adam Smith, Project Manager, Port of Sunnyside, 2405 Reith Way #2, Sunnyside, WA 98944.

**Bid Opening.** There will be a formal opening of bids. No award decisions will be made at opening.

**Examination of all Bid Documents.** By submitting a bid, the bidder acknowledges that it has examined all the documents referenced herein, including but not limited to, the Technical Specifications, the Bid Drawings, and the Yakima County Prevailing Wage Rates.

**Schedule of Events.** The following schedule of events will be utilized unless changed by an addendum.

Date of Notice - Publication of Advertisement	June 4, 2025
Pre-Proposal Conference & Site Walk	June 6, 2025
Deadline for Request for Clarifications of Bid Documents	June 18, 2025
Final Bid Addendum Issued	June 20, 2025
Closing Date; Deadline for Submitting Bids	June 25, 2025
Award of Contract (anticipated)	July 2, 2025
Substantial Completion (120 calendar days)	September 30, 2025

**Published Notice.** Notice to be published: June 4, 2025

The Owner hereby notifies all bidders that it will affirmatively ensure that in any contract entered into pursuant to this advertisement, minority business enterprises will be afforded full opportunities to submit bids, and will not be discriminated against on the grounds of race, color, sex, handicap, or national origin in consideration for an award. This project is subject to the Yakima County prevailing wage rate requirements.

Port of Sunnyside

END OF SECTION 001114

## **INSTRUCTIONS TO BIDDERS**

Port of Sunnyside  
Office Remodel  
Sunnyside, WA

### **1.0 DEFINED TERMS**

- 1.1 Terms used in these Instructions to Bidders, which are defined in the AIA A201 General Conditions of the Contract for Construction or the Supplementary Conditions, have the meanings assigned to them in the General Conditions and the Supplementary Conditions.
- 1.2 "A/E" means Graham Baba Architects, the Architect/Engineer of record for the Project.
- 1.3 "Successful Bidder" means the lowest qualified, responsible Bidder to whom Owner (on the basis of Owner's evaluation as hereinafter provided) makes an award.

### **2.0 COPIES OF BIDDING DOCUMENTS**

Complete sets of the Bidding Documents in the Advertisement for Bid may be obtained are available for purchase at both the Tri-City Construction Council, 20 E. Kennewick Ave, Kennewick, WA 99336 509-582-7424 Inc., and Abadan Print Center, 79 Aaron Drive #100, Richland, WA 99352 (509) 946-7693 at their standard print rates

- 2.2 Complete sets of Bidding Documents shall be used in preparing Bids; Neither the Owner nor the A/E assume any responsibility for errors or misinterpretations resulting from the use of incomplete sets of Bidding Documents .
- 2.3 The Owner and the A/E, in making copies of Bidding Documents available on the above terms, do so only for the purpose of obtaining Bids on the Work and do not confer a license or grant for any other use of the documents.

### **3.0 EXAMINATION OF CONTRACT DOCUMENTS AND SITE**

- 3.1 Before submitting a Bid, each Bidder must a) examine the Contract Documents thoroughly; b) visit the site to familiarize himself or herself with local conditions that may in any manner affect cost, progress, or performance of the Work; c) familiarize himself or herself with federal, state, and local laws, ordinances, rules, and regulations that may in any manner affect cost, progress, or performance of the Work; and d) study and carefully correlate Bidder's observations with the Contract Documents.
- 3.2 The submission of a Bid will constitute an incontrovertible representation by the Bidder that he or she has complied with every requirement of this Article 3 and that the Contract Documents are sufficient in scope and detail to indicate and convey understanding of all terms and conditions for Performance of the Work.

### **4.0 INTERPRETATIONS**

All questions about the meaning or intent of the Contract Documents shall be submitted to the A/E in writing. Replies will be issued by Addenda mailed or delivered to all parties recorded by the A/E as having received the Bidding Documents. Questions received less than 7 days prior to the opening of

Bids will not be answered. Only questions answered by formal written Addenda will be binding. Oral and other interpretations or clarifications will be without legal effect.

## 5.0 SPECIAL REQUIREMENTS

- 5.1 This project is a public work subject to State of Washington prevailing wage law, Chapter 39.12 RCW. The state prevailing wage rates applicable to this project, which is located in Yakima County, may also be found online at the following address for the Department of Labor & Industries: <https://secure.lni.wa.gov/wagelookup/>. The applicable effective date for prevailing wages is based on the bid submittal deadline.

## 6.0 BID SECURITY

- 6.1 Bid Security shall be made payable to the Owner, in an amount of five percent (5%) of the Bidder's maximum Bid price, in the form of a cashier's check, bank draft, money order, or a bid bond issued by a surety on an AIA Document A310-2010 "Bid Bond" form.
- 6.2 The Bid Security of the Successful Bidder will be retained until the Successful Bidder has executed the Contract Agreement and furnished the required Contract Security, whereupon the Bid Security will be returned. If the Successful Bidder fails to execute and deliver the Contract Agreement and furnish the required Contract Security within ten (10) days of the effective date of the Notice of Award, the Owner may withdraw the Notice of Award and the Successful Bidder's Bid Security will be forfeited. The Bid Security of any Bidders other than the Successful Bidder who the Owner believes to have a reasonable chance of receiving the award may be retained by the Owner until the earliest of the following dates: (a) the seventh day after both the Contract Security has been furnished and the Contract Agreement is effective; (b) the thirty-first day after the Bid opening; or (c) the day the Owner rejects all Bids. Bid Security of other bidders will be returned within seven (7) days of the Bid opening.

## 7.0 CONTRACT TIME

All Work must be completed within the number of days or by the date specified in the Notice to Proceed and Article 10 of the Contract Agreement.

## 8.0 LIQUIDATED DAMAGES

Provisions for liquidated damages are set forth in Article 10 of the Contract Agreement and § 9.11.1 – §9.11.6 of the General Conditions of the Contract for Construction, as amended by the Supplementary Conditions.

## 9.0 SUBSTITUTES OR "OR-EQUAL" ITEMS

The Contract, if awarded, will be on the basis of material and equipment described in the Drawings or specified in the Specifications without consideration of possible substitute or "but are not limited to" or "or approved equal" items. Whenever it is indicated in the Drawings or Specifications that an item of material or equipment may be furnished or used by the Contractor if acceptable to the A/E, application for such acceptance will not be considered by the A/E until after the "effective date of the Contract Agreement." The procedure for submittal of any such application by the Contractor for consideration by the A/E shall be to submit a CSI format Substitution Request form and all of the submittal items required for each technical specification section requested. Substitution Request submitted with partial or inadequate technical submittal documentation will also not be considered.

## 10.0 SUBCONTRACTORS AND OTHERS

- 10.1 Each Bidder shall submit with his or her bid, or no later than one hour after the opening of bids, a "List of Subcontractors" that identifies the contractors and subcontractors proposed for the principal items of work. The Successful Bidder shall provide an experience statement with pertinent information as to similar completed projects and other evidence of qualifications, if requested by the A/E, within three (3) business days of the bid opening.

If the Owner or A/E, after due investigation and before issuing the Notice of Award, has a reasonable objection to any proposed subcontractor, other person, or organization identified on the "List of Subcontractors" submitted by a Bidder, either the Owner or A/E may request that the apparent Successful Bidder submit an acceptable substitute without an increase in Bid price. If the apparent Successful Bidder declines to make any such substitution, the contract shall not be awarded to that Bidder. A Bidder's declining to make a substitution pursuant to such a request will not constitute grounds for sacrificing his or her Bid Security. Any subcontractor, other person, or organization identified on the list provided by a Bidder, and to whom the Owner or A/E does not make written objection to prior to issuing the Notice of Award, will be deemed acceptable to the Owner and A/E.

- 10.2 No Contractor shall be required to employ any subcontractor, other person, or organization against whom he or she has reasonable objection.

## 11.0 BID FORMS

- 11.1 The Bid Form is attached hereto.

- 11.2 All Bids must be submitted on a Bid Form and completed in ink or typed. The Bid price of each item on the form must be stated in words and numbers. In the case of any conflict, words will take precedence over numbers.

- 11.3 Bids by corporations must be executed in the corporate name by the president or a vice president (or by another corporate officer, accompanied by evidence of the officer's authority to sign). The corporate seal must be affixed to the form and attested to by the secretary or an assistant secretary of the corporation. The corporate address and state of incorporation must be shown below the signature.

- 11.4 Bids by partnerships must be executed in the partnership name and signed by a partner. The partner's title and the official address of the partnership must appear below the signature.

- 11.5 All names must be typed or printed below the signature.

- 11.6 The Bid must contain an acknowledgment or receipt of all Addenda (the numbers of which shall be filled in on the Bid Form).

- 11.7 The address to which communications regarding the Bid are to be directed must be completed on the Bid Form.

- 11.8 The Bid must contain the Bid Security.

- 11.9 The Bid shall contain a completed Anti-Discrimination Certificate.

- 11.10 The Bid shall contain a completed Affidavit of Non-Collusion



## 12.0 SUBMISSION OF BIDS

- 12.1 Bids shall be submitted at the time and place indicated in the Advertisement for Bid in an opaque, sealed envelope marked with the Project title and the name and address of the Bidder and accompanied by the Bid Security and other required documents. If the Bid is sent through the mail or other delivery system, the sealed envelope shall be enclosed in a separate envelope with the notation "BID ENCLOSED" on the face thereof.
- 12.2 Each bidder must have the following at the time of bid submittal: a current certificate of registration as a contractor in compliance with Chapter 18.27 RCW; a current Washington Unified Business Identifier (UBI) number; a Washington State Employment Security Department number, as required in Title 50 RCW; and a Washington State Department of Revenue excise tax registration number, as required in Title 82 RCW.

## 13.0 MODIFICATIONS AND WITHDRAWAL OF BIDS

- 13.1 Bids may be modified or withdrawn by an appropriate document duly executed (in the manner that a Bid must be executed) and delivered to the place where Bids are to be submitted at any time prior to the opening of Bids.
- 13.2 If, within 24 hours after Bids are opened, any Bidder files a duly signed written notice with the Owner and promptly thereafter demonstrates to the reasonable satisfaction of the Owner that there was a material and substantial mistake in the preparation of his Bid, that Bidder may withdraw his Bid and the Bid Security will be returned. Thereafter, that Bidder will be disqualified from further bidding on the Work.

## 14.0 OPENING OF BIDS

Bids will be opened publicly and read aloud. An abstract of the amounts of the base Bids and major alternates, if applicable, will be made available after the opening of Bids.

## 15.0 BIDS TO REMAIN OPEN

All Bids shall remain open for thirty (30) days after the day of the Bid opening; however, the Owner may, in its sole discretion, release any Bid and return the Bid Security to the Bidder prior to the expiration of the thirty (30) day period.

## 16.0 AWARD OF CONTRACT

- 16.1 In evaluating Bids, the Owner will consider the qualifications of the Bidders, whether or not the Bids comply with the prescribed requirements, and alternates and unit prices, if requested in the Bid Forms. It is the Owner's intent to award the contract to the lowest responsible base Bid received.
- 16.2 In accordance with RCW 39.04.380, effective March 30, 2012, the State of Washington is enforcing a Reciprocal Preference for Resident Contractors. For any public works bid received from a nonresident contractor from a state that provides an in-state percentage bidding preference, a Comparable Percentage Disadvantage (CPD) must be applied to the bid of that nonresident contractor.
- 16.3 In accordance with RCW 39.04.380, effective March 30, 2012, the State of Washington is enforcing a Reciprocal Preference for Resident Contractors. For any public works bid received from a nonresident contractor from a state that provides an in-state percentage bidding preference, a Comparable Percentage Disadvantage (CPD) must be applied to the bid of that nonresident contractor.

A “nonresident contractor from a state that provides a percentage bid preference” means:

1. A contractor that is from a state that provides a percentage bid preference to its resident contractors who bid on public works contracts; and
2. At the time of bidding on a public works project, the contractor does not have a physical office located in Washington. (The state of residence for a nonresident contractor is the state in which the contractor was incorporated or, if not a corporation, the state where the contractor's business entity was formed.)

All nonresident contractors will be evaluated for out-of-state bidder preference. If the state of the nonresident contractor provides an in-state contractor preference, a CPD will be applied to the contractor's Bid prior to the contract award.

This Section 15.3 does not apply to public works procured pursuant to RCW 39.04.155 (Small Works Roster), RCW 39.04.280 (Exemptions to Competitive Bidding Procedures), or any other procurement exempt from competitive bidding requirements.

For the purpose of determining the Successful bidder, the nonresident contractor bid amount will be multiplied by the CPD. The “bid amount” is the total of the base bid and all accepted alternate bid items. The total CPD will then be added to the nonresident contractor bid amount, which sum equals the Nonresident Disadvantage Total. The Nonresident Disadvantage Total will be compared to the Washington contractor bid amounts. The Bidder with the lowest total shall be the Successful Bidder.

- 16.4 The Owner may consider the qualifications and experience of subcontractors, other persons, and organizations (including those who will furnish the principal items of material or equipment) proposed for the work. Operating costs, maintenance considerations, performance data, and guarantees of material and equipment may also be considered by the Owner.
- 16.5 The Owner may conduct such investigations as it deems necessary to assist in the evaluation of any Bid and to establish the responsibility, qualifications, and financial ability of the Bidders and proposed subcontractors, other persons, and organizations to do the Work in accordance with the Contract Documents to the Owner's satisfaction within the prescribed time.
- 16.6 The Owner reserves the right to reject the Bid of any Bidder who does not pass any such evaluation to the Owner's satisfaction.
- 16.7 If the contract is to be awarded, it will be awarded to the lowest responsible Bidder whose evaluation by the Owner indicates that the award will be in the best interest of the Project.

#### 17.0 PERFORMANCE AND PAYMENT BONDS

The General Conditions of the Contract for Construction and the Supplementary Conditions set forth the Owner's requirements for Performance and Payment Bonds. When the Successful Bidder delivers the executed Contract Agreement to the Owner, it shall be accompanied by the required Contract Security completed on an AIA Document A312 “Performance Bond and Payment Bond” form. The surety issuing the Performance and Payment Bonds must have an “AM Best's” issuer credit rating of bbb or better.

#### 18.0 SALES AND USE TAXES.

Owner will reimburse the Successful Bidder for Washington State sales tax computed on the full contract price of the Contract Agreement. The Successful Bidder shall be responsible for complying with § 3.6 of the General Conditions and § 3.6.1 of the Supplementary Conditions as they relate to payment of all required taxes.

18.1 WAC 458-20-170, governing excise tax liability for constructing or repairing new or existing buildings or structures upon real property, and its related rules, apply to this Project. The Successful Bidder should contact the Washington State Department of Revenue for answers to questions regarding these rules. The contract price will not be adjusted due to a misunderstanding in tax liability.

18.2 The Successful Bidder, as a condition of receiving any retainage held under the contract, will be required to provide to the Owner evidence that all taxes have been paid and reported in compliance with rules promulgated by the Washington State Department of Revenue.

19.0 ANTI-DISCRIMINATION CERTIFICATE

Each Bidder is required to sign and submit with his or her Bid an Anti-Discrimination Certificate (Section 004536) warranting that he or she will not refuse to hire any person because of such person's race, color, creed, religion, sex, marital status, sexual orientation, age, national origin, honorably discharged veteran or military status, or the presence of any sensory, mental, or physical disability, unless based on a bona fide occupational qualification.

20.0 AFFIDAVIT OF NON-COLLUSION

Each Bidder is required to sign and submit with his or her Bid an Affidavit of Non-collusion (Section 004519) warranting that he or she has not entered into any collusion with any other bidder or any other person.

21.0 BUILDING PERMIT.

The Owner will pay for the Building Permit Fees as required by the Authority Having Jurisdiction.

22.0 BUILDING PERMIT AND INSPECTIONS.

The Successful Bidder is responsible for paying any Inspection Fees as required by the Authority Having Jurisdiction.

23.0 SIGNING OF CONTRACT AGREEMENT

When the Owner issues a Notice of Award to the Successful Bidder, the notice will be accompanied by three (3) unsigned counterparts of the AIA A101 Contract Agreement and any other Contract Documents. Within ten (10) days after issuance of the notice, the Contractor shall sign and deliver the three (3) counterparts of the Contract Agreement to the Owner with any other Contract Documents attached. Within six (6) days after the Contract deliver the signed counterparts and documents, the Owner will deliver one (1) copy of all fully signed counterparts to the Contractor.

END OF SECTION 002113

## SECTION 002114 – BIDDER’S CHECK LIST

**The bidder’s attention is especially called to the following forms which must be completed in full as required and submitted collectively as the bid proposal package:**

- \_\_\_\_\_ 1. EXHIBIT A: BID FORM
- \_\_\_\_\_ 2. EXHIBIT B: BID SECURITY or DEPOSIT FORM – This form is to be completed by the bidder and the surety company unless bid is accompanied by a certified check. The amount of this bid bond shall not be less than five percent (5%) of the total amount of the bid and may be shown in dollars on a percentage basis.
- \_\_\_\_\_ 3. EXHIBIT C: AFFIDAVIT OF NON-COLLUSION – To be signed and notarized.
- \_\_\_\_\_ 4. EXHIBIT D: ANTI-DISCRIMINATION CERTIFICATE – To be signed and notarized.
- \_\_\_\_\_ 5. EXHIBIT E: LIST OF SUBCONTRACTORS – If the bid amount exceeds one million dollars (\$1,000,000) the bidder is required to submit the names of subcontractors with whom the bidder, if awarded the Contract, will subcontract with, for the performance of heating, ventilation and air conditioning, plumbing, and electrical, or to name itself for the work. RCW 39.30.060. See item 7.a. below. List of subcontractors may be submitted up to one hour after Time that Bids are due.
- \_\_\_\_\_ 6. ADDENDUM – Failure to acknowledge receipt of an Addendum may render a bid non-responsive.
- \_\_\_\_\_ 7. ADDITIONAL INFORMATION. The following information shall be submitted with the bid.
  - a. Provide a listing of all subcontractors to perform work on this Contract if the bid amount exceeds one million dollars (\$1,000,000). This list shall include the following:
    - 1) Name of each subcontractor (all subcontractors);
    - 2) Where the amount of the work is in excess of ten percent (10%) of the Contract price, percentage of total proposal amount being performed by the subcontractor;
    - 3) Dollar amount of work being performed by each subcontractor performing in excess of ten percent (10%) of the Contract price;
    - 4) List of subcontractors shall be provided within one hour after Time that Bids are due.
  - b. Certify that bidder and all subcontractors have all necessary and required licenses and accreditations to perform the work. All licenses and accreditations must be current. Expired licenses and accreditations are unacceptable.
  - c. List all applicable licenses and certificates currently held by bidder and any subcontractor intended to perform work requiring a license. Include license number, issuing agency, and expiration date.
  - d. Provide the Federal and State Taxpayer Identification Number for the bidder.

**The following forms are to be executed and submitted within ten (10) calendar days after Notice of Award.**

- \_\_\_\_\_ 1. EXHIBIT F - CONTRACT – To be executed by the successful bidder after appropriate information is added by the Port of Sunnyside.
- \_\_\_\_\_ 2. PERFORMANCE / PAYMENT BONDS – Port's standard Performance/Payment Bond Form, included with this Invitation to Bid, must be executed by the successful bidder and their surety company.
- \_\_\_\_\_ 3. CERTIFICATE OF INSURANCE – Form to be furnished by Contractor's insurance company.
- \_\_\_\_\_ 4. CONTRACTOR'S DECLARATION – RETAINED PERCENTAGE – Contractor's Declaration of Option for Management of Statutory Retained Percentage.
- \_\_\_\_\_ 5. STATEMENT OF INTENT TO PAY PREVAILING WAGES – To be filed immediately after the Contract is executed and before work begins.

Port of Sunnyside

END OF SECTION 002114

**SECTION 003114 – SUPPLEMENTAL BIDDER RESPONSIBILITY CRITERIA**

The Port of Sunnyside will utilize the following Supplemental Bidder Responsibility Criteria. The following information related to evaluation using the Supplemental Bidder Responsibility Criteria is to be submitted by the apparent lowest responsive and responsible bidder within two (2) business days of notice of intent to award.

**1.1 INFORMATION FOR SUPPLEMENTAL BIDDER RESPONSIBILITY CRITERIA**

A. If the apparent lowest responsive and responsible bidder is held not responsible the next apparent lowest responsive and responsible bidder will be given two (2) business days to provide the information. This process will be followed until a responsive and responsible bidder is selected. The criteria listed below are explained below:

1. Previous History of Successful Office and/or Remodel Construction Projects:
  - a. Please provide the name, date and description of the projects in which the bidder or the bidders subcontractor constructed at least three (3) office and/or extensive remodel projects of 3,000 square feet floor area or above within the past five (5) years, and the following related information: (1) the name of the agency or owner awarding the contract; (2) the name of the agency's or owner's contact person; (3) the contact person's telephone number; (4) the awarded contract amount; (5) the final contract amount; (6) a description of the scope of the project and how the project is similar to the particular project being bid; and (7) the bidder's assessment of its performance of each project, including but not limited to quality control, safety record, timeliness of performance, use of skilled personnel, management of subcontractors, availability of and use of appropriate equipment, compliance with contract documents, and management of submittals process and change orders.
2. Experienced Finish Carpentry, Finish and Repair:
  - a. Please provide the name, date and description of the projects in which the bidder or the bidders subcontractor provided extensive finish carpentry, including but not limited to millwork, casework, wall paneling, finish, and repair work, including at least three (3) projects within the past five (5) years, and the following related information: (1) the name of the agency or owner awarding the contract; (2) the name of the agency's or owner's contact person; (3) the contact person's telephone number; (4) the awarded contract amount; (5) the final contract amount; (6) a description of the scope of the project and how the project is similar to the particular project being bid; and (7) the bidder's assessment of its performance of each project, including but not limited to quality control, safety record, timeliness of performance, use of skilled personnel, management of subcontractors, availability of and use of appropriate equipment, compliance with contract documents, and management of submittals process and change orders.
3. Experienced Project Management:
  - a. Please provide the name of the project manager and/or project superintendent (the "Managers") who the bidder proposes to use on this project, and the following related information: (1) the proposed Managers' number of years of general construction industry experience; (2) the proposed Managers' number of years of project management experience on construction projects; (3) the proposed Managers' number of years of employment with the bidder's company; and (4) the name, date and description of the winery and/or historic projects on which the proposed Managers were the project manager, and which the contract value was greater than four hundred thousand dollars (\$400,000).

4. Minimal Claims History:
  - a. Please provide a list of all claims filed against the retainage or payment bonds for public works projects during the previous three (3) years.
5. Minimal Litigation History:
  - a. Please provide a list of lawsuits (or arbitrations for those instances where arbitration is completed in lieu of a lawsuit) with judgments entered against the bidder within five (5) years of the bid submittal date for any construction projects.
6. Previous History of Successful Public Work Projects:
  - a. Please provide the name, date and description of the last five (5) public work projects in which the bidder was the general contractor, and the following related information: (1) the name of the agency or owner awarding the contract; (2) the name of the agency's or owner's contact person; (3) the contact person's telephone number; (4) the awarded contract amount; (5) the final contract amount; (6) a description of the scope of the project and how the project is similar to the particular project being bid; and (7) the bidder's assessment of its performance of each project, including but not limited to quality control, safety record, timeliness of performance, use of skilled personnel, management of subcontractors, availability of and use of appropriate equipment, compliance with contract documents, and management of submittals process and change orders.
7. Ability to Work with Public Owner Consultants:
  - a. Please provide the company name, contact person, and telephone number for the consultants who represented the owners for the public work projects listed in #7. The Port will inquire as to the ability to coordinate and cooperate with the consultant.
8. Minimal Change Order History:
  - a. With regard to the public work projects listed in #7 the Port will inquire as to the experience with change orders and whether the bidder has submitted excessive change orders.

## 1.2 SCORING THE SUPPLEMENTAL CRITERIA

- A. The Port shall arrange the bids from the lowest to the highest responsive bid. The Port will start with the lowest responsive bid and score the low bidder against the eight criteria above with ten (10) points for each criteria. A passing score of 60 is required. If the lowest responsive bidder does not achieve that score, then the next lowest responsive bidder will be similarly scored. If none of the responsive bidders achieve a score of 60, then the Port, again, shall arrange the bids from the lowest to the highest responsive bid and the process will be repeated until a responsive bidder receives a score of at least 60 points.

### Criteria Maximum Points

1.	Previous History of Successful Office and/or Remodel Projects	10
2.	Experienced Finish Carpentry, Finish and Repair	10
3.	Experienced Project Management	10
4.	Minimal Claims History	10
5.	Minimal Litigation History	10
6.	Previous History of Successful Public Work Projects	10
7.	Ability to Work with Public Owner Consultants	10
8.	Minimal Change Order History	10

### 1.3 APPEAL

- A. If the Port determines the bidder does not meet the supplemental bidder responsibility criteria as outlined above and is, therefore, not a responsible bidder, then the Port shall notify the bidder in writing with the reasons for its determination. If the bidder disagrees with the Port's determination, then the bidder will have one (1) business day from receiving the determination to submit additional written information to the Port. The Port will consider any such timely submitted additional information received from the bidder before affirming or reversing its initial determination. If the bidder disagrees with the Port's determination, then it may appeal that determination to the Executive Director in writing within one (1) business day of receiving the Port's determination. The appeal shall be filed with the Executive Director at the contact information specified in this Request for Bids. The Executive Director shall make a final determination on the appeal and will include that decision in the staff report to the Port Commission. If the bidder is ultimately determined not responsible, then the Port will not execute a contract with any other bidder until two (2) business days after the bidder determined to be not responsible has received the final determination. If the bidder neither submits additional written information to the Port nor files a written appeal with the Executive Director within one (1) business day of receiving the Port's determination, then the determination will be considered final as of the date the bidder received the Port's determination.

### 1.4 REQUEST TO CHANGE SUPPLEMENTAL CRITERIA DURING BIDDING

- A. Bidders with concerns about the relevancy or restrictiveness of the supplemental bidder responsibility criteria required in these bidding documents may make or submit requests to the Port to modify such criteria. Such requests should be in writing, and made no later than five (5) business days prior to the bid opening date designated for this project. Requests may be submitted via U.S. post mail, delivered personally, or sent by electronic mail or fax within this timeline. The request must include the bidder's name and address, the applicable criteria the bidder is seeking to modify, the justification for why the identified criteria should be modified, and how the requestor would like the criteria modified. The requestor must include the Specification Number and Project Title when submitting all such requests. Requests either not addressed to Travis Jansen, Maintenance Manager. Requests not received no later than five (5) business days prior to the bid opening date will not be considered. Any changes to the supplemental bidder responsibility criteria, as determined by the Port, in its sole discretion, will be issued by addenda to the solicitation documents and posted to the Port's website for the attention of all prospective bidders.

Port of Sunnyside

END OF SECTION 003114



**BID FORM**

PROJECT IDENTIFICATION: Port of Sunnyside  
Office Remodel  
Sunnyside, WA

THIS BID SUBMITTED TO: Attention: Adam Smith  
Project Manager  
2405 Reith Way #2  
Sunnyside, WA 98944

1. The undersigned Bidder proposes and agrees, if this Bid is accepted, to enter into an Agreement with the Owner in the form included in the Contract Documents to complete all Work as specified or indicated in the Contract Documents for the Contract Price and within the Contract Time indicated in this Bid and in accordance with the Contract Documents.
2. The Bidder accepts all of the terms and conditions of the Instructions to Bidders. This Bid will remain open for 30 days after the day of bid opening. The Bidder will sign the Contract Agreement within 6 days after the date of the Owner's Notice of Award.
3. In submitting this Bid, the Bidder represents, as more fully set forth in the Contract Agreement, that:
  - A. The Bidder has examined copies of all the Contract Documents and of the following addenda, if issued. Receipt of addenda is hereby acknowledged:  
  
Date:                      Number:
  - B. Bidder has visited the site and become familiar with and is satisfied as to the general, local and site conditions that may affect cost, progress, performance and furnishing of the Work.
  - C. Bidder has correlated the information known to Bidder, information and observations obtained from visits to the site, reports and drawings identified in the Contract Documents and all additional examinations, investigations, explorations, tests, studies and data with the Contract Documents.
  - D. Bidder is familiar with and is satisfied as to all federal, state and local Laws and Regulations that may affect cost, progress, performance and furnishing of the Work.
  - E. Bidder has given A/E written notice of all conflicts, errors, ambiguities or discrepancies in the Contract Documents and the written resolution thereof by A/E is acceptable to Bidder, and the Contract Documents are generally sufficient to indicate and convey understanding of all terms and conditions for performing and furnishing the Work for which this Bid is submitted.

- F. Where conflicts, errors, ambiguities or discrepancies have been discovered in or between Contract Documents and/or other related documents, and where said conflicts, etc., have not been resolved through the interpretations or clarifications by A/E as described in the Instructions to Bidders, because of insufficient time or otherwise, Bidder has included in the Bid the greater quantity or better quality of Work, or compliance with the more stringent requirement resulting in a greater cost.
  - G. This Bid is genuine and not made in the interest of or on behalf of any undisclosed person, firm, or corporation and is not submitted in conformity with any agreement or rules of any group, association, organization, or corporation; the Bidder has not directly or indirectly induced or solicited any other Bidder to submit a false or sham bid; the Bidder has not solicited or induced any person, firm, or corporation to refrain from bidding; and the Bidder has not sought by collusion to obtain for himself any advantage over any other Bidder or over the Owner.
- 4. The Bidder will complete the Work for the prices as set forth in this Bid Form.
  - 5. The Bidder agrees that the Work will be completed in accordance with the time schedule stated within Contract Agreement. The Bidder accepts the provisions of the Contract Agreement as to liquidated damages in the event of failure to complete the work on time.
  - 6. The following documents are attached to and must be submitted in order for the bid to be considered:
    - A. Bid Security: A certified check, cashier's check, bank draft, or money order payable to the Owner or a bid bond.
    - B. 004519 - Affidavit of Noncollusion
    - C. 004536 - Antidiscrimination Certificate
  - 7. Communications concerning this Bid shall be addressed to the address of the Project Manager indicated below:
    - Adam Smith
    - Project Manager
    - 2405 Reith Way #2
    - Sunnyside, WA 98944
    - Cell 509-643-1407
    - Office 509-839-7678
    - adam@portofsunnyside.com
  - 8. The terms used in this Bid which are defined in the General Conditions of the Construction Contract included as part of the Contract Documents have the meanings assigned to them in the General Conditions.

**BID SCHEDULE****Base Bid:** Remodel of 2405 Reith Way, Sunnyside, WA 98944 project located in Sunnyside, WA.

<b>BASE BID:</b> For the Lump Sum price excluding sales tax of :	\$
(in words)	

ALTERNATES:	DEDUCT	ADD
No 1 –	\$	\$
No 2 -	\$	\$
No 3 -	\$	\$
No. 4	\$	\$
No. 5	\$	\$
No. 6	\$	\$
No. 7		
No. 8A		
No. 8B		

SUBMITTED ON \_\_\_\_\_, 2025

The party by whom this Proposal is submitted and by whom the Contract will be entered into, in case this proposal is accepted, is a Corporation, Partnership, or Individual doing business at:

---

(Firm)

---

(Street)

---

(City)

(State)

---

(Zip Code)

The undersigned hereby certifies and represents to signing this Proposal on behalf of the bidder is authorized to do so.

---

Legal Name of Bidding Organization

---

Signature of Authorized Person

---

Partner of Firm or Official of Corporation

---

Title

**LIST OF SUBCONTRACTORS**

The Bidder shall list the name and address of any subcontractors. List of subcontractors shall be provided within one hour after Time that Bids are due.

---

(Subcontractor Mechanical)

---

(Address)

---

(Subcontractor Electrical)

---

(Address)

---

(Subcontractor Plumbing)

---

(Address)

---

(Subcontractor Concrete)

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(Address)

---

(Subcontractor Mason)

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(Address)

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(Subcontractor)

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(Address)

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(Subcontractor)

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(Address)

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(Subcontractor)

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(Address)

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(Subcontractor)

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(Address)

**AFFIDAVIT OF NON-COLLUSION**

Port of Sunnyside  
Office Remodel  
Sunnyside, WA

STATE OF WASHINGTON

Yakima County

\_\_\_\_\_, (Contractor), being first duly sworn, certifies that the Bid above submitted is a genuine Bid and not a sham or collusive Bid or a Bid made in the interest or on behalf of any person not therein named; and it is further certified that the said Bidder has not directly or indirectly induced or solicited any Bidder on the above work or supplies to put in a sham Bid, or any other person or corporation to refrain from bidding; and that said Bidder has not in any manner sought by collusion to secure an advantage over other Bidder or Bidders.

\_\_\_\_\_  
(Company Name)

\_\_\_\_\_  
(Contractor's Signature)

\_\_\_\_\_  
(Typed Name and Title)

SUBSCRIBED and SWORN to before me this \_\_\_\_ day of \_\_\_\_\_, 2022

NOTARY PUBLIC in and for the State of Washington, residing at

**ANTI-DISCRIMINATION CERTIFICATE**

Port of Sunnyside  
Office Remodel  
Sunnyside, WA

STATE OF WASHINGTON

Yakima County

The Bidder hereby stipulates that no person shall be discriminated against in the bidding of the services and/or materials herein and that the Bidder shall not refuse employment to any person related to this Contract because of such person's race, creed, color or national origin. Any such discrimination shall be deemed a violation of this Bid and shall render this Bid subject to forfeiture.

\_\_\_\_\_  
(Company Name)

\_\_\_\_\_  
(Contractor's Signature)

\_\_\_\_\_  
(Typed Name and Title)

SUBSCRIBED and SWORN to before me this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

NOTARY PUBLIC in and for the State of  
Washington, residing at \_\_\_\_\_

**NOTICE OF INTENT TO AWARD**

Port of Sunnyside  
Office Remodel  
Sunnyside, WA

\_\_\_\_\_ (Contractor), is herewith formally notified that on \_\_\_\_\_, 2025, the Owner formally considered the Bid submitted by you on \_\_\_\_\_, 2025 for the following described work and on the first date above-stated did take action to accept your bid in the amount of \$ \_\_\_\_\_ .

The project is described as Port of Sunnyside, Office Remodel, as shown on the plans and described in the specifications bearing the above title.

The Contractor is herewith instructed to execute all provisions of the agreement within 10 calendar days following the date of this notice and deliver it to the office of Owner (mailing of contract agreements will be acceptable only if overnight delivery is guaranteed).

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Port of Sunnyside



**CONTRACT AGREEMENT AND CONDITIONS**

Port of Sunnyside  
Administration Office Remodel  
Sunnyside, WA

**1.1 DESCRIPTION AND OBJECTIVES OF PROJECT**

Port of Sunnyside, Washington is accepting bids from qualified persons or firms for a public work project consisting of remodeling an existing approximately XXX square foot building located at 2405 Reith Way, Sunnyside, Washington. Remodel work will consist of some interior partition removal and relocation, new interior wood doors, new windows, new interior finishes and exterior cosmetic upgrades.

**1.2 STANDARD GENERAL CONDITIONS OF THE CONSTRUCTION CONTRACT**

- A. These General Conditions are supplemented by the Section 007000 General Conditions of the Construction Contract and Section 07300 Supplementary Conditions to the extent consistent with these General Conditions are hereby incorporated by reference. However, wherever Standard General Conditions of the Construction Contract require a decision by the Architect such a decision will be made by the Port of Sunnyside or its designee as the "Owner" and be binding to the same extent as made by the Architect.

**1.3 PUBLIC WORK PROJECT**

- A. This is a public work project which will be awarded to the qualified bidder submitting the lowest responsive and responsible bid.

**1.4 BID BOND**

- A. Each bid must be accompanied by a cashier's check, money order, or a surety bid bond in an amount not less than five percent (5%) of the total bid, made payable to the Port of Sunnyside.

**1.5 REJECTION OF ALL BIDS**

- A. The Port of Sunnyside reserves the right to reject any or all bids and to waive any irregularities or informalities.

**1.6 BINDING OFFERS**

- A. All bids submitted shall be considered as valid offers for a period of thirty (30) days from the date of the bid opening during which time the Port of Sunnyside will make the award or return all bids. Contractors or vendors that withdraw their bid during this 30-calendar day period will forfeit their bid bond.

**1.7 PREVAILING WAGE**

- A. The rate of wages to be paid to all workmen, laborers, or mechanics employed in the performance of any part of this Contract shall be in accordance with the provisions of CHAPTER 39.12 RCW,

as amended, and the rules and regulations of the Department of Labor and Industries. INASMUCH AS THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR PAYING THE PREVAILING WAGE, IT IS IMPERATIVE THAT ALL CONTRACTORS FAMILIARIZE THEMSELVES WITH THE CURRENT WAGE RATES BEFORE SUBMITTING QUOTATIONS ON THESE SPECIFICATIONS. The successful Contractor must submit an, "Intent to Pay Prevailing Wages" form. The Contractor must also submit a certified payroll for his and all subcontractor's work.

#### 1.8 SCOPE OF WORK

- A. The successful bidder will be required to provide all transportation, supervision, labor and equipment necessary to remodel the former Eye Center Office into the Port of Sunnyside Administration Office. Remodel work will include demolition, substantial architectural modifications as well as revised mechanical, electrical and plumbing systems. See the stamped, detailed construction drawings for more specifics regarding the project scope of work.

#### 1.9 COMPLIANCE WITH ALL STATUTES, LAWS, CODES, AND REGULATIONS

- A. All statutes, codes, municipal ordinances and regulations shall be complied with in the pursuance of all portions of the work. Without limiting the foregoing, the successful bidder must comply with all state and federal laws related to the abatement of regulated and potentially hazardous building materials; must possess the required licenses necessary to perform the scope of work herein; and must be currently in compliance with all applicable licensing, bonding and registration requirements imposed by Washington state and federal statutes and administrative rules.

#### 1.10 CONTRACT TIME AND NOTICE TO PROCEED

- A. The Work shall be Substantially Complete 120 calendar days after the Notice to Proceed is issued.
- B. The Port of Sunnyside anticipates issuing the notice to proceed and achieve substantial completion according to the contract time noted above. The Port reserves the right to change completion dates to accommodate weather conditions.
- C. If the Contractor fails to be substantially complete with the Work within the time specified in the Contract, he or she shall pay the Owner as liquidated damages five hundred dollars (\$500.00) per day for every calendar day that the work remains incomplete beyond the specified deadline. The Contractor authorizes the Owner to deduct such liquidated damages from any amounts due, or that become due, the Contractor. The Contractor further agrees that any such deduction shall not, in any degree, release him or her from further obligations and liabilities stipulated under this Agreement.

#### 1.11 AVAILABLE FUNDS

- A. Available funds will be announced immediately prior to the opening of the bids. The selection of alternatives will be based on the available funds at the time of the bid opening. There is a potential that additional funding may become available through legislation after the bid award, which may allow the Port to add alternates (if not all the alternates are selected) to the project.

#### 1.12 PERFORMANCE BOND

- A. The successful bidder must supply the Port of Sunnyside with an acceptable performance bond or

other surety for 100% of the bid amount for the entire project

#### 1.13 RETAINAGE

- A. The Port of Sunnyside will retain 5% of the total project billings until thirty (30) calendar days after the acceptance of the project by the Port of Sunnyside at which time the retainage shall be released in its entirety. ALL RETAINAGE WILL BE HELD UNTIL THE FOLLOWING CONDITIONS ARE MET:
  - 1. It will be held 30 (thirty) days from final project acceptance by the Port of Sunnyside.
  - 2. Receipt of the Department of Labor and Industries Affidavit of Wages Paid.
  - 3. Receipt of certificate of payment of excise taxes from the Department of Revenue.

#### 1.14 CHANGE ORDERS

- A. All change orders which will increase or decrease the total project cost to the Port of Sunnyside must be authorized in writing by the project representative for the Port of Sunnyside prior to the contractor/vendor undertaking the work. Any increase in price due to a change order which is not authorized in writing by the project representative for the Port prior to the contractor/vendor undertaking the work, will not be paid for by the Port.

#### 1.15 MOBILIZATION AND DEMOBILIZATION

- A. Mobilization shall be included in the contractor's/vendor's bid and shall consist of preparatory work and operations performed by Contractor, including but not limited to, those necessary for movement of his/her personnel, equipment, supplies, and incidentals to the project site. Demobilization shall also be included in the bid, and the jobsite will be inspected upon completion by the Port to ensure all contractor/vendor property and personnel have been properly removed. Final payment will not be made prior to said inspection and Port site approval.

#### 1.16 ADDENDA TO SPECIFICATIONS

- A. To the extent that they are legally permissible, changes, additions or clarifications to the Contract documents, specifications, or design drawings, made after advertising and before the bid submittal and bid opening, should be issued to all document holders as numbered and dated addenda. All such deletions, additions, clarifications or corrections should be in written or graphic form. All bidders should be directed to acknowledge receipt of any addenda on the bid form, to ensure that the bidders all have submitted their bids on the same information. Sufficient time should be provided between issuance of addenda and submittal of bids to permit the bidders to incorporate the addenda data into their proposal.

#### 1.17 TAXES

- A. All bid proposals should include an allocation for the appropriate sales and use taxes.

#### 1.18 PAYMENT

- A. All monthly progress payments shall be submitted by the last day of each month and progress payments will be paid within ten (10) days of receipt, subject to Commission approval. Invoices shall be submitted to the attention of the Contracts Administrator.

### 1.19 CONTRACT EXTENSION

- A. The Port of Sunnyside may extend the time to complete the project if so requested by the contractor/vendor and the contractors'/vendors' bondsmen. Both the request and the authority to extend must be in writing and approved by the appropriate representative of each party.

### 1.20 EXAMINATION OF SITE AND CONDITIONS

- A. Before making his or her bid, the bidder shall examine the site of the work to ascertain all the physical conditions in relation thereto. Failure to take this precaution will not release the successful bidder from entering into contract nor excuse the bidder from performing the work in strict accordance with the terms of the Contract. No oral statements made by any officer, agent, or employee of the Port in relation to the physical conditions pertaining to the site of the work will be binding on the Port.

### 1.21 ASSIGNMENT OF CONTRACT AND SUBLETTING

- A. The Contractor shall not assign this Contract nor any part thereof, nor any moneys due or to become due thereunder, without the prior written approval of the Port. The Contractor shall not sublet any part of this Contract without first having obtained the written consent of the Port to do so. In case such consent is given, it shall in no way release the Contractor from any responsibility, but the Contractor shall be held in all respects accountable for the same as if no consent had been given. The Contractor will be required to give personal attention to the work which is sublet. In order that the Port may have ample opportunity to examine the qualifications of the subcontractor, the Contractor shall, at the earliest practicable time, notify the Port of the name and qualifications of the subcontractor to whom he or she proposes to award any subcontract in connection with the work. There is no minimum requirement for DBE utilization in this project, however, the Port encourages the utilization of DBE contractors and subcontractors.

### 1.22 CLAIMS FOR DAMAGES

- A. The Contractor or subcontractor shall not be entitled to any claim for damages on account of hindrance or delays in the completion of the work due to the acts of the Port or the acts of another contractor in performance of a contract with the Port. The Contractor or subcontractor shall not be charged with liquidated damages because of any delays in the completion of the work due to unforeseeable causes beyond the Contractor's control and without fault or negligence of the Contractor, including but not restricted to, acts of God, acts of a public enemy, fires, floods, epidemics, quarantine restrictions, strikes, freight embargoes, and unusually severe weather or delays of subcontractors due to such causes. Provided the Contractor shall first give notice in writing of the cause of any such act, hindrance or delay within ten (10) days after its occurrence.

### 1.23 INSURANCE

- A. Prior to undertaking any work, the Contractor will be required to provide and maintain insurance for the duration of the Contract term, as follows:
  - 1. All Risk Builders Insurance: Contractor shall obtain and maintain professional liability insurance which shall have policy limits of not less than \$1,000,000 per occurrence and in the aggregate.
  - 2. Worker's Compensation Insurance: Contractor shall obtain and maintain Workers Compensation Insurance as required by law.
  - 3. General Liability Insurance: Contractor shall be required to provide and maintain general liability insurance against loss or damage to persons or property with a minimum limit of

liability per occurrence of \$1,000,000 for bodily injury and \$1,000,000 for property damage

4. Automobile Liability Insurance: Contractor shall obtain and maintain automobile liability insurance with limits of liability, per occurrence, of \$1,000,000 for bodily injury and \$1,000,000 for property damage.

- B. All insurance policies must name Port of Sunnyside as an additionally named insured and must be through an insurance company licensed in the State of Washington. The insurance policies shall provide that "Port of Sunnyside" shall include all commissioners, employees and agents of the Port of Sunnyside. All insurance policies shall be evidenced by Certificates of Insurance which shall be delivered to Port prior to commencing services or work under the Contract. Each certificate or policy shall require that thirty (30) days prior to cancellation or material change in the policies, notice of cancellation or material change must be given to the Port by certified mail, return receipt requested. All such notices shall name the Contractor and identify the Contract number. Bidders are encouraged to consult their insurance agents about the insurance requirements prior to submission of their bids.

#### 1.24 PROTECTION OF WORK SITE

- A. The Contractor shall erect and maintain good and sufficient guards, barricades, and signals at all unsafe places at or near the work and shall in all cases maintain safe passageways at all road crossings, crosswalks, street intersections, and shall do all other things necessary to prevent accident or loss of any kind. The Contractor shall protect from damage all water, sewer, gas, steam or other pipes or conduits, and all hydrants and all other property that is likely to become displaced or damaged by the execution of the work. The Contractor shall routinely, and at the conclusion of each workday, inspect the work site and the guards, barricades and signals thereon to ensure that there are no safety hazards or attractive nuisances which may cause injury.

#### 1.25 PERMITS

- A. The Contractor shall procure all necessary permits (unless otherwise instructed by the Port), pay for the same, and shall obtain all official licenses for the construction of the work and for temporary obstructions, enclosures, opening of streets for pipes, walls, etc., arising from the construction and completion of the work as mentioned in the specifications. The Contractor shall be responsible for all violations of the law for any cause in connection with the construction of the work or caused by obstructing streets, sidewalks, etc., and shall give all requisite notices to public authorities.

#### 1.26 DEFECTIVE WORK

- A. The Contractor, upon being notified by the Port representative, shall remove or reconstruct, or make good without cost to the Port, any work which the Port representative may deem to have been defectively executed.

#### 1.27 INSPECTION OF WORK

- A. All materials furnished by the Contractor shall be subject to the inspection and approval of the Port's representative at any time during the progress of the work and until final completion thereof. The materials shall be delivered by the Contractor a sufficient length of time in advance of the work to enable the Port's representative to make the proper tests and inspection. As soon as materials have been tested and inspected, the Contractor shall immediately remove all rejected materials from the work and to such place distant therefrom as the Port's representative may require, but the neglect

or failure on the part of the Port's representative to condemn or reject inferior materials or work shall not be construed to imply acceptance of the material or work. The Contractor shall furnish, at his or her own expense, such labor as may be required to enable the Port's representative to make a thorough inspection and culling of the materials.

#### 1.28 CLEAN UP

- A. From time to time as may be ordered by the Port's representative and, in any event, immediately after completion of work, the Contractor shall, at his or her own expense, clean up and remove all refuse and unused materials of any kind resulting from the work, and upon failure to do so within twenty-four (24) hours after having been notified by the Port's representative, the work may be done by the Port and the costs thereof charged to the Contractor and deducted from the final estimate.

#### 1.29 WARRANTY

- A. The Contractor shall warranty against defects appearing or developing in the material or workmanship provided or performed under this Contract for a period of twelve (12) months after acceptance by the Port of Sunnyside.

#### 1.30 LICENSED AND BONDED

- A. The Contractor shall provide the Port of Sunnyside with a certificate from the Department of Licensing certifying that the Contractor is licensed to do business in the State of Washington and is a licensed contractor for the type of work to be performed.

#### 1.31 SUBCONTRACTORS LIST

- A. If the bid amount exceeds one hundred thousand dollars (\$100,000), each bidder must submit as part of the bid the names of the subcontractors whose subcontract amount is more than ten percent (10%) of the bid amount. Failure to name such subcontractors, shall render that bidder's bid non-responsive.

#### 1.32 EQUAL EMPLOYMENT OPPORTUNITY RESPONSIBILITIES

- A. The Contractor, by signing this Contract, hereby agrees to fully comply with all equal employment opportunity requirements, and agrees not to discriminate and to take affirmative action to assure equal employment opportunity as required by Executive Order 11246 and 11375, and the Standard Specifications which are imposed pursuant to Section 140 of Title 23, U.S.C.

#### 1.33 PROJECT CLOSE-OUT DOCUMENTS

- A. As part of the project close-out the Contractor shall submit the following:
  - 1. As-built drawings of accepted construction in full size sheet (24 x 36) AutoCAD 14 format
  - 2. Manufacturer information for all product use
  - 3. Operation Manuals
  - 4. Warranties

#### 1.34 SUBCONTRACTORS' LIST

- A. If the bid amount exceeds one million dollars (\$1,000,000), the bidder is required to submit the

names of subcontractors with whom the bidder, if awarded the Contract, will subcontract for the performance of heating, ventilation and air conditioning, and plumbing and electrical, or name itself for the work. Failure to name such subcontractors shall render that bidder's bid non-responsive. In addition to the above requirements, the Contractor shall provide the owner with a list of all subcontractors to be utilized on the project concurrent with the Notice of Award of Contract.

**1.35 COORDINATION OF CONTRACT DOCUMENTS, PLANS, SPECIAL PROVISIONS SPECIFICATIONS, AND ADDENDA**

- A. The following are all included as part of the Contract and incorporated by reference and in the following order of preference.
  - 1. Addenda,
  - 2. Bid Proposal Form,
  - 3. Special Provisions,
  - 4. Contract Plans,
  - 5. General Conditions
  - 6. Standard Specifications, and
  - 7. Standard Plans.

**1.36 LIQUIDATED DAMAGES**

- A. The Port of Sunnyside has established a daily liquidated damages amount of five hundred (\$500.00) per calendar day for each day that the Contractor fails to achieve substantial completion after the application of all time deductions and extensions.

**EXHIBIT G  
FORM OF CONTRACT**

**PROJECT:**  
**Admin Office Remodel**

**DATE OF BID OPENING:**  
**June 25, 2025**

**CONTRACT**

THIS CONTRACT, made and entered into this \_\_\_\_ day of \_\_\_\_\_, 2025, by and between the PORT OF SUNNYSIDE, 2405 Reith Way, Suite 2, Sunnyside, WA 98944, a municipal corporation, hereinafter referred to as Owner, and \_\_\_\_\_, hereinafter called the Contractor.

**W I T N E S S E T H:**

1. The Owner and the Contractor, in consideration of the payments hereinafter mentioned, agree that the Contractor will sell and deliver to the Owner, and the Owner agrees to purchase and receive from the Contractor, the following services in accordance with the contract/bid documents and the provision of the Contractor's proposal attached hereto and made a part hereof:

Port of Sunnyside  
Administration Office Remodel

2. In consideration of said work mentioned above, the Owner agrees to pay the Contractor \_\_\_\_\_ dollars (\$\_\_\_\_\_). Monthly payments may be made by the Owner to the Contractor. Within the first 20 days of each calendar month, the Owner may make partial payment to the Contractor for construction accomplished during the preceding calendar month on the basis of completed Construction Units furnished and certified to by the Contractor, and approved by the A/E solely for the purposes of payment; PROVIDED, HOWEVER, that the billing invoice shall be received by the Owner not later than the first day of the month in which payment is expected. No partial payments will be made until an approved "Statement of Intent to Pay Prevailing Wages" has been received by the Owner. Approval for payment by the A/E shall not be deemed approval of the workmanship or materials. Only 95 percent of each such estimate approved during the construction of the Project shall be paid by the Owner to the Contractor prior to completion of the Project. Five percent (5%) of the amount of the Contract shall be withheld until final acceptance of the work is granted by the Owner, an affidavit of wages paid has been submitted to the Owner, and applicable releases from the Audit Section of the State Department of Revenue and the Department of Labor and Industries are received by the Owner.

No payment shall be due while the Contractor is in default in respect to any of the provisions of this contract and the Owner may withhold from the Contractor the amount of any claim by a third party against either the Contractor or the Owner based on alleged failure of the Contractor to perform the work hereunder in accordance with the provisions of this contract.



3. Contractor agrees to be Substantially Complete with the Work described in this contract within 120 calendar days after the Notice to Proceed is issued.
4. Contractor shall pay the Owner as liquidated damages five hundred dollars (\$500.00) per day for every calendar day that the work remains incomplete beyond the specified deadline.
5. Contractor agrees to keep the property free from liens of any kind whatsoever and to defend and hold Owner harmless from any claims of third parties for damages suffered by third parties as a result of Contractor's activities in connection with the performance of this Contract.
6. Prevailing Wage Law. Before any payment is made of any sum or sums due, Contractor and any or all subcontractors must file and receive an approved Intent form from the Industrial Statistician, certifying the rate of hourly wage paid each classification of laborer or workman employed by him on such work and further certifying that no laborer or workman employed by him for this work has been paid less than the prevailing wage rate in Yakima County, which certificate and statement to be so filed will be verified by the oath of the Contractor or subcontractor, as the case may be, that he has read such statement and certificate subscribed by him, knows the contents thereof, and that the same is true as he verily believes. In case a dispute arises as to the prevailing wage rates for work of a similar nature and such dispute cannot be adjusted by the parties involved, the matter shall be referred to the Director of the Department of Labor and Industries of the State of Washington for arbitration, and his decision shall be final and conclusive and binding upon all parties involved in the dispute. Contractor acknowledges his familiarity with RCW 39.12, Laws of the State of Washington as the same pertains to payment of prevailing wages and agrees to comply therewith. The Contractor shall be responsible for the compliance with the requirements of Prevailing Wage Law by all firms (including subcontractors, lower tier subcontractors, suppliers, manufacturers and fabricators) engaged in any part of the work necessary to complete this Contract.
7. Contractor agrees to furnish Owner all bonds required in the Bid Documents within ten (10) calendar days of Notice of Award.
8. The Contractor shall receive no compensation for delays or hindrances to the work, except when direct and unavoidable extra cost to the Contractor is caused by the failure of the Owner to provide information or material, if any, which is to be furnished by the Owner. When such extra compensation is claimed, a written statement thereof providing specific detail of the basis for the claim shall be presented by the Contractor to the Owner and if found correct by him shall be approved.
9. Equal Employment Opportunity Responsibilities. The Contractor shall fully comply with all applicable state and federal employment and discrimination laws and regulations. Contractor shall assure, by signing this Contract, to fully comply with all equal employment opportunity as required by Executive Order 11246 and 11375, including all regulations promulgated thereto.
10. General Indemnification. To the fullest extent permitted by law and to the extent claims, damages or losses or expenses are not covered by insurance purchased by Contractor, the Contractor shall defend and indemnify the Owner and Owner's employees and Commissioners from any claims, damages, losses and expenses, including but not limited to attorneys' fees, arising out of, or resulting from the performance of, the Project, but only to the extent caused by the acts or omissions of the Contractor, a subcontractor or supplier, or anyone directly or indirectly employed by them or anyone for whose acts they may be liable.

11. Waiver of Industrial Insurance Immunity. The Contractor expressly waives, as respects the Owner only, all immunity and limitation on liability under any industrial insurance act, including Title 51 RCW, or other workers compensation act, disability act, or other employees benefits of any act of any jurisdiction which would otherwise be applicable in the case of such a claim.

12. **BY INITIALING BELOW THE OWNER AND CONTRACTOR CERTIFY THE WAIVER OF IMMUNITY SPECIFIED BY THIS PROVISION WAS MUTUALLY NEGOTIATED.**

\_\_\_\_\_  
Contractor

\_\_\_\_\_  
Port of Sunnyside

13. Entire Agreement. This Contract, including all Bid Documents, shall be binding upon all parties hereto and their respective heirs, executors, administrators, successors, and assigns. The representations and warranties contained herein shall survive the termination of this Contract. No other promises, representations or warranties shall be valid and binding unless they are reduced to writing and signed by the parties hereto. No amendment to this Contract shall be valid unless reduced to writing and signed by the parties hereto.

IN WITNESS WHEREOF, the parties hereto have executed this CONTRACT in duplicate the day and year first above written.

(Insert Contractor Name)

PORT OF SUNNYSIDE

By: \_\_\_\_\_

By: \_\_\_\_\_

\_\_\_\_\_  
Print name and Title

\_\_\_\_\_  
Print Name and Title

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

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

**NOTICE TO PROCEED**

Port of Sunnyside  
Office Remodel  
Sunnyside, WA

To:                      Date:  
                            (CONTRACTOR)  
\_\_\_\_\_  
                            (ADDRESS)

You are hereby notified that the Contract Time for the construction of the above Project will commence to run on the \_\_\_\_ day of \_\_\_\_\_, 2025. The work shall be completed within the 120 calendar day period indicated in the Contract Agreement, with the date of Substantial Completion on or before \_\_\_\_ day of \_\_\_\_\_, 2025.

Port of Sunnyside

ACCEPTED

\_\_\_\_\_  
(CONTRACTOR)

\_\_\_\_\_  
(DATE)

PORT OF SUNNYSIDE  
OFFICE REMODEL  
REQUEST FOR INFORMATION FORM

RFI NO. \_\_\_\_\_

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

To: \_\_\_\_\_ From: \_\_\_\_\_  
**GRAHAM BABA ARCHITECTS** \_\_\_\_\_

Spec Sec. Ref: \_\_\_\_\_ Para: \_\_\_\_\_ Drawing Ref: \_\_\_\_\_ Detail: \_\_\_\_\_

Signed: \_\_\_\_\_

Response: \_\_\_\_\_

☐ Attachments

Response From: \_\_\_\_\_ To: \_\_\_\_\_ Sent: \_\_\_\_\_ Rec'd: \_\_\_\_\_

Signed: \_\_\_\_\_

Copies: ☐ Owner ☐ Consultants ☐ \_\_\_\_\_ ☐ \_\_\_\_\_ ☐ \_\_\_\_\_ ☐ File

PROJECT NO.

006313-1

**PORT OF SUNNYSIDE  
OFFICE REMODEL  
SECTION 006325 - SUBSTITUTION REQUEST FORM**

**NO. \_\_\_\_\_**

DATE: \_\_\_\_\_

ATTN: \_\_\_\_\_, GRAHAM BABA ARCHITECTS

We hereby submit the following for your consideration in lieu of the specified item(s) for the above project:

Specification Section \_\_\_\_\_ . Paragraph \_\_\_\_\_ . Referenced Drawing(s) \_\_\_\_\_

Specified Item: \_\_\_\_\_

Proposed Substitution: \_\_\_\_\_

Reason for Substitution: \_\_\_\_\_

.....  
COMPLETE THE FOLLOWING (Use back or additional sheets if necessary).

1. Does the substitution affect dimensions shown on Drawings? Yes \_\_\_\_\_. No \_\_\_\_\_.  
If yes, indicate changes: \_\_\_\_\_

2. What effect does the substitution have on other trades? \_\_\_\_\_  
\_\_\_\_\_

3. What effect do applicable code requirements have on substitution? \_\_\_\_\_  
\_\_\_\_\_

4. Describe the differences between the proposed substitution and the specified item(s):  
\_\_\_\_\_  
\_\_\_\_\_

5. How do manufacturer guarantees compare between proposed and specified items?

☐ Same

☐ Different (Explain on back.)

Attachments: \_\_\_\_\_  
.....

What is projected lump sum installed cost difference between proposed substitution and least expensive specified item? \$ \_\_\_\_\_. [ Ø; (decrease); increase ]

The undersigned hereby

- Certifies that the proposed substitute item has been fully investigated and has been determined to be equal or superior to that specified in all respects; that the same or greater warranty will be furnished, that required maintenance service and source for replacement parts are available, and that incorporation of the proposed substitute item will not affect functional clearances.
- Warrants that coordination, installation, and changes to the project as necessary to accommodate the proposed substitution shall be the Contractor's responsibility, that use of the substitute item(s) will not delay project completion, and that claims for additional costs related to its incorporation which may become subsequently apparent will be borne by the Contractor.

Approved For Architect Review: \_\_\_\_\_

Signature

Title

Signature shall be by a person having authority to legally bind the Contractor to the above terms.

.....  
☐ Substitution Recommended  
Subject to Owner's Consent

☐ Substitution Recommended  
As Noted  
Subject to Owner's Consent

☐ Substitution Not  
Recommended

☐ Substitution Returned –  
Insufficient Information

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

By: \_\_\_\_\_

Signature

Title

Owner's Consent

☐ Yes

☐ No

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

Signature

Title

**END OF SUBSTITUTION REQUEST FORM**

**PORT OF SUNNYSIDE  
OFFICE REMODEL  
SECTION 007250 – SUPPLEMENTAL CONDITIONS**

The following modifications amend the General Conditions of the Contract for Construction, American Institute of Architects Document A201- 2017 ("General Conditions"), for the public-works project known as Port of Sunnyside Office Remodel, Sunnyside, Washington. Where a portion of the General Conditions is supplemented, modified or deleted by these amendments, the unaltered portions of the General Conditions shall remain in effect.

**ARTICLE 1 — GENERAL PROVISIONS**

**§ 1.2 CORRELATION AND INTENT OF THE CONTRACT DOCUMENTS**

Add as 1.2.4: In the case of inconsistency, conflicts or discrepancies among the Contract Documents, the more stringent requirement shall take precedence unless waived by the Owner. The more stringent requirement shall be interpreted so that the higher quantity, better quality, or more costly Work, for the benefit of the Owner, be provided in accordance with the Architect's interpretation.

**§ 1.4 INTERPRETATION**

Add as 1.4.2: No oral representation prior to bid concerning the Work by the Owner or its representatives shall alter or limit in any way the Contractor's responsibilities under this Contract, including, but not limited to, obligations to carefully inspect the site of the work and thoroughly examine and be familiar with the Contract Documents and applicable government regulations and permits pertaining to the work.

**ARTICLE 2 — OWNER**

**§ 2.1 GENERAL**

Omit 2.1.2

**§ 2.2 INFORMATION AND SERVICES REQUIRED OF THE OWNER**

Omit 2.2.1

Replace 2.2.3 with: The Owner shall furnish surveys describing legal limitations for the site of the Project, and a legal description of the site upon written request of the Contractor.

Replace 2.2.5 with: Upon request, the Contractor will be furnished free of charge up to fifteen (15) copies of Drawings and Specifications (from copies returned to Owner from the bidding procedure), including up to fifteen (15) copies of revised Drawings, Addenda, or Supplementary drawings. Additional sets beyond those readily available to the Owner will be furnished at the cost of reproduction and delivery.

**PORT OF SUNNYSIDE  
OFFICE REMODEL  
SECTION 007250 – SUPPLEMENTAL CONDITIONS**

**ARTICLE 3 — CONTRACTOR**

**§ 3.1 CONTRACTOR**

Replace 3.1.2 with: The Contractor shall perform the Work in accordance with the Contract Documents and approved submittals.

Add as 3.1.4: A City of Sunnyside Business and Occupation License is required. Additionally, by executing this Agreement, Contractor certifies it has all other applicable state and local licenses and has not been disbarred from public contracting by either Washington State or the United States Government.

Add as 3.1.5: Contractor agrees that it will comply with all applicable Federal, State and local non-discrimination laws and regulations in effect at the time this Agreement is executed. The Contractor shall comply with all Federal non-discrimination laws and regulations if any of this Agreement is financed with Federal funds, including any directions by the Federal Highway Administration or other Federal entity with jurisdiction.

**§ 3.2 REVIEW OF CONTRACT DOCUMENTS AND FIELD CONDITIONS BY CONTRACTOR**

Replace 3.2.3 with: The Contractor shall notify the Architect and the Owner in writing of materials, systems, procedures or methods of construction, either shown on the Drawings or specified, of which he has knowledge, experience or other information which supports the conclusion that they are incorrect, inadequate, obsolete or unsuitable for the purpose intended and the basis therefor. The Architect will make a determination of these matters in writing.

**§ 3.3 SUPERVISION AND CONSTRUCTION PROCEDURES**

Add as 3.3.4: In performing the Work, the Contractor shall comply with all applicable federal, state and local laws and regulations including, but not limited to, the following:

- (1)** Chap. 18.27 RCW relating to Contractor's registration;
- (2)** Chap. 19.27 RCW relating to the State Building Code
- (3)** Chap. 39.06 RCW relating to Contractor Registration
- (4)** Chap. 39.08 RCW relating to Contractor's Bonds
- (5)** Chap. 39.12 RCW relating to prevailing wages
- (6)** Chap. 39.16 RCW relating to Washington residents
- (7)** Chap. 39.25 RCW relating to offshore items
- (8)** Chap. 49.26 RCW relating to asbestos removal
- (9)** Chap. 49.28 RCW relating to hours of labor
- (10)** Chap. 49.60 RCW relating to discrimination
- (11)** Chap. 49. 70 RCW relating to hazardous materials
- (12)** Chap. 70.92 RCW relating to the provisions for the aged and physically disabled;
- (13)** Chap. 39.30.060 relating to submittal of names of contractors
- (14)** WAC 296-155-1 76 relating to occupational exposure to lead
- (15)** PSAPCA Regulations I, II, and III relating to ambient air monitoring

**PORT OF SUNNYSIDE  
OFFICE REMODEL  
SECTION 007250 – SUPPLEMENTAL CONDITIONS**

**§ 3.5 WARRANTY**

Add as 3.5.2: Warranty work shall remedy defective Work, resultant damage to other Work and include any incidental Work related to or required for proper correction. The Contractor also warrants that: (i) all goods, products, material and equipment to be supplied by the Contractor shall be free of substances prohibited by law for use in the Project; (ii) its performance of the Work pursuant to this Agreement shall be accomplished in a good and workmanlike manner and in accordance with all applicable manufacturers' guidelines and instructions (unless otherwise expressly stated in the Specifications), all applicable laws, rules and regulations and applicable industry standards (unless otherwise expressly stated in the Specifications). Any ambiguity in the Contract Documents and any inconsistency between the Contract Documents or between the Contract Documents and such guidelines, instructions, laws, rules, regulations and industry standards, known by or made known to the Contractor shall be promptly reported by the Contractor to the Architect and the Owner.

Add as 3.5.3: The Contractor acknowledges that the specification of a particular product or use of a particular method or means of construction in the Contract Documents, including through an order issued by the Architect, shall not relieve Contractor of its warranty obligations under this Agreement.

**§ 3.6 TAXES**

Replace 3.6.1 with: Contractor is responsible for payment of all applicable taxes, including State Sales Tax. All taxes, including applicable State Sales Taxes, are deemed included in the Contractor's Applications for Payment.

§ 3.7 Concealed or Unknown Conditions. If the Contractor encounters conditions at the site that are (1) subsurface or otherwise concealed physical conditions that differ materially from those indicated in the Contract Documents or (2) unknown physical conditions of an unusual nature, that differ materially from those ordinarily found to exist and generally recognized as inherent in construction activities of the character provided for in the Contract Documents, the Contractor shall promptly provide notice to the Owner and the Architect before conditions are disturbed and in no event later than seven (7) calendar days after first observance of the conditions. By failing to comply with the notice requirements of this Section, the Contractor waives any entitlement to any increase in the Contract Time or Contract Sum relating to the concealed or unknown condition. Upon receipt of a timely notice of concealed or unknown conditions, the Architect will promptly investigate such conditions and, if the Architect determines that they differ materially and cause an increase or decrease in the Contractor's cost of, or time required for, performance of any part of the Work, will recommend an equitable adjustment in the Contract Sum or Contract Time, or both. If the Architect determines that the conditions at the site are not materially different from those indicated in the Contract Documents and that no change in the terms of the Contract is justified, the Architect shall promptly notify the Owner and Contractor in writing, stating the reasons. If either party disputes the Architect's determination or recommendation, that party may proceed as provided in Article 15.

**§ 3.13 USE OF SITE**

Replace 3.13.1 with: The Contractor shall confine operations at the site to areas permitted by law, ordinances, permits and the Contract Documents and shall not unreasonably encumber the site or areas adjacent to the site with materials, equipment or debris. Damage to areas of



**PORT OF SUNNYSIDE  
OFFICE REMODEL  
SECTION 007250 – SUPPLEMENTAL CONDITIONS**

the site not scheduled for Work shall be remedied, repaired or replaced at Contractor's expense.

Replace 3.18 INDEMNIFICATION with: §

**3.18 INDEMNITY AND DEFENSE**

3.18.1 To the maximum extent permitted by law, the Contractor shall be liable for all damages and injury which shall be caused to owners of property on or in the vicinity of the Work or which shall occur to any person or persons or property whatsoever arising out of the performance of this Contract, whether or not such damage or injury be caused by negligence of the Contractor and whether or not such damage or injury be caused by the inherent nature of the work specified.

3.18.2 To the maximum extent permitted by law, the Contractor shall indemnify and hold the Owner, Architect, and all of their officers, principals, consultants, agents and employees harmless from any liability whatsoever for any injuries to persons or property arising out of the performance of this Contract; provided, however, that if (and only if) the provisions of RCW 4.24.115 apply to the Work and any such injuries to persons or property arising out of performance of this Contract are caused by or result from the concurrent negligence of the Contractor or its agents or employees, the Architect and its consultants, agents or employees, and the Owner and its consultants, agents or employees, the indemnification applies only to the extent of the negligence of the Contractor, its agents or employees. THE CONTRACTOR SPECIFICALLY ASSUMES POTENTIAL LIABILITY FOR ACTIONS BROUGHT BY THE CONTRACTOR'S OWN EMPLOYEES AGAINST THE OWNER AND THE ARCHITECT AND FOR THAT PURPOSE THE CONTRACTOR SPECIFICALLY WAIVES ANY IMMUNITY UNDER THE WORKERS COMPENSATION ACT, RCW TITLE 51. BY EXECUTING THE AGREEMENT, THE CONTRACTOR RECOGNIZES AND CONFIRMS THAT THIS WAIVER WAS SPECIFICALLY ENTERED INTO PURSUANT TO THE PROVISIONS OF RCW 4.24.115 AND WAS THE SUBJECT OF MUTUAL NEGOTIATION.

3.18.3 In case any suit or legal proceedings shall be brought against the Owner, the Architect, or any of their officers, principals, consultants, agents or employees on account of loss or damage sustained by any person or property as a result of the performance of this Contract, whether or not such injuries or damage be caused by the inherent nature of the work specified, the Contractor agrees to assume the defense thereof or, at the Owner's option Owner may provide for its own defense at Contractor's expense, and to pay all expenses connected therewith and all judgments that may be obtained against the Owner, the Architect, or any of their officers, principals, consultants, agents or employees in such suits. In the event that any lien is placed upon the property of the Owner or any of its officers, principals, agents or employees as a result of such suits, the Contractor agrees to at once cause the same to be dissolved and discharged by giving bond or otherwise.

In addition to the amounts required by Chapter 60.28 RCW to be withheld from the progress payments to the Contractor, the Owner may, in its sole discretion, withhold amounts sufficient to pay any property damage claim of which the Owner may have knowledge, regardless of the informalities of notice of such claim, arising out of the performance of this Contract, provided that the total amounts withheld for such purpose shall not exceed one percent of the Contract Price. The term "property damage claim" shall not include any claim for personal injuries or any claim by persons furnishing supplies or materials or performing labor for the Contractor. The amount withheld will not be paid to the claimant by the Owner but will be held until either the Contractor

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secures a written release from the claimant, obtains a court decision that such claim is without merit or satisfies any judgment in favor of the claimant on such claims.

3.18.4 In claims against any person or entity indemnified under this Paragraph 3.18 by an employee of the Contractor, a Subcontractor, anyone directly or indirectly employed by them or anyone for whose acts they may be liable, the indemnification obligation under this Paragraph 3.18 shall not be limited by a limitation on amount or type of damages, compensation or benefits payable by or for the Contractor or a Subcontractor under workers' or workmen's compensation acts, disability benefit acts or other employee benefit acts.

3.18.5 The obligations of the Contractor under this Paragraph 3.18 shall not extend to the liability of the Architect, the Architect's consultants, and agents and employees of any of them arising out of (1) the preparation or approval of maps, drawings, opinions, reports, surveys, Change Orders, designs or specifications, or (2) the giving of or the failure to give directions or instructions by the Architect, the Architect's consultants, and agents and employees of any of them provided such giving or failure to give is the primary cause of the injury or damage.

**ARTICLE 4 — ARCHITECT**

**§ 4.2 ADMINISTRATION OF THE CONTRACT**

Replace § 4.2.4 with: The Owner and Contractor may communicate with each other directly or indirectly through the Architect, except as otherwise provided in the Contract Documents. Communications by and with the Architect's consultants shall be through the Architect. Communications by and with Subcontractors and material suppliers shall be through the Contractor. Communications by and with separate contractors shall be through the Owner.

**ARTICLE 7 — CHANGES IN THE WORK**

**§ 7.1 GENERAL**

Add as 7.1.4: Execution of this Agreement by the Contractor is a representation that the Work can be completed for the Contract Sum. No additional payment shall be due for materials, tools or equipment needed for the proper performance of the Work.

Add as 7.1.5: No change in the Work shall be performed by the Contractor or binding on the Owner unless effected pursuant to a Change Order or Construction Change Directive signed by the Owner. If Contractor performs any changes in the Work without prior written authorization from the Owner in the form of a signed Change Order or Construction Change Directive, the Contractor shall not be entitled to any change in the Contract Sum or Contract Time and shall not make any claim for unjust enrichment or quantum meruit based on a change in Work that has not been authorized in writing by the Owner; notwithstanding any course of dealing between the parties or any implied acceptance of any change by the Owner and without regard to whether the Owner has actually been prejudiced by the Contractor's failure to obtain written authorization from the Owner prior to performing the changed Work.

**PORT OF SUNNYSIDE  
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SECTION 007250 – SUPPLEMENTAL CONDITIONS**

**§ 7.3 CONSTRUCTION CHANGE DIRECTIVES**

Replace 7.3.7 with:

7.3.7 If the Contractor does not respond promptly or disagrees with the method for adjustment in the Contract Sum, the Architect shall determine the final price of the Construction Change Directive. The final price shall be the sum of (i) the actual, out-of-pocket cost of performing the Work required by the Construction Change Directive allowed under Section 7.3. 7.1, plus (ii) allowance for overhead in accordance with Section 7.3. 7.2, plus (iii) allowance for profit in accordance with Section 7.3. 7.3. In such case, and also under Section 7.3.3.3, the Contractor shall keep and present, in such form as the Architect may prescribe, an itemized accounting together with appropriate supporting data.

7.3.7.1 Costs for the purposes of this Section 7.3. 7 shall be limited to the following:

- .1 Costs of labor, including social security, old age and unemployment insurance, fringe benefits required by agreement or custom, and workers' compensation insurance;
- .2 Costs of materials, supplies and equipment, including cost of transportation, whether incorporated or consumed;
- .3 Rental costs of machinery and equipment, exclusive of hand tools, whether rented from the Contractor or others;
- .4 Costs of premiums for all bonds and insurance, permit fees, and sales, use or similar taxes related to the Work; and
- .5 Additional costs of supervision and field office personnel directly attributable to the change.

7.3.7.2 Allowance for overhead: This is defined as costs of any kind attributable to direct and indirect delay, acceleration, or impact, added to the total cost to the Owner of any change in the Contract Sum. If the Contractor is compensated under Section 8.3, the amount of such compensation shall be reduced by the amount the Contractor is otherwise entitled to under this Section 7.3. 7. This allowance for overhead shall compensate the Contractor for all noncraft labor, temporary construction facilities, field engineering, schedule updating, as-built drawings, home office cost, B&O taxes, office engineering, estimating costs, additional overhead because of extended time, and any other cost incidental to the change in the Work. It shall be strictly limited in all cases to a reasonable amount, mutually acceptable or if none can be agreed upon to an amount not to exceed the rates below:

- (a)** Contractor markup on Contractor Work: For Contractor, for any Work actually performed by Contractor's own forces, 12% of the first \$50,000 of the cost, and 4% of the remaining cost, if any.
- (b)** Subcontractor markup for Subcontractor Work: For each Subcontractor (including lower tier subcontractors), for any Work actually performed by its own forces, 12% of the first \$50,000 of the cost, and 4% of the remaining cost, if any.
- (c)** Contractor markup for Subcontractor Work: For Contractor, for any work performed by its Subcontractor(s) 4% of the first \$50,000 of the amount due each Subcontractor, and 2% of the remaining amount if any.
- (d)** Subcontractor markup for lower tier Subcontractor Work: For each Subcontractor, for any Work performed by its Subcontractor(s) of any lower tier, 4% of the first \$50,000 of the amount due the sub-Subcontractor, and 2% of the remaining amount if any.

**PORT OF SUNNYSIDE  
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**(e)** Basis of cost applicable for markup: The cost to which this allowance is to be applied shall be developed in accordance with Section 7.3. 7.1, provided that the cost of any change in insurance or bond premium shall be added after the allowance for overhead is calculated.

7.3.7.3 Allowance for profit: Allowance for profit is an amount to be added to the cost of any change in Contract Sum, but not to the cost of change in Contract Time for which the Contractor has been compensated pursuant to the conditions set forth in Section 8.3. It shall be limited to a reasonable amount, mutually acceptable, or if none can be agreed upon, to an amount not to exceed the rates below:

**(a)** Contractor / Subcontractor markup for self-performed Work: For Contractor or Subcontractor of any tier for work performed by their forces, 6% of the cost developed in accordance with this Section 7.3. 7.

**(b)** Contractor / Subcontractor markup for Work performed at lower tier: For Contractor or Subcontractor of any tier for work performed by a subcontractor of a lower tier, 4% of the subcontract cost developed in accordance with this Section 7.3. 7.

**(c)** Basis of cost applicable for markup: The cost to which this allowance is to be applied shall be developed in accordance with Section 7.3. 7.1, provided that the cost of any change in insurance or bond premium shall be added after the allowance for profit is calculated.

**ARTICLE 8 — TIME**

**§ 8.2 PROGRESS AND COMPLETION**

Add as 8.2.4: If the Work is not progressing in a timely manner because of delays caused by the Contractor or any Subcontractor or material supplier, the Contractor shall, at its own cost and expense, take such action as is required to Substantially Complete the Work within the agreed time period, including by working additional shifts, causing its Subcontractors to work additional shifts, and taking other measures to Substantially Complete within the agreed time period. Nothing contained in this Section (or elsewhere in this Agreement) shall limit Owner's rights and remedies under this Agreement, at law or in equity by reason of Contractor's delay.

Add as 8.2.5: Time is of the essence of the Contract. Delays will inconvenience the Owner and will cost tax payers undue sums of money, adding time needed for administration, inspection and supervision. Accordingly, liquidated damages shall be assessed for each and every calendar day that the work remains incomplete beyond the specified deadline. The Architect will notify the Contractor in writing of the Substantial Completion Date in accordance with the Contract Documents. For overruns in Contract time occurring after the Substantial Completion Date, damages shall be assessed on the basis of direct architectural and related costs assignable to the project until the actual Final Completion Date of all the Contract Work. The value of the liquidated damages is indicated in the Contract Agreement. The Contractor shall complete the remaining Work as promptly as possible. Upon request by the Architect or Owner, the Contractor shall furnish a written schedule for completing the physical Work on the Contract. Liquidated damages will not be assessed for any days for which an extension of time is granted. No deduction or payment of liquidated damages will, in any degree, release the Contractor from further obligations and liabilities to complete the entire Contract.

**§ 8.3 DELAYS AND EXTENSION OF TIME**

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Replace 8.3.1 with:

8.3.1 The Contract Time shall only be changed by a Change Order. The Contractor shall give the Architect prompt written notice of (a) any delay in the commencement, performance or completion of the Work caused by the Owner or Architect that the Contractor claims will justify an extension of the Contract Time and/or (b) any other events that the Contractor claims will justify an extension of the Contract Time, setting forth in reasonable detail the reasons for and the estimated length of such delay. The Contractor shall immediately take all measures that may be required to minimize the extent of any delay. The Contractor's sole remedy for any such delay claim shall be (i) an extension of the Contract Time and (ii) an increase in the Contract Sum in accordance with, and as limited by, Section 8.3.1.1. Contractor shall not be entitled to an adjustment in the Contract Time or Contract Sum for any events that occurred more than seven (7) calendar days before Contractor's written notice to Architect.

8.3.1.1 Cost of change in Contract Time: The daily cost of any change in Contract Time shall be limited to the items below, less the amount of any change in the Contract Sum the Contractor may otherwise be entitled to pursuant to Section 7.3. 7 for any change in the Work that contributed to this change in Contract Time:

- a. Non-productive supervision or labor: cost of nonproductive field supervision or labor extended because of delay;
- b. Weekly meetings and indirect activities: cost of weekly meetings or similar indirect activities extended because of the delay;
- c. Temporary facilities or equipment rental: cost of temporary facilities or equipment rental extended because of the delay;
- d. Insurance premiums: cost of insurance extended because of the delay; e. Overhead: general and administrative overhead in an amount to be agreed upon, but not to exceed 3% of the Contract Award Amount divided by the originally specified Contract Time for each Day of the delay.

8.3.1.2 No adjustment in the Contract Time or Contract Sum shall be allowed to the extent the Contractor's changed time of performance is due to the actions or inactions of Contractor or anyone for whose acts Contractor is responsible.

8.3.1.3 Contractor to provide supplemental information: Within thirty (30) calendar days of the occurrence of the event giving rise to the request, unless Owner agrees in writing to allow an additional period of time to ascertain more accurate data, the Contractor shall supplement the written notice provided in accordance with Section 8.3.1 with additional supporting data. Such additional data shall include, at a minimum: the amount of delay claimed, itemized in accordance with the procedure set forth herein; specific facts, circumstances, and analysis that confirms not only that the Contractor suffered the delay claimed, but that the delay claimed was actually a result of the act, event, or condition complained of, and that the Contract Documents provide entitlement to an equitable adjustment in Contract Time for such act, event, or condition; and supporting documentation sufficiently detailed to permit an informed analysis of the request by the Architect and Owner. Failure to provide such additional information and documentation within the time allowed or within the format required shall constitute a waiver of the Contractor's right to any adjustment in the Contract Time or Contract Sum.

8.3.1.4 Pending final resolution of any request in accordance with this Section 8.3.1, unless

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otherwise agreed in writing, Contractor shall proceed diligently with performance of the Work.

8.3.1.5 Any change in the Contract Time shall be limited to the change in the critical path of the Contractor's schedule attributable to the change of Work or event(s) giving rise to the request for an adjustment in the Contract Time. Any request for an adjustment in the Contract Time shall demonstrate the impact on the critical path of the schedule. The Contractor shall be responsible for showing clearly on the Progress Schedule that the change or event had a specific impact on the critical path, and except in case of concurrent delay, was the sole cause of such impact; and could not have been avoided by resequencing of the Work or other reasonable alternatives.

**ARTICLE 9 — PAYMENTS AND COMPLETION § 9.2**

**SCHEDULE OF VALUES**

Replace § 9.2 with: The Contractor shall submit to the Architect, before the first Application for Payment, a schedule of values allocating the entire Contract Sum to the various portions of the Work and prepared in such form and supported by such data to substantiate its accuracy as the Architect may require. This schedule, unless objected to by the Architect, shall be used as the basis for reviewing the Contractor's Applications for Payment. The approved Schedule of Values shall include appropriate amounts for demobilization, record drawings, O&M manuals, and any other requirements for Project closeout. If the Architect objects to the Contractor's proposed schedule of values, the Architect and the Contractor shall promptly confer in good faith to resolve the Architect's objections.

**§ 9.7 FAILURE OF PAYMENT**

Replace 9.7 with: If the Architect does not issue a Certificate for Payment, through no fault of the Contractor, within fourteen days after receipt of the Contractor's Application for Payment, or if the Owner does not pay the Contractor within fourteen days after the date established in the Contract Documents the amount certified by the Architect or awarded by binding dispute resolution, then the Contractor may, upon seven additional days' written notice to the Owner and Architect, stop the Work until payment of the amount owing has been received. The Contract Time shall be extended appropriately and the Contract Sum shall be increased by the amount of the Contractor's reasonable costs of shut-down and start-up as provided for in the Contract Documents, but such costs shall not include administrative expenses or extended general conditions including field and home office overhead.\

**ARTICLE 10 — PROTECTION OF PERSONS AND PROPERTY**

**§ 10.3 HAZARDOUS MATERIALS**

Omit 10.3.3

Omit 10.3.4

Omit 10.3.5

Omit 10.3.6

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Add as § 10.5 PUBLIC SAFETY AND CONVENIENCE

The Contractor shall conduct his work so as to ensure the least possible obstruction to vehicular traffic and inconvenience to the general public and the residents in the vicinity of the Work and to ensure the protection of persons, property and natural resources. No road or street shall be closed to the public except with the permission of the Owner and the proper governmental authority. Fire hydrants on or adjacent to the Work shall be accessible to fire fighting equipment at all times. Temporary provisions shall be made by the Contractor to ensure the use of sidewalks, fire lanes, private and public driveways and proper functioning of gutters, sewer inlets, drainage ditches and culverts, irrigation ditches and natural water courses, if any, on the work site.

**ARTICLE 11 — INSURANCE AND BONDS**

**§ 11.1 CONTRACTOR'S LIABILITY INSURANCE**

Replace 11.1.2 with: Contractor shall obtain and maintain the following policies of insurance:

1. Workers Compensation:

(A) State: Statutory

2. Commercial General Liability:

**(A)** Bodily Injury:  
\$2,000,000. Each occurrence  
\$2,000,000. Annual aggregate

**(B)** Property Damage:  
\$2,000,000. Each occurrence  
\$2,000,000. Annual aggregate

**(C)** Products and completed operations to be maintained for three years after final payment.

**(D)** Property Damage Liability Insurance shall provide X, C or U coverage.

3. Contractual Liability:

**(A)** Bodily Injury:  
\$2,000,000.00. Each occurrence  
\$2,000,000.00. Annual aggregate

**(B)** Property Damage:  
\$2,000,000.00. Each occurrence  
\$2,000,000.00. Annual aggregate

4. Comprehensive Automobile Liability:

\$1,000,000.00 combined single limit

Replace 11.1.3 with: Certificates of insurance acceptable to the Owner shall be filed with the

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Owner prior to execution of the Contract and thereafter upon renewal or replacement of each required policy of insurance. These certificates and the insurance policies required by this Section 11.1 shall contain a provision that coverages afforded under the policies will not be canceled or allowed to expire until at least 30 days' prior written notice has been given to the Owner. An additional certificate evidencing continuation of liability coverage, including coverage for completed operations, shall be submitted with the final Application for Payment as required by Section 9.10.2 and thereafter upon renewal or replacement of such coverage until the expiration of the time required by Section 11.1.2. Information concerning reduction of coverage on account of revised limits or claims paid under the General Aggregate, or both, shall be furnished by the Contractor with reasonable promptness.

Add as 11.1.5: The insurance required herein shall specifically name Owner, the Architect and the Architect's consultants as additional insureds. Additional insured endorsements shall be filed with Owner prior to Contract execution.

Add as 11.1.6: All liability insurance policies that the Contractor is required to obtain and maintain under the Contract shall be primary and noncontributory with any liability insurance policies for which the Owner is a named insured.

§ 11.2 OWNER'S LIABILITY INSURANCE. Omit 11.2

§ 11.3 PROPERTY INSURANCE

Replace 11.3 PROPERTY INSURANCE with:

11.3 PROPERTY INSURANCE

11.3.1 Contractor shall purchase and maintain property insurance in the amount of the initial Contract Sum insuring against the perils of fire and physical loss or damage including, without duplication of coverage, theft, vandalism, malicious mischief, collapse, earthquake, flood, windstorm false work, testing and startup, temporary buildings and debris removal including demolition occasioned by enforcement of any applicable legal requirement.

§ 11.4 PERFORMANCE BOND AND PAYMENT BOND

Replace § 11.4 PERFORMANCE BOND AND PAYMENT BOND with: §

11.4 PAYMENT AND PERFORMANCE BOND

11.4.1 The Contractor shall provide an executed Payment and Performance Bond for the full Contract Sum, plus the value of subsequent Contract Modifications. The Payment and Performance Bond required hereunder shall be in a form approved by Owner and shall be signed by a surety that is registered with the Washington State Insurance Commissioner and appears on the current Authorized Insurance List in the State of Washington published by the Office of the Insurance Commissioner. The Payment and Performance Contract Bond shall guarantee completion of the Project in accordance with the Contract Documents and applicable law and shall secure payment to those laborers, subcontractors, material suppliers, etc. as specified in RCW 39.08.010.



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**ARTICLE 12 — UNCOVERING AND CORRECTION OF WORK § 12.2**

**CORRECTION OF WORK**

Replace 12.2.2.3 with: If Contractor performs any corrective work pursuant to Article 12, the one-year period for correction of Work shall be extended, as to the portion of the Work so corrected, for a period of one year after Substantial Completion of such corrective work.

**ARTICLE 13 — MISCELLANEOUS PROVISIONS**

Omit § 13.6

Omit § 13.7

**ARTICLE 14 — TERMINATION OR SUSPENSION OF THE CONTRACT**

**ARTICLE 14.2 TERMINATION BY THE OWNER FOR CAUSE**

Replace 14.2.2 with: When any of the above reasons exist, the Owner may without prejudice to any other rights or remedies of the Owner and after giving the Contractor and the Contractor's surety, if any, seven days' written notice, terminate employment of the Contractor and may, subject to any prior rights of the surety:

- .1 Exclude the Contractor from the site and take possession of all materials, equipment, tools, and construction equipment and machinery thereon owned by the Contractor;
  - .2 Accept assignment of subcontracts pursuant to Section 5.4; and
  - .3 Finish the Work by whatever reasonable method the Owner may deem expedient.
- Upon written request of the Contractor, the Owner shall furnish to the Contractor a detailed accounting of the costs incurred by the Owner in finishing the Work.

Replace 14.2.4 with: If the unpaid balance of the Contract Sum exceeds costs of finishing the Work, including compensation for the Architect's services and expenses made necessary thereby, and other damages incurred by the Owner and not expressly waived, such excess shall be paid to the Contractor. If such costs and damages exceed the unpaid balance, the Contractor shall pay the difference to the Owner.

**§ 14.4 TERMINATION BY THE OWNER FOR CONVENIENCE**

Replace 14.4.3 with: In case of such termination for the Owner's convenience, the Contractor shall be entitled to receive payment for Work executed, and costs incurred by reason of such termination, but in no event shall Contractor receive payment of overhead and profit on the Work not executed.

**ARTICLE 15 — CLAIMS AND DISPUTES §**

**15.1 CLAIMS AND DISPUTES**

Replace 15.1.2 with: Claims by either the Owner or Contractor must be initiated by written notice to the other party and to the Initial Decision Maker with a copy sent to the Architect, if the Architect is not serving as the Initial Decision Maker. Claims by either party must be initiated

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within 21 days after occurrence of the event giving rise to such Claim or within 21 days after the claimant first discovers, or through the exercise of reasonable diligence should have discovered, the condition giving rise to the Claim, whichever is later. The notice requirements of this Section shall not apply to any Owner claims for defective work.

Replace 15.1.4 with: If the Contractor wishes to make a Claim for an increase in the Contract Sum, written notice as provided herein shall be given before proceeding to execute the Work. Prior notice is not required for Claims relating to an emergency endangering life or property arising under Section 10.4. Any Claim by the Contractor for an increase in the Contract Sum shall be limited to the actual costs and markups allowed under Section 7.3. 7 and 8.3.1.

Replace 15.1.5.1 with: If the Contractor wishes to make a Claim for an increase in the Contract Time, written notice as provided herein and in Section 8.3.1 shall be given.

Add as 15.1.7: Any claim of the Contractor against the Owner for damages, additional compensation, or additional time, shall be conclusively deemed to have been waived by the Contractor unless made in accordance with the requirements of this Section.

**§ 15.4 ARBITRATION**

Replace 15.4.1 with: Any Claim subject to, but not resolved by, mediation shall be subject to arbitration which, unless the parties mutually agree otherwise, shall be administered by the American Arbitration Association in accordance with its Construction Industry Arbitration Rules in effect on the date of the Agreement. A demand for arbitration shall be made in writing, delivered to the other party to the Contract, and filed with the person or entity administering the arbitration. The party filing a notice of demand for arbitration must assert in the demand all Claims then known to that party on which arbitration is permitted to be demanded.

**PORT OF SUNNYSIDE  
OFFICE REMODEL  
SECTION 011000 - SUMMARY**

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**PART 1 - GENERAL**

**1.1 SUMMARY**

- A. Section Includes:
  - 1. Special work requirements.
  - 2. Separate work.
  - 3. Owner-furnished Contractor installed products.
  - 4. Coordination.
  - 5. Reference standards.
  - 6. Applicable codes.
  - 7. Field engineering.
  - 8. Request for information
- B. This Section applies to all Technical Specification Sections, and supplements the General and Supplementary Conditions.

**1.2 SPECIAL WORK REQUIREMENTS**

- A. Limit use of premises to allow for construction operations and continued Owner occupancy.
- B. Smoking is prohibited on site, except for areas designated by the Contractor. No smoking is allowed within enclosed areas.
- C. Owner Occupancy:
  - 1. Owner will occupy portions of the premises during stages of construction, for the conduct of his normal operations. Cooperate with Owner to minimize conflict, and to facilitate Owner's operations.
  - 2. Coordinate use of premises under direction of Owner.
  - 3. Maintain free and safe passage to and from occupied portions of the existing building, in accordance with Code and the Owner's occupancy requirements.
  - 4. All occupied areas shall remain operational during normal business hours, unless approved otherwise. Notify the Owner a minimum of 48 hours prior to affecting the normal operation of existing occupied spaces.
  - 5. Perform no utility shutdowns unless approved by the Owner.
  - 6. Perform demolition to minimize interference with adjacent occupied and public spaces.
  - 7. To the greatest extent possible, select materials and sequence work in an area as required so that the work may be completed overnight and returned to use the next day in that area.
- D. Noise Producing Activities:
  - 1. Unless approved otherwise, limit excessive noise producing activities to daylight hours.
  - 2. Comply with Section 015000 requirements for sound levels and noise control.
- E. Select materials, utilize personnel, perform preparatory work, and sequence work in an area as required so that the work may be completed in the least amount of time possible.
- F. All work shall be performed in a manner to maintain a normal business environment to the greatest extent possible.

**1.3 SEPARATE WORK**

- A. Items noted "NIC" (Not In Contract) or OFOI (Owner-Furnished Owner-Installed), will be furnished and installed by Owner.
- B. Owner will remove and retain possession of the following prior to start of Work.

**1.4 OWNER-FURNISHED CONTRACTOR INSTALLED PRODUCTS**

- A. Products furnished by the Owner for Installation by the Contractor:
  - 1. Kitchen equipment identified on the Drawings.
- B. Coordinate work to facilitate installation of products furnished by the Owner for Installation by the Contractor, as directed, and as indicated (OFICI) on the Drawings.

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SECTION 011000 - SUMMARY**

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- C. Owner's Responsibilities:
  - 1. Arrange for and deliver shop drawings, product data, and samples, to Contractor.
  - 2. Arrange and pay for product delivery to site.
  - 3. Upon delivery, inspect products jointly with Contractor.
  - 4. Submit claims for transportation damage.
  - 5. Arrange for replacement of damaged, defective, or missing items.
  - 6. Arrange for manufacturers' warranties, inspections, and service.
- D. Contractor's Responsibilities:
  - 1. Review shop drawings, product data, and samples.
  - 2. Receive and unload products at site; inspect for completeness, for damage, jointly with Owner.
  - 3. Handle, store, install and finish products.
  - 4. Repair or replace items damaged by Work of this Contract.

### **1.5 COORDINATION**

- A. Coordinate work of the various Sections of Specifications to assure efficient and orderly sequence of installation of construction elements, with provisions for accommodating items installed later.
- B. Verify characteristics of elements of interrelated operating equipment are compatible; coordinate work of various Sections having interdependent responsibilities for installing, connecting to, and placing in service, such equipment.
- C. Coordinate space requirements and installation of mechanical and electrical work which are indicated diagrammatically on Drawings. Follow routing shown for pipes, ducts, and conduits, as closely as practical; make runs parallel with lines of building. Utilize spaces efficiently to maximize accessibility for other installations, for maintenance, and for repairs.
- D. In finished areas, except as otherwise shown, conceal pipes, ducts, and wiring in the construction. Coordinate locations of fixtures and outlets with finish elements.
- E. Execute cutting and patching to integrate elements of Work, uncover ill-timed, defective, and non-conforming work, provide openings for penetrations of existing surfaces, and provide samples for testing. Seal penetrations through floors, walls, and ceilings.

### **1.6 REFERENCE STANDARDS**

- A. For products specified by association or trade standards, comply with requirements of the standard, except when more rigid requirements are specified or are required by applicable codes.
- B. The date of the standard is that in effect as of the Bid date, or date of Owner-Contractor Agreement when there are no bids, except when a specific date is specified, or when a specific date is required under the applicable building code.
- C. Obtain copies of standards when required by Contract Documents. Maintain copy at jobsite during progress of the specific work.

### **1.7 APPLICABLE CODES**

- A. Conform to the codes listed on the Drawings.

### **1.8 FIELD ENGINEERING**

- A. Provide field engineering services; establish grades, lines, and levels, by use of recognized engineering survey practices.
- B. Control points are those shown on Drawings. Locate and protect control and reference points. Notify the Architect if reference points cannot be located.

### **1.9 REQUEST FOR INFORMATION**

- A. A Request for Information (RFI) is a request from the Contractor directed to the Architect for clarification, interpretation, or direction regarding the Work as described by Contract Documents.
- ~~B.~~ Coordinate and submit in timely manner so as not to impede delivery, work, and other conditions that may be detrimental to construction progress.

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SECTION 011000 - SUMMARY**

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- C. Use "Request for Information" form provided at Section 006313 or another form as approved by the Architect.
- D. Allow 5 working days in construction schedule for Architect's response to the RFIs.

**END OF SECTION**

**PORT OF SUNNYSIDE  
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SECTION 012300 - ALTERNATES**

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**PART 1 - GENERAL**

**1.1 SUMMARY**

- A. Section Includes: Identification and description of Alternate work.
- B. Related Sections:
  - 1. Owner-Contractor Agreement: Alternates accepted by Owner for incorporation into the Work.
  - 2. Sections of Specifications identified in each Alternate.
- C. This Section supplements the General and Supplementary Conditions.

**1.2 PROCEDURES**

- A. Alternates will be exercised at the option of Owner.
- B. Coordinate related work and modify surrounding work as required to complete the Work, including changes under each Alternate, when acceptance is designated in Owner-Contractor Agreement.

**1.3 ALTERNATE DESCRIPTIONS**

- A. ALTERNATE NO. 1 – OFFICE DOORS 009, 010, 011, 012, and 014:
  - 1. **Under Basic Bid:** Fully glazed wood door with sidelite
  - 2. **Under Alternate:** Fully glazed wood door, no sidelite
- B. ALTERNATE NO. 2 – DOOR FINISHES at Doors 017 and 018
  - 1. **Under Basic Bid:** Wood doors and wood glazing stops, Hemlock stained to match WD-01
  - 2. **Under Alternate:** Paint grade wood doors and wood glazing stops, painted.
- C. ALTERNATE NO. 3 – SKYLIGHT
  - 1. **Under Basic Bid:** Provide skylight as indicated
  - 2. **Under Alternate:** Provide no skylight
- D. ALTERNATE NO. 4 – EXTERIOR WORK
  - 1. **Under Basic Bid:** Provide wood trellis extension at existing overhang.
  - 2. **Under Alternate:** Provide no wood trellis extension at existing overhang.
- E. ALTERNATE NO. 5 – CEILINGS
  - 1. **Under Basic Bid:** Linear wood ceiling inset at Small Conference Room and Commissioner Chamber.
  - 2. **Under Alternate:** No linear wood ceilings; finish and paint existing GWB ceilings.
- F. ALTERNATE NO. 6 – RESTROOM WALL TILE EXTENT
  - 1. **Under Basic Bid:** Partial height tile on all four walls
  - 2. **Under Alternate:** Full height tile on wet wall (wall behind toilet) only. Provide rubber base at other 3 walls.
- G. ALTERNATE NO. 7: FLOOR FINISHES
  - 1. **Under Basic Bid:** Provide floor finishes as scheduled in Base Bid Materials Schedule
  - 2. **Under Alternate:** Provide floor finishes as scheduled in the Alternate Materials Schedule.
- H. ALTERNATE NO. 8 - RESTROOM TILE TYPE
  - 1. **Under Basic Bid:** Provide wall tile as scheduled in the Base Bid Material Schedule.
  - 2. **Under Alternate:** Provide wall tile as scheduled in the Alternate Material Schedule for both extents listed in Alternate No. 6, as follows:
    - a. Alternate 8A: Tile Type B to extent described in Alternate No. 6 Base Bid.
    - b. Alternate 8B: Tile Type B to extent described in Alternate No. 6 Alternate Bid.

**END OF SECTION**

**PORT OF SUNNYSIDE  
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SECTION 012663 - CHANGE ORDERS**

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**PART 1 - GENERAL**

**1.1 SUMMARY**

- A. Section Includes:
  - 1. Procedures for processing Change Orders.
- B. Related Sections:
  - 1. Agreement Forms: Percentage allowances for Contractor's overhead and profit.
  - 2. General Conditions: Governing requirements for changes in the Work, in Contract Cost, and Contract Time.
  - 3. Document 007300 - Supplementary Conditions: Percentage allowances for Contractor's overhead and profit.
  - 4. 011000 - Summary: Applications for payment.
  - 5. 012900 - Payment Procedures.
  - 6. 013300 - Submittals: Schedule of Values.
  - 7. 016000 - Product Requirements: Substitutions.
  - 8. 017700 - Closeout Procedures: Project record documents.
- C. This Section supplements the General and Supplementary Conditions.

**1.2 SUBMITTALS**

- A. Submit name of the individual authorized to accept changes, and to be responsible for informing others in Contractor's employ of changes in the Work.
- B. Change Order Forms: AIA G701.

**1.3 DOCUMENTATION OF CHANGE IN CONTRACT SUM AND CONTRACT TIME**

- A. Maintain detailed records of work done on a time and material basis. Provide full information required for evaluation of proposed changes, and to substantiate costs of changes in the Work.
- B. Document each quotation for a change in cost or time with sufficient data to allow evaluation of the quotation.
- C. On request, provide additional data to support computations:
  - 1. Quantities of products, labor, and equipment.
  - 2. Taxes, insurance and bonds.
  - 3. Overhead and profit.
  - 4. Justification for any change in Contract Time.
  - 5. Credit for deletions from Contract, similarly documented.
- D. Support each claim for additional costs, and for work done on a time and material basis, with additional information:
  - 1. Origin and date of claim.
  - 2. Dates and times work was performed, and by whom.
  - 3. Time records and wage rates paid.
  - 4. Invoices and receipts for products, equipment, and subcontracts, similarly documented.

**1.4 PRELIMINARY PROCEDURES**

- A. Architect may submit a Proposal Request which includes: Detailed description of change with supplementary or revised Drawings and Specifications, the projected time for executing the change, with a stipulation of any overtime work required, and the period of time during which the requested price will be considered valid.
- B. Contractor may initiate a change by submittal of a request to Architect describing the proposed change with a statement of the reason for the change, and the effect on Contract Sum and Contract Time with full documentation. Document any requested substitutions in accordance with Section 016000.

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**1.5 CONSTRUCTION CHANGE AUTHORIZATION**

- A. Architect may issue a directive, signed by Owner, instructing Contractor to proceed with a change in the Work, for subsequent inclusion in a Change Order.
- B. Directive will describe changes in the Work, and will designate method of determining any change in Contract Sum or Contract Time.
- C. Promptly execute the change in Work.

**1.6 LUMP SUM CHANGE ORDER**

- A. Will be based on Proposal Request and Contractor's lump sum quotation or Contractor's request for Change Order as approved by Architect.

**1.7 TIME AND MATERIAL CHANGE ORDER**

- A. Submit itemized account and supporting data after completion of change, within time limits in Conditions of the Contract.
- B. Architect will determine the change allowable in Contract Sum and Contract Time as provided in Conditions of the Contract.

**1.8 EXECUTION OF CHANGE ORDERS**

- A. The Contractor shall prepare and sign Change Orders for submittal to the Architect, who will review and, if approved, will sign and issue to the Owner for signature, as provided in Conditions of the Contract.
- B. Architect will issue Change Orders for signatures of parties as provided in Conditions of the Contract.

**1.9 CORRELATION OF CONTRACTOR SUBMITTALS**

- A. Promptly revise Schedule of Values and Application for Payment forms to record each authorized Change Order as a separate line item and adjust the Contract Sum as shown on Change Order.
- B. Promptly revise Progress Schedules to reflect any change in Contract Time, revise subschedules to adjust times for other items of work affected by the change, and resubmit.
- C. Promptly enter changes in Project Record Documents.

**PART 2 - PRODUCTS**

- A. Not Used.

**PART 3 - EXECUTION**

- A. Not Used.

**END OF SECTION**



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SECTION 012900 - PAYMENT PROCEDURES**

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**PART 1 - GENERAL**

**1.1 SUMMARY**

- A. Section Includes: Procedures for preparation and submittal of Applications for Payment.
- B. Related Sections:
  - 1. Owner-Contractor Agreement: Contract Sum, Amounts of Progress Payments, and Retainages, and times for submittals.
  - 2. 007200 - General Conditions: Progress Payments, and Final Payment.
  - 3. 013300 - Submittals: Submittal procedures, Schedule of Values.
  - 4. 017700 - Closeout Procedures: Contract Closeout Procedures, Final Payment.
- C. This Section supplements the General and Supplementary Conditions.

**1.2 FORMAT**

- A. AIA G702 - Application and Certificate for Payment
- B. For each item, provide a column for listing: Item Number; Description of work; Scheduled Value, Previous Applications; Work in Place and Stored Materials under this Application; Authorized Change Orders; Total Completed and Stored to Date of Application; Percentage of Completion; Balance to Finish; and Retainage.

**1.3 PREPARATION OF APPLICATIONS**

- A. Type required information.
- B. Execute certification by signature of authorized officer.
- C. Use data on accepted Schedule of Values. Provide dollar value in each column for each line item for portion of Work performed.
- D. List each authorized Change Order as an extension on continuation sheet, listing Change Order number and dollar amount as for an original item of Work.
- E. Prepare Application for Final Payment as specified in Section 017700.

**1.4 SUBMITTAL PROCEDURES**

- A. Submit each Application for Payment at times stipulated in Agreement.
- B. Submit under transmittal letter specified in Section 013300.

**1.5 SUBSTANTIATING DATA**

- A. When Architect requires substantiating information, submit data justifying line item amounts in question.
- B. Provide one copy of data with cover letter for each copy of submittal. Show Application number and date, and line item by number and description.

**PART 2 - PRODUCTS**

- A. Not Used.

**PART 3 - EXECUTION**

- A. Not Used.

**END OF SECTION**

**PORT OF SUNNYSIDE  
OFFICE REMODEL  
SECTION 013113 - PROJECT COORDINATION**

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**PART 1 - GENERAL**

**1.1 SUMMARY**

- A. Section Includes:
  - 1. General coordination provisions.
  - 2. Requirements for coordination of space.
- B. This Section applies to all Technical Specification Sections, and supplements the General and Supplementary Conditions.

**1.2 GENERAL COORDINATION PROVISIONS**

- A. Coordinate work of various specification sections to assure efficient and orderly sequence of installation of construction elements, with provisions for accommodating items installed later.
- B. Carefully study and compare Contract Documents before proceeding with fabrication and installation of work. Promptly advise Architect of any error, inconsistency, omission, or apparent discrepancy discovered.
- C. Allot time in construction scheduling for liaison with Owner and Architect. Establish procedures for handling queries and clarifications. Use Contractor's standard "Request for Information" form to initiate clarifications. Allow sufficient time in construction schedule for Architect's response to the request.
- D. In addition to meetings specified in Section 013119, hold coordination meetings and conferences with personnel and subcontractors to assure coordination of the work.
- E. Coordinate scheduling, submittals, and work of various specification sections to ensure efficient and orderly sequence of installation of independent construction elements.
- F. Verify that characteristics of operating equipment are compatible with building utilities and services.
- G. Verify characteristics of elements of interrelated operating equipment are compatible; coordinate work of various specification sections having interdependent responsibilities for installing, connecting to, and placing in service, such equipment.
- H. In finished areas, except as otherwise indicated, conceal pipes, conduit and wiring in the construction. Coordinate locations of fixtures and outlets with finish elements.
- I. Execute cutting and patching to integrate elements of work, uncover ill-timed, defective, and non-conforming work, provide openings for penetrations of existing surfaces, and provide samples for testing. Seal penetrations through floors, walls, and ceilings.

**1.3 COORDINATION OF SPACE**

- A. The Contractor shall be responsible for coordinating the actual layout of plumbing, fire protection, HVAC, electrical, and other similar elements, as necessary to avoid interference, maintain the configurations of architectural elements, and maintain minimum ceiling and clearance heights as required by code, and accommodate existing obstructions which are to remain.
- B. Layouts shown on the Drawings are diagrammatic. Follow routings shown for pipes, ducts, and conduit as closely as practical. Where routing changes are required in exposed locations within public spaces, or will affect architectural elements, verify modifications with the Architect prior to proceeding.
- C. Develop coordination drawings, and other preinstallation coordination methods as necessary to coordinate layouts prior to installation. Coordination drawings shall be based on the approved structural steel framing shop drawings, and shall consist of overlay drawings, or other similar methods to graphically indicate plumbing, fire protection, HVAC, electrical, and other similar elements in a single location in order to identify conflicts.

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- D. Where coordination drawings, or other preinstallation coordination methods show that available space is inadequate or that modifications will affect architectural elements, request information from the Architect before proceeding with work. No additional payment will be made for installation conflicts which could have been identified by coordination drawings or other preinstallation coordination methods.
- E. Provide clear access to control points, valves, strainers, control devices, and specialty items of every nature to such systems and equipment to obtain maximum head room. Provide adequate clearances as necessary for operation and maintenance.
- F. Make runs parallel with lines of building. Utilize space efficiently to maximize accessibility for other installations, for maintenance, and for repairs.

**PART 2 - PRODUCTS**

- A. Not Used.

**PART 3 - EXECUTION**

- A. Not Used.

**END OF SECTION**

**PORT OF SUNNYSIDE  
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SECTION 013119 - PROJECT MEETINGS**

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**PART 1 - GENERAL**

**1.1 SUMMARY**

- A. Section Includes:
  - 1. Contractor participation in pre-construction conferences.
  - 2. Contractor administration of progress meetings and pre-installation conferences.
- B. This Section applies to all Technical Specification Sections, and supplements the General and Supplemental Conditions.

**1.2 GENERAL MEETING REQUIREMENTS**

- A. Make physical arrangements for meetings; notify participants, prepare agenda with copies for each attendee.
- B. Take meeting minutes, and distribute copies within 2 days to the Owner, Architect, and all attendees. Distribute copies to other parties as appropriate.
- C. All representatives attending meetings shall be authorized to act on behalf of the entity each represents.
- D. Architect will attend meetings to ascertain the work is expedited consistent with Contract Documents and construction schedules.

**1.3 PRECONSTRUCTION CONFERENCES**

- A. Owner will administer pre-construction conference for execution of Owner-Contractor Agreement and exchange of preliminary submittals.
- B. Owner will administer site mobilization conference at Project site for clarification of Owner and Contractor responsibilities in use of site and for review of administrative procedures.

**1.4 PROGRESS MEETINGS**

- A. Schedule and administer progress meetings throughout the Work at maximum bi-monthly intervals.
- B. Attendance: Job superintendent, major subcontractors and suppliers, Owner, Architect, and others as appropriate to the meeting agenda.
- C. Suggested Agenda:
  - 1. Review of Work progress.
  - 2. Status of progress schedule and adjustments.
  - 3. Delivery schedules.
  - 4. Submittals.
  - 5. Maintenance of quality standards.
  - 6. Pending changes and substitutions
  - 7. Other items affecting progress of Work.

**1.5 PRE-INSTALLATION CONFERENCES**

- A. Where required in a specification Section, schedule and administer a pre-installation conference prior to commencing work of the Section.
- B. Unless otherwise required, notify the Architect a minimum of 7 calendar days prior to each scheduled meeting.
- C. Require the attendance of entities directly affecting, or affected by, the work of the Section.
- D. Review conditions of installation, preparation and installation procedures, and coordination with related work.

**END OF SECTION**

**PORT OF SUNNYSIDE  
OFFICE REMODEL  
SECTION 013216 - NETWORK ANALYSIS SCHEDULES**

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**PART 1 - GENERAL**

**1.1 SUMMARY**

- A. Section Includes: Procedures for preparation, submission, and review of construction Network Analysis schedules, and periodic updating.
- B. Related Sections:
  - 1. 011000 - Summary: Special Work Requirements, Owner-furnished items, Applications for payment.
  - 2. 012663 - Change Orders.
  - 3. 012900 - Payment Procedures.
  - 4. 013119 - Project Meetings: Review of schedules.
  - 5. 013300 - Submittals: Shop drawings, product data, and samples.
- C. This Section applies to all Technical Specification Sections, and supplements the General and Supplementary Conditions.

**1.2 REFERENCES**

- A. "The Use of CPM in Construction - A Manual for General Contractors and the Construction Industry", The Associated General Contractors of America (AGC), Washington, D.C., 1976 edition.
- B. "Precedence Networks for Project Planning and Control", P.J. Burman, Blitz Publishing Co., Middleton, WI, 1972 edition.

**1.3 QUALITY ASSURANCE**

- A. Scheduler: Contractor's personnel or outside consultant specializing in CPM scheduling with one year minimum experience in scheduling construction work of a complexity comparable to this Project, and having use of computer facilities capable of delivering a readout within 48 hours.
- B. Contractor's Administrative Personnel: One year minimum experience in using and monitoring CPM schedules on comparable projects.

**1.4 FORMAT**

- A. Listings: Read from left to right, in ascending order for each activity. Identify each activity with the applicable specification section number.
- B. Diagram Sheet Size: Size as required.
- C. Scale and Spacing: To allow for notations and revisions.

**1.5 SCHEDULES**

- A. Prepare network analysis diagrams and supporting mathematical analyses using the Critical Path Method, under concepts and methods outlined in AGC's "The Use of CPM in Construction - A Manual for General Contractors and the Construction Industry" or P.J. Burman's "Precedence Networks for Project Planning and Control."
- B. Diagrams: Illustrate order and interdependence of activities and sequence of work; how start of a given activity depends on completion of preceding activities, and how completion of the activity may restrain start of following activities.
- C. Illustrate complete sequence of construction by activity, identifying work of separate stages. Provide dates for submittals including those for Owner-furnished items and return of submittals; dates for procurement and delivery of critical products; and dates for installation and for testing. Provide legend for symbols and abbreviations used.

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**SECTION 013216 - NETWORK ANALYSIS SCHEDULES**

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- D. Mathematical Analysis: Tabulate each activity of detailed network diagrams, using calendar dates, and giving for each activity:
  - 1. Preceding and following event numbers.
  - 2. Activity description.
  - 3. Estimated duration of activity, in maximum 15 day intervals.
  - 4. Earliest start date.
  - 5. Earliest finish date.
  - 6. Actual start date.
  - 7. Actual finish date.
  - 8. Latest start date.
  - 9. Latest finish date.
  - 10. Total and free float.
  - 11. Monetary value of activity, keyed to Schedule of Values.
  - 12. Percentage of activity completed.
  - 13. Responsibility.
- E. Analysis Program: Capable of compiling monetary value of completed and partially completed activities, of accepting revised completion dates, and recomputation of all dates and float.
- F. Required Sorts: List activities in sorts or groups:
  - 1. By preceding work item or event number from lowest to highest.
  - 2. By amount of float, then in order of early start.
  - 3. By responsibility in order of earliest possible start date.
  - 4. In order of latest allowable start dates.
  - 5. In order of latest allowable finish dates.
  - 6. Contractor's periodic payment request sorted by Schedule of Values listings.
  - 7. Listing of basic input data which generates the report.
  - 8. Listing of activities on the critical path.
- G. Coordinate contents with Schedule of Values in Section 013300.

**1.6 SUBMITTALS**

- A. Within 10 days after date of established in Notice to Proceed, submit proposed preliminary network diagram defining planned operations for the first 60 days of Work, with a general outline for remainder of Work.
- B. Participate in review of preliminary and complete network diagrams jointly with Architect.
- C. Within 20 days after joint review of proposed preliminary network diagram, submit draft of proposed complete network diagram for review. Include written certification that major subcontractors have reviewed and accepted proposed schedule.
- D. Submit updated network schedules with each Application for Payment.
- E. Make submittals in accordance with the requirements specified in Section 013300.

**1.7 REVIEW AND EVALUATION**

- A. Participate in joint review and evaluation of network diagrams and analysis with Architect at each submittal.
- B. Evaluate project status to determine work behind schedule and work ahead of schedule.
- C. After review, revise as necessary as result of review, and resubmit within 10 days.

**1.8 UPDATING SCHEDULES**

- A. Maintain schedules to record actual start and finish dates of completed activities.

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OFFICE REMODEL  
SECTION 013216 - NETWORK ANALYSIS SCHEDULES**

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- B. Indicate progress of each activity to date of revision, with projected completion date of each activity. Update diagrams to graphically depict current status of Work.
- C. Identify activities modified since previous submittal, major changes in Work, and other identifiable changes.
- D. Indicate changes required to maintain Date of Substantial Completion.
- E. Submit sorts required to support recommended changes.
- F. Provide narrative report to define problem areas, anticipated delays, and impact on Schedule. Report corrective action taken, or proposed, and its effect including the effect of changes on schedules of separate contractors.

**1.9 DISTRIBUTION**

- A. Following joint review, distribute copies of updated schedules to Contractor's job site file, to subcontractors, suppliers, Architect, Owner, and other concerned entities.
- B. Instruct recipients to promptly report, in writing, problems anticipated by projections shown in schedules.

**END OF SECTION**

**PORT OF SUNNYSIDE  
OFFICE REMODEL  
SECTION 013300 - SUBMITTAL PROCEDURES**

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**PART 1 - GENERAL**

**1.1 SUMMARY**

- A. Section Includes:
  - 1. Submittal form requirements.
  - 2. Submittal schedule.
  - 3. Contractor responsibilities.
  - 4. Requirements for each type of submittal.
- B. Related Sections:
  - 1. 007200 - General Conditions of the Contract: Additional submittal requirements.
  - 2. 016000 - Product Requirements: Substitution submittals.
  - 3. 017700 - Closeout Procedures: Closeout submittals.
- C. This Section applies to all Technical Specification Sections, and supplements the General and Supplementary Conditions.

**1.2 SUBMITTAL FORM REQUIREMENTS**

- A. Provide the following, as applicable, on each submittal:
  - 1. The Project title and number.
  - 2. Present and Previous submittal dates.
  - 3. Contractor's submittal number.
  - 4. Subcontract identification.
  - 5. The names of:
    - a. Contractor.
    - b. Supplier.
    - c. Manufacturer.
  - 6. Identification of revisions on resubmittals.
  - 7. For each product, reference corresponding specification section and paragraph number.
  - 8. A 6 x 4 inch blank space for Contractor and Architect stamps.
- B. Deliver submittals to the Architect. Include name of contact person identified at the time of Agreement.
- C. Transmit submittals under AIA form G810 or other transmittal form as accepted by the Architect.
- D. Submittals in graphic form shall be clear readable copies with Contractor's original stamp. Facsimile submittals will not be accepted.

**1.3 SUBMITTAL SCHEDULE**

- A. Make submittals to the Architect as required, causing no delay in the work.
- B. Require each subcontractor to make submittals within 60 days of the subcontract date, unless specified or approved otherwise, or required to meet the work schedule.
- C. Allow a minimum of 10 working days from receipt, for the Architect to review each submittal. Allow additional time for large and complex submittals representing major portions of the Work, such as fire protection, structural steel, or kitchen equipment.
- D. Schedule submittals to allow sufficient time for possible revision and resubmittal of the rejected submittals, without affecting the construction schedule.
- E. Make the following submittals to the Owner and Architect prior to starting construction and within 10 working days of the Notice to Proceed:
  - 1. Certificates of insurance.
  - 2. List of subcontractors and suppliers.
  - 3. Construction schedule.
  - 4. Submittal log.
  - 5. Products list.



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- F. Submit Schedule of Values prior to first application for payment.

**1.4 GENERAL REQUIREMENTS FOR SUBMITTALS**

- A. Make submittals to the Architect, unless otherwise specified.
- B. Review submittals prior to submittal to the Architect. Verify specified requirements for products, field measurements, and field construction requirements.
- C. Stamp and sign each submittal as certification that the submittal has been reviewed by the Contractor. Submittals not stamped and signed by the Contractor will be returned by the Architect without review for resubmittal.
- D. Notify the Architect in writing, at time of submission, of all deviations in the submittals from requirements of the Contract Documents.
- E. Make additional copies of approved submittals as necessary to implement the Work.
- F. Review and approval of a submittal by the Architect shall not relieve the Contractor from responsibility for the proper fitting, finishing, quantities, and erection of the work in strict accordance with the Contract requirements.
- G. Review and approval of a submittal by the Architect shall not relieve the Contractor from the responsibility for providing work not indicated on the submittal, but otherwise required for the completion of the work.
- H. Do not fabricate or erect work prior to approval of the submittals.
- I. Should discrepancies become evident, immediately notify Architect for resolution before proceeding with shop work.
- J. Incorporation of substitutions into submittals will be considered cause for rejection of the submittal.
- K. Submittals will be reviewed by the Architect for conformance to the design concept, only. Architect's review of vendor designed items shall not relieve the Contractor of responsibility for compliance with specified performance requirements.
- L. If the Contractor fails to review Shop Drawings, Product Data, or Samples to determine their responsiveness to the Contract Documents, or fails to substantially respond to Architect's review comments prior to resubmittal, or if he makes submittals which substantially alter the Contract Documents, the Contractor shall reimburse the Owner for the charges of the Architect for extra services required to review such submittals.

**1.5 CONSTRUCTION SCHEDULE**

- A. Prepare schedule in the form of a network planning system (CPM) for scheduling and controlling the work. Note the critical path.
- B. Show commencement and completion dates proposed for each subdivision of work.
- C. Update and submit monthly. Indicate actual start and completion of all completed activities. Graphically indicate changes from previously issued schedule.
- D. Incorporate remedial construction into schedule when remedial work is required.
- E. Show submittal dates required for shop drawings, product data, and samples, and product delivery dates, including those furnished by Owner and those under Allowances.
- F. Coordinate with the Owner's schedule, showing all Contract activities to be performed by the Owner including their start, duration, completion, float and critical path.

**1.6 SUBMITTAL LOG**

- A. List each type of submittal, and the date that the submittal will be made. Indicate Architect review time proposed.

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SECTION 013300 - SUBMITTAL PROCEDURES**

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**1.7 PRODUCTS LIST**

- A. Complete list of major products proposed for use, with name of manufacturer, trade name, and model number of each product.

**1.8 SCHEDULE OF VALUES**

- A. Submit Schedule of Values prior to first Application for payment.
- B. Submit schedule on AIA Form G703. Contractor's standard form or media-driven printout will be considered on request.
- C. Format: Table of Contents of this Project Manual. Identify each line item with number and title of the major Specification Sections.
- D. Include in each line item a directly proportional amount of Contractor's overhead and profit.
- E. Revise schedule to list change orders, for each application for payment.

**1.9 SHOP DRAWINGS**

- A. Submit Shop Drawings required by individual Sections of the Specifications, and as otherwise required for proper performance of the work.
- B. Illustrate fully the requirements of the Specifications and the Contract Drawings, and accurately show quantities, kinds of materials, methods of assembly, and all data required for fabrication, erection, and installation.
- C. Show the relationship of adjoining work, relevant field conditions and dimensions; coordinate with affected subcontractors and suppliers if in conflict.
- D. Submittal Format:
  - 1. For hardcopy (paper) submittals, submit 2 legible copies to the Architect for review.
  - 2. For electronic (digital) submittals, provide editable PDF documents to the Architect for review.
- E. The Architect will shop drawings to Contractor with corrections, notations and Architect's stamp indicating action to be taken.
- F. Data of portions of the Contract Documents may be available for use as bases for preparation of shop drawings. The General Contractor shall be responsible for all subsequent distribution of such information to subcontractors and suppliers. Request documents by submitting an executed copy of the "CADD Release Form" following this Section. Use of such documents implies Contractor's and subcontractors' agreement to the terms described on the form. Fully describe requirements for each request.
  - 1. Database of CADD generated drawings.
    - a. Release of CADD information will be restricted to the following categories:
      - 1) Architectural floor plans.
      - 2) Site plan.
      - 3) Reflected ceiling plans.
      - 4) Exterior elevations.
      - 5) Stair sections.
      - 6) Structural framing plans.
    - b. The CADD database will be generated on PC hardware with Revit software. Architect has the capability to format CADD output to meet capabilities of all major platforms and major media types.
    - c. When requesting CADD databases, specify the output form required.

**1.10 PRODUCT DATA**

- A. Mark each copy to identify applicable products, models, options, and other data. Include manufacturer's printed installation instructions.
- B. Submittal Format:
  - 1. For hardcopy (paper) submittals, submit the number of copies which Contractor requires, plus 1 copy which will be retained by Architect.

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- 2. For electronic (digital) submittals, provide editable PDF documents to the Architect for review.
- C. Modify product data and installation instructions to delete information which is not applicable to the work.
- D. Supplement standard information to provide information specifically applicable to the work.

**1.11 SAMPLES**

- A. Submit samples as specified in the technical Sections.
- B. Include identification on each sample, giving full information.
- C. Submit the number of samples specified in the technical Sections. Where quantity is not specified, submit 3 samples. One will be retained by the Architect.
- D. Unless specified otherwise, submit full range of manufacturers' standard colors, textures, and patterns for Architect's selection. Submit samples for selection of finishes within 30 days after date of Contract.
- E. Submit samples to illustrate functional characteristics of the product, with integral parts and attachment devices. Coordinate submittal of different categories for interfacing work.

**END OF SECTION**

Project: \_\_\_\_\_

Recipient: \_\_\_\_\_

## **AGREEMENT CONCERNING USE OF ELECTRONIC MEDIA**

The Recipient has requested that Graham Baba ("the Architect") provide certain plans, specifications, Building Information Models ("BIM") and other documents or data in electronic media ("ELECTRONIC MEDIA") for the purpose of expediting the work of the Project Owner, the Contractor and/or other Consultants. The Architect agrees to provide ELECTRONIC MEDIA subject to the terms, conditions, acknowledgments and understandings reflected in this Agreement.

The Recipient recognizes that ELECTRONIC MEDIA are not Contract Documents, record drawings or as-built drawings under the terms of the Construction Contract or any other project-related Agreement and that there is a risk that ELECTRONIC MEDIA may be revised by others without the knowledge or consent of the Architect, or that variances may result when ELECTRONIC MEDIA are plotted. The Recipient agrees ELECTRONIC MEDIA do not supplement, modify or replace Contract Documents. Recipient agrees to rely solely on the Contract Documents as representing the contract requirements, any existing conditions and any anticipated conditions, and agrees to assume responsibility for coordinating any differences between the ELECTRONIC MEDIA and the Contract Documents. Architect makes no warranties (expressed or implied) regarding the ELECTRONIC MEDIA, including, without limitation, any implied warranty of merchantability or fitness for any particular purpose.

In accepting, receiving, utilizing and accessing ELECTRONIC MEDIA, the Recipient agrees that all ELECTRONIC MEDIA are Instruments of Service of the Architect and the Architect's consultants, who shall be deemed the authors and owners of their respective Instruments of Service, and shall retain all common law, statutory law and other rights, including copyrights. Architect's transmission of ELECTRONIC MEDIA does not create any duty to Recipient or anyone else. To the extent ELECTRONIC MEDIA include 3-dimensional building modeling or any BIM, Recipient acknowledges the purpose of such models is to assist the Architect and its consultants in coordination and document production, not as a tool for the construction phase, and therefore may not reflect all of the components called out in the Contract Documents. Recipient is aware that differences may exist between ELECTRONIC MEDIA and the Contract Documents, and agrees ELECTRONIC MEDIA do not supplement, modify or replace the Contract Documents. Recipient will only rely on the Contract Documents as representing the contract requirements and agrees to assume responsibility for coordinating any differences between ELECTRONIC MEDIA and the Contract Documents. The Recipient agrees not to reuse ELECTRONIC MEDIA, in whole or in part, for any purpose other than for the Project referenced above.

In addition, the Recipient agrees, to the fullest extent permitted by law, to indemnify and hold harmless the Architect, its officers, directors, employees and consultants from and against all claims, damages, liabilities or costs, including reasonable attorney's fees and costs, arising from the use, modification, transmittal or receipt of ELECTRONIC MEDIA.

The Recipient agrees as a condition of forwarding ELECTRONIC MEDIA to any other person or entity, to require such third party to agree in writing to the terms and conditions of this Agreement Concerning Use of Electronic Media.

READ AND ACCEPTED BY:

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

\_\_\_\_\_  
Printed Name, Title and Company

READ AND ACCEPTED BY RECIPIENT:

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

\_\_\_\_\_  
Printed Name, Title and Company

**PORT OF SUNNYSIDE  
OFFICE REMODEL  
SECTION 014500 - QUALITY CONTROL**

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**PART 1 - GENERAL**

**1.1 SUMMARY**

- A. Section Includes:
  - 1. General requirements.
  - 2. Workmanship.
  - 3. Special installation procedures
  - 4. Manufacturer's instructions.
  - 5. Manufacturer's certificates.
  - 6. Mock-ups.
  - 7. Manufacturers' field services.
  - 8. Testing laboratory services.
  - 9. Contractor tests and inspections.
- B. Related Sections:
  - 1. 011000 - Summary: Applicability of specified reference standards.
  - 2. 013300 - Submittal Procedures: Submittal of manufacturer's instructions.
- C. This Section applies to all Technical Specification Sections, and supplements the General and Supplemental Conditions.

**1.2 GENERAL QUALITY CONTROL**

- A. Maintain quality control over suppliers, manufacturers, products, services, site conditions, and workmanship, to produce work of specified quality.

**1.3 WORKMANSHIP**

- A. Comply with industry standards, except when more restrictive tolerances or specified requirements indicate more rigid standards or more precise workmanship.
- B. Perform work with persons qualified to produce workmanship of specified quality.
- C. Secure products in place with positive anchorage devices designed and sized to withstand stresses, vibration, and racking.

**1.4 SPECIAL INSTALLATION PROCEDURES**

- A. Make no attachment to structural concrete or steel members in the building in such a way as to overload or impair the structural integrity of the member.

**1.5 MANUFACTURERS' INSTRUCTIONS**

- A. Unless specified otherwise, comply with instructions in full detail, including each step in sequence. Should instructions conflict with Contract Documents, request clarification from Architect before proceeding.

**1.6 MANUFACTURERS' CERTIFICATES**

- A. When required by individual Specifications Section, submit, in duplicate, manufacturer's certification that products meet or exceed specified requirements.

**1.7 MOCK-UPS**

- A. Provide mock-ups as specified in the individual specification sections. When the initial mock-up is unacceptable to the Architect, provide additional mock-ups until approval is obtained.
- B. Unless specified or approved otherwise, schedule mock-ups for completion a minimum of 10 working days prior to actual commencement of the work represented by the mock-up.
- C. Notify the Architect and Owner a minimum of 5 working days prior to mock-up.
- D. For each mock-up, provide conditions which will replicate the conditions of the actual installation, including lighting, to the greatest reasonable extent.

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- E. Approved mock-up shall be the standard of workmanship and materials for the remainder of the related work.
- F. Contractor may proceed with the work upon Architect's approval of the mock-up
- G. Obtain Architect's written approval for each mock-up.
  - 1. Allow access to the mock-up for Architect's review and for review by manufacturer and trade representatives as the Architect deems appropriate.
  - 2. Proceed with the work upon Architect's approval of the mock-up. Each approved mock-up shall represent the standard of workmanship and materials for the remainder of the related work.
  - 3. Modify and correct mock-up as necessary to obtain Architect's approval; allow time in construction schedule for adjustment or reconstruction of mock-up to obtain approval. Claims for delays due to unacceptable field samples will not be considered.
- H. Maintain mock-up in approved condition, until directed otherwise.
- I. Disposition of Mock-Ups:
  - 1. Rejected mock-ups shall be selectively demolished to accommodate new mock-ups, or completely removed as appropriate.
  - 2. Mock-ups constructed as part of the proposed work, and which have been approved by the Architect, may be incorporated into the work.
  - 3. Unless specified or directed otherwise, approved mock-ups which are not incorporated into the work shall be removed upon project completion.

**1.8 MANUFACTURERS' FIELD SERVICES**

- A. When specified, require product manufacturer to furnish qualified personnel to observe field conditions and quality of workmanship, and to provide recommendations, certifications, and other specified services.
- B. Representative shall submit written report to Architect listing observations and recommendations.

**1.9 TESTING LABORATORY SERVICES**

- A. The Owner will arrange for the services of an Independent Testing Laboratory to inspect and test the Work in accordance with regulatory requirements and to verify compliance with the contract documents.
- B. Contractor's Responsibilities:
  - 1. Cooperate with Testing Laboratory personnel, and furnish access, tools, samples, certifications, test reports, design mixes, equipment, storage, and assistance as requested by the Testing Laboratory.
  - 2. Notify Architect and Testing Laboratory 48 hours prior to expected time for operations requiring inspection and testing. When tests or inspections cannot be performed, through the fault of the Contractor, reimburse the Owner for the additional costs incurred.
  - 3. Remove and replace all work found not complying with the Contract Documents. Remedies shall be in accordance with the Contract Documents and code requirements.
  - 4. If initial tests and inspections indicate deficient work, the Contractor shall reimburse the Owner for the costs of all subsequent tests and inspections related to the deficiency.
  - 5. All damage which may occur to the work as a result of normal testing operations shall be repaired to match surrounding surfaces.
  - 6. Schedule testing and inspection so that the work of testing and inspection personnel will be as continuous and brief as possible.
  - 7. Reimburse the Owner for travel and lodging expenses incurred for testing and inspection services performed outside a radius of 100 miles of the site.
- C. Tests and inspections shall be in accordance with code requirements and as otherwise required to verify conformance to Contract requirements.

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SECTION 014500 - QUALITY CONTROL**

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- D. Contractor's Convenience Testing: Inspection and testing performed exclusively for the Contractor's convenience shall be the sole responsibility of the Contractor.

**END OF SECTION**



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**SECTION 015000 - TEMPORARY FACILITIES AND CONTROLS**

**PART 1 - GENERAL**

**1.1 SUMMARY**

- A. Section Includes:
  - 1. General requirements.
  - 2. Electricity, lighting.
  - 3. Heat, ventilation, cooling.
  - 4. Telephone service.
  - 5. Water.
  - 6. Sanitary facilities.
  - 7. Barriers.
  - 8. Closures.
  - 9. Protection of installed work.
  - 10. Security.
  - 11. Safety.
  - 12. Site water control.
  - 13. Cleaning during construction.
  - 14. Field offices and sheds.
  - 15. Contractor designated areas.
  - 16. Removal.
- B. Related Sections:
  - 1. 011000 - Summary: Contractor use of premises.
  - 2. 017700 - Closeout Procedures: Final cleaning.
- C. This Section applies to all Technical Specification Sections, and supplements the General and Supplemental Conditions.

**1.2 GENERAL REQUIREMENTS**

- A. Temporary facilities and controls shall conform to the requirements of the jurisdictional code authorities.

**1.3 ELECTRICITY, LIGHTING**

- A. Use existing power and lighting to the greatest practical extent. When approved by the Owner, provide service required for construction operations, with branch wiring and distribution boxes located as necessary for additional service and lighting
- B. Provide additional temporary lighting for construction operations.
- C. Repair all existing lighting and power equipment, when damaged due to construction operations.
- D. The Owner will pay for power used. Take measures to conserve energy.

**1.4 HEAT, VENTILATION**

- A. Provide temporary heating and cooling as necessary to maintain specified conditions for Construction operations, to protect materials and finishes from damage due to temperature or humidity.
- B. Provide temporary ventilation of enclosed areas to cure materials, disperse humidity, and prevent accumulations of dust, fumes, vapors, or gases.
- C. Prior to operation of permanent facilities for temporary purposes, verify that installation is approved for operation, and that filters are in place.
- D. Provide and pay for operation and maintenance of equipment,
- E. Take measures to conserve energy.

**1.5 WATER**

- A. Use existing water outlets to the greatest extent possible. Extend branch piping with outlets only as approved by the Owner.

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**SECTION 015000 - TEMPORARY FACILITIES AND CONTROLS**

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- B. The Owner will pay the costs for all water used. Conserve water use whenever possible.

**1.6 SANITARY FACILITIES**

- A. Provide and maintain required portable facilities and enclosures.

**1.7 BARRIERS**

- A. Provide as required to prevent public entry to construction areas and to protect existing facilities and adjacent properties from damage from construction operations.
- B. Provide 6 foot high fence around construction site; equip with vehicular and pedestrian gates with locks. Construction: Contractor's option.
- C. Provide barricades and covered walkways as required by governing authorities for public rights-of-way and for public access to adjacent properties or buildings.
- D. Provide barriers around trees and plants designated to remain. Protect against vehicular traffic, stored materials, dumping, chemically injurious materials, and puddling or continuous running water.
- E. Provide barricades around openings in floors and roof decks.

**1.8 CLOSURES**

- A. Exterior Closures:
  - 1. Provide temporary weather-tight closures as necessary to create proper interior environmental conditions, protection of materials, and to prevent entry of unauthorized persons.
  - 2. Where doors are necessary for access by construction personnel, provide self-closing hardware and locks.
  - 3. Except as necessary for construction access, do not remove exterior closures until permanent construction is ready to be installed and made weathertight.
  - 4. Enclosures shall be constructed to prevent blow off during inclement weather, and shall be sealed to prevent water penetration and excessive air infiltration.
- B. Interior Closures:
  - 1. Provide temporary closures to prevent penetration of dust and moisture into occupied areas separate from work areas, damage to operating systems and components, and to create environmental conditions necessary for the proper installation of materials and systems.
  - 2. Construction: Framing and sheet materials with closed joints and sealed edges at intersections with existing surfaces;
- C. Installed construction which has been damaged due to lack of protection shall be replaced or restored to original or new condition.
- D. Provide enclosures as necessary to maintain the requirements of the Health Department in food service areas.

**1.9 PROTECTION OF INSTALLED WORK**

- A. Provide temporary protection for installed work, including protection from impact, water, dust contamination, overspray, and similar **damage**.
- B. Secure temporary protections as necessary to prevent blow off during inclement weather.
- C. Provide protective coverings at exposed exterior walls and horizontal surfaces, projections, and window and door openings.
- D. Protect finished surfaces from damage caused by traffic, movement of heavy objects, and storage of materials. Where necessary, control traffic in immediate area as necessary to minimize the risk of impact damage.
- E. Prohibit traffic and storage on waterproofed and roofed surfaces, on lawn and landscaped areas.
- F. Installed construction which has been damaged due to lack of protection shall be replaced or **restored to original or new condition**.

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**1.10 SECURITY**

- A. Provide security program and facilities to protect Work, materials stored off-site, existing facilities, and Owner's operations from unauthorized entry, vandalism, and theft. Coordinate with Owner's security program.

**1.11 SAFETY**

- A. Furnish safety program and facilities to protect the safety of workers and other persons affected by the Work.

**1.12 SITE WATER CONTROL**

- A. Grade site to drain. Maintain excavations free of water. Provide and operate pumping equipment.

**1.13 TEMPORARY CONTROLS**

- A. Dust Control:
  - 1. Provide positive methods and apply dust control materials to minimize raising dust from construction operations, and provide positive means to prevent airborne dust from dispersing into the atmosphere.
  - 2. Provide temporary dust-proof partitions to protect public areas, occupied spaces, and adjacent mall areas.
- B. Water Control:
  - 1. Comply with applicable jurisdictional requirements regarding water usage, conservation, detention, pollution, and permits.
  - 2. Provide methods to control surface water to prevent damage to the Project, the site, or adjoining properties.
  - 3. Control fill, grading and ditching to direct surface drainage away from excavations, pits, tunnels and other construction areas; and to direct drainage to proper runoff.
  - 4. Provide, operate and maintain pumping equipment of adequate capacity to control surface water, including water accumulated during excavation operations, below grade.
  - 5. Dispose of drainage water in a manner to prevent flooding, erosion, or other damage to any portion of the site or to adjoining areas.
- C. Construction Waste Control:
  - 1. Maintain all areas under Contractor's control free of debris.
  - 2. Initiate and maintain a specific program to prevent accumulation of debris at construction site, storage and parking areas, or along access roads and haul routes.
  - 3. Schedule periodic collection and disposal of debris to a legal off-site location.
  - 4. Provide additional collections and disposals of debris whenever the periodic schedule is inadequate to prevent excessive accumulation.
  - 5. Clean interior areas prior to start of the finish work. Maintain the areas free of dust and other contaminants during finishing operations.
  - 6. Construction Waste Management:
    - a. Coordinate with the Owner's construction waste management service to select a local waste handler who will maximize recycling, salvaging, and reuse of construction waste.
    - b. Comply with the requirements of the local recycling service and provide space, access, and services necessary to support recycling operations.
    - c. Instruct jobsite personnel in the appropriate separation and handling methods as set forth by the local recycling service.
    - d. Keep materials to be recycled sufficiently clean and protect from damage which would render them unrecyclable.
- D. Pollution Control: Provide methods, means and facilities required by law to prevent contamination of soil, water or atmosphere by the discharge of noxious substances from construction operations.
- E. Noise Control:
  - 1. Construction operations must be performed in accordance with local regulations, ordinances, and jurisdictional Code authorities.
  - 2. Use of private radios and other similar portable sound equipment is prohibited.

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- F. Smoking, Eating, and Drinking: These activities shall be permitted only in designated locations selected by the Contractor; these activities are not permitted in interior spaces after carpeting and fixtures arrive on site.

**1.14 CLEANING DURING CONSTRUCTION**

- A. Control accumulation of waste materials and rubbish on a daily basis, and dispose of off-site or in a designated container on site.
- B. Clean interior areas prior to start of finish work, maintain areas free of dust and other contaminants during finishing operations.
- C. Remove excess debris from cavities which are to be concealed in the finished Work.

**1.15 STORAGE SHEDS**

- A. Storage Sheds for Tools, Materials, and Equipment: Weather-tight, with heat and ventilation for Products requiring controlled conditions, with adequate space for organized storage and access, and lighting for inspection of stored materials.

**1.16 REMOVAL**

- A. Completely remove temporary materials and equipment when their use is no longer required.
- B. Clean and repair damage caused by installation or use of temporary facilities. Remove underground installations to a depth of 2 feet; grade site as indicated. Restore existing facilities used during construction to specified, or to original, condition.

**END OF SECTION**

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SECTION 016000 - PRODUCT REQUIREMENTS**

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**PART 1 - GENERAL**

**1.1 SUMMARY**

- A. Section Includes:
  - 1. Products.
  - 2. Transportation and handling.
  - 3. Storage and protection.
  - 4. General installation requirements.
  - 5. Product options.
  - 6. Substitutions.
- B. Related Sections:
  - 1. 006325 - Substitution Request Form.
  - 2. 011000 - Summary: Owner-furnished products, reference standards.
  - 3. 014500 - Quality Control: Submittal of manufacturers' certificates.
  - 4. 017700 - Closeout Procedures: Systems demonstration, operation and maintenance data, warranties and guarantees, spare parts and maintenance materials.
- C. This Section applies to all Technical Specification Sections, and supplements the General and Supplementary Conditions.

**1.2 PRODUCTS**

- A. Products include material, equipment, and systems.
- B. Comply with size, make, type, and quality specified, unless otherwise approved in writing by the Architect. Specifications and referenced standards are minimum requirements.
- C. All components required to be supplied in quantity shall be identical, whether furnished under one or several Sections of the specifications.
- D. Unless specified or indicated otherwise, materials employed for construction purposes, such as formwork, scaffolding, and temporary lighting, shall not be incorporated into the work.
- E. Unless indicated or specified otherwise, all products incorporated into the Work shall be of the most suitable grade of their respective kinds for the intended use.
- F. Do not use materials and equipment removed from existing structure, except as specifically required, or allowed, by Contract Documents.

**1.3 TRANSPORTATION AND HANDLING**

- A. Transport by methods to avoid product damage.
- B. Deliver products in manufacturer's original containers or packaging, with identifying labels intact and legible. [Where options exist, select container or packaging systems that can be recycled or reused.]
- C. Furnish equipment and personnel to handle products by methods to prevent soiling or damage.
- D. Promptly inspect shipments to assure that products comply with requirements, quantities are correct, and products are undamaged.
- E. Immediately replace non-conforming products with new conforming products, at no additional cost to the Owner.

**1.4 STORAGE AND PROTECTION**

- A. Store products in accordance with manufacturer's instructions, with seals and labels intact and legible.
- B. Store sensitive products in weather-tight enclosures. Maintain within temperature and humidity ranges required by manufacturer's instructions, and as otherwise required to prevent damage.

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- C. For exterior storage of fabricated products, place on sloped supports above ground. Protect from soiling or staining through ground contact. Cover products subject to deterioration with impervious sheet covering; provide ventilation to avoid condensation.
- D. Store loose granular materials on solid surfaces in a well-drained area; prevent mixing with foreign matter.
- E. Arrange storage of products to furnish convenient access for inspection and inventory.

**1.5 GENERAL INSTALLATION REQUIREMENTS**

- A. Unless indicated or specified otherwise, install each product in accordance with the product manufacturer's instructions.
- B. Distribute copies of manufacturer's instructions to parties involved in the installation.
- C. Maintain one set of complete instructions at the job site during installation and until completion.

**1.6 PRODUCT OPTIONS**

- A. Product Specified by Reference Standards or by Description Only: Provide product meeting those standards.
- B. Product Specified by Naming One or More Manufacturers with an "or approved" provision: Use specified product or submit a request for substitution in accordance with the specified substitution requirements. When approved a substitute product may be used.
- C. Product Specified by Naming One or More Manufacturers, without a provisions for Substitution: No substitution will be allowed, except as specified under the Article on Substitutions.

**1.7 SUBSTITUTIONS**

- A. Timing: Substitution requests will be considered by the Architect until 5 working days prior to bid opening. Substitution requests received less than 5 days prior to bid opening will be considered at the Architect's option. Subsequent substitutions will be considered only for the following reasons:
  - 1. A product becomes unavailable due to no fault of the Contractor.
  - 2. Subsequent information or changes indicate that the specified product will not perform as intended.
  - 3. A substitute product will be in the Owner's best interest.
- B. Substitution requests prior to bid date may originate directly from the General Contractor, or from a prospective supplier or subcontractor. Subsequent substitution requests shall be submitted through the General Contractor.
- C. Documentation:
  - 1. Document each request with complete data substantiating compliance of proposed substitution with Contract Documents.
  - 2. Requests for substitution shall be made on Document 006325 - Substitution Request Form.
  - 3. Limit each request to one proposed product or system.
  - 4. For substitutions prior to Agreement, signature and projected cost data are not required.
- D. Request for substitution constitutes a representation that the proposer:
  - 1. Certifies that the proposed substitute item has been fully investigated and has been determined to be equal or superior to that specified in all respects.
  - 2. Certifies that the same or greater warranty will be furnished
  - 3. Certifies that required maintenance service and source for replacement parts are available
  - 4. Certifies that incorporation of the proposed substitute item will not affect functional clearances.
  - 5. Warrants that coordination, installation, and changes to the project as necessary to accommodate the proposed substitution shall be the Contractor's responsibility, that use of the substitute item(s) will not delay project completion
  - 6. Warrants that claims for additional costs related to its incorporation which may become subsequently apparent will be borne by the Contractor.
- E. Substitutions will not be considered when they are indicated or implied on shop drawing or product data submittals.

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- F. Review: The Architect will be the judge of the acceptability of the proposed substitution; in the judgment of Architect the product shall meet the following criteria:
1. It is equal or superior in quality and serviceability to the specified product.
  2. Its use will not entail unacceptable changes in details and construction of related work.
  3. Its design and artistic effect complies with design concept.
- G. The Architect will review requests for substitutions with reasonable promptness, and request additional information, documentation, or samples, as necessary for evaluation of the request. Within two weeks of receipt of the completed request, the Architect will take one of the following actions.
1. If the substitution is allowed by the Architect prior to the cutoff date, an Addendum to the Bid Documents will be issued by the Architect.
  2. If the substitution is allowed by the Architect after the cutoff date, the Architect will notify the General Contractor and issue the appropriate Construction Change Authorization, Supplemental Instruction, or Proposal Request.
  3. If the request for substitution is denied, the proposer will be notified of the rejection. If a decision on the substitution request cannot be made or obtained within the time allocated, use the specified product.

**END OF SECTION**

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SECTION 017300 - EXECUTION**

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**PART 1 - GENERAL**

**1.1 SUMMARY**

- A. Section includes general administrative and procedural requirements governing execution of the Work including, but not limited to, the following:
  - 1. Construction layout.
  - 2. Field engineering and surveying.
  - 3. Installation of the Work.
  - 4. Coordination of Owner-installed products.
  - 5. Progress cleaning.
  - 6. Starting and adjusting.
  - 7. Protection of installed construction.
  - 8. Correction of the Work.
- B. Related Sections:
  - 1. 017700 - Closeout Procedures: Systems demonstration, operation and maintenance data, warranties and guarantees, spare parts and maintenance materials.
- C. Drawings and general provisions of the Contract, including General Conditions and other Division 01 Specification Sections, apply to this Section.

**1.2 INFORMATIONAL SUBMITTALS**

- A. Qualification Data: For land surveyor or professional engineer.
- B. Landfill Receipts: Submit copy of receipts issued by a landfill facility, licensed to accept hazardous materials, for hazardous waste disposal.
- C. Final Property Survey: Submit 4 copies showing the Work performed and record survey data.

**1.3 QUALITY ASSURANCE**

- A. Land Surveyor Qualifications: A professional land surveyor who is legally qualified to practice in jurisdiction where Project is located and who is experienced in providing land-surveying services of the kind indicated.
- 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. Not used

**PART 3 - EXECUTION**

**3.1 EXAMINATION**

- A. Existing Conditions: The existence and location of underground and other utilities and construction indicated as existing are not guaranteed. Before beginning site work, investigate and verify the existence and location of underground utilities, mechanical and electrical systems, and other construction affecting the Work.
  - 1. Before construction, verify the location and invert elevation at points of connection of sanitary sewer, storm sewer, and water-service piping; underground electrical services, and other utilities.
  - 2. Furnish location data for work related to Project that must be performed by public utilities serving Project site.
- B. 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



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compliance with requirements for installation tolerances and other conditions affecting performance. Record observations.

1. Written Report: Where a written report listing conditions detrimental to performance of the Work is required by other Sections, include the following:
  - a. Description of the Work.
  - b. List of detrimental conditions, including substrates.
  - c. List of unacceptable installation tolerances.
  - d. Recommended corrections.
2. Verify compatibility with and suitability of substrates, including compatibility with existing finishes or primers.
3. Examine roughing-in for mechanical and electrical systems to verify actual locations of connections before equipment and fixture installation.
4. Examine walls, floors, and roofs for suitable conditions where products and systems are to be installed.
5. Proceed with installation only after unsatisfactory conditions have been corrected.
6. Proceeding with the Work indicates acceptance of surfaces and conditions.

### **3.2 PREPARATION**

- A. Existing Utility Information: Furnish information to local utility and Owner that is necessary to adjust, move, or relocate existing utility structures, utility poles, lines, services, or other utility appurtenances located in or affected by construction. Coordinate with authorities having jurisdiction.
- B. 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.
- C. Space Requirements: Verify space requirements and dimensions of items shown diagrammatically on Drawings.
- D. 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 the Contractor, submit a request for information to Architect according to requirements in Division 01 Section "Project Management and Coordination."

### **3.3 CONSTRUCTION LAYOUT**

- A. Verification: Before proceeding to lay out the Work, verify layout information shown on Drawings, in relation to the property survey and existing benchmarks. If discrepancies are discovered, notify Architect and Civil Engineer promptly.
- B. General: Engage a land surveyor or professional engineer to lay out the Work using accepted surveying practices.
  1. Establish benchmarks and control points to set lines and levels at each story of construction and elsewhere as needed to locate each element of Project.
  2. Establish dimensions within tolerances indicated. Do not scale Drawings to obtain required dimensions.
  3. Inform installers of lines and levels to which they must comply.
  4. Check the location, level and plumb, of every major element as the Work progresses.
  5. Notify Architect when deviations from required lines and levels exceed allowable tolerances.
  6. Close site surveys with an error of closure equal to or less than the standard established by authorities having jurisdiction.
  7. Maintain survey stakes and markers throughout the period when in use. Restore survey information markers disturbed by construction activities, vandalism, accident, etc.
- C. Site Improvements: Locate and lay out site improvements, including pavements, grading, fill and topsoil placement, utility slopes, and rim and invert elevations.
- D. Building Lines and Levels: Locate and lay out control lines and levels for structures, building foundations, column grids, and floor levels, including those required for mechanical and electrical

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work. Transfer survey markings and elevations for use with control lines and levels. Level foundations and piers from two or more locations.

- E. Record Log: Maintain a log of layout control work. Record deviations from required lines and levels. Include beginning and ending dates and times of surveys, weather conditions, name and duty of each survey party member, and types of instruments and tapes used. Make the log available for reference by Architect and Owner.
- F. Phasing: When multiple separate phases are indicated, update survey information and layout for the work in each phase at the beginning and as necessary throughout the phase for progression of the work. Interim construction surveys shall follow the above procedures of this Section.

### **3.4 FIELD ENGINEERING**

- A. Identification: Owner will identify existing benchmarks, control points, and property corners.
- B. Reference Points: Locate existing permanent benchmarks, control points, and similar reference points before beginning the Work. Preserve and protect permanent benchmarks and control points during construction operations.
  - 1. Do not change or relocate existing benchmarks or control points without prior written approval of Architect. Report lost or destroyed permanent benchmarks or control points promptly. Report the need to relocate permanent benchmarks or control points to Architect before proceeding.
  - 2. Replace lost or destroyed permanent benchmarks and control points promptly. Base replacements on the original survey control points.
- C. Final Property Surveys: Engage a land surveyor or professional engineer to prepare a final property survey showing all significant features (real property) and all new lot lines, easements and encumbrances that result from the Work and require recording prior to final acceptance by the Owner. Provide legal descriptions and drawings of utility easements, and modify the project site legal description in the format required by the Authorities Having Jurisdiction (AEJ) for recording.
  - 1. The contractor may by separate agreement utilize the Owner's surveyor or civil engineer for this work. Include on the survey a certification, signed by preparer, that principal metes, bounds, lines, and levels of Project are accurately positioned as shown on the survey.
  - 2. Show boundary lines, monuments, streets, site improvements and utilities, existing improvements and significant vegetation, adjoining properties, acreage, grade contours, and the distance and bearing from a site corner to a legal point.
  - 3. Elements requiring special survey attention include, but are not limited to, the following:
  - 4. Power Utility easement for service and transformer
  - 5. Public right-of-way dedication as indicated
  - 6. Submission and Recording: Submit surveys and documents to Architect at Substantial Completion. Owner shall have the final property survey, easements, etc. recorded with authorities having jurisdiction and utility companies as necessary.

### **3.5 GENERAL INSTALLATION PROCEDURES**

- 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.
  - 3. Conceal pipes, ducts, and wiring in finished areas, unless otherwise indicated.
  - 4. Maintain minimum headroom clearance of 96 inches in occupied spaces and 90 inches in unoccupied spaces, unless otherwise specifically indicated.
- 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.

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- E. Tools and Equipment: Do not use tools or equipment that produce harmful noise levels.
- F. 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.
- G. 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.
  - 1. Mounting Heights: Where mounting heights are not indicated, mount components at heights directed by Architect.
  - 2. Allow for building movement, including thermal expansion and contraction.
  - 3. Coordinate installation of anchorages. Furnish setting drawings, templates, and directions for installing anchorages.
- H. 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.
- I. Hazardous Materials: Use products, cleaners, and installation materials that are not considered hazardous.

### **3.6 OWNER-INSTALLED PRODUCTS**

- A. Site Access: Provide access to Project site for Owner's construction personnel.
- B. Coordination: Coordinate construction and operations of the Work with work performed by Owner's construction personnel.
  - 1. Construction Schedule: Inform Owner of Contractor's preferred construction schedule for Owner's portion of the Work. Adjust construction schedule based on a mutually agreeable timetable. Notify Owner if changes to schedule are required due to differences in actual construction progress.
  - 2. Preinstallation Conferences: Include Owner's construction personnel at preinstallation conferences covering portions of the Work that are to receive Owner's work. Attend preinstallation conferences conducted by Owner's construction personnel if portions of the Work depend on Owner's construction.

### **3.7 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. Utilize containers intended for holding waste materials of type to be stored.
- 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. Concealed Spaces: Remove debris from concealed spaces before enclosing the space.
- F. Exposed Surfaces in Finished Areas: Clean exposed surfaces and protect as necessary to ensure freedom from damage and deterioration at time of Substantial Completion.

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- G. 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 other Division 01 Sections.

**3.8 STARTING AND ADJUSTING**

- A. Coordinate startup and adjusting of equipment and operating components with requirements in Division 01 Section "General Commissioning Requirements."
- B. Start equipment and operating components to confirm proper operation. Remove malfunctioning units, replace with new.
- C. Adjust equipment for proper operation. Adjust operating components for proper operation. without binding.
- D. Test each piece of equipment to verify proper operation. Test and adjust controls and safeties. Replace damaged and malfunctioning controls and equipment.
- E. Manufacturer's Field Service: Comply with qualification requirements in Division 01 Section "Quality Requirements."

**3.9 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.
- C. 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.
- D. 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.
- E. Limiting Exposures: Supervise construction activities to ensure that no part of the construction completed or in progress, is subject to harmful, dangerous, damaging, or otherwise deleterious exposure during the construction period. Conduct construction activities to prevent, mitigate and remove conditions that could lead to damage, deterioration, infestation, etc., of the work, Where applicable, such exposures include, but are not limited to, the following:
1. Excessive static or dynamic loading.
  2. Excessive internal or external pressures.
  3. Excessively high or low temperatures.
  4. Thermal shock.
  5. Excessively high or low humidity.
  6. Air contamination or pollution.
  7. Water or ice intrusion or accumulation.
  8. Solvents.
  9. Chemicals.
  10. Light.
  11. Puncture.
  12. Abrasion.
  13. Heavy traffic.
  14. Soiling, staining and corrosion.
  15. Bacteria, mold, mildew, or conditions that promote their growth.
  16. Rodent and insect infestation.
  17. Combustion.
  18. Electrical current.
  19. High speed operation.
  20. Improper lubrication.
  21. Unusual wear or other misuse.
  22. Contact between incompatible materials.
  23. Destructive testing.
  24. Misalignment.

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- 25. Excessive weathering.
- 26. Unprotected storage.
- 27. Improper shipping or handling.
- 28. Theft. •
- 29. Vandalism.

F. Building Security: Supervised construction activities to insure that security of the building is maintained in any occupied area. That is, once equipment and products or possessions of the building tenant or Owner are installed, or placed on site, it is the responsibility of the Contractor to maintain physical security of the building. Any openings in the building that cannot be locked need to be secured during non-work hours to prevent access.

**3.10 CORRECTION OF THE WORK**

- A. Repair or remove and replace defective construction. Restore damaged substrates and finishes.
- B. Repairing includes replacing defective parts, refinishing damaged surfaces, touching up with matching materials, and properly adjusting operating equipment.
- C. Restore permanent facilities used during construction to their specified condition.
- D. Remove and replace damaged surfaces that are exposed to view if surfaces cannot be repaired without visible evidence of repair.
- E. Repair components that do not operate properly. Remove and replace operating components that cannot be repaired.
- F. Remove and replace chipped, scratched, and broken glass or reflective surfaces.

**END OF SECTION**

**PORT OF SUNNYSIDE  
OFFICE REMODEL  
SECTION 017700 - CLOSEOUT PROCEDURES**

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**PART 1 - GENERAL**

**1.1 SUMMARY**

- A. Section Includes:
  - 1. Closeout procedures.
  - 2. Final cleaning.
  - 3. Project record documents.
  - 4. Operation and maintenance data.
  - 5. Operation instruction.
  - 6. Manufacturer's warranties.
  - 7. Guaranties.
  - 8. Spare parts and maintenance materials.
- B. Related Sections:
  - 1. 015000 - Temporary Facilities and Controls: Cleaning during construction.
  - 2. Division 23 and 26 for special closeout requirements for mechanical and electrical systems.
- C. This Section applies to all Technical Specification Sections, and supplements the General and Supplemental Conditions.

**1.2 CLOSEOUT PROCEDURES**

- A. Comply with procedures stated in General Conditions of the Contract for Substantial and Final Completion.
- B. Submit all certificates of approval issued by the governing authorities, including, without limitation, the following:
  - 1. Certificate of occupancy.
- C. Prior to final payment, submit the following affidavits using the forms listed below:
  - 1. Contractor's Affidavit of Payment of Debts and Claims AIA Document G706.
  - 2. Consent of Surety to Final Payment AIA Document G707.
  - 3. Contractor's lien release, and lien releases from each subcontractor; Contractor's Affidavit of Release of Liens AIA Document G706A
- D. Submit final Application for Payment identifying total adjusted contract sum, previous payments, and sum remaining due.
- E. Submit building permit documents and building inspection signoff sheets to the Owner.

**1.3 FINAL CLEANING**

- A. Execute prior to final inspection.
- B. Clean interior and exterior surfaces exposed to view; remove temporary labels, stains and foreign substances, polish transparent and glossy surfaces, vacuum carpeted and soft surfaces.
- C. Clean equipment and fixtures to a sanitary condition.
- D. Clean or replace filters of mechanical equipment.
- E. Clean roofs, gutters, downspouts, and drainage systems.
- F. Clean site; sweep paved areas, rake clean other surfaces.
- G. Remove waste and surplus materials, rubbish, and construction facilities from the Project and from the site.

**1.4 PROJECT RECORD DOCUMENTS**

- A. Maintain a complete set of record documents which clearly and neatly indicate all changes from the Contract Documents, and all uncovered existing conditions which will be subsequently concealed.

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SECTION 017700 - CLOSEOUT PROCEDURES**

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- B. Record documents shall include:
  - 1. Contract drawings.
  - 2. Specifications.
  - 3. Reviewed shop drawings, product data, and samples
- C. Record documents shall be used for no other purpose and shall be stored separate from those used for construction.
- D. Keep documents current; do not permanently conceal any work until required information has been recorded.
- E. Mark specifications legibly and record at each Product section a description of actual products installed. Include the manufacturer's name and product model and number.
- F. Drawings shall indicate exact installed locations and dimensions of all concealed work, including, without limitation, conduit, piping, ducts, mechanical and electrical equipment, and foundations. Indicate all changes to details which involve concealed construction.
- G. Prior to approving each Payment Request, the Architect reserves the right to inspect the Record Documents. The Payment Request may not be approved until the record documents are current to the Date of the Payment Request.
- H. At Contract Closeout, submit documents with transmittal letter containing date, Project title, Contractor's name and address, list of documents, and signature of Contractor.

**1.5 OPERATION AND MAINTENANCE DATA**

- A. Furnish published operation and maintenance information covering all equipment and finish materials installed on the project. Whether specified or not, furnish published information whenever special maintenance procedures are required to assure the proper operation and durability of project material, equipment, and finishes.
- B. Number of copies: Unless otherwise specified, submit four of each at time of project substantial completion.
- C. Submit operation data and maintenance data bound in a three ring binder. Include divider tabs to separate data for each component. Include name of Project, Contractor, and Architect.
- D. Information shall be submitted by the General Contractor through the Architect.

**1.6 OPERATION INSTRUCTION**

- A. Prior to Final Completion, instruct Owner's personnel in operation, adjustment, and maintenance of products, equipment and systems. Provide instruction at mutually agreed upon times.
- B. Use experienced personnel trained and experienced in the operation and maintenance of the building equipment or system involved.
- C. Use operation and maintenance manuals for each piece of equipment or system as the basis of instruction. Review contents in detail to explain all aspects of operation and maintenance.
- D. Refer to the individual technical Sections for additional requirements for instruction of Owner's personnel.

**1.7 MANUFACTURER'S WARRANTIES**

- A. Furnish original and duplicate copies of each manufacturer warranty executed to the Owner.
- B. Execute Contractor's submittals to the manufacturers, and assemble documents executed by the manufacturers.
- C. Provide table of contents and assemble in binder with durable plastic cover.
- D. Submit material prior to final application for payment in accordance with Section 013300. For equipment put into use with Owner's permission during construction, submit warranty within 10 days after first operation. For items of Work delayed materially beyond Date of Substantial Completion,

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furnish warranty within ten days after acceptance, listing date of acceptance as start of warranty period.

**1.8 GUARANTIES**

- A. Furnish written guaranty, executed to the Owner, on work covered by the additional guaranty requirements specified in the technical sections. The guaranty shall commence on the date of Owner acceptance of that portion of the work.
- B. Transmit through the Architect in accordance with Section 013300.

**1.9 SPARE PARTS AND MAINTENANCE MATERIALS**

- A. Furnish products, spare parts, and maintenance materials in quantities specified in each Section, in addition to that used for construction of Work. Coordinate with Owner, deliver to Project site and obtain receipt prior to final payment.
- B. Unless specified otherwise, deliver materials in manufacturer's original factory cartons or containers.
- C. Materials shall be clearly labeled, and shall include designations used in the Contract Documents.

**1.10 KEYS**

- A. Deliver properly identified and tagged keys and hardware maintenance tools to the Owner, including those specified in Sections 087100 and 102813.
- B. Obtain itemized receipt for all keys and tools.
- C. Send all master keys by registered mail directly from manufacturer to Owner's representative as later directed.

**END OF SECTION**



**PORT OF SUNNYSIDE  
OFFICE REMODEL  
SECTION 024119 – SELECTIVE DEMOLITION**

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**PART 1 - GENERAL**

**1.1 SUMMARY**

- A. Section Includes:
  - 1. Demolition and removal from the site of existing construction to accommodate the new construction.
  - 2. Removal of existing components for reinstallation.
  - 3. Salvaging of existing materials.
  - 4. Capping and identification of utility lines.
  - 5. Contractor design of shoring and bracing.
- B. Related Sections:
  - 1. 011000 - Summary: Contractor's use of the site; Owner occupancy requirements; Special work requirements.
  - 2. 015000 - Temporary Facilities and Controls: Temporary enclosures, guardrails, barriers, barricades, lighting and dust control.
  - 3. 017300 – Execution: Cutting and Patching.
  - 4. 017700 - Closeout Procedures: Project record documents.
- C. Drawings, the provisions of the Agreement, the General Conditions, and Division 1 specification sections apply to all work of this Section.
- D. Substitutions: Substitute products will be considered only under the terms and conditions of Section 016000.

**1.2 SUBMITTALS**

- A. Make submittals in accordance with Section 013300, unless specified otherwise.
- B. Submit certification that temporary shoring, support, and restraining systems have been designed by a structural engineer licensed to practice in the State of the Project.

**1.3 QUALITY ASSURANCE**

- A. Comply with the applicable health and safety regulations of the jurisdictional authorities.
- B. Obtain and pay for all permits required for the demolition work.
- C. Obtain approval of demolition procedures which affect the normal operation of [I]tenant and [I]Owner occupied spaces.
- D. The design of shorings, temporary supports, and restraining systems shall be the responsibility of the Contractor.
- E. Pre-bid Inspection: Visit the Site to determine existing conditions, and as much as possible to determine the extent of demolition required.

**PART 2 - PRODUCTS**

**2.1 MATERIALS**

NOT USED

**PART 3 - EXECUTION**

**3.1 EXAMINATION**

- A. Prior to starting work, carefully inspect existing conditions and verify that the work of this Section may properly commence. Notify the Architect in writing of conditions detrimental to the proper and timely completion of the work.

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OFFICE REMODEL  
SECTION 024119 – SELECTIVE DEMOLITION**

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- B. Do not begin demolition until all unsatisfactory conditions are resolved. Beginning work constitutes acceptance of site conditions and responsibility for defective demolition caused by prior observable conditions.
- C. When unanticipated architectural, mechanical, electrical, or structural elements or arrangements that conflict with intended function or design are encountered, investigate and measure the nature and extent of conflict. Promptly submit a written report to Architect. Perform no further demolition in such areas, unless approved by the Architect.

**3.2 PREPARATION**

- A. Provide and maintain all temporary barriers and security devices necessary for the demolition work. Conform to requirements of Section 015000.
- B. Provide protection to all surrounding public spaces. Perform work and provide temporary construction as approved by the local jurisdictional code authorities.
- C. Protect existing construction which will not be subject to demolition.

**3.3 DEMOLITION**

- A. Perform demolition as indicated and as required to accommodate the new work. Demolish in an orderly and careful manner. Where demolition exceeds that indicated, verify such demolition with the Architect prior to proceeding.
- B. Protect existing structural members. Contact the Architect prior to modifying structural members beyond the extent indicated. Cease operations and notify the Architect immediately if continued demolition operations might endanger the existing structure.
- C. Notify the Owner of hazardous materials discovered during demolition operations.
- D. Provide Contractor designed temporary shoring as required to support existing construction against movement or overload during demolition operations, until permanent supports are in place.
- E. Except where noted or specified otherwise, take possession of materials being demolished, and immediately remove from site. Do not overload existing construction to remain with demolished materials. Demolished materials which cannot be recycled or reused shall be disposed of at a legal dump site.
- F. If relics, antiques, corner stones and their contents, commemorative plaques and tablets, or other similar items are discovered, they shall remain the property of the Owner. Notify the Architect prior to removal, and obtain approval on method of removal.
- G. Carefully remove, store, and protect all materials and components to be reused.
- H. Where removal of materials indicated to remain is necessary to facilitate new construction, carefully remove, store, and protect such materials for future reinstallation.
- I. Carefully remove, protect, and turn over as directed, materials and components claimed by the Owner for salvage. Prior to demolition, contact the Owner to determine which items will be claimed.
- J. Where cut edges of the existing construction will be visible in the completed work, cut in uniform straight lines. Concrete and masonry shall be sawcut or coredrilled.
- K. Repair all demolition performed in excess of that required, at no additional cost to the Owner.
- L. Remove all disconnected utility lines. Cap remaining ends. Place markers to indicate location of disconnected utilities. Indicate location of disconnected utilities on the Project Record drawings as specified in Section 017700.
- M. Pay for and coordinate the work performed by public utilities. Notify the affected utility company well in advance of the scheduled work.
- N. Dust producing demolition operations shall be sprinkled in areas not subject to water damage. Provide other approved means of controlling dusting in areas subject to water damage.

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**O. Electrical Demolition Requirements:**

1. Remove electrical system components as indicated on the electrical drawings.
2. Abandoned underslab conduit shall be removed and cut off below the finished surface line, and all conductors shall be removed. Patch and fill the opening flush with the finish.
3. Abandoned electrical conductors shall be removed back to the branch circuit panel, unless indicated otherwise. Abandoned conduit which is exposed and readily accessible shall be removed. Leave abandoned conduit which is concealed in existing construction to remain.
4. Existing electrical equipment that is not shown on the Drawings shall be brought to the immediate attention of the Architect. Such equipment shall remain unless required to be removed or relocated to accommodate the remodel work.
5. All existing low voltage cabling disconnected and abandoned shall be fully removed from the project.
6. Electrical demolition drawings are generally diagrammatic. Complete extent of required electrical demolition which effects completion of work is not shown. In addition to verification of existing site conditions, coordinate with new and existing Architectural, Structural, Mechanical, and Fire Protection.
7. All electrical services to equipment which is indicated to be removed shall be fully removed.
8. Retain removed light fixtures for relocation and reuse as indicated. All light fixtures not to be reused shall be delivered to the Owner.

**P. Plumbing Demolition Requirements:**

1. Abandoned underslab piping shall be cut off flush with the floor line and sealed. Patch flush with the floor.
2. Abandoned piping which is exposed and readily accessible shall be removed.
3. Leave abandoned piping which is concealed in existing construction to remain.

**Q. Removal of Bonded Floor Finishes:**

1. Scrape, grind and otherwise remove existing floor finish and bonding materials as necessary to receive new floor finishes.
2. Prepared surface shall present a uniform flat surface ready to receive the new floor finishes free of telegraphing and other surface irregularities.
3. New floor finishes shall not be installed over existing floor finish materials unless approved otherwise.

**R. Existing Carpet:**

1. Remove existing carpet to receive new finish materials; dispose of existing removed carpet at an offsite legal dump site.
2. Scrape and grind substrate surfaces as necessary to produce a uniform surface ready to receive new finish.

**S. Wood Trim:** At locations where wood trim is indicated for reuse, remove and store to prevent damage. Retain for reuse only those materials identified by the Owner to be free from damage and significant wear

**T. Signage:** Existing signage indicated for relocation, and signs mounted to surfaces indicated for repainting shall be removed and stored for reinstallation under Section 101400. Remove tape residues from sign backs and substrate surfaces, as applicable.

**U.** Leave site in a condition acceptable to the Owner at all times. Remove demolished materials from site daily as work progresses. Do not overload existing structure with demolished materials.

**3.4 CLEANUP**

- A. After each demolition phase, leave the area broom clean and ready for the work of other Sections.
- B. Occupied spaces which receive demolition work shall be thoroughly and completely cleaned prior to Owner's daily operations. Cleaning shall include: vacuuming, dusting, stain and dirt removal, and cleaning of glass and countertops.

**END OF SECTION**

**PORT OF SUNNYSIDE  
OFFICE REMODEL  
SECTION 055000 - METAL FABRICATIONS**

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**PART 1 - GENERAL**

**1.1 SUMMARY**

- A. Section Includes:
  - 1. Fabricated metal items indicated on the Architectural Drawings.
- B. Related Sections:
  - 1. 014500 - Quality Control: Requirements for testing and inspections.
  - 2. 099000 - Painting: Field painting of metal fabrications shop primed in this section.
- C. Drawings, the provisions of the Agreement, the General Conditions, and Division 1 specification sections apply to all work of this Section.
- D. Substitutions: Substitute products will be considered only under the terms and conditions of Section 016000.

**1.2 REFERENCES**

- A. American Society for Testing and Materials (ASTM):
  - 1. A36 - Specification for Structural Steel.
  - 2. A123 - Specification for Zinc (Hot-Dip Galvanized) Coatings on Iron and Steel Products.
  - 3. A143 - Safeguarding Against Embrittlement of Hot Dipped Galvanized Structural Steel Products and Procedures for Detecting Embrittlement.
  - 4. A153 - Specification for Zinc Coating (Hot Dip) on Iron and Steel Hardware.
  - 5. A307 - Specification for Carbon Steel Externally Threaded Standard Fasteners.
  - 6. A366 - Specification for Carbon Steel Cold Rolled Sheet.
  - 7. A384 - Safeguarding Against Warpage and Distortion During Hot Dip Galvanizing of Steel Assemblies.
  - 8. A385 - Providing High Quality Zinc Coatings (Hot Dip).
  - 9. A500 - Specification for Cold-Formed Welded and Seamless Carbon Steel Structural Tubing in Rounds and Shapes.
  - 10. A501 - Specification for Hot-Formed Welded and Seamless Carbon Steel Structural Tubing.
  - 11. A569 - Specification for Commercial Quality Hot Rolled Sheet and Strip Carbon (0.15 Maximum Percent) Steel.
  - 12. A570 - Specification for Hot-Rolled Carbon Steel Sheet and Strip, Structural Quality.

**1.3 SUBMITTALS**

- A. Make submittals in accordance with Section 013300.
- B. Product Literature: Submit product literature for all prefabricated products.
- C. Shop Drawings:
  - 1. Show details of fabrication and installation; indicate materials, alloys and tempers, thicknesses, dimensions, methods of reinforcement and embedment, attachments, shop finishes, provisions for work of other trades, and other pertinent information as requested by Architect.
- D. Closeout Submittal:
  - 1. In accordance with Section 017700.

**1.4 QUALITY ASSURANCE**

- A. Fabricator Qualifications: Experienced and regularly engaged in producing metal fabrications of the type specified; must employ only skilled personnel using proper equipment to produce work.
- B. Testing and Inspection: All metal fabrications are subject to special inspection as specified in Section 014500.

**PORT OF SUNNYSIDE  
OFFICE REMODEL  
SECTION 055000 - METAL FABRICATIONS**

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**PART 2 - PRODUCTS**

**2.1 MATERIALS**

- A. Carbon Steel:
  - 1. Structural Shapes, Plates, and Bars: ASTM A36.
  - 2. Sheet: ASTM A366.
- B. Weathering Steel (Corten);
  - 1. A606-4 or A588 steel.
  - 2. Uncoated and pre-weathered prior to installation.
- C. Fasteners: Types as indicated, specified, or required for the assembly and installation of fabricated items.
  - 1. Bolts: ASTM A307, unless indicated otherwise; include nuts and plain hardened washers.
  - 2. Drilled-In Concrete Anchors: Ramset "Trubolt Stud Anchor," Hilti Fastening Systems "Kwikbolt," or approved.
- D. Interior Primer: Modified alkyd type (VOC compliant); lead and chromate free; gray or white color; one of the following unless approved otherwise.
  - 1. "Azeron Primer Series 88HS" by Tnemec Company Inc. (Kansas City, MO; 816-483-3400).
  - 2. "Amercoat 5105" by Ameron Protective Coatings (Brea, CA; 714-529-1951).
  - 3. "Carbocoat 150HG" by Carboline Company (St. Louis, MO; 314-644-1000; 800-848-4645).
- E. Miscellaneous Materials: Furnish incidental accessory materials, tools, and equipment as necessary for fabrication and installation of miscellaneous metal items as indicated on the Drawings.
  - 1. Non-Shrink Grout: Master Builder's "Master Flow 713," Sonneborn "SonogROUT," or approved.

**2.2 PREFABRICATED COMPONENTS**

- A. Unistrut: Unistrut Corporation (Wayne, MI), or approved. Furnish manufacturer's standard components corresponding to "P" numbers indicated on the drawing. Include 1/4 inch thick steel connecting hardware, and 1/2" diameter bolts, nuts, and lock washers.

**2.3 FABRICATION**

- A. General Fabrication Requirements: Fabricate as follows, unless specified or indicated otherwise.
  - 1. Verify all dimensions and fabricate to detail with accurate sizes and shapes, straight lines, smooth curves, and sharp angles.
  - 2. Welds shall have sufficient strength to withstand the loads applied.
  - 3. For items exposed to view or subject to contact, grind welds smooth and level with adjacent surfaces; remove all burrs from cut edges.
  - 4. Bend curved sections to a smooth radius free from buckles and twists.
  - 5. Fabrications in exterior locations shall be fabricated to shed water.
- B. Fabrication of Elements to Receive Galvanized Coatings:
  - 1. Fabricate in accordance with the applicable requirements of ASTM A143, A384, and A385.
  - 2. Remove welding slag and burrs prior to galvanizing.
  - 3. Avoid fabrication techniques which could cause distortion or embrittlement of the steel.

**2.4 SHOP FINISHES**

- A. Interior Primed finish:
  - 1. Preparation: Solvent clean in accordance with SSPC-SP1. Remove rust and scale by wire brushing, scraping, and sanding down to bare metal in accordance with SSPC-SP2 and SP3. Where SP2 and SP3 measures are insufficient, provide commercial blast cleaning in accordance with SSPC-SP6. Immediately apply specified prime coat.
  - 2. Apply interior primer in accordance with manufacturer's recommendations.
  - 3. Locations: Provide at all interior metal fabrication exposed to view, unless otherwise indicated. Do not prime surfaces to be embedded in concrete, and surfaces to be field welded.

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OFFICE REMODEL  
SECTION 055000 - METAL FABRICATIONS**

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**2.5 PROTECTION**

- A. For metal in contact with concrete, masonry, and other dissimilar materials, coat contact surfaces with zinc-rich primer.

**PART 3 - EXECUTION**

**3.1 EXAMINATION**

- A. Prior to starting work, carefully inspect installed work of other trades and verify that such work is complete to the point where work of this Section may properly commence. Notify the Architect in writing of conditions detrimental to the proper and timely completion of the work.
- B. Do not begin installation until all unsatisfactory conditions are resolved. Beginning work constitutes acceptance of conditions as satisfactory.

**3.2 INSTALLATION**

- A. Install metal fabrications in accurate locations shown. Unless indicated otherwise, fabrications shall be installed plumb and level.
- B. Provide all anchorage devices as indicated and required for a secure installation.
- C. Touch-up all surfaces damaged during installation. Patch all welds and damage marks with matching primer.

**END OF SECTION**

**PORT OF SUNNYSIDE  
OFFICE REMODEL  
SECTION 061000 - ROUGH CARPENTRY**

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**PART 1 - GENERAL**

**1.1 SUMMARY**

- A. Section Includes:
  - 1. Dimensional wood framing.
  - 2. Sheathing.
  - 3. Blocking, nailers, and curbing.
  - 4. Plywood terminal back boards.
- B. Related Sections:
  - 1. 092900 - Gypsum Board:
- C. Drawings, the provisions of the Agreement, the General Conditions, and Division 1 specification sections apply to all work of this Section.
- D. Substitutions: Substitutions will be considered only under the terms and conditions of Section 016000.

**1.2 REFERENCES**

- A. American Institute of Timber Construction (AITC)
- B. American National Standards Institute (ANSI): 190.1 - Structural Glued Laminated Timber.
- C. American Plywood Association (APA)
- D. American Society for Testing and Materials (ASTM):
  - 1. D2898 - Test Method for Accelerated Weathering of Fire-Retardant Treated Wood for Fire Testing.
  - 2. E84 - Test Method for Surface Burning Characteristics of Building Materials.
- E. American Wood Preservers' Association: Book of Standards (AWPA).
- F. National Lumber Grading Authority of Canada (NLGA).
- G. Product Standard (PS): PS-20 - American Softwood Lumber Standard.
- H. Southern Pine Inspection Bureau (SPIB).
- I. West Coast Lumber Inspection Bureau (WCLB): Standard Grading Rules for West Coast Lumber.
- J. Western Wood Products Association (WWPA).

**1.3 SUBMITTALS**

- A. Make submittals in accordance with Section 013300.
- B. Product Data: Submit complete technical and product data on the following:
  - 1. Preservative and fire retardant wood treatments.
  - 2. Framing and sheathing accessories.
  - 3. Fabricated structural wood members.

**1.4 QUALITY ASSURANCE**

- A. Regulatory Requirements: Work shall conform to the requirements of the currently enforced International Building Code as adopted by the jurisdiction.

**1.5 DELIVERY, STORAGE, AND HANDLING**

- A. Store and protect products under provisions of Section 016000.

**PORT OF SUNNYSIDE  
OFFICE REMODEL  
SECTION 061000 - ROUGH CARPENTRY**

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**PART 2 - PRODUCTS**

**2.1 DIMENSION LUMBER**

- A. Lumber shall be manufactured in accordance with PS 20, and shall be stamped and graded in accordance with WWPA, WCLB, NLGA, or SPIB grading rules.
- B. Moisture Content: Kiln dried to 19% maximum moisture content, except for material whose least dimension is 4 inches thick or greater.
- C. Species: Hem-Fir, Spruce-Pine-Fir (SPF), or Douglas Fir Larch, unless indicated or specified otherwise.
- D. Structural Lumber Grades: As indicated on the Structural Drawings.
- E. Architectural Lumber Grades: Unexposed non-structural wood framing and blocking indicated on the Architectural Drawings shall be graded as follows:
  - 1. Non-Structural Framing (2" to 4" thick, 2" to 6" wide): "Construction - Light Framing," "Stud," or better.
  - 2. Blocking and Nailers: "Utility - Light Framing," or better.

**2.2 PANEL MATERIALS**

- A. Wall and Roof Sheathing: APA Rated Sheathing; Structural I; CD grade; Exterior; plywood unless approved otherwise; thicknesses as indicated.
- B. Floor Sheathing: APA Span Rated Sturd-I-Floor; Exterior; plywood unless approved otherwise; thicknesses as indicated.
- C. Floor Underlayment: APA AC or BC plywood meeting the requirements for Underlayment Grade; sanded face; underlayment grade.
- D. Terminal Backboards: APA AC grade exterior; fire retardant treated.

**2.3 ACCESSORIES**

- A. Fasteners:
  - 1. Hot-dipped galvanized steel for exterior, high humidity, and fire treated wood locations.
  - 2. For Use With Preservative Treated Wood: 300 Series stainless steel.
  - 3. Use ring shank nails at floor sheathing.
  - 4. Screws: Self tapping; countersunk or low profile head.
- B. Metal Connectors: Simpson Company, Silver Metal Products, Inc, USP Structural Connectors, or approved; types as indicated on the Drawings; minimum G-185 galvanized coating.

**2.4 WOOD TREATMENT**

- A. Wood Preservative (Pressure Treatment):
  - 1. Preservative treat all exterior lumber, including roofing nailers, curbs and other wood in contact with concrete, masonry, and moist conditions.
  - 2. For above ground use, use AWPA certified Ammonium Copper Quaternium (ACQ) or Copper Hydroxide Sodium Dimethyldithiocarbamate (CDDC) waterborne preservative with 0.25 pounds per cubic foot of wood retention.
  - 3. Treated lumber shall be kiln dried to a maximum moisture content of 19%; treated plywood shall be kiln dried to a maximum moisture content of 15%.
  - 4. Treated lumber shall bear the quality stamp of an inspection agency approved by the jurisdictional code authorities.

**PART 3 - EXECUTION**

**3.1 EXAMINATION**

- A. Prior to starting work, carefully inspect installed work of other trades and verify that such work is complete to the point where work of this Section may properly commence. Notify the Architect in writing of conditions detrimental to the proper and timely completion of the work.



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OFFICE REMODEL  
SECTION 061000 - ROUGH CARPENTRY**

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- B. Do not begin installation until all unsatisfactory conditions are resolved. Beginning work constitutes acceptance of site conditions and responsibility for defective installation caused by prior observable conditions.

### **3.2 FRAMING**

- A. Erect as indicated.
- B. Erect wood framing members level and plumb unless indicated otherwise.
- C. Place horizontal members crown side up.
- D. Nailing shall be in accordance with IBC, unless indicated otherwise.
- E. Use framing members full length without splices.
- F. Tolerances:
  - 1. Maximum 1/4 inch from true position.
  - 2. Maximum 1/4 inch in 10 feet from true plumb or level.
- G. Site treat cut ends of field cut pressure preservative treated lumber with compatible material as recommended by the treatment materials manufacturer.
- H. After end trimming glued laminated beams, seal with penetrating sealer in accordance with AITC requirements. Do not apply sealer to surfaces to receive stains or other finish treatments.

### **3.3 SHEATHING**

- A. Install sheathing as indicated. When not indicated, install as follows:
  - 1. Secure sheathing with edges on firm bearing. Provide solid edge blocking between sheets.
- B. Fastening shall be in accordance with code requirements. Use screws in lieu of nails when fastening into metal lightgauge metal framing.
- C. Allow 1/8 inch spacing at ends and edges between panels, unless otherwise recommended by panel manufacturer.
- D. Floor sheathing shall be glued to framing members in accordance with panel manufacturer's recommendations.

### **3.4 BLOCKING, NAILERS, AND CURBS**

- A. Provide blocking, nailers, and curbs for sheathing and other construction as indicated, and as necessary for firm support. Unless otherwise indicated, solid wood backing shall be minimum 2 inch nominal thickness; plywood shall be minimum 3/4 inch thick.
- B. Blocking: Install wood blocking to receive mechanical fasteners for support of plumbing and electrical fixtures and equipment, cabinets, door stop plates, wood base, wainscots, coat hooks, toilet and bath accessories, kitchen equipment, and all other wall and ceiling mounted components.
- C. Screw fasten wood components to metal support elements.
- D. For attachment of plywood backing, kerf plywood 1/4" (3/8", maximum if required for heavy gage studs) to receive flange return (or crimp the return closed); provide supplementary sheet metal angle attached to back of stud where necessary to support backing. Screws into edge of plywood are unacceptable.

### **3.5 PLYWOOD TERMINAL BACKBOARDS**

- A. Provide a fire retardant treated plywood terminal backboard for telephone systems where indicated on the drawings.
- B. Mechanically apply directly over gypsum backing board.

**END OF SECTION**

**PORT OF SUNNYSIDE  
OFFICE REMODEL  
SECTION 062050 – EXTERIOR FINISH CARPENTRY**

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**PART 1 - GENERAL**

**1.1 SUMMARY**

- A. Section Includes:
  - 1. Wood trellis and trim
- B. Related Sections:
  - 1. 061000 - Rough Carpentry: Blocking for finish carpentry
  - 2. 099000 - Painting: Stains and finish coatings.
- C. Drawings, the provisions of the Agreement, the General Conditions, and Division 1 Specification Sections apply to all the Work of this Section.
- D. Substitutions: Substitute products will be considered only under the terms and conditions of Section 016000.

**1.2 REFERENCES**

- A. American National Standards Institute (ANSI)
  - 1. A208.1 - Particleboard, Mat Formed Wood
  - 2. A208.2 - Medium Density Fiberboard for Interior Use
- B. Architectural Woodwork Institute (AWI): Architectural Woodwork Quality Standards, Current Edition.
- C. West Coast Lumber Inspection Bureau (WCLB): Standard Grading Rules No. 17.
- D. U.S. Product Standard (PS): PS 1 Product Standard for Construction and Industrial Plywood

**1.3 SUBMITTALS**

- A. Make submittals in accordance with Section 013300.
- B. Shop Drawings. Indicate materials, components, profiles, fastening methods, jointing details, finishes and accessories. Details shall be minimum scale of 1-1/2 inch per foot.
- C. Samples:
  - 1. Solid Wood with Transparent Finish: Minimum of three 12 inch long samples representative of the maximum range of color and graining to be expected for each species, cut, and finish combination indicated. Include samples of transparent finish with putty filled holes and specified field applied top coat.
  - 2. Opaque Finish Wood: Minimum of three 12 inch long samples representative of the maximum range of graining and surface imperfections to be expected.

**1.4 QUALITY ASSURANCE**

- A. Fabricator: Minimum of 5 years experience in the fabrication of custom architectural woodwork of the type specified.
- B. Qualifications of Installers: Use only journeyman finish carpenters who are thoroughly trained and skilled in the work, and who are completely familiar with the materials and quality standards specified.

**1.5 DELIVERY, STORAGE AND HANDLING**

- A. In accordance with Section 016000, and as follows:
  - 1. Do not deliver wood materials to the building until "wet" work such as gypsum board work has been completed.
  - 2. Store materials indoors in ventilated area with minimum temperature of 60 degrees F., and relative humidity between 25 and 55 percent.

**PART 2 - PRODUCTS**

**2.1 MATERIALS**

- A. Lumber:
  - 1. Maximum moisture content of 13 percent.

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2. Western Red Cedar, Structural Grade 1, Appearance C and Better Clear.
3. Concealed Framing Lumber: AWI Grade II pine, fir, hemlock, or other species as approved.

**2.2 WOOD TRIM FABRICATION**

- A. Shop-fabricate all trim to the shapes indicated.
- B. Use solid stock lumber in full lengths indicated
- C. Tolerances for Overall Assembly Dimensions:  $\pm 1/8$  inch.
- D. Shop fit and assemble to the greatest extent possible.
- E. Back or kerf cut all trim greater than 2 inch in width, except terminate before exposed ends.

**2.3 PRE-FINISHING**

- A. Apply one coat of wood preservative finish as specified in Section 099000 to all wood surfaces prior to installation. Brush-apply or roller or spray apply and back brush in.
- B. Sand all exposed and semi-exposed wood surfaces smooth, always sanding in the direction of the wood grain.
- C. Sand all exposed transparent finish wood surfaces to AWI "Custom" grade standards. Sand all semi-exposed transparent or opaque finish wood surfaces to AWI "Custom" grade standards.
- D. Exterior wood trim is finished under Work of Section 099000.

**PART 3 - EXECUTION**

**3.1 EXAMINATION**

- A. Prior to starting work, carefully inspect installed work of other trades and verify that such work is complete to the point where work of this Section may properly commence. Notify the Architect in writing of conditions detrimental to the proper and timely completion of the work.
- B. Do not begin installation until all unsatisfactory conditions are resolved. Beginning work constitutes acceptance of site conditions and responsibility for defective installation caused by prior observable conditions.

**3.2 PREPARATION**

- A. Coordinate the installation of blocking and other supports required for the installation of architectural woodwork elements.

**3.3 WOOD TRIM**

- A. Lengths of Material: Use lumber in full lengths.
- B. Jointing: Make all joints to conceal shrinkage; miter all exterior corners; cope all interior corners, miter or scarf all end-to-end joints; install all trim pieces as long as possible, jointing only where solid support is obtained. Make no joints closer than 4 feet to corners.
- C. Fastening:
  1. Install all items straight, true, level, plumb, and firmly anchored in place; where blocking or backing is required, coordinate as necessary with other trades to ensure placement of all required backing and blocking in a timely manner.
  2. Fasten trim with finish nails or screws of proper dimension to hold the member firmly in place without splitting the wood.
  3. On exposed finish work, set all nails and screws and putty.
  4. Align exposed fasteners for uniform pattern; random or "shotgun" patterns will not be accepted.
- D. Select and arrange standing and running trim so that abutting members have a similar grain and color match to the greatest extent possible.

**3.4 SITE FINISHING**

- A. Final finish is specified in 099000.

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**3.5 CLEANING UP**

- A. Keep the premises in a neat, safe, and orderly condition at all times during execution of this portion of the work, free from accumulation of sawdust, cut-ends, and debris.
- B. At the end of each working day, or more often if necessary, remove refuse and thoroughly sweep and/or vacuum surfaces.

**END OF SECTION**

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SECTION 064000 - ARCHITECTURAL WOODWORK**

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**PART 1 - GENERAL**

**1.1 SUMMARY**

- A. Section Includes:
  - 1. Wood standing and running trim.
  - 2. Wood paneling.
  - 3. Casework.
  - 4. Wood door and relite frames.
  - 5. Solid surfacing.
  - 6. Shop applied finishing.
- B. Related Sections:
  - 1. 061000 - Rough Carpentry: Blocking for finish carpentry.
  - 2. 081400 - Wood Doors: Flush doors.
  - 3. 087100 - Door Hardware.
  - 4. 087300 - Door and Hardware Installation.
  - 5. 099000 - Painting: Field applied stains and finish coatings.
- C. Drawings, the provisions of the Agreement, the General Conditions, and Division 1 specification sections apply to all work of this Section.
- D. Substitutions: Substitute products will be considered only under the terms and conditions of Section 016000.

**1.2 REFERENCES**

- A. American National Standards (ANSI)
  - 1. ANSI A208.1 - Standard for Particleboard
  - 2. ANSI A208.2 - Standard for Medium Density Fiberboard (MDF)
- B. American Society for Testing and Materials (ASTM)
  - 1. C1036 Standard Specification for Flat Glass
  - 2. E84 Test Method for Surface Burning Characteristics of Building Materials
- C. American Plywood Association (APA)
- D. Architectural Woodwork Institute (AWI): Architectural Woodwork Quality Standards, Guide Specifications and Quality Certification Program (Current Edition).
- E. West Coast Lumber Inspection Bureau (WCLB): Standard Grading Rules No. 16.
- F. U.S. Product Standard (PS) PS 1 Product Standard for Construction and Industrial Plywood.

**1.3 DEFINITIONS**

- A. Exposed Portions of Casework: Those surfaces visible when doors and drawers are closed, including edges of doors and drawers, edges of cabinet boxes visible between doors and drawers, backs of hinged doors, interiors behind glass doors, and interiors in open cabinets.
- B. Semi-Exposed Portions of Casework: Those areas not defined as exposed, but visible when solid (not glazed) doors and drawers are opened.
- C. Concealed Portions of Casework: All remaining areas not defined as exposed or semi-exposed.

**1.4 SUBMITTALS**

- A. Make submittals in accordance with Section 013300.
- B. Shop Drawings. Indicate materials, components, profiles and configurations, dimensions, fastening methods, jointing details, colors and finishes, and accessories. Details shall be at a minimum scale of 1-1/2 inch per foot.

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- C. Samples:
  - 1. Solid Wood with Transparent Finish: Submit a minimum of 3 - 12 inch long samples representative of the maximum range of color and graining to be expected for each species, cut, and finish combination specified.
  - 2. Opaque Finish Wood: Submit a minimum of 3 - 12 inch long samples representative of the maximum range of graining and surface imperfections to be expected.
  - 3. Casework Hardware: Submit sample or product literature for each type.
  - 4. Plastic Laminate: Submit a minimum 8 x 11 sample of each color and pattern specified.
- D. Product Literature:
  - 1. Submit literature for a sample of each hardware component proposed.
  - 2. Particle Board and MDF Materials: Literature verifying materials are formaldehyde free.

### **1.5 QUALITY ASSURANCE**

- A. Fabricator: A minimum of 5 years experience in the fabrication of custom architectural woodwork of the type specified.
- B. All Architectural Woodwork shall be under the responsibility of a single fabricator.
- C. Qualifications of Installers: Use only journeyman finish carpenters who are thoroughly trained and skilled in the work, and who are completely familiar with the materials and quality standards specified. No allowance will be made for lack of skill on the part of workmen.
- D. Conform to AWI Custom grade standards except use premium grade standards for clearances and tolerances, unless specified or indicated otherwise.

### **1.6 DELIVERY, STORAGE AND HANDLING**

- A. In accordance with 016000, and as follows:
  - 1. Do not deliver wood materials to the building until "wet" work such as gypsum wallboard work has been completed.
  - 2. Store materials indoors in ventilated area with a minimum temperature of 60 degrees F., and a maximum humidity of 55%.

## **PART 2 - PRODUCTS**

### **2.1 MATERIALS**

- A. Lumber:
  - 1. Western Hemlock; Structural Grade I; Appearance Clear Vertical Grain.
  - 2. Opaque Finish Lumber: AWI Grade II Poplar.
  - 3. Concealed Framing Lumber: AWI Grade II pine, fir, hemlock, or other species as approved.
  - 4. Moisture Content: Optimum moisture content per AWI recommendations.
- B. Plywood:
  - 1. Miscellaneous Plywood Sheathing: APA rated in accordance with PS 1; 3/4 inch thick AC exterior grade unless indicated or specified otherwise; touch sanded where plastic laminate veneers are to be applied.
  - 2. Hardwood Plywood: States Industries (Eugene, OR 800-843-2753) "Apple Ply"; Grade A, 1/16 inch alder veneer core; (9 ply for 1/2 inch thickness, 13 ply for 3/4 inch thickness); hemlock veneer faces unless otherwise indicated, plain sliced.
- C. Veneer Flitches: AWI Grade AA; Western Hemlock, plain sliced.
- D. Pre-finished Board: Low pressure melamine over hardwood plywood core; formaldehyde free; colors as selected from manufacturer's standard.
- E. Plastic Laminate:
  - 1. Brands and colors as scheduled on Drawings.
  - 2. Exposed: NEMA LD-3; general and vertical grade,
  - 3. Backing Sheets: NEMA LD-3; backing grade; undecorated.

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- F. Solid Surfacing: As scheduled on the Drawings.

**2.2 ACCESSORY MATERIALS**

- A. Cabinet Hardware:
1. Pulls: 4 inch wire pulls; brushed chrome finish.
  2. Drawer Slides: Full extension ball bearing; clear zinc finish; rail mount; Accuride, or approved; load rating as required for the application.
    - a. Light Duty Rating (drawers 12 inches wide or less): Accuride 2632; 65 lb BIFMA load rating
    - b. Medium Duty Rating (drawers 32 inches wide or less): Accuride 7432; 100 lb BIFMA load rating.
    - c. Heavy Duty Rating (drawers 42 inches wide or less): Accuride 3640; 200 lb BIFMA load rating.
  3. Drawer Locks: Olympus Lock or approved; 5 pin tumbler cylinder locks; ANSI Grade 1; configuration to suit condition; keyed alike as directed, and masterkeyed. Furnish two keys for keyed alike group, and four masterkeys; finish to match pulls.
  4. Hinges: 5 knuckle hinges; brushed chrome finish.
  5. Concealed Hinges: European style; concealed (except at touch latches; self-closing; 176 degree of opening, Blum, Grass or Hafele.
  6. Catch: Ives 327 A92 magnetic catch.
  7. Touch Latches: Epco 507PWS.
  8. Cabinet Shelf Standards and Brackets: Zinc plated; Knappe and Vogt No. 255 and 256
  9. Wiring Grommets: "TG Series" by Doug Mockett and Company, Inc., Manhattan Beach CA.; size to match application; color as selected by Architect from manufacturer's standard colors.
- B. Hanging Hardware: Brooklyn Hardware LLC (Portland OR; 888-232-1151) "Panelclip," Doug Mockett and Company (Manhattan Beach CA.; 800-523-1269) ZC3 "Z-Clips," or approved; interlocking aluminum clip.

- C. Contact Bond Adhesive: Water based low VOC.

**2.3 STANDING AND RUNNING TRIM FABRICATION**

- A. Shop fabricate all trim to the shapes indicated.
- B. Assemble built-up sections. All glue lines shall be free of squeeze-out where transparent finishes are to be applied.
- C. Tolerances for overall assembly dimensions shall be within 1/32 of an inch.
- D. Shop fit and assemble to the greatest extent possible.
- E. Back or kerf cut all trim greater than 2 inch in width, except terminate before exposed ends.
- F. Fabricate trim from solid lumber.

**2.4 WOOD DOOR AND SIDELITE FRAME FABRICATION**

- A. Fabricate door frames to the shapes indicated.
- B. Fabricate to provide the following door installation clearances:
1. 1/8 inch at top, and edges.
  2. 1/2 inch from door bottom to the floor finish.
- C. Machine frames to receive hardware specified in Section 087100. Request templates from the hardware supplier.
- D. Fabricate to receive glazing with proper clearances for expansion and contraction.
- E. Fabricate frames from single length pieces, without joints, for each straight length.
- F. Fabricate each section from solid stock.

**2.5 VENEER PANEL FABRICATION**

- A. Fabricate veneer paneling to AWI "Premium" grade standards.

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- B. Fabricate veneer panels using flitches as selected by the Architect.
- C. Fabricate panels with wood veneer over plywood core. Use fire retardant treated plywood unless indicated otherwise.
- D. Provide veneer wood edging at veneer panels.
- E. Arrange veneers within each panel as follows:
  - 1. Fabricate each panel from sequential flitches.
  - 2. Book match veneers.
  - 3. Provide no veneer end joints within each panel.
  - 4. Provide grain direction as indicated.
  - 5. Where veneers are indicated to be single piece or slip matched leaves for each panel, adjoining panels shall be end matched and/or slip matched as appropriate.
- F. All panels shall be book matched and end matched.
- G. Panels shall have wood veneer balance sheets with seal coat on the back of each panel.
- H. Fabricate panels with joints accurately matched, tightly fitted.

**2.6 CASEWORK FABRICATION**

- A. General Fabrication Requirements:
  - 1. Fabricate casework from plywood with finishes as indicated. Use hardwood plywood where edges are indicated to remain exposed in the finish work.
  - 2. Fabricate to the configurations indicated, unless approved otherwise on the shop drawings.
  - 3. Provide openings in casework for the incorporation of all electrical and mechanical components. Openings for all plumbing equipment shall be cut from templates obtained from the plumbing equipment installer.
  - 4. Provide concealed access to casework electrical fixtures and wiring.
  - 5. Unless indicated or approved otherwise, provide adjustable base to provide level installation which accommodates variations in floor levelness.
  - 6. Shop assemble casework to the greatest practical extent
  - 7. Adjustable Shelves: All casework shelves shall be adjustable, unless otherwise noted. Provisions for shelf adjustment shall be by drillings at 2 inches on center in the cabinet body for the placement of shelf support brackets. Provide 4 supports for each shelf. Drillings shall be in straight even lines.
  - 8. Provide all hardware, fasteners, and exposed trim.
  - 9. Provide openings with wiring grommets at locations indicated. When not indicated, provide openings with wiring grommets along countertops with knee spaces underneath. Space at 36 inches maximum, with a minimum of one opening per knee space.
- B. Plastic Laminate Casework Construction:
  - 1. Fabricate casework in accordance with AWI standard section 400; custom grade.
  - 2. Design: AWI Flush Overlay design, unless indicated otherwise. Joint between exposed doors, drawer faces, and countertop edges shall be 1/8 inch plus or minus 1/16.
  - 3. Exposed Surfaces: Plastic laminate over plywood. Unless otherwise indicated, use hardwood plywood core where edges are exposed in the finish work
  - 4. "Inside" Exposed Surfaces of Shelving Units and Cabinets Without Doors: Plastic laminate finished hardwood plywood, with exposed edges to receive transparent finish
  - 5. Semi-Exposed Surfaces: Prefinished board as specified, unless indicated otherwise.
  - 6. Provide vertical grade plastic laminate, except use general purpose grade at countertops.
  - 7. Backs of Doors and Drawers: Prefinished board.
  - 8. Plywood shall be minimum 3/4" thick unless indicated otherwise. Shelves shall be 1" thick, minimum.
- C. Hardware:
  - 1. Unless otherwise shown or specified, all drawers shall be equipped with standard full extension slides.
  - 2. Install hardware straight and true and in perfect alignment horizontally and vertically with adjacent casework and hardware.



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3. Carefully fit and securely attach cabinet hardware in accordance with manufacturers' printed instructions, and exercise caution not to mar or injure finish surfaces.

**2.7 SOLID SURFACING**

- A. Fabricate solid surfacing countertops and other elements to detail in accordance with the manufacturer's recommendations. Include back and side splashes.

**2.8 SHOP FINISHING**

- A. Shop finish all architectural woodwork wood surfaces.
- B. Sand all exposed and semi-exposed wood surfaces smooth, always sanding in the direction of the wood grain.
- C. Sand all exposed transparent finish wood surfaces to AWI "Premium " grade standards. Sand all semi-exposed transparent or opaque finish wood surfaces to AWI "Custom" grade standards.
- D. Fill all depressions and imperfections with color matched putty, except imperfections shall not exceed AWI Premium grade standards.
- E. Transparent Finish Coating: Spray apply in accordance with AWI finishing system, Premium Grade Waterborne Conversion Varnish; matte sheen. Final coat may be field applied.
- F. Opaque Finish Coating: Spray apply in accordance with AWI finishing system, Custom Grade Catalyzed Lacquer; matte sheen.

**PART 3 - EXECUTION**

**3.1 EXAMINATION**

- A. Prior to starting work, carefully inspect installed work of other trades and verify that such work is complete to the point where work of this Section may properly commence. Notify the Architect in writing of conditions detrimental to the proper and timely completion of the work.
- B. Do not begin installation until all unsatisfactory conditions are resolved. Beginning work constitutes acceptance of site conditions and responsibility for defective installation caused by prior observable conditions.

**3.2 PREPARATION**

- A. Coordinate the installation of blocking and other supports required for the installation of architectural woodwork elements.

**3.3 STANDING AND RUNNING TRIM INSTALLATION**

- A. Jointing: Make all joints to conceal shrinkage; miter all exterior corners; cope all interior corners, miter or scarf all end-to-end joints; install all trim pieces as long as possible, jointing only where solid support is obtained. Make no joints closer than 4 feet to corners.
- B. Lengths of Material: Use random lengths and show typical joint locations on shop drawings. The minimum length shall be 8 feet, except where short lengths are required by installation conditions.
- C. Fastening:
  1. Install all items straight, true, level, plumb, and firmly anchored in place; where blocking or backing is required, coordinate as necessary with other trades to ensure placement of all required backing and blocking in a timely manner.
  2. Fasten trim with finish nails or screws of proper dimension to hold the member firmly in place without splitting the wood.
  3. On exposed finish work, set all nails and screws.
  4. Align exposed fasteners for uniform pattern; random or "shotgun" patterns will not be accepted.
- D. Select and arrange standing and running trim so that abutting members have a similar grain and color match to the greatest extent possible.

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**3.4 CASEWORK INSTALLATION**

- A. Coordinate casework installation with work of other trades for final electrical and mechanical connections.
- B. Install all casework accurately, plumb, square, and level, and permanently secured in precise position as indicated on the Drawings. Casework shall be scribed to adjacent surfaces as follows:
  - 1. Countertops and splashes to wall surfaces.
  - 2. Cabinet endwalls and other exposed surfaces to walls.
  - 3. Cabinet bases to floors.
- C. The casework installation shall be made complete with all required fastenings, clip angles, braces, anchors, adjustable levelers, and other fittings as required to render the work rigid and secure.
- D. All fasteners securing casework shall be in concealed or semi-concealed locations, unless approved otherwise.
- E. Avoid damaging finished surfaces. Repair or replace all damaged materials and surfaces in a manner approved by the Architect.
- F. Upon completion of work, and in the Architect's presence, demonstrate hardware to work freely as intended.

**3.5 DOOR AND RELITE FRAMES**

- A. Install wood door frames to receive operable doors in accordance with 087300.
- B. Install in accordance with the applicable requirements specified for standing and running trim.
- C. Glaze relite frames and fix in position with wood stops as indicated.
- D. Provide wood support framing and nailers.

**3.6 CLEANING UP**

- A. Keep the premises in a neat, safe, and orderly condition at all times during execution of this portion of the work, free from accumulation of sawdust, cut-ends, and debris.
- B. At the end of each working day, or more often if necessary, thoroughly sweep and/or vacuum surfaces. Remove the refuse to the area of the job site set aside for its storage.

**END OF SECTION**

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**SECTION 072160 - BLOWN CELLULOSE INSULATION SYSTEM**

**PART 1 - GENERAL**

**1.1 SUMMARY**

- A. Sections Includes: Blown-in cellulose insulation.
- B. Drawings, the provisions of the Agreement, the General Conditions, and Division 1 specification sections apply to all work of this Section.

**1.2 REFERENCES**

- A. ASTM E84 - Surface Burning Characteristics of Building Materials.

**1.3 SUBMITTALS**

- A. Make submittals in accordance with Section 013300.
- B. Submit product data for each system or component.
- C. Submit manufacturer's installation instructions.

**1.4 ENVIRONMENTAL REQUIREMENTS**

- A. Conform to the manufacturer's recommendations.

**PART 2 - PRODUCTS**

**2.1 MATERIALS**

- A. Loose-Fill Insulation
  - 1. Cellulosic-Fiber Loose-Fill Insulation: ASTM C 739, chemically treated for flame-resistance and wood preservative, processing, and handling characteristics.
  - 2. Blown-in, not spray applied.
  - 3. Borate wood preservatives only. Ammonia-based preservatives are not permitted.
- B. Netting: Fabric gauze; plastic or fiberglass mesh not acceptable.

**PART 3 - EXECUTION**

**3.1 EXAMINATION**

- A. Verify that substrate surfaces are clean, dry, and free of matter that may inhibit insulation adhesion.
- B. Verify other work on and within spaces to be insulated is complete prior to insulation application.
- C. Beginning installation means acceptance of substrate and project conditions.

**3.2 PREPARATION**

- A. Mask and protect adjacent surfaces from overspray or dusting.

**3.3 INSTALLATION, GENERAL**

- A. Comply with insulation manufacturer's written instructions applicable to products and applications indicated.
- B. Install insulation that is undamaged, dry, and unsoiled and that has not been left exposed to ice, rain, or snow at any time.
- C. Install insulation to envelop entire area to be insulated. Fit tightly around obstructions and fill voids with insulation. Remove projections that interfere with installation.

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**SECTION 072160 - BLOWN CELLULOSE INSULATION SYSTEM**

**3.4 BLOWN CELLULOSE APPLICATION**

- A. Loose-Fill Insulation: Apply according to ASTM C 1015 and manufacturer's written instructions. Level horizontal applications to uniform thickness as indicated, lightly settle to uniform density, but do not compact excessively.
  - 1. For cellulosic-fiber loose-fill insulation, comply with CIMA's Bulletin #2, "Standard Practice for Installing Cellulose Insulation."
- B. Blown-In Insulation: Apply blown-in insulation according to manufacturer's written instructions. Do not apply insulation until installation of pipes, ducts, conduits, wiring, and electrical outlets in walls is completed and windows, electrical boxes, and other items not indicated to receive insulation are masked. After insulation is applied, make flush with face of studs by using method recommended by insulation manufacturer.
- C. Miscellaneous Voids: Install insulation in miscellaneous voids and cavity spaces where required to prevent gaps in insulation using the following materials:
  - 1. Loose-Fill Insulation: Compact to approximately 40 percent of normal maximum volume equaling a density of approximately 2.5 lb/cu. ft..
- D. Apply materials in locations indicated on the Drawings. Terminate material in a uniform straight line.

**3.5 PROTECTION**

- A. Protect finished installation under provisions of Section 017300.

**END OF SECTION**

**PORT OF SUNNYSIDE  
OFFICE REMODEL  
SECTION 072700 - AIR BARRIERS**

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**PART 1 - GENERAL**

**1.1 SUMMARY**

- A. Section Includes:
  - 1. Building paper air barrier and weather barrier systems.
  - 2. Filler and membrane systems required to seal joints and penetrations to form a continuous air barrier assembly.
  - 3. Related air barrier accessories and components.
- B. Related Sections:
  - 1. 061000 - Rough Carpentry: Sheathing substrate.
- C. Drawings, the provisions of the Agreement, the General Conditions, and Division 1 specification sections apply to all work of this Section.
- D. Substitutions: Substitute products will be considered only under the terms and conditions of Section 016000.

**1.2 DEFINITIONS**

- A. Air Barrier: An air barrier is an assembly of interconnected components within the exterior envelope of a building which prevents air flow across the assembly, and which is intended to prevent excess moisture transfer across the assembly driven by air pressure differentials.

**1.3 SYSTEM DESCRIPTION**

- A. All voids within air barrier systems shall be closed to prevent air flow across the assembly.
- B. The following elements provided under the work of other Sections shall be considered integral parts of the air barrier assembly:
  - 1. Concrete foundation.
  - 2. Roof membrane. Plumbing vents and roof drains shall not be considered penetrations.
  - 3. Exterior windows and doors.
- C. For the work of this Section, air barrier systems shall consist of the following:
  - 1. Building paper base layer over solid substrates on the exterior building enclosure. The outer building paper weather barrier layer is included as a part of the work of this Section, but is not a primary component of the air barrier system.
  - 2. Connective seal from foundation wall to the building paper base layer.
  - 3. Connective seal of building wrap to roof membrane.
  - 4. Sealing of penetrations in the building exterior building air barrier envelope, including windows, doors, plumbing elements, electrical elements, and mechanical components, including duct penetrations at rooftop mechanical unit.

**1.4 SUBMITTALS**

- A. Make submittals in accordance with Section 013300.
- B. Product Data: Catalog cuts and installation instructions for specified manufactured products.

**1.5 QUALITY ASSURANCE**

- A. Applicator: Work of this section shall be performed by a single applicator, unless specifically approved otherwise by the Architect.
- B. Pre-Installation Conference:
  - 1. Administer pre-installation conference in accordance with Section 013119.
  - 2. Schedule meeting prior to installation of air barrier components.
  - 3. Discuss air barrier components and sequence of installation.
  - 4. Discuss all joints and penetrations and proposed methods for sealing.
  - 5. Identify and discuss all special conditions.

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**1.6 DELIVERY, STORAGE, AND HANDLING**

- A. In accordance with Section 016000.

**PART 2 - PRODUCTS**

**2.1 MATERIALS**

- A. Air Barrier (Building Paper):
  - 1. Match existing air barrier.
  - 2. Where existing is unknown or missing, provide DuPont Company (800-448-9835) "Commercial Wrap;" or approved equal.
    - a. Include manufacturer's standard tape for sealing joints and penetrations.
  - 3. Include manufacturer's standard washered fasteners for installation. Staples are not acceptable.
- B. Self-Adhesive Flexible Flashing (SAF):
  - 1. DuPont Company "Tyvek FlexWrap"
  - 2. W.R. Grace "Vycor Plus."
  - 3. Henry Company "Blueskin" 40 mil thickness.
- C. Flexible Seal: Ethylene Propylene Diene Terpolymer ( EPDM ) black membrane, reinforced or non-reinforced, nominal 0.045 inch thick; complete with manufacturer's recommended splicing materials.
- D. Air Barrier Sealant: Single component urethane gun grade sealant.
- E. Foam Seal: Low expanding spray urethane foam.
- F. Sheet Metal Closures:
  - 1. Minimum 24 gage prefinished galvanized steel.
  - 2. Custom fabricated to fit the conditions.
- G. Accessories: Provide surface conditioners, primers, mastic, tape, and other accessories as specified by or acceptable to the manufacturer of each product.
- H. Fasteners: Copolymer coated galvanized steel, or stainless steel.

**PART 3 - EXECUTION**

**3.1 EXAMINATION**

- A. Prior to starting work, carefully inspect installed work of other trades and verify that such work is complete to the point where work of this Section may properly commence. Notify the Architect in writing of conditions detrimental to the proper and timely completion of the work.
- B. Do not begin installation until all unsatisfactory conditions are resolved. Beginning work constitutes acceptance of site conditions and responsibility for defective installation caused by prior observable conditions.

**3.2 INSTALLATION**

- A. Coordinate work with other trades as necessary to form a continuous air barrier envelope for the building.
- B. Building Paper Air Barrier Installation:
  - 1. Apply building paper over solid exterior substrates in accordance with the manufacturer's recommendations; lapped to weather.
  - 2. Coordinate installation of windows and other wall penetrations with the installation of flexible flashing and building paper as shown.
  - 3. Secure with screws and washers as recommended by manufacturer.
  - 4. Sequence with installation of flexible flashing and metal flashing elements as shown and as necessary to form a continuous air and weather barrier.
- C. Flexible Flashing:
  - 1. Install flexible flashing as indicated and as specified below.
  - 2. Trim flexible flashing so that it will not be exposed in the finished work.

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SECTION 072700 - AIR BARRIERS**

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3. Coordinate installation of flexible flashing with installation of building paper and sheet metal flashing elements.
  4. Install in accordance with the manufacturer's recommendations for each condition.
  5. Provide flexible flashing as indicated and in the following locations to seal joints and penetrations between building paper base layer and the following:
    - a. Concrete foundation walls.
    - b. Roof membrane.
    - c. Pipe, conduit, and electrical box penetrations.
    - d. Window and door frames.
    - e. Penetrations through the sheathing separation between the drive up canopy soffit enclosure and the occupied building spaces.
  6. Provide flexible flashing at parapet tops as necessary to link to the inner building paper layers on both sides of the parapet walls.
  7. Provide flexible flashing to seal the joint between sheet metal closure angles and building paper base layer.
- D. Sealant:
1. Seal holes in electrical boxes, including around wire openings.
  2. Seal penetrations which cannot be sealed with flexible flashing.
  3. Provide lightgauge sheet metal angle edge trim at gypsum board edges to receive sealant.
- E. Special Construction:
1. Provide custom fabricated sheet metal enclosures around recessed light fixtures and similar elements which penetrate building paper air barrier assemblies.
  2. Mechanical Curbs:
    - a. Rigid insulation boards at equipment curbs are installed as a part of the roofing subcontract.
    - b. Foam seal joints between rigid insulation boards. Cut boards as necessary to allow foam penetration between the boards.
    - c. Foam seal joints between rigid insulation board and adjacent curb construction.
    - d. After installation of rooftop mechanical unit and ducts, foam seal the joint between the rigid insulation boards and the ducts.
  3. Sheathing Separation Between Canopy and Occupied Building Spaces:
    - a. Provide sheet metal angle between the bottom side of the metal deck of the canopy roof and the enclosure wall.
    - b. Foam seal the joint between the sheet metal angle and the flutes of the deck.

**END OF SECTION**

**PORT OF SUNNYSIDE  
OFFICE REMODEL  
SECTION 079200 - JOINT SEALANTS**

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**PART 1 - GENERAL**

**1.1 SUMMARY**

- A. Section Includes:
  - 1. Cleaning and preparation of joint surfaces.
  - 2. Sealant and backing materials.
- B. Related Sections:
  - 1. 088000 - Glazing: Glazing sealants.
  - 2. 093000 - Tiling: Grout color samples; mock-up.
  - 3. 098100 - Acoustic Insulation: Acoustical sealant.
- C. Drawings, the provisions of the Agreement, the General Conditions, and Division 1 specification sections apply to all work of this Section.
- D. Substitutions: Substitute products will be considered only under the terms and conditions of Section 016000.

**1.2 REFERENCES**

- A. American Society for Testing and Materials (ASTM):
  - 1. C1193 - Guide for Use of Joint Sealants.

**1.3 SUBMITTALS**

- A. Make submittals in accordance with Section 013300.
- B. Product Data: Submit for each sealant material used. Include manufacturer's surface preparation, priming, and installation instructions for each proposed sealant.
- C. Samples:
  - 1. Submit cured samples of each sealant type and color proposed for the work.
  - 2. For each sealant type indicated for "color as selected," or for which no color is indicated, submit color card indicating available stock colors from manufacturer's complete line of pre-formulated colors for each type of sealant.
  - 3. For custom colors, request color selection from the Architect prior to sample submittal.
- D. Quality Control Submittals:
  - 1. Schedule of sealant types, colors and respective locations.

**1.4 QUALITY ASSURANCE**

- A. Installers:
  - 1. Use only skilled workmen specially trained in the techniques of sealing, and familiar with the published recommendations of the manufacturers of the sealants being used.
- B. Verify that sealants are compatible with the substrates and accessory materials provided under other Sections.

**1.5 ENVIRONMENTAL CONDITIONS**

- A. Unless recommended otherwise by the manufacturer, install sealant systems as follows:
  - 1. Do not apply sealant when ambient temperatures are below 40 degrees F, or expected to fall below 40 degrees F before sealant cure is complete.
  - 2. Do not apply sealant to substrates or accessories that are moist.

**1.6 GUARANTEE**

- A. Furnish guarantees in accordance with Section 017700.
- B. Furnish a 2 year installer's guarantee covering defects in installation.
- C. Furnish Type S sealant manufacturer's 20 year material guarantee.



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SECTION 079200 - JOINT SEALANTS**

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**PART 2 - PRODUCTS**

**2.1 SEALANTS**

- A. Type S - Neutral Cure Silicone Sealants:
  - 1. Dow Corning, 790 Silicone Building Sealant, or "795 Silicone Structural Glazing and Weatherproofing Sealant." or "Contractors Weatherproofing Sealant."
  - 2. Pecora "890 Architectural Silicone Sealant."
  - 3. Spectrem 3 by Tremco Incorporated.
- B. Type PT: ASTM C920, Type M, Grade P, class 25; Tremco "THC 900", Sonneborn/ChemRex "Sonolastic SL 2", Pecora "Urexpan NR-200", or approved; standard colors as selected.
- C. Type PTNS: ASTM C920, Type M, grade NS, Class 25, Use T; Pecora "Dynatred," Tremco "THC901," Sika "Sikaflex-2c NS TG," or approved; custom colors to match the Architect's samples.
- D. Type A: ASTM C834; Tremco "Acrylic Latex Caulk," Pecora "AC-20," Sonneborn/ChemRex "Sonolac," or approved; standard colors to match adjacent construction.
- E. Type SM: Mildew Resistant Silicone Sealant: USDA approved; Dow Corning 786 by Dow Chemical, 898 Silicone" by Pecora (800-523-6688), Sonolastic Omniplus by Sonneborn/ChemRex, Sanitary 1702 Silicone Sealant by GE Silicones / General Electric Company, or approved; white color.

**2.2 ACCESSORY MATERIALS**

- A. Primer: Non-staining type, recommended by sealant manufacturer to suit application.
- B. Joint Cleaner: Non-corrosive and non-staining type, recommended by sealant manufacturer; compatible with joint forming materials.
- C. Backer Rod: Closed or open cell foam as recommended by the sealant manufacturer for the application; round profile; thickness approximately 130 percent of joint width.
- D. Bond Breaker: Pressure sensitive tape recommended by sealant manufacturer to suit application.

**PART 3 - EXECUTION**

**3.1 EXAMINATION**

- A. Prior to starting work, carefully inspect installed work of other trades and verify that such work is complete to the point where work of this Section may properly commence. Notify the Architect in writing of conditions detrimental to the proper and timely completion of the work.
- B. Do not begin installation until all unsatisfactory conditions are resolved. Beginning work constitutes acceptance of site conditions and responsibility for defective installation caused by prior observable conditions.
- C. Verify joint dimensions and conditions are acceptable to receive the work of this Section.

**3.2 PREPARATION**

- A. Clean and prepare joints in accordance with manufacturer's instructions. Remove any loose materials and other foreign matter which might impair adhesion of sealant.
- B. Apply masking tightly around joints to protect adjacent surfaces from excess sealant.
- C. Prime as required for proper bond to substrate materials.
- D. Backing Materials:
  - 1. Place backer rod to achieve proper sealant width/depth ratios and to prevent sealant sag.
  - 2. Use bond breaker where there is insufficient depth to use joint filler.
  - 3. Do not use backer rod and bond breaker at joints to receive Type PTNS sealant.

**3.3 INSTALLATION**

- A. Perform work in accordance with ASTM C1193, unless specified otherwise or recommended otherwise by the sealant manufacturer.

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- B. Apply sealant within recommended temperature ranges.
- C. Joint Profile:
  - 1. Sealant beads shall have a sectional width to depth ratio of 2 to 1, unless specified otherwise or recommended otherwise by the sealant manufacturer.
  - 2. Install Type PTNS sealant full depth in tile expansion joints with no backer rod.
- D. Tooling:
  - 1. Tool joints concave, unless indicated or specified otherwise. Finish to uniform profile and depth, free of air pockets, embedded matter, ridges, and sags.
  - 2. Tool type PTNS sealant to match grout joint profile.

**3.4 CLEANUP**

- A. Clean adjacent surfaces free of excess sealant as the work progresses. Use cleaning agents recommended by the sealant manufacturer.
- B. Upon completion, remove and dispose of masking.

**3.5 PROTECTION**

- A. Protect sealant in joints subject to dirt, moisture, and traffic during the sealant curing process. Protection shall be able to resist traffic while remaining securely in position.

**3.6 SCHEDULE**

- A. Type S: Provide at all exterior joints, unless specified otherwise; colors as selected from manufacturer's complete line for each type of sealant.
- B. Type PT: Provide at all exterior and interior horizontal joints subject to traffic and abrasion, unless specified otherwise; standard colors as selected from manufacturer's complete line of pre-formulated colors.
- C. Type PTNS: Provide at all expansion joints in tile; custom colors to match grout samples submitted by the tile installer.
- D. Type A: Provide at all interior joints, unless specified otherwise.
- E. Type SM: Provide at joints around countertops in kitchen or coffee areas.

**END OF SECTION**

**PORT OF SUNNYSIDE  
OFFICE REMODEL  
SECTION 081400 - WOOD DOORS**

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**PART 1 - GENERAL**

**1.1 SUMMARY**

- A. Section Includes:
  - 1. Wood doors.
  - 2. Door accessories.
- B. Related Sections:
  - 1. 064000 - Architectural Woodwork: Wood door frames.
  - 2. 087100 - Door Hardware.
  - 3. 087300 - Door and Hardware Installation.
  - 4. 088000 - Glazing: Vision lites.
- C. Drawings, the provisions of the Agreement, the General Conditions, and Division 1 specification sections apply to work of this Section.
- D. Substitutions: Substitute products will be considered only under the terms and conditions of Section 016000.
- E. A portion of the Work of this Section is by Alternate only. Refer to Section 012300.

**1.2 REFERENCES**

- A. Architectural Woodwork Institute (AWI): Architectural Woodwork Quality Standards, Guide Specifications, and Quality Certification Program; current edition.
- B. International Building Code (IBC)
- C. NFPA 80 - Fire Doors and windows.

**1.3 SUBMITTALS**

- A. In accordance with Section 013300.
- B. Product Data: Submit manufacturer's product literature for each type of door.
- C. Shop Drawings: Indicate door sizes and thickness, materials, stile and rail reinforcement, internal blocking for hardware attachment, cutouts for glazing and louvers, louver details and glazing stops.
- D. Samples: Submit two 8 x 10 inch samples of each transparent finish species and finish combination proposed.

**1.4 QUALITY ASSURANCE**

- A. Regulatory Requirements:
  - 1. Installed frame and door assembly shall conform to NFPA 80 for fire rated class indicated.
  - 2. Where doors are noted with an hourly fire resistance rating, provide door and frame assemblies labeled by Underwriter's Laboratory, or any other testing laboratory approved by the local code authorities, to meet the hourly fire rating noted. Assemblies shall meet IBC requirements for positive pressure.
  - 3. Include "S" label on fire rated door assemblies which are located at 1 hour rated exit corridors.
- B. Urea-Formaldehyde Free: All materials used to manufacture the door shall be urea-formaldehyde free.

**1.5 DELIVERY, STORAGE, AND PROTECTION**

- A. In accordance with Section 016000.
- B. Package, deliver, and store doors in accordance with AWI requirements.

**1.6 WARRANTY**

- A. Furnish manufacturer's standard warranty under provisions of Section 017700.

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SECTION 081400 - WOOD DOORS**

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**PART 2 - PRODUCTS**

**2.1 DOORS**

- A. Stile and Rail Type Doors:
  - 1. AWI Section 1400, Premium grade.
  - 2. Furnish veneered stiles and rails with solid stock wood molded profiles, unless approved otherwise; MDF, glued up lumber or laminated veneer core;
  - 3. Face Veneer:
    - a. Transparent Finish Veneer: Yellow Birch (*Betula alleghaniensis*) Select White; rotary cut, limited figure.
    - b. Paint Grade Veneer: Medium density overlay or paint grade birch.
  - 4. Where indicated, provide raised panels; minimum 1-1/8 inch thickness.
  - 5. Where indicated, provide factory preglazing with 1/2 inch insulating tempered glass units as specified in 088000.
  - 6. Where scheduled, provide 20 minute labeled doors.
  - 7. 1-3/4 inch thick, unless indicated otherwise.
  - 8. Where intumescent seals are required to meet positive pressure labeling requirements, provide concealed edge sealing system built into the door edge.
- B. Solid Core Flush Doors:
  - 1. Approved Manufacturers: One of the following.
    - a. Lynden Door (Lynden, WA; 800-.631-3667)
    - b. Vancouver Door (Puyallup, WA; 253-845-9581)
    - c. Marshfield Door Systems (Marshfield, WI 800-869-3667).
    - d. VT Industries (Two Rivers, WI; 920-793-1351).
  - 2. AWI Section 1300, PC-5 or PC-7 (5 or 7 ply construction; bonded core); Premium grade.
  - 3. Core: Solid particleboard, unless required otherwise for fire labeling requirements; formaldehyde free.
  - 4. Furnish labeled doors as required to meet the hourly fire rating indicated.
    - a. Transparent Finish Veneer: Yellow Birch (*Betula alleghaniensis*) Select White; rotary cut, limited figure.
    - b. Paint Grade Veneer: Medium density overlay or paint grade birch.
  - 5. 1-3/4 inch thick, unless scheduled otherwise.
  - 6. Where intumescent seals are required to meet positive pressure labeling requirements, provide concealed edge sealing system built into the door edge.
  - 7. At transparent finish doors, edges shall be wood to match face veneer; no finger joints will be permitted except at paint grade doors.

**2.2 ACCESSORIES**

- A. Glass Stops: Wood type, except as required to conform to labeling requirements; finished to match door finish.

**2.3 FABRICATION**

- A. Fabricate doors to the configurations indicated, in accordance with the AWI standards specified, and to fire rated labeling requirements. Attach fire and smoke rating labels.
- B. Bevel lock and hinge edges 1/8 inch in 2 inches on single acting doors.
- C. Bond edge banding to solid core with hot melt or RF cured adhesive.
- D. Prefit and premachine doors in accordance with AWI 1300-S-6. Premachine for hardware specified in Section 087100, and locate as specified in Section 087300.
- E. Doors shall be factory prefinished as scheduled to match Architect's sample;
  - 1. Transparent Finish: AWI System TR-8 Premium Grade UV Cured Acrylated Polyurethane, TR-4 Premium Grade Conversion Varnish, or TR-7 Polyester.
  - 2. Opaque Finish: AWI System OP-8 Premium Grade UV Cured Acrylated Polyurethane, OP-4 Premium Grade Conversion Varnish, or OP-7 Polyester.
- F. Factory pre-glaze doors.

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SECTION 081400 - WOOD DOORS**

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- G. Flush Door Blocking: For flush doors, provide solid lock blocks and special blocking as required for the hardware components specified elsewhere. Blocking for fire rated doors shall meet the door manufacturer's labeling requirements.

**PART 3 - EXECUTION**

**3.1 INSTALLATION**

- A. Install doors as specified in Section 087300, in accordance with manufacturer's instructions, and the fire rated labeling requirements.

**3.2 ADJUSTING AND CLEANING**

- A. Adjust for smooth and balanced door movement.

**END OF SECTION**

**PORT OF SUNNYSIDE  
OFFICE REMODEL  
SECTION 085313 - VINYL WINDOWS**

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**PART 1 - GENERAL**

**1.1 SUMMARY**

- A. Section Includes:
  - 1. Shop fabricated vinyl windows.
  - 2. Shop glazing
  - 3. Framed insect screens.
  - 4. Operable hardware and weather-stripping.
- B. Related Sections:
  - 1. 061000 - Rough Carpentry: Prepared openings.
  - 2. 064000 – Architectural Woodwork: Interior wood trim.
  - 3. 072100 - Thermal Insulation: Insulation for window perimeter stuffing.
  - 4. 072700 - Air Barriers
  - 5. 079200 - Joint Sealants: Perimeter sealing.
  - 6. 092400 - Portland Cement Plastering

**1.2 REFERENCES**

- A. American Society for Testing and Materials (ASTM):
  - 1. E283 - Rate of Air Leakage Through Exterior Windows, Curtain Walls and Doors.
  - 2. E547 - Test Method for Water Penetration of Exterior Windows, Curtain Walls, and Doors by Cyclic Static Air Pressure Differential.
  - 3. E330 - Structural Performance of Exterior Windows, Curtain Walls, and Doors by Uniform Static Air Pressure Difference.

**1.3 SYSTEM DESCRIPTION**

- A. Air Leakage: ANSI/ASTM E283; 0.15 cfm/sf of window area at test pressure of 1.57 psf.
- B. Water Penetration: None when subjected to ASTM E547 under static pressure of 2.86 psf for 15 minutes.
- C. Deflection: No glass breakage, damage to hardware, or permanent deformation, after subsection to positive and negative pressure of 3psf.

**1.5 SUBMITTALS**

- A. Make submittals under provisions of Section 013300.
- B. Product Literature: Manufacturer's descriptive literature and installation instructions .
- C. Shop Drawings: Include dimensions, relation to construction of adjacent work, air and vapor barrier seal to adjacent construction, component anchorage and locations, anchor methods and materials, and hardware details.
- D. Samples:
  - 1. Submit color samples as necessary for selection and verification of colors.
  - 2. Two samples of glazed window frame, corner, mullion joint and operating hardware, as necessary to illustrate quality of materials and joints, color and texture of finish.

**1.6 WARRANTY**

- A. Submit warranty under provisions of Section 017700.
- B. Warranty: Submit written warranty, executed by the window manufacturer, agreeing to repair or replace units which fail because of defects in material and workmanship, for as long as the indicated owner maintains ownership of the building.

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SECTION 085313 - VINYL WINDOWS**

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**PART 2 - PRODUCTS**

**2.1 WINDOW UNITS**

- A. Manufacturer: Prime Window Systems (Union Gap, WA; <https://primewindowsys.com/>)
- B. Type: Model to match existing windows in configuration, component dimensions, and color; fixed and horizontal slider types.
- C. Glazing: Manufacturer's standard clear, sealed, insulating glazing in compliance with ASTM E774; Class A; 3/4" overall thickness; low-e coating on #2 surface.
- D. Hardware:
  - 1. Weatherstripping: Replaceable double weatherstripping system; EPDM.
  - 2. Operators: Manufacturer's standard "Roto Hardware" with plated hinge arms; non-corroding material with compatible fasteners.
  - 3. Locking Assembly: Manufacturer's standard lever mechanism.
- E. Insect Screen: Fiberglass with matching frame color.
- F. Fabrication
  - 1. Windows shall be fabricated from high impact resistant polyvinyl chloride.
  - 2. Frame extrusions shall include integral nailing fin.
  - 3. All corners of the frame and sash shall be mitered and fusion welded; welds shall be dressed and finished to match surrounding area.
  - 4. Include clips for securing insect screen.
  - 5. Factory glaze units using manufacturer's standard snap-on PVC beads sized to accommodate the glass thickness.
  - 6. Install all hardware.
- G. Finish: Homogeneous with rigid PVC co-extruded frame cap; colors as selected by the Architect.

**PART 3 - EXECUTION**

**3.1 INSPECTION**

- A. Prior to starting work, carefully inspect installed work of other trades and verify that such work is complete to the point where work of this Section may properly commence. Verify that rough openings are correctly sized and located. Notify the Architect in writing of conditions detrimental to the proper and timely completion of the work.
- B. Do not begin installation until all unsatisfactory conditions are resolved. Beginning work constitutes acceptance of site conditions and responsibility for defective installation caused by prior observable conditions.

**3.2 INSTALLATION**

- A. Install windows in accordance with manufacturer's instructions.
- B. Maintain alignment with adjacent work. Secure assembly to frame openings without distortion or stress.
- C. Ensure air and vapor retarder is sealed to window frame. Coordinate placement of insulation in spaces around unit perimeter as specified in Section 072116.
- D. Perimeter sealant is specified in Section 079200.
- E. Install insect screens.
- F. Close and latch operating sash.

**3.3 CLEANING**

- A. Clean window frames and glass.

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- B. Remove labels and visible markings.

**END OF SECTION**



**PORT OF SUNNYSIDE  
OFFICE REMODEL  
SECTION 086300 – METAL-FRAMED SKYLIGHT**

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**PART 1 - GENERAL**

**1.1 SUMMARY**

- A. Section Includes:
  - 1. Low profile curb-mounted skylights.
  - 2. Structural design of skylight frames.
  - 3. Related metal flashing.
- B. Related Sections:
  - 1. 051200 - Structural Steel: Structural support framing;
  - 2. 076200 - Sheet Metal Flashing and Trim: Adjacent flashing.
  - 3. 079200 - Joint Sealants.
  - 4. 088000 - Glazing: Requirements for glass and glazing
- C. Drawings, the provisions of the Agreement, the General Conditions, and Division 1 specification sections apply to all work of this Section.
- D. Substitutions: Substitute products will be considered only under the terms and conditions of Section 016000.

**1.2 REFERENCES**

- A. American Society for Testing and Materials (ASTM):
  - 1. B209 - Aluminum and Aluminum Alloy Sheet and Plate
  - 2. B221 - Aluminum Alloy Extruded Bars, Rods, Wire, Shapes and Tubes.
  - 3. C509 - Specification for Cellular Elastomeric Preformed Gasket and Sealing Material
  - 4. C864 - Specification for Dense Elastomeric Compression Seal Gaskets, Setting Blocks, and Spacers.
  - 5. E283 - Test Method for Rate of Air Leakage Through Exterior Curtainwalls, and Doors.
  - 6. E331 - Test Method for Water Penetration of Exterior Curtainwalls, and Doors, by Uniform Static Air Pressure Difference.

**1.3 SYSTEM DESCRIPTION**

- A. Complete design, fabrication and erection of aluminum framed skylights, including adjacent structural supports, glass and glazing, connections, related flashings, accessories, and finish.
- B. System shall accommodate expansion and contraction caused by a temperature range of 20 degrees F. to +160 degrees F. without detrimental effects to components, sealing systems, and surrounding construction.
- C. Structural Design:
  - 1. Design members to withstand positive and negative wind loads, and live loads as required by the jurisdictional code authorities, limiting deflection to 1/180 of span.
  - 2. Design sloping members to withstand a 300 lb concentrated load at mid span of each rafter with no permanent deformation of members, breakage of glass, or other damage to skylight components.
  - 3. Design fasteners with a factor of safety of 4.
  - 4. Structural design of glazing is specified in Section 088000.
- D. Performance:
  - 1. Air Infiltration: Not to exceed 0.06 CFM per square foot of fixed area when tested in accordance with ASTM E283 at a static pressure differential of 6.24 PSF.
  - 2. Water Penetration: No uncontrolled water penetration when tested in accordance with ASTM E331 at a static pressure differential of 6.24 PSF.
- E. Design system to drain condensation, water entering joints, and migrating moisture, to the exterior.
- F. Appearance: System shall conform to the general appearance and configuration as indicated on the drawings, including without limitation, position, spacing, profile, and location of framing members, plane of glazing, and relationship to adjacent construction.

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SECTION 086300 – METAL-FRAMED SKYLIGHT**

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**1.4 SUBMITTALS**

- A. Make submittals in accordance with Section 013300.
- B. Product Data: Manufacturer's Complete product data and installation instructions.
- C. Shop Drawings: Submit shop drawings fully dimensioned and drawn to scale. Indicate skylight configuration, supports and anchorage, size, shape, type, and thickness of framing materials, glazing materials, and adjacent construction. Indicate loads on adjacent construction. Shop drawings shall be sealed by designing structural engineer.
- D. Samples: Submit extruded aluminum shapes proposed, glazing materials, anchorage devices, and finish of exposed parts. Samples shall be representative of materials and finishes proposed for the work.
- E. Quality Control Submittals:
  - 1. Certification: Submit written certification that the framing system has been designed to meet the specified requirements.
  - 2. Submit structural glazing sealant manufacturer's written recommendations and approvals for structural glazing installations.
- F. Closeout Submittal:
  - 1. In accordance with Section 017700.
  - 2. Submit designing engineer's certification that products and installation comply with design requirements.
- G. Make applicable glazing submittals as specified in Section 088000.

**1.5 QUALITY ASSURANCE**

- A. Manufacturer Qualifications: Minimum five years experience in the production of skylights of the type specified, with a minimum of three successful installations of comparable scope and complexity.
- B. Structural design shall be performed by a structural engineer licensed to practice in the State where the Project is located
- C. Regulatory Requirements:
  - 1. Skylights shall conform to the requirements of the jurisdictional code authorities.
  - 2. Submit all calculations and other verifications as required by the code authority to obtain approval.

**1.6 DELIVERY, STORAGE, AND HANDLING**

- A. In accordance with Section 016000.

**1.7 WARRANTY**

- A. Submit in accordance with Section 017700.
- B. Furnish manufacturer's standard 5 year warranty, executed to the Owner. Warrant system against defects in materials, design, finish, and construction, including system failure to resist water penetration.

**PART 2 - PRODUCTS**

**2.1 MANUFACTURERS**

- A. Basis of Design: Wasco Division of Velux Windows (Wells, ME; 800-888-3589).
- B. Approved equal.

**2.2 MATERIALS**

- A. Aluminum: ASTM B221, 6063-T5 or T6 alloy for extruded shapes and plate; ASTM B209, 5005 H34 alloy for sheet material.

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- B. Fasteners:
  - 1. Interior: Cadmium or zinc plated steel.
  - 2. Exterior: 300 Series stainless steel.
  - 3. Exposed fasteners shall be colored to match the framing members.
- C. Glazing Accessories:
  - 1. Interior Glazing Gaskets and Setting Blocks: Dense neoprene, Santoprene, or silicone in accordance with ASTM C864 .
  - 2. Exterior Glazing Gaskets: Sponge neoprene or silicone in accordance with ASTM C509.
  - 3. Weather Glazing Sealant: Compatible with insulating glass seal; black color.
  - 4. Structural Glazing Sealant (as applicable): Dow-Corning "795," "995," or "983" (2 component for shop application) General Electric "Ultraglaze 4000," or Ultraglaze 4400 (2 component for shop application); silicone glazing sealant.
- D. Glass: Provided under Section 088000.

### **2.3 FABRICATION**

- A. Fit and assemble framing at shop in as large size as possible.
- B. Rigidly fit joints and corners. Accurately fit and secure corners tight. Make corner joints flush, hairline, and weatherproof. Seal joints with sealant. Welding shall be performed by the heliarc process. Grind exposed welds to 100 grit finish, minimum.
- C. Fabricate custom extrusions, closures, and sheet materials to the shapes indicated; fabricate for attachment with concealed fasteners to the greatest possible extent.
- D. Minimum Component Requirements:
  - 1. Support Members: Extruded aluminum tube or "I" sections; .125 inch minimum thickness.
  - 2. Rafter and Purlin Members: Extruded aluminum tube or "I" sections; .125 inch minimum thickness; designed for snap in type glazing gaskets; condensation drainage gutters.
  - 3. Glazing Caps: Extruded aluminum glazing caps; .091 inch minimum section thickness; designed for snap in type glazing gaskets; fasteners at maximum 12 inches on center; snap on cover.
  - 4. Flashing: Sheet aluminum; minimum thickness .032 inches
- E. Organic Coating (high performance fluoropolymer):
  - 1. Comply with requirements of AAMA 2605.
  - 2. Surfaces cleaned and given conversion coating pre-treatment prior to application of 0.3 mil dry film thickness of epoxy or acrylic primer following recommendations of finish coat manufacturer.
  - 3. Exposed Surfaces: Manufacturer's standard PVDF finish system; minimum 70 percent resin; color to match PPG Industries "Sunstorm" UC70115F "Copper Exotic"; followed by Duranar XL clear topcoat.
  - 4. Furnish compatible air-dry material for field touch-up.

## **PART 3 - EXECUTION**

### **3.1 PREPARATION**

- A. Prior to starting work, carefully inspect installed work of other trades and verify that such work is complete to the point where work of this Section may properly commence. Notify the Architect in writing of conditions detrimental to the proper and timely completion of the work.
- B. Do not begin installation until all unsatisfactory conditions are resolved. Beginning work constitutes acceptance of site conditions and responsibility for defective installation caused by prior observable conditions.

### **3.2 INSTALLATION**

- A. Install skylights and accessories in accordance with the manufacturer's installation instructions, and in accordance with the approved shop drawings.
- B. Dissimilar surfaces: Isolate aluminum surfaces in contact with masonry, concrete, or other dissimilar materials with bituminous paint or 1/16" thick butyl rubber tape.

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- C. Accessories: Install flashings, trim, other accessories straight, true, without waves or buckling, surfaces free from rough edges.
- D. Field Glazing (Contractor's Option): Install glass in accordance with the skylight manufacturer's recommendations and the glazing requirements specified in Section 088000.
- E. Sealing of perimeter joints is specified in 079200.

**3.3 FIELD QUALITY CONTROL**

- A. Flood Test:
  - 1. Flood test skylights .
  - 2. Perform flood test in the presence of the Architect, with sufficient water flow, to test all components of the skylights. i.e., each vertical and horizontal member, gutters, exposed fasteners, top sidewall and base flashings and sealants to assure a complete watertight installation.
  - 3. Correct leaks and retest.

**3.4 CLEANING**

- A. Upon completion of work under this Section, clean aluminum and glazing members according to manufacturer's instructions; remove labels.
- B. Field repair scratches or surface damage to organic coatings with specified touch up material.
- C. Provide protection for the entire assembly until completion of all other work in the area by other trades.

**3.5 FIELD QUALITY CONTROL**

- A. The structural design engineer or an authorized representative shall visit the site to inspect the work. Verify and certify that the installation has been installed in accordance with the structural requirements.

**END OF SECTION**

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SECTION 087100 - DOOR HARDWARE**

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**PART 1 - GENERAL**

**1.1 DOOR HARDWARE SETS**

- A. The hardware sets represent the design intent and direction of the owner and architect. They are a guideline only and should not be considered a detailed hardware schedule. Discrepancies, conflicting hardware and missing items should be brought to the attention of the architect with corrections made prior to the bidding process. Omitted items not included in a hardware set should be scheduled with the appropriate additional hardware required for proper application and functionality.
  - 1. Quantities listed are for each pair of doors, or for each single door. The supplier is responsible for verifying all quantities listed.
  - 2. The supplier is responsible for handing and sizing all products.
  - 3. Where multiple options for a piece of hardware are given in a single line item, the supplier shall provide the appropriate application for the opening.
  - 4. At existing openings with new hardware the supplier shall field inspect existing conditions prior to the submittal stage to verify the specified hardware will work as required. Provide alternate solutions and proposals as needed.
- B. Manufacturer's Abbreviations:
  - 1. MK - McKinney
  - 2. RF - Rixson
  - 3. AD - Adams Rite
  - 4. RO - Rockwood
  - 5. RU - Corbin Russwin
  - 6. OT - Other
  - 7. NO - Norton
  - 8. PE - Pemko

**1.2 QUALITY ASSURANCE**

- A. Product Qualification:
  - 1. Hardware to be new, free of defects, blemishes and excessive play. Obtain each kind of hardware (Mechanical latch and locksets, exit devices, hinges and closers) from one manufacturer except where specified.
- B. Supplier Qualifications:
  - 1. Hardware supplier will be a direct factory contract supplier who employs a certified Architectural Hardware Consultant (AHC) available at all reasonable times during the work for project hardware consultation to owner, architect and contractor.
  - 2. Supplier will be responsible for detailing, scheduling and ordering of finish hardware.
  - 3. Conduct pre-installation conference at jobsite. Initiate and conduct with supplier, installer and related trades. Coordinate materials and techniques and sequence complex hardware items and systems installation.
  - 4. Key Conference shall be initiated and conducted with owner to determine system, keyway(s) and structure.
- C. Installer Qualifications:
  - 1. Installer to have not less than 3 years' experience specializing in installation of work in this section. Company must maintain qualified personnel trained and experienced in installing hardware.

**1.3 REFERENCES**

- A. IBC – International Building Code
- B. NFPA80 – Fire Doors and Windows
- C. NFPA101 – Life Safety Code

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- D. NFPA105 – Smoke and Draft Control Door Assemblies
- E. ANSI A117.1 - Accessible and Usable Buildings and Facilities
- F. BHMA – Builders Hardware Manufacturers Association
- G. DHI – Door Hardware Institute

**1.4 SUBMITTALS**

- A. Hardware schedule: Submit digital copies of schedule. Organize vertically formatted schedule into Hardware Sets with index of doors and headings, indicate complete designations of every item required for each door or opening. Include the following:
  - 1. Type, style, function, size, quantity and finish of hardware items.
  - 2. Name, part number and manufacture of each item.
  - 3. Fastenings and other pertinent information.
  - 4. Explanation of abbreviations, symbols and codes contained in schedule.
  - 5. Door and frame sizes, materials and degrees of swing.
- B. Product Data: Submit digital copies for each product indicated.
- C. Templates: Obtain and distribute templates for doors, frames, and other works specified to be prepared for installing door hardware.
- D. Wiring/Riser diagrams: As required for electric hardware indicated.
- E. Maintenance Data: For each type of door hardware to include in maintenance manuals specified in Division 1.
- F. Keying Schedule: Prepared by or under the supervision of supplier, after receipt of the approved finish hardware schedule, detailing Owner's final keying instructions for locks.
- G. Samples: Upon request submit material samples.

**1.5 DELIVERY, STORAGE, AND HANDLING**

- A. Deliver, store, handle and protect products to project site under provisions of Division 1 and as specified herein.
- B. Tag each item or package separately, with identification related to the final Door Hardware Schedule, and include basic installation instructions with each item or package.
- C. Deliver keys to Owner by registered mail.

**1.6 WARRANTY**

- A. Special Warranty: Manufacturer's standard form in which manufacturer agrees to repair or replace components of door hardware that fail in materials or workmanship within specified warranty period.
- B. Warranty Period: Years from date of Substantial Completion, for durations indicated.
  - 1. Closers: Thirty years
  - 2. Automatic operators: Two years
  - 3. Exit Devices, Electrical: Three years
  - 4. Exit Devices, Mechanical: Ten years
  - 5. Locksets, Electrical: Three years
  - 6. Locksets, Mechanical, Cylindrical: Ten years
  - 7. Locksets, Mechanical, Mortise: Ten years

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**1.7 MAINTENANCE**

- A. Maintenance tools:
  - 1. Furnish complete set of special tools required for maintenance and adjustment of hardware, including changing of cylinders.

**PART 2 - PRODUCTS**

**2.1 MATERIAL AND FABRICATION**

- A. Provide all door hardware for complete work, in accordance with the drawings and as specified herein.
- B. Provide items and quantities not specifically mentioned to ensure a proper and complete operational installation.

**2.2 HANGING**

- A. Conventional Hinges: Hinge open width minimum, but of sufficient throw to permit maximum door swing. Steel or stainless-steel pins:
  - 1. Three hinges per leaf to 7 feet, 6-inch height. Add one for each additional 30 inches in height or any fraction thereof.
  - 2. Provide standard-weight 4 ½ x 4 ½ for 1 ¾" thick doors up to 3'5". Provide heavy weight 5 x 4 ½ on doors 36" and over.
  - 3. Exterior outswing doors to have non removable (NRP) pins.
  - 4. Pin tips, flat button, finish to match leaves.
  - 5. Interior doors over 36" – Heavy weight.
  - 6. Interior doors up to 36" – Standard weight.

**2.3 OTHER HARDWARE**

- A. Door stops: Provide stops to protect walls, casework or other hardware.
  - 1. Except as otherwise indicated, provide stops (wall, floor or overhead) at each leaf of every swinging door leaf.
  - 2. Where wall or floor stops are not appropriate, provide overhead holders.
- B. Weatherstrip and Gasket
  - 1. Provide continuous weather-strip gasketing on exterior doors and provide smoke, light, or sound gasketing on interior doors where indicated or scheduled.
  - 2. Provide non-corrosive fasteners as recommended by the manufacturer for application indicated.
- C. Thresholds
  - 1. Except as otherwise indicated, provide standard metal threshold unit of type, size and profile as detailed or scheduled.
- D. Silencers
  - 1. Interior hollow metal frames, 3 for single doors, 2 for pairs of doors.
- E. Kickplates
  - 1. Four beveled edges, .050 inches minimum thickness, height and width as scheduled. Sheet-metal screws of bronze or stainless steel to match other hardware.

**2.4 KEYING REQUIREMENTS**

- A. All keyed cylinders shall be subject to a new system or keyed to match existing key system.
- B. Provide a factory registered keying system, complying with guidelines in ANSI/BHMA A156.28, incorporating decisions made at keying conference.
- C. Cylinders to be furnished with visual key control with key code. Stamped on the face of the keys and marked on the back or side of the cylinders.

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- D. Initiate and conduct key conference with Owner to determine correct keyway(s) and structure. Owners written approval required prior to ordering product.

**PART 3 - EXECUTION**

**3.1 PREPARATION**

- A. Ensure that walls and frames are square and plumb before hardware installation.
- B. Locate hardware per SDI-100 and applicable building, fire, life-safety, accessibility, and security codes. Notify Architect of any code conflicts before ordering materials.

**3.2 INSTALLATION**

- A. Do not install surface mounted items until finishes have been completed on substrate. Set units level, plumb and true to line and location. Adjust and reinforce attachment substrate for proper installation and operation.
- B. Locate floor stops not more than 4 inches from the wall.
- C. Drill pilot holes for fasteners in wood doors and/or frames.

**3.3 ADJUSTING**

- A. Initial Adjustment: Adjust and check each operating item of door hardware and each door to ensure proper operation or function of every unit. Replace units that cannot be adjusted to operate as intended. Adjust door control devices to compensate for final operation of heating and ventilating equipment and to comply with referenced accessibility requirements.
- B. Occupancy Adjustment: Approximately three to six months after date of Substantial Completion, Installer's Architectural Hardware Consultant must examine and readjust each item of door hardware, including adjusting operating forces, as necessary to ensure function of doors and door hardware.

**3.4 DEMONSTRATION**

- A. Demonstrate electrical, electronic and pneumatic hardware system including adjustment and maintenance procedures.

**3.5 PROTECTION/CLEANING**

- A. Cover installed hardware, protect from paint, cleaning agents, weathering, carts/barrows, etc. Remove covering materials and clean hardware just prior to substantial completion. Clean adjacent wall, frame and door surfaces soiled from installation/reinstallation process.

**Hardware Sets**

**Set: 1.0**

Doors: 019

3 Hinge, Full Mortise	TA2714 (x NRP @ out-swing doors w/locks)	US26D MK
1 Mortise Lock	2190 31 01 101 32D ADA thumb turn	BSP AD
1 Cylinder	as required	OT
1 Surface Closer, Parallel HD	DC6210 A3	BSP RU
1 Door Stop	466-RKW or OH stop where floor stop presents tripping hazard	Black RO
1 Threshold	271 A	PE
1 Perimeter Gasketing	S88BL	OT
1 Ext. Sweep	3452CNB	PE



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**Set: 2.0**

Doors: 008, 009, 010, 011, 012, 014, 017

3 Hinge, Full Mortise	TA2714 (x NRP @ out-swing doors w/locks)	US26DMK
1 Office Lock	CLX 3351 AZD Series	BSP RU
1 Interchangeable Core	CR8000 59A1	BSP RU
1 Door Stop	466-RKW or OH stop where floor stop presents tripping hazard	Black RO
1 Gasketing	S88BL Width x Height	PE

**Set: 3.0**

Doors: 002A, 015

3 Hinge, Full Mortise	TA2714 (x NRP @ out-swing doors w/locks)	US26DMK
1 Cylinder	as required	OT
1 Door Pull	RM3311-72 Mtg-Type 6HD	BSP RO
1 Surface Closer	DC6200/DC6210 (reg/par arm to suit location)	BSP RU
1 Door Stop	466-RKW or OH stop where floor stop presents tripping hazard	Black RO
1 Gasketing	S88BL Width x Height	PE

**Set: 4.0**

Doors: 005, 007, 018

3 Hinge, Full Mortise	TA2714 (x NRP @ out-swing doors w/locks)	US26DMK
1 Storeroom Lock	CLX3357 AZD CT6G	BSP RU
1 Surface Closer, Spring Stop	DC6210 A11	BSP RU
1 Kick Plate	K1050 10"H BEV CSK	BSP RO
1 Door Stop	466-RKW or OH stop where floor stop presents tripping hazard	Black RO
3 Silencer	609	RO

**Set: 5.0**

Doors: 003, 004, 013

3 Hinge, Full Mortise	TA2714 (x NRP @ out-swing doors w/locks)	US26DMK
1 Passage Lever	CL3810 PZD	BSP RU
1 Deadbolt Lock/Occupancy	D292 X 626	BSP AC
1 Surface Closer, Spring Stop	DC6210 A11	BSP RU
1 Mop Plate	K1050 14"H BEV CSK	US32DRO
1 Wall Stop	406/409 as required	US26DRO
3 Silencer	609	RO

**END OF SECTION**

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**SECTION 087300 - DOOR AND HARDWARE INSTALLATION**

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**PART 1 - GENERAL**

**1.1 SUMMARY**

- A. Section Includes:
  - 1. Installation of hardware specified in Section 087100.
  - 2. Installation of wood doors.
- B. Related Sections:
  - 1. 064000 – Architectural Woodwork: Wood frames.
  - 2. 081400 - Wood Doors.
  - 3. 087100 - Door Hardware.
- C. Drawings, the provisions of the Agreement, the General Conditions, and Division 1 specification sections apply to all work of this Section.

**1.2 REFERENCES**

- A. Hollow Metal Manufacturer's Association (HMMA): 840 - Installation and Storage of Hollow Metal Doors and Frames.
- B. National Fire Protection Association (NFPA): 80 - Fire Doors and Windows.
- C. American National Standards Institute (ANSI): A250.8 - SDI-100 Recommended Specifications for Standard Steel Doors and Frames.
- D. The Door and Hardware Institute (DHI): Recommended Locations for Architectural Hardware for Wood Flush Doors.

**1.3 QUALITY ASSURANCE**

- A. Installers of doors and finish hardware shall be skilled mechanics experienced in this type of work.
- B. Fire rated doors and hardware shall be installed in accordance with the labeling requirements.

**1.4 ENVIRONMENTAL CONDITIONS**

- A. Do not subject wood doors to abnormal heat, dryness, or humidity, or sudden changes thereof. Condition doors to average prevailing humidity prior to hanging.

**PART 2 - PRODUCTS**

**2.1 DOORS, FRAMES, AND HARDWARE**

- A. Doors, frames and hardware are specified in other sections.

**PART 3 - EXECUTION**

**3.1 EXAMINATION**

- A. Prior to starting work, carefully inspect installed work of other trades and verify that such work is complete to the point where work of this Section may properly commence. Notify the Architect in writing of conditions detrimental to the proper and timely completion of the work.
- B. Do not begin installation until all unsatisfactory conditions are resolved. Beginning work constitutes acceptance of site conditions and responsibility for defective installation caused by prior observable conditions.

**3.2 DOOR INSTALLATION**

- A. Install doors in accordance with the door manufacturer's printed instructions.
- B. Install doors plumb and square in associated frames maintaining specified clearances.

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- C. Except where specified otherwise in the respective door sections, maintain clearances of 1/8 inch at jambs and heads, 1/8 inch at meeting stiles for pairs of doors, and 1/2 inch from bottom of door to top of decorative floor finish or covering, except where threshold is shown or scheduled provide 1/4-inch clearance from bottom of door to top of threshold.
- D. Install hollow metal doors in accordance with ANSI A250.8 and HMMA 840.
- E. Install fire rated doors in accordance with NFPA 80.
- F. Install doors to operate freely, but not loosely, free from hinge bound conditions, sticking or binding. Do not install in frames which would hinder operation of doors.
- G. Ensure doors are free from rattling when in latched position.

**3.3 FINISH HARDWARE INSTALLATION**

- A. Install hardware plumb, level and true to line in accordance with manufacturer's templates, printed instructions and Project conditions.
- B. Install fire rated hardware in accordance with NFPA 80.
- C. Where cutting and fitting is required on substrates to be field painted or similarly finished, install, fit, remove and store hardware prior to finishing. Reinstall hardware after finishing operations are completed.
- D. Do not install surface mounted items until finishes have been completed on the substrate.
- E. For substrates which are not factory prepared for hardware:
  - 1. Mortise work to correct size and location without gouging, splintering or causing irregularities in exposed finish work.
  - 2. Fit faces of mortised components snug and flush without excessive clearance.
- F. Coordinate installation of electronic hardware with electrical service and fire alarm system as applicable.
- G. Hardware Locations: The following is a general listing and may contain items which do not apply to this Project.
  - 1. Butt Hinges:
    - a. Top: 5 inches from inside head of frame down to top of hinge.
    - b. Bottom: 10 inches from finish floor to bottom of hinge.
    - c. Intermediate: Equally spaced between top and bottom hinges.
    - d. Intermediate at Dutch doors: 5 inches from split line to respective top and bottom hinges.
  - 2. Locksets and Latchsets: 38 inches from finish floor to centerline of knob or lever.
  - 3. Dummy Trim: Backset and height to match locks and latches.
  - 4. Deadlocks and Deadlatches: 48 inches from finish floor to centerline of cylinder.
  - 5. Push/Pull Latches: 45 inches from finish floor to centerline of latchbolt.
  - 6. Exit Devices: 38 inches from finish floor to centerline of cross bar or touch bar.
  - 7. Door Closers:
    - a. Degree of door swing as indicated in Hardware Schedule approved by Architect, or if not indicated, locate to permit maximum door swing.
    - b. Locate on interior side of exterior doors.
    - c. Locate on stair side of doors at stairways.
    - d. Locate on room side for doors in public areas, corridors and other similar areas.
  - 8. Push/Pull Bar Sets:
    - a. Horizontal push bar centered at 42 inches above finish floor, extending full width from centerline to centerline of door stiles extending full width with bar ends centered at 4 inches from each edge of door.
    - b. Vertical pull bar centered on door stile centerline at 4 inches from door edge with top mounting at 45 inches above finish floor and equipped with stud to pass through door for concealed set screw mounting of push bar on opposite side.
  - 9. Push Plates and Pulls (Back to Back): Centerline 42 inches above finish floor. Center plate between door edge and glazed opening, or 2 inches from plate edge to door edge if door is not glazed. Pull centered in relationship to plate size.

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10. Door Pulls (Mounted Independently): Centerline of grip at 42 inches above finish floor, centered between door edge and glazed opening, or centerline of pull 3 ~~4~~ ~~5~~ inches from door edge if door is not glazed.
11. Push Plates (Mounted Independently): Centerline 45 inches above finish floor, centered between door edge and glazed opening, or 2 inches from plate edge to door edge if door is not glazed.
12. Wall Stops: Place on adjacent wall at height to contact knob, lever or pull.
13. Wall Stop/Holders: Place on adjacent wall immediately above base materials positioned such that door will strike bumper and prevent door hardware from hitting wall. Place within 3 inches of latch edge of door.
14. Floor Stops and Floor Stop/Holders: Place to permit maximum swing of door and to prevent door hardware from hitting wall. Place within 3 inches of latch edge of door, and out of foot traffic.
15. Kick Plates and Armor Places: Mount on push side, 1/8 inch above bottom edge and centered.
16. Stretcher Plates: Mount on push side, top edge 36 inches above finish floor and centered.
17. Mop Plates: Mount on pull side, 1/8 inch above bottom edge and centered.

**3.4 ADJUSTMENT AND CLEANING**

- A. Adjust and check each operating item of hardware and each door to ensure proper operation of function of every unit.
- B. Lubricate moving parts with graphite type lubricant unless otherwise recommended by the hardware manufacturer.
- C. Replace defective materials or units which cannot be adjusted to operate as intended. Reinstall items found improperly installed.
- D. Replace or re-hang doors which are hinge bound and do not swing or operate freely.
- E. Remove and replace doors which are warped, twisted or which are not in true planes.
- F. Replace factory finished doors damaged during installation.
- G. Prior to date of Substantial Completion, readjust and relubricate hardware items as necessary.

**3.5 FINAL ADJUSTMENT**

- A. Wherever hardware installation is made more than 30 calendar days prior to date of Substantial Completion of a space or area, return to the work during the week prior to acceptance or occupancy and make a final check and adjustment of all hardware items in such space or area. Clean and lubricate operating items as necessary to restore proper function and finish of hardware and doors. Adjust door control devices to compensate for final operation of heating and ventilating equipment, spring power, back check, closing and latching speeds, and handicap requirements.
- B. Instruct Owner's personnel in proper adjustment of hardware during the final adjustment of hardware.

**END OF SECTION**

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OFFICE REMODEL  
SECTION 088000 - GLAZING**

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**PART 1 - GENERAL**

**1.1 SUMMARY**

- A. Section Includes:
  - 1. Glass for wood doors.
  - 2. Glass and glazing at skylight.
  - 3. Glazing schedule at the end of the Section.
- B. Related Sections:
  - 1. 064000 - Architectural Woodwork: Wood frames to receive glazing.
  - 2. 081400 - Wood Doors: Doors to receive glazing.
- C. Drawings, the provisions of the Agreement, the General Conditions, and Division 1 specification sections apply to all work of this Section.
- D. Substitutions: Substitute products will be considered only under the terms and conditions of Section 016000.

**1.2 REFERENCES**

- A. American National Standard (ANSI): Z97.1 - Performance Specifications and Test Methods for Safety Glazing Materials in Buildings.
- B. American Society for Testing and Materials (ASTM):
  - 1. C1036 - Standard Specification for Flat Glass.
  - 2. C1048 - Standard Specification for Heat Treated Flat Glass, Kind HS, Kind FT (Coated and Uncoated).
  - 3. E773 - Test Method for Seal Durability of Sealed Insulating Glass Units.
  - 4. E774 - Specifications for Sealed Insulating Glass Units.
- C. Glass Association of North America (GANA): Glazing Manual.
- D. National Fire Protection Association (NFPA): NFPA 80 - "Standard for Fire Doors and Windows, 1999 Edition."
- E. National Fenestration Rating Council Inc. (NFRC).

**1.3 SUBMITTALS**

- A. Make submittals in accordance with Section 013300.
- B. Submittals specified in this Section may be incorporated into submittal specified in other Sections, where glass is to be provided in those Sections.
- C. Product Data: Submit product data on glass, glazing materials, and insulating glass system.
- D. Shop Drawings: Show size and thicknesses of glass, proposed "bites" in frames, sizes and locations of blocking, spacers, beads, stops, and edge treatments. Note quality, type, and strength of each light.
- E. Warranty: Submit draft of manufacturer's and fabricator's warranty for Architect's review

**1.4 QUALITY ASSURANCE**

- A. Comply with pertinent recommendations in the GANA "Manual of Glazing."
- B. Safety Glass Standard: Comply with applicable IBC requirements.
- C. Qualifications of Glazers: Provide personnel thoroughly trained and experienced in the skills required, and at least one person completely familiar with the referenced standards and the requirements of this Work, who shall personally direct installation of glazing materials.

**1.5 DELIVERY, STORAGE, AND HANDLING**

- A. Comply with applicable provisions of Section 016000.

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- B. Provide cushions at edges of glass to prevent impact damage during shipment and storage.
- C. Keep vacuum cups free from foreign material that could scratch glass.
- D. Comply with insulating unit fabricators requirements for limits on exposure to reduced barometric pressure during shipment.

**1.6 WARRANTY**

- A. Submit warranties under provisions of Section 017700.
- B. Insulating Glass Unit Warranty:
  - 1. Furnish ten year manufacturer's warranty, including coverage of units for seal failure, interpane dusting or misting, and replacement of same, under provisions of Section 017700.
- C. Replacement Guarantee:
  - 1. Provide new conforming glass units to replace glass units which break for a period of one year.
  - 2. Units broken by impact, fire, earthquake, or similar events which exceed the design loads and conditions are not subject to this requirement.
  - 3. Do not include probability for glass breakage based on specified statistical glass breakage analysis factor.
  - 4. Include all labor and materials for replacement of failed unit(s). Replacement shall include coordination with the Owner, immediate provision for maintaining openings secure and weathertight, timely ordering and fabrication of replacement items as required, installation, and cleaning.

**PART 2 - PRODUCTS**

**2.1 GLASS**

- A. Furnish the following glass in combinations as scheduled at the end of this Section:
  - 1. Clear Glass: ASTM C1036, Type I, class 1 (clear), quality Q3 glazing select.

**2.2 ACCESSORIES**

- A. Setting Blocks: Neoprene; 70-90 Shore A durometer hardness; 4 inches long x 1/4 high x width as required for application indicated.
- B. Glazing Tape (Interior): Norton "V-980," PTI "303," or approved. Size: 1/8 inch by 1/2 inch.

**2.3 FABRICATION**

- A. Tempered and Heat Strengthened Glass:
  - 1. Tempered Glass: ASTM C1048, FT; glass which has been heat treated to strengthen glass in bending to not less than 4 times the annealed strength; certified safety glass in accordance with ANSI Z97.1.
  - 2. Heat Strengthened Glass: ASTM C1048, HS ; glass which has been heat treated to strengthen glass in bending to not less than 2 times annealed strength.
  - 3. Fabricate tempered and heat strengthened glass units so that principle distortion will be in the horizontal direction in the finished installation.
  - 4. Unless otherwise approved by the building official, provide manufacturer's label on each light, indicating type and thickness of glass.
  - 5. Comply with IBC requirements for identification and labeling of safety-glazing materials in hazardous locations subject to human impact loads.
  - 6. Fabrication Process: Horizontal (roller-hearth) process with roll-wave distortion parallel to bottom edge of glass as installed, unless otherwise indicated.
- B. Laminated Glass (PVB):
  - 1. Two layers of glass as scheduled with a minimum .030 inch thick vinyl interlayer. Use .060 thick vinyl interlayer at skylight conditions with heat treated glass.
  - 2. Film:
    - a. Manufacturer: Solutia Inc. (St. Louis, MO; 877-674-1233; 314-674-1000).

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- b. Type: Clear polyvinyl butyral sheets, uniform in clarity, specifically manufactured for use in fabrication of laminated glass sheets, ultraviolet stabilized, uniform thickness as specified.
- C. Insulating Glass:
  - 1. Dual lite units fabricated from glass as scheduled; 1/2 inch nominal airspace; dual seal system.
  - 2. Twin seals; polyisobutylene primary seal and silicone secondary seal. Outer seal shall be compatible with glazing system.
  - 3. Spacer Bar: Mill finish aluminum; fill with desiccant; corners shall be partially miter cut and bent (not cut through), or formed with corner keys ultrasonically soldered in place.
  - 4. Certified through the Insulating Glass Certification Council (IGCC) in accordance with ASTM E773 and E774; certified to level CBA.
  - 5. Each piece shall bear certification number, date, and manufacturer's identification mark.
- D. Edge Treatment:
  - 1. Glass Edges to be Exposed in the Finished Work: Pencil edge, polished.
  - 2. Glass Edges Indicated for Exposed Silicone Sealant Treatment: Ground edge, seamed.

### **PART 3 - EXECUTION**

#### **3.1 EXAMINATION**

- A. Prior to starting work, carefully inspect installed work of other trades and verify that such work is complete to the point where work of this section may properly commence. Notify the Architect in writing of conditions detrimental to the proper and timely completion of the work.
- B. Do not begin installation until all unsatisfactory conditions are resolved. Beginning work constitutes acceptance of site conditions and responsibility for defective installation caused by prior observable conditions.
- C. Verify surfaces of glazing channels or recesses are clean, free of obstructions, and ready for work of this Section.

#### **3.2 PREPARATION**

- A. Clean contact surfaces and wipe dry.
- B. Seal frame corner joints, and other leakage points with sealant. At insulating glass units the sealant shall be compatible with the seal of the unit. Do not plug weep holes.
- C. Prime surfaces scheduled to receive sealant, unless otherwise recommended by the sealant manufacturer.

#### **3.3 INSTALLATION**

- A. Setting Blocks: Place setting blocks in frames for support of glass. Place at quarter points unless approved otherwise.
- B. Set glass tightly in position with proper clearances in accordance with the referenced standards.
- C. Perimeter glass clearances within setting frame shall be in accordance with GANA recommendations, and as required by the glass manufacturer to provide for wind, earthquake drift, and thermal expansion.
- D. Unless specified otherwise, glaze units with gaskets furnished with the framing systems specified in other sections.
- E. Glazing for Interior Non-Rated Doors and Windows, Where Gaskets Are Not Furnished:
  - 1. Glaze with glazing tape.
  - 2. Pre-measure and cut tapes to required lengths; adhere to fixed stops, setting horizontal tape at heads and sills before vertical tape.
  - 3. Install tape with tight butt joints; no overlaps will be accepted. Set tape with straight lines level with frame sight line.
  - 4. Position glass, uniformly sealing against tape. Install inside removable stops and place tape in stops forming a uniform seal against glass, level with sight lines.

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- F. Glazing for Fire Rated Doors and Windows: Glaze in accordance with NFPA 80, unless required otherwise by the labeling requirement of the frame.
- G. Adjust glazing materials to form a uniform sight line.

**3.4 CLEANING**

- A. Clean excess glazing materials from adjacent finished surfaces.
- B. Remove labels after work is completed.

**3.5 GLASS TYPE SCHEDULE**

- A. The following are the glass types as indicated on the Drawings:
  - 1. GL-1: Exterior Window Glazing
    - a. Insulating glass units as specified in Section 085313.
    - b. Glazing shall meet or exceed maximum U-values and SHGC as scheduled on the Drawings.
  - 2. GL-2: Skylight Glazing:
    - a. Tempered outboard lite and an annealed or heat strengthened laminated safety glass inboard lite.
    - b. Low-e coating on #2 surface.
    - c. Glazing shall meet or exceed U-values and SHGC as scheduled on the Drawings.
  - 3. GL-3: Interior door, relite and sidelight glazing:
    - a. Minimum 1/4 inch thick clear glass.
- B. Provide tempered glass in hazardous locations to meet the requirements of the jurisdictional code authorities.

**END OF SECTION**



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SECTION 092400 - PORTLAND CEMENT PLASTERING**

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**PART 1 - GENERAL**

**1.1 SUMMARY**

- A. Section Includes:
  - 1. Portland cement plaster.
  - 2. Metal lath and plaster accessories.
- B. Related Sections:
  - 1. 061000 - Rough Carpentry: Exterior framing and sheathing.
  - 2. 079200 - Joint Sealants: Perimeter joints.
- C. Drawings, the provisions of the Agreement, the General Conditions, and Division 1 specification sections apply to all work of this Section.
- D. Substitutions: Substitute products will be considered only under the terms and conditions of Section 016000.

**1.2 REFERENCES**

- A. American Society for Testing and Materials (ASTM): Latest published version, unless otherwise indicated:
  - 1. C144 - Aggregate for Masonry Mortar
  - 2. C150 - Portland Cement.
  - 3. C206 - Finishing Hydrated Lime.
  - 4. C207 - Hydrated Lime for Masonry Purposes.
  - 5. C260 - Air Entraining Admixtures for Concrete.
  - 6. C847 - Standard Specifications for Metal Lath
  - 7. C897 - Specification for Aggregate for Job Mixed Portland Cement-Based Plasters.
  - 8. C926 - Application of Portland Cement-Based Plaster.
  - 9. C1063 - Lathing and Furring for Portland Cement and Portland Cement Lime Plastering, Exterior (Stucco) and Interior.
- B. Plastic Cement: Proprietary premixed plaster compound, containing portland cement plaster, lime, and other additives.

**1.3 SUBMITTALS**

- A. Make submittals in accordance with Section 013300.
- B. Product Data: Submit for each plaster trim accessory, admixture, fiber reinforcing, and bonding agent proposed for the work.

**1.4 QUALITY ASSURANCE**

- A. Building Codes: Materials, systems, and installation shall meet requirements of the jurisdictional code authorities.
- B. Details of workmanship and installation not specified herein shall conform to specifications and recommendations of the Northwest Wall and Ceiling Bureau (Seattle, 206-524-4243).
- C. Pre-Installation Meeting:
  - 1. Prior to ordering materials and starting work of this Section, and in accordance with Section 013119, meet with the following parties:
    - a. Owner.
    - b. Architect.
    - c. General Contractor.
    - d. Cement plaster installer.
    - e. Painting subcontractor.
  - 2. Review procedures, details, scaffolding, and order of application regarding cement plaster and related construction. Discuss and determine responsibility for protection of the completed work.

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**1.5 DELIVERY, STORAGE AND HANDLING**

- A. Comply with requirements of Section 016000.

**1.6 COORDINATION**

- A. Properly coordinate work with work of other trades. Verify location of ceiling framing channels and hangers at locations where work of other trades is indicated to penetrate cement plaster work.
- B. Coordinate with work of other Sections for installation of sleeves, boxes, flanges, and other related work.
- C. Install all parts of work of this Section so that there is no direct contact with mechanical work, except as detailed, at points of penetration.

**1.7 ENVIRONMENTAL CONDITIONS**

- A. Do not apply cement plaster unless minimum ambient temperature of 40 degrees F is maintained continuously in the area to be plastered; maintain temperature 48 hours prior to application of plaster, while the plastering is being applied, and during the curing operation.
- B. Do not apply plaster to any frozen surfaces or surfaces containing frost; protect plaster coats against freezing for a period of 24 hours after application.

**PART 2 - PRODUCTS**

**2.1 PLASTER AND ASSOCIATED MATERIALS**

- A. Cement:
  - 1. Portland Cement: ASTM C150, Type I; gray for base coats; white for finish coat.
- B. Sand: Natural type, conforming to requirements of ASTM C144 or C897; gradation and use recommended for portland cement basecoat and finish coat plastering.
- C. Air Entrainment Admixture: ASTM C260, free of calcium chloride and thiocyanates, not more than 0.05 percent chloride ions.
- D. Water: Clean and free from matter deleterious to quality of cement plaster materials.
- E. Hydrated Lime: Special finishing type, as follows.
  - 1. For scratch and brown coats: ASTM C206 or C207, Type S.
  - 2. For finish coat: ASTM C206, Type S.
- F. Fiber Reinforcing: One of the following.
  - 1. Propex Concrete Systems (425-746-0900; 800-621-1273) "Fibercast 500"; fibrillated polypropylene fiber; 1/4 inch or 1/2 inch length.
  - 2. Hill Brothers Chemical Co. "Hi-Fibe P-1510"; 1/2 inch long monofilament polypropylene fibers.
- G. Pumping Additives: Manufactured additives as required for improving pumpability of the mix.
- H. Synthetic Finish:
  - 1. Acceptable Manufacturers:
    - a. Dryvit System Inc. (800-556-7752).
    - b. STO Industries, Inc. (800-221-2397).
    - c. Senergy, Inc./Div. MSC (800-221-WALL).
    - d. TEC Specialty Products Inc. (Palatine IL; 800-323-7407)
    - e. ChemRex/Sonneborn (Shakopee MN; 800-433-9517)
  - 2. Primer: As recommended by the color coat manufacturer; color matched to color coat.
  - 3. Surfacing Mortar: Fiber reinforced polymer modified mortar as recommended by the color coat manufacturer
  - 4. Color Coat: 100 percent acrylic EIFS finish coat; custom integral color to match existing; texture to match existing.
- I. Bonding Agent: ASTM C932; non-oxidizing; non-crystallizing; non-re-emulsifiable.

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**2.2 LATH AND UNDERLAYMENT**

- A. Metal Lath: Expanded type, 3.4 lbs/s.y. weight; ASTM C847; self-furring type, galvanized.
- B. Building Wrap: As specified in Section 072700.
- C. Flexible Flashing: As specified in Section 072700.

**2.3 ACCESSORIES**

- A. Furnish attachment devices as necessary for secure anchoring of plaster accessories; furnish connection devices and splice plates for reveals and plastic expansion joints, to ensure accurate alignment, allowance for axial movement, where required. Furnish in lengths as necessary for minimum number of joints in each uninterrupted run.
- B. Corner Reinforcement: Woven wire corner beads, minimum 17 gage wire given a galvanized coating after fabrication; minimum 2 inches wide legs.
- C. Corner Beads: Stockton Wire Products (213-245-5193) "Plastic Nose Cornerbead" or approved; 2-1/2" woven wire flanges; plastic coated nose wire.
- D. Casing Beads: "No. 66 Casing Bead" by Unimast (800-969-4110), "X-66" by Amico, "Superior Casing Bead SCB078-112Z" by Delta Star / Superior Metal Trim (800-892-8673; 650-508-2850), or approved; zinc alloy.
- E. J Bead With Weep Holes: "Superior J- Bead SJB078W312Z" by Delta Star / Superior Metal Trim (800-892-8673; 650-508-2850), or approved; 7/8 inch ground x 3-1/2 inch attachment flange.
- F. Control Joints: "#XJ15-3" by Western Metal Products (909-360-3500; 800-365-5284) "Double-J Expansion Joint XJ-15" by Unimast (800-969-4110), or approved; 1/2 inch reveal x 3/4 inch depth; return lip; galvanized steel; expanded metal flanges; include "clean-up" tape."
- G. Anchorages for Lath and Accessories:
  - 1. Minimum 3/8 inch head diameter; minimum length of 3/4 inch.
  - 2. Screws: Galvanized or copolymer coated steel self tapping wafer head screws.
  - 3. Nails: Galvanized hardened concrete stub nails.

**2.4 CEMENT PLASTER MIXES**

- A. Proportions (By Volume):
  - 1. Scratch Coat: 1 part portland cement, 4 to 5 parts sand, 1/2 to 3/4 part lime, and 1 lb of polypropylene strands for each 1000 lbs of mix (dry).
  - 2. Brown Coat: 1 part portland cement, 4 to 5 parts sand, 1/2 to 3/4 part lime, and 1 lb of polypropylene strands for each 1000 lbs of mix (dry);
  - 3. Finish Coat: One of the following to match existing:
    - a. 1 part white portland cement, 3 parts sand, and 3/4 -1 part lime.
    - b. Synthetic integrally colored finish as specified
- B. Mixing:
  - 1. Unless otherwise specified or approved by the Architect, provide mechanical mixing of plaster in accordance with the requirements of ASTM C926. Keep water to a minimum, using only the amount necessary to maintain consistency.
  - 2. Add air entrainment admixtures to provide 2 to 4 percent entrainment in all coats.
  - 3. Incorporate pumping additives as required in the approved mix design.

**PART 3 - EXECUTION**

**3.1 EXAMINATION**

- A. Prior to starting work, carefully inspect installed work of other trades and verify that work is complete to the point where work of this section may properly commence. Notify the Architect in writing of conditions detrimental to the proper and timely completion of the work.

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- B. Do not begin installation until all unsatisfactory conditions are resolved. Beginning work constitutes acceptance of conditions and responsibility for defective installation caused by prior observable conditions.

### **3.2 INSTALLATION OF LATH AND ACCESSORIES**

- A. Install specified products and systems in accordance with referenced standards and specifications, unless indicated or specified otherwise.
- B. Verify that air barrier has been installed in compliance with Section 072700.
- C. Accessories:
  - 1. Fasten accessories through sheathing to studs; unless otherwise indicated, secure accessories through sheathing to framing with screws at 16 to 20 inches o.c. Fasten flanges on both sides of accessory except at accessories which are used at plaster field terminations
  - 2. Install accessories as indicated in combination with cement plaster work.
  - 3. Field cut accessories as necessary for accurate alignment and conformance to details; make all cuts neat and straight; remove burrs before installation.
  - 4. Install accessories in accurate end to end alignment, straight, and according to details. Install continuous shims behind flanges of accessories as necessary to achieve proper face location for accurate screeding to finished surface.
  - 5. Field drill accessories as necessary for anchorage.
  - 6. Apply sealant behind end to end joints in control joint accessories, prior to application of plaster.
  - 7. Construct joints and intersections in accessories to preclude rainwater leakage. Provide weeps or washes at bottom of vertical reveals and control joints.
  - 8. Building Movement Expansion Joints: Provide expansion joints as indicated. When not indicated provide at expansion joint locations in substructure, such as at compensating channels between floors. Verify exact location with the Architect prior to installation. Size cement plaster expansion joint to match substrate expansion joint size.
  - 9. Except as otherwise detailed, case finishes terminating at dissimilar materials; install corner reinforcing at all outside corners.
  - 10. Control Joints:
    - a. Install control joints where shown. Where not shown, place control joints to form rectangular areas not exceeding 144 square feet. Verify exact locations with the Architect prior to installation.
    - b. Run metal lath continuous under control joints.
    - c. Secure control joints by screwing flanges through lath to sheathing or framing, or by wire tying to lath 16 to 20 inches o.c. Use additional attachments as necessary to hold joints firmly in position.
  - 11. Crack Control Expansion Joints:
    - a. Install control joints where shown.
    - b. Run metal lath under joints; cut and separate metal lath at each expansion joint location.
    - c. Secure control joints by screwing flanges through to framing on each side of joint. **1**
  - 12. Stops, other than casings, where shown or required around lighting fixtures, air diffusers, etc., are to be furnished under other Sections for installation as part of the cement plaster work. Type of stop, if not shown, shall be submitted to the Architect for review and must be approved by the Architect before installation.
- D. Lath:
  - 1. Attach metal lath in accordance with ASTM C1063 unless specified otherwise.
  - 2. Fasten lath through sheathing to studs and furring members with galvanized wafer head screws. Screws shall pass through the sheathing and penetrate framing a minimum of 3/4 inches. Space fasteners a maximum of 24 inches o.c. horizontally, and 6 inches o.c. vertically.

### **3.3 INSTALLATION OF BASE COATS**

- A. Verify that accessories have been installed within tolerance limits specified, prior to application of each coat.
- B. Standards: Apply in accordance with ASTM C926 and as specified herein.

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- C. Thicknesses: Apply base coats to permit installation of finish coat for total system thicknesses as follows:
  - 1. 3 Coat Application Over Metal Lath: 7/8 inch total thickness.
  - 2. Hold final (brown) base coat shy of trims to permit subsequent installation of finish coat flush with trim surfaces.
- D. Application Over Metal Lath:
  - 1. Apply scratch coat to a minimum 3/8 inch thickness, allow to partially set, then very lightly score in horizontal direction only. Cure for a minimum of 48 hours.
  - 2. Dampen scratch coat to obtain a uniform suction, and then apply brown coat to a minimum average thickness indicated below.
    - a. Apply to 3/8 inch thickness at natural finish coat.
    - b. Apply to 1/2 inch thickness at synthetic finish coat.
    - c. Typical: Rod to a true plane and trowel-float surface uniformly.
  - 3. Cure for a minimum of 7 days in accordance with ASTM C926. Protect surfaces from flowing water until hardened sufficiently.

### **3.4 NATURAL PLASTER FINISH**

- A. Dampen base coat prior to application of finish coat.
- B. Apply finish coat, accurately screeded to accessories; 1/8 inch thickness over base coats.
- C. Steel trowel to a smooth and uniform finish, to match existing. Maintain wet edge during application in each distinct field.
- D. Perform plastering and finishing operations to avoid damaging accessories, and to avoid dislodging masking.
- E. Perform final troweling to achieve plaster surface precisely even with screed surface of reveals and other accessories.
- F. Avoid excessive working of the surface. Delay troweling as long as possible to avoid drawing excess fines to the surface.
- G. Tool outside corners to a uniform 1/4 inch radius
- H. Apply finish coat to each distinct area in a continuous operation. Utilize techniques to prevent scaffold marks and variations in surface texture.
- I. Protect cement plaster from uneven and excessive evaporation during curing by covering with vapor barrier or moist curing, in accordance with ASTM C926. Cure finish coat for a minimum period of 48 hours. Extend curing times as necessary to achieve complete cure.]

### **3.5 [SYNTHETIC FINISH**

- A. Synthetic finish coat shall be applied as recommended by the manufacturer.
- B. Trowel apply skim coat of manufacturer's recommended surfacing mortar to obtain smooth and flat surfaces within a tolerance of 1/8 inch in 10 feet, and to fill surface imperfections. Use bonding agent as necessary to obtain adequate bond.
- C. Apply color match primer.
- D. Apply finish coat continuously and in a single operation to each distinct area; maintain a wet edge during application in each distinct field. Employ techniques to ensure a uniform appearance.
- E. At joints to receive sealant, mask the base coat at the contact surfaces to receive the sealant. Align the masking so that when the sealant is applied after the finish coat is applied, the sealant will overlap the finish coat slightly. Apply the finish coat to the mask line.
- F. Finish: Provide texture to match existing.

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**3.6 CLEANING**

- A. Clean all beads, screeds, reveals, metal base, metal trim, electrical outlets, and other items in contact with cement plaster, leaving work ready for decoration by others. As work is completed in each area, remove all rubbish, utensils, and surplus materials, leaving surrounding areas broom clean.
- B. Remove masking from accessories masked to prevent cement plaster clogging.

**3.7 TOLERANCES**

- A. Flat plaster surfaces shall be straight within 1/8" in 10 feet when tested with a straightedge in any direction.
- B. Accessories shall be installed free of visible wave, straight within 1/16 inch in 1 foot and 1/8 inch in 10 feet of any plane through the axis of the accessory, when tested with a straightedge; horizontal accessories shall be installed level.
- C. Curved Surfaces: True to the radius indicated with no flat spots or waves; radii shall be uniform and not vary from indicated dimensions by more than 1/8" in 10 feet.
- D. Corners and Edges: Sharp with no build up of surface material; straight within 1/16 inch in 1 foot and 1/8 inch in 10 feet.
- E. Alignment: Joints between accessories shall be aligned to within 1/32 inch.

**END OF SECTION**

**PORT OF SUNNYSIDE  
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SECTION 092900 - GYPSUM BOARD**

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**PART 1 - GENERAL**

**1.1 SUMMARY**

- A. Section Includes:
  - 1. Interior gypsum board.
- B. Related Sections:
  - 1. 061000 - Rough Carpentry: Wood framing.
  - 2. 093000 - Tiling: Finish materials; tile backer board.
  - 3. 098100 - Acoustic Insulation.
- C. Drawings, the provisions of the Agreement, the General Conditions, and Division 1 specification sections apply to work of this Section.
- D. Substitutions: Substitutions will be considered only under the terms and conditions of Section 016000.

**1.2 REFERENCES**

- A. American Society for Testing and Materials (ASTM):
  - 1. C475 - Joint Treatment Materials for Gypsum Wallboard Construction.
  - 2. C557 - Adhesives for Fastening Gypsum Wallboard to Wood Framing.
  - 3. C1002 - Steel Drill Screws for the Application of Gypsum Board.
  - 4. C1177 Standard Specification for Glass Mat Gypsum Substrate for Use as Sheathing
  - 5. C1395 - Specification for Gypsum Ceiling Board
  - 6. C1396 - Specification for Gypsum Board
  - 7. D3273 Standard Test Method for Resistance to Growth of Mold on the Surface of Interior Coatings in an Environmental Chamber
- B. Gypsum Association (GA):
  - 1. GA-214 - Recommended Levels of Gypsum Board Finish.
  - 2. GA-216 - Recommended Specifications for the Application and Finishing of Gypsum Board.
- C. Northwest Wall and Ceiling Bureau (NWCB): LFGB-398 - Recommended Levels for Finishing of Gypsum Board.

**1.3 SUBMITTALS**

- A. Make submittals in accordance with Section 013300.
- B. Submit complete manufacturer's product literature and installation instructions for each of the materials used.

**1.4 QUALITY ASSURANCE**

- A. Perform work in accordance with GA 216, unless specified otherwise, or required otherwise to meet fire rating requirements.
- B. Regulatory Requirements:
  - 1. Provide assemblies meeting the hourly fire ratings indicated and specified. Assemblies shall be approved by the local jurisdictional authorities.
  - 2. Fire rating requirements take precedence over the construction requirements indicated. In the event of conflict, notify the Architect, and do not begin construction in the area of conflict until the conflict has been resolved.
- C. Assembly Instructions: Contractor shall keep at the site and make available to installers a copy of the following:
  - 1. Installation requirements for each fire rated assembly.
  - 2. GA 216.

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**PART 2 - PRODUCTS**

**2.1 GYPSUM BOARD MATERIALS**

- A. Furnish boards of maximum permissible length for type of installation indicated, tapered edge for boards to be exposed, taped and finished; square edge for boards in concealed applications; 5/8 inch thick unless noted or specified otherwise; furnish type X for fire rated partitions.
- B. Types:
  - 1. Standard Board, Backing Board, Exterior Water Resistant Soffit Board: ASTM C1396; 5/8 inch thickness unless otherwise indicated.
  - 2. Ceiling Board: ASTM C1395; sag resistant.

**2.2 ACCESSORIES**

- A. Interior Gypsum Trim:
  - 1. Conform to GA 216, unless indicated or specified otherwise.
  - 2. Concealed flange crimp-on or tape-on type; metal or PVC at Contractor's option.
  - 3. Control Joint Trim: USG 093 or approved.
  - 4. Reveal Moldings: Fry Reglet Co. , Pittcon Industries, Inc., Gordon Inc, or approved; aluminum extrusions with taping flanges; shapes as indicated.
- B. Joint Compound, Tape, and Finishing Compound: ASTM C475; furnish setting type joint compound for use at water resistant and exterior soffit board.
  - 1. Typical: USG "SHEETROCK Brand Taping, All-Purpose, and/or Topping Compound," or approved.
  - 2. Setting Type: USG "SHEETROCK Brand Easy Sand Setting-Type Joint Compound," or approved.
- C. Proprietary Skim Coat: USG "Tuff-Hide Sheetrock Brand Primer-Surfacer."
- D. Screws: ASTM C1002; galvanized or polymer coated at exterior locations.
- E. Fire Rated Joint Compound: As specified in Section 078500.
- F. Texturing Compound: Only if required to match adjacent existing finish. Verify extent with Architect

**PART 3 - EXECUTION**

**3.1 EXAMINATION**

- A. Prior to starting work, carefully inspect installed work of other trades and verify that such work is complete to the point where work of this Section may properly commence. Notify the Architect in writing of conditions detrimental to the proper and timely completion of the work.
- B. Do not begin work until unsatisfactory conditions are resolved. Beginning work constitutes acceptance of site conditions and responsibility for defective installation caused by prior observable conditions.

**3.2 GYPSUM BOARD INSTALLATION**

- A. Install gypsum board in accordance with GA 216, and fire rated assembly requirements.
- B. Resilient Channels: Install channels at 16 inches o.c. with screws through pre-punched holes into framing.
- C. Erect wallboard so that edges and corners are firmly supported.
- D. Use screws to fasten gypsum board to metal furring or framing. Adhesive application of gypsum board may be used if it is in accordance with the manufacturer's recommendations and meets fire rating requirements.
- E. For screwing wallboard into resilient furring, use 1 inch screws. Do not drive screws into framing.
- F. Double Layer Applications:
  - 1. Use backing board or standard board for first layer.



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2. Offset joints of second layer from joints of first layer.
- G. Trim:
  1. Use longest practical lengths, with no piece less than 2 feet long for continuous runs greater than 8 feet. Securely fasten and align trim ends at joints.
  2. Place concealed flange corner beads at external corners. At angles other than 90 degrees, bend the flange to conform to the angle.
  3. Place concealed flange type L trim where gypsum board abuts dissimilar materials.
  4. Use J trim at exposed gypsum board edges (including light coves) and at joints where sealant is indicated.
- H. Allow a 1/2 inch gap where gypsum board extends to overhead structure and deflection provisions are incorporated into lightgage metal framing. Do not fasten gypsum board to top runner. Where the ceiling is exposed in the finished work, finish top edge with a casing bead, and caulk with acrylic sealant as specified in Section 079200.
- I. Sealant Joints:
  1. Coordinate installation of firestopping and sealants at concealed joints between partitions and structure at fire rated and acoustically insulated partitions.
  2. Where sealant joints are indicated at ends or edges of wallboard, install for uniform 1/8 inch joint, unless otherwise indicated. Installation of sealant in exposed locations is specified in Section 079200.
- J. Gypsum backing board for tile surfaces is specified in Section 093000.
- K. Provide water resistant gypsum board at walls in restrooms, toilets, shower rooms, janitor closets and other areas subject to similar damp conditions. Install exterior gypsum soffit board at ceilings.
- L. Install required number of layers of wallboard behind panel boards, fire extinguisher cabinets, and other recessed elements as necessary to maintain fire rating of walls.

### **3.3 CONTROL JOINTS**

- A. Discontinue gypsum board and use control joint trim at control joints.
- B. Coordinate with the framing installer to ensure that framing is installed immediately on either side of each control joint.
- C. Space control joints as indicated. When not indicated, locate as follows:
  1. At maximum 30 foot intervals along continuous wall planes.
  2. At maximum 50 foot intervals at continuous ceilings with perimeter relief.
  3. At maximum 30 foot intervals at continuous ceilings without perimeter relief.
  4. At locations where expansion or control joints occur in the building structure.
  5. Locate control joints to form rectangular or square sections, in "L," "U," "T," or other irregularly shaped areas.
  6. Position control joints to intersect light fixtures, air diffusers, door openings, and other areas of stress concentration.
  7. Coordinate with Section 092200 for special requirements at fire rated assemblies.
- D. Verify location with the Architect prior to installation. Give the Architect a minimum of 48 hours notice.

### **3.4 FINISHING**

- A. Provide finishing in accordance with GA 214.
- B. Where necessary to sand, do so without damaging the face of the gypsum board.
- C. Levels of Finish:
  1. Level 5: Provide at the following locations:
    - a. Surfaces perpendicular and adjacent to or near (within 24 inches of) clerestory windows, exterior windows, and surface mounted light fixtures.
    - b. Surfaces to receive deep tone colors.
    - c. Wall at Commons Room 107.
  2. Level 4: Typical, unless indicated or specified otherwise.

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3. Level 3: Provide at the following locations:
    - a. Surfaces to receive fabric wall covering.
    - b. Surfaces to receive textured finishes.
  4. Level 2: Provide at the following locations:
    - a. Storage rooms.
    - b. Mechanical rooms.
    - c. Janitors closets.
    - d. Surfaces to receive tile or other thick finish materials applied to gypsum board surfaces.
  5. Level 1: Provide at the following locations:
    - a. Surfaces of fire rated assemblies concealed from view in the finished work ("fire-taping").
    - b. Surfaces of acoustical assemblies concealed from view in the finished work
  6. Level 0: Provide at surfaces of non-fire rated assemblies concealed from view in the finished work, including surfaces to be covered by casework, wood paneling,
- D. Level 4 and 5 finishes: Return to the site after primer is applied, and touch-up surface defects.
- E. Proprietary skim coat material may be used in lieu of joint compound as skim coat at surfaces indicated for Level 5 finish.
- F. Level 5 Finish Requirements.
1. Surfaces scheduled for Level 5 finishes shall be free of visible eye-catching discrepancies and/or blemishes from a normal viewing distance under lighting conditions equal to each daylight and artificial light condition for each surface.
  2. Proprietary skim coat material may be used in lieu of joint compound as skim coat at surfaces indicated for Level 5 finish, except that curved surfaces shall be treated as follows.
    - a. Skim entire surface by applying joint compound to thickness necessary to conceal irregularities and establish a uniform radius.
    - b. Lightly sand skim coated surfaces.
- G. Texturing (when applicable):
1. After primer is applied as specified in Section 099000, apply heavy orange peel texture to wall surfaces.
  2. Do not apply texture to surfaces to receive wall covering or tile.
- H. Patch and finish existing gypsum board surfaces to match new surfaces. Finish to nearest joint, corner, or other break line.
- 3.5 TOLERANCES**
- A. Install gypsum board with 1/8 inch in 10 feet maximum variation from plane in any direction.

**END OF SECTION**

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SECTION 093000 - TILING**

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**PART 1 - GENERAL**

**1.1 SUMMARY**

- A. Section Includes:
  - 1. Interior wall tile.
  - 2. Interior floor tile.
  - 3. Reinforced waterproof membranes.
  - 4. Crack isolation membranes.
  - 5. Tile backing board.
  - 6. Screeds.
  - 7. Sealer.
- B. Related Sections:
  - 1. 024119 - Selective Demolition: Preparation of existing substrates.
  - 2. 079200 - Joint Sealants: Expansion joint fillers.
- C. Drawings, the provisions of the Agreement, the General Conditions, and Division 1 specification sections apply to work of this Section.
- D. Substitutions: Substitute products will be considered only under the terms and conditions of Section 016000.

**1.2 REFERENCES**

- A. American National Standards Institute (ANSI):
  - 1. A108.1 - Ceramic Tile Installed with Portland Cement Mortar.
  - 2. A108.5 - Installation of Ceramic Tile With Dry-Set Portland Cement Mortar or Latex-Portland Cement Mortar.
  - 3. A108.10 - Installation of Grout in Tilework.
  - 4. A108.13 - Installation of Load Bearing, Bonded, Waterproof Membranes for Thin-Set Ceramic Tile and Dimension Stone.
  - 5. A118.4 - Latex-Portland Cement Mortar.
  - 6. A118.10 - Standard for Load Bearing, Bonded, Waterproof Membranes for Thin-set Ceramic Tile and Dimension Stone Installation.
- B. American Society for Testing and Materials (ASTM):
  - 1. C144 - Aggregate for Masonry Mortar.
  - 2. C150 - Portland Cement.
  - 3. C206 - Finishing Hydrated Lime.
  - 4. C207 - Hydrated Lime for Masonry Purposes.
- C. Tile Council of North America (TCNA):
  - 1. Handbook of for Ceramic Tile Installation, current edition.
  - 2. 137.1- Recommended Standard Specifications for Ceramic Tile.

**1.3 DEFINITIONS**

- A. Expansion Joints: Unless otherwise detailed, expansion joints in tile fields are sealant-filled joints to accommodate expansion and contraction of tile and possible substrate movement at slab control and construction joints.
- B. Reinforced Waterproofing Membrane: Proprietary waterproofing membrane system installed in combination with tile application, as part of the ceramic tile work.

**1.4 SUBMITTALS**

- A. Make submittals in accordance with Section 013300.
- B. Product Data: Submit for each type of tile, grout, adhesive, additive, accessory, and membrane specified.

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- C. Shop Drawings: Indicate general layout, surrounding construction, location of expansion joints in substrates and tile fields, edge details, and special conditions.
- D. Samples:
  - 1. Tile: Submit samples of each type and color of tile. Include representative range of colors and finishes to be expected.
  - 2. Grout: Submit cured samples of each grout color.
  - 3. Screeds: Submit samples of each type and finish of screed; minimum 3 inch length.
- E. Schedule: Submit a schedule of each tile type, grout, and joint width combination proposed.
- F. Certifications: For each type of tile specified, submit master grade certificates prior to the arrival of the shipment to the job site.

**1.5 QUALITY ASSURANCE**

- A. Conform to ANSI Standard Specifications for the Installation of Ceramic Tile.

**1.6 DELIVERY, STORAGE, AND HANDLING**

- A. In accordance with Section 016000.

**1.7 GUARANTY**

- A. In accordance with Section 017700, furnish from the tile installer, a two year written guaranty, executed to the Owner, against defects in workmanship and materials.

**1.8 MAINTENANCE**

- A. Extra Stock: Furnish minimum 5 percent of the quantity of each type of tile used in the work,
- B. Leave extra stock at site where directed, in clearly marked sealed cartons.
- C. Tile which is used to satisfy extra stock requirements shall be free of damaged tiles, seconds, or tile which is not in conformance with these specifications.

**PART 2 - PRODUCTS**

**2.1 TILE**

- A. Tile Types: Types as indicated on the drawings.
- B. Special Shapes: Unless otherwise indicated or specified, furnish special shapes as standard with the tile manufacturer for uniform transitions and concealed edges in the finished installation. Special shapes include bullnoses, double bullnoses, corner bullnoses, and cove assemblies.

**2.2 ACCESSORY MATERIALS**

- A. Setting Materials:
  - 1. Thinset Mortar: Latex modified; "Kerabond" with "Universal Keralastic" by Mapei Corp., "211 Crete Filler Powder" with "4237 Latex Thin-set Mortar Additive," by Laticrete International, Inc., "317 Floor and Wall Thin Set Mortar" with "3701 Latex Mortar Admix," by Laticrete International, Inc., Hydroment"Tile-Mate Premium" with "447 Flex-a-lastic" by Bostik, or approved.
  - 2. Rapid-Set Thin Bed Mortar: Latex modified; "Grani/Rapid" with "KER 318" Flexible Admixture" by Mapei Corp., Hydroment "Single Flex FS," by Bostik, or "211 Crete Filler Powder" with "4237 Latex Thin-set Mortar Additive" and "101 Rapid Set Latex"(proportions as recommended by the manufacturer for the setting time required)," by Laticrete International, Inc..
- B. Cementitious Sanded Grout:
  - 1. Fast Setting: "Ultra/Color" by Mapei Corp., "Floor Joint and Grout Filler" with "3701 Latex Mortar Admixture" and "101 Rapid Set Latex", by Laticrete International, Inc. (proportions as recommended by the manufacturer for the setting time required); sanded, except unsanded at joints scheduled at 1/16 inch wide.
  - 2. Standard Grout: "Ultra/Color" by Mapei Corp., "Keracolor S" by Mapei Corp., or "1500 Series Sanded Grout" with "1776 Grout Admix Plus", by Laticrete International, Inc.,

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- Hydroment "Ceramic Tile Grout /Joint Filler" with "425 Flexible Grout Admixture" by Bostik; sanded, except unsanded at joints scheduled at 1/16 inch wide.
3. Colors: As selected by the Architect from the manufacturer's standard line.
- C. Tile Waterproofing Membrane: Conform to ANSI 118.10; one of the following.
1. "NobleSeal TS," by The Noble Company; reinforced CPE sheet membrane.
  2. "DalSeal TS." By Dal-Tile Corp.
  3. "Mapelastic" ("PRP 315") by Mapei Corp.
  4. "Laticrete 9235," by Laticrete International.
- D. Crack Isolation Membrane: One of the following.
1. "NobleSeal CIS," by The Noble Company; reinforced CPE sheet membrane; 36" width; NobleBond 21 adhesive.
  2. "Dal-Seal CIS." By Dal-Tile Corp.
  3. "ECB Membrane," by N.A.C. Products Inc.; self bonding reinforced modified asphalt sheet membrane; 36" width.
  4. "Mapelastic SM" by the Mapei Corp.
- E. Tile Backing Board and Accessories:
1. Cementitious Backing Board: 1/2 inch nominal thickness aggregated portland cement panel, reinforced with glass fiber mesh; "Durock Brand Cement Board" by USG (800-874-8968, "Wonderboard" by Custom Building Products (800-272-8786), or approved.
  2. Joint Tape: Open weave glass mesh joint tape, self-adhesive; 2-1/2 inches wide.
  3. Fasteners: As recommended by the backing board manufacturer; thread forming self-drilling wafer head screws; polymer coated or zinc plated; USG "Durock Screws," "Rock-On," or approved.
- F. Metal Screed: As manufactured by Schlüter Systems, Inc. (800/225-8902), Ceramic Tool Company, (800/236-5230), or Blanke Corporation (800/787-5055); anodized aluminum tile edging trim; sizes as required for installation of top of screed flush with top of tile, as detailed.

### **PART 3 - EXECUTION**

#### **3.1 EXAMINATION**

- A. Prior to starting work, carefully inspect installed work of other trades and verify that such work is complete to the point where work of this Section may properly commence. Notify the Architect in writing of conditions detrimental to the proper and timely completion of the work.
- B. Do not begin installation until unsatisfactory conditions are resolved. Beginning work constitutes acceptance of site conditions and responsibility for defective installation caused by prior observable conditions.
- C. Verify that locations of expansion joints, control joints, and construction joints in substrate correspond to tile expansion joint locations.

#### **3.2 PREPARATION**

- A. Clean substrate surfaces free of grease, dirt, dust, organic impurities, and other materials which would impair bond.

#### **3.3 TILE BACKING BOARD INSTALLATION**

- A. Use cementitious backing board at all wall tile installations.
- B. Install in accordance with the manufacturer's installation instructions.
- C. Install units with edges firmly supported.
- D. Screw attach units with 1 inch long drywall screws spaced 6 inches on center along framing.
- E. Install fiberglass reinforcing tape at joints between panels. Completely embed in a thin set mortar bed. Trowel mortar smooth with adjacent surfaces.

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- F. Where cementitious tile backing board is indicated as substrate for wainscot, ensure that backing board has been properly shimmed to align with gypsum board above.

**3.4 CRACK ISOLATION MEMBRANE**

- A. Install crack isolation membrane in accordance with the manufacturer's instructions, unless indicated or specified otherwise.
- B. Provide crack isolation membrane at following locations:
  - 1. At control and construction joints in floors.
  - 2. At changes in substrate materials.
- C. Extend a minimum of 12 inches each side of crack or joint.
- D. Do not apply crack isolation membrane at joints which will be reflected as expansion joints in the tile.
- E. Omit crack isolation at floors indicated for waterproof membrane.
- F. Substrate Examination:
  - 1. Substrates are subject to examination by the Owner and the Architect prior to installation of tile materials. Furnish a minimum of 7 days notice.
  - 2. The examination will determine the need for additional crack isolation membrane at shrinkage cracks and other special conditions.

**3.5 SLAB LEVELING**

- A. Prior to installation of thinset floor tile, where local irregularities in the substrate surface would prevent level installation of the tile, the substrate shall be brought to plane surface with variations not to exceed 1/8 inch in 4 feet (cumulative) and 1/4 inch in 10 feet (non-cumulative). Smooth abrupt changes in plane.
- B. Use thinset mortar or other filler for slab leveling. Other fillers are subject to endorsement by the setting mortar manufacturer. Submit manufacturer's letter of approval to the Architect, and the Owner's Representative.
- C. Screed or float to appropriate thickness and specified surface tolerance. Allow to set prior to proceeding with installation. Do not exceed the maximum thicknesses for thin bed mortar as recommended by the manufacturer.

**3.6 TILE WATERPROOF MEMBRANE INSTALLATION**

- A. Install waterproof membranes in strict accordance with manufacturer's installation instructions and in accordance with ANSI A108.13.
- B. Install waterproof membranes at locations indicated.
- C. At above grade locations, install waterproof membrane completely over floor surfaces indicated, and up the wall.
- D. Where the waterproof membrane is extended up the wall, extend to one tile height. Do not expose the waterproof membrane to view.
- E. Protect waterproof membrane from damage until after tile installation is complete.

**3.7 INSTALLATION OF TILE**

- A. Interior Floor Application - Thinset over Plywood Substrate and Plywood Substrates with Waterproof or Crack-Isolation Membrane.
  - 1. TCNA System: F150.
  - 2. Installation Standard: ANSI A108.5.
  - 3. Setting Materials: Thinset mortar; 3/32 inch minimum thickness.
  - 4. Grout: Polymer modified cementitious grout
- B. Wall Application - Tile Backing Board:
  - 1. TCNA System: Similar to W244.
  - 2. Installation Standard: ANSI A108.5.
  - 3. Setting Materials: Thinset mortar.

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- 4. Grout: Polymer modified cementitious grout
- C. Joint Pattern:
  - 1. Lay out tile pattern prior to commencing tile installation.
  - 2. Accurately locate grout joints on lines indicated; where not indicated, adjust grout joints within specified tolerances to minimize use of cut tiles at field edges.
  - 3. Where cut tiles are necessary, position tile such that cut tile at each edge of each rectilinear field is not less than half of a full size unit, unless indicated otherwise.
- D. Tiles shall be blended as required to avoid pattern repeats and "patches" of adjoining tiles of distinctive color or character within each field area. Coordinate distribution of tiles with the Architect.
- E. Install tiles aligned with adjacent finishes, where indicated. Provide mortar fill as necessary for proper alignment.
- F. Except as otherwise indicated, install bullnose tiles at exposed tile edges, including edges adjacent to carpet, edges of planters, external corners, and tops of bases.
- G. Ceramic Tile: Install coved transition pieces to match horizontal surface tile colors in restrooms, at intersections of floor tile with walls. Install tile for square corners at vertical inside corners.
- H. Clean joints of mortar to minimum depth of 1/4 inch to allow subsequent grout installation.
- I. Provide temporary setting buttons and shims as necessary to maintain wall tiles in position until setting mortar has set.
- J. Tolerances:
  - 1. Joint Width Variation: Plus or minus 25% of the proposed joint width.
  - 2. Taper: Plus or minus 25 percent from one end to the other.
  - 3. No portion of a tile surface shall vary more than 1/16 inch above or below an adjacent tile surface.
  - 4. Install tile fields level to within tolerance specified for finished substrate.
- K. Special Requirements for Large Format Tiles (8 x 8 inch size or larger):
  - 1. Wash backs of each tile to remove dust and soil that would compromise adhesion.
  - 2. Dampen substrate as necessary to prevent excessive suction.
  - 3. Key the mortar into the substrate with the flat side of the trowel.
  - 4. Comb mortar over the previously keyed substrate in one direction using the notch side of the trowel.
  - 5. Firmly press each tile into the mortar. Press down and move the tile back and forth perpendicularly across the ridges approximately 1/8 to 1/4 inch to flatten the ridges and fill in the valleys of the combed mortar.
  - 6. Set tiles in accurate alignment.
- L. Screed Installation:
  - 1. Install screeds at tile field edges at the locations indicated.
  - 2. Accurately cut to length for flush tightly butted joints. Provide miter cut angle joints. Remove burrs at field cuts.
  - 3. Install in longest possible lengths, except that no screed section shall be longer than 12 feet or shorter than 4 feet in length for continuous runs greater than 16 feet.
  - 4. Install screeds free from waves and variations in height, flush with top of adjacent tile surfaces.
  - 5. Set screeds directly in setting bed as the tile installation proceeds. Comply with screed manufacturer's instructions to achieve mortar tightly compacted between screed and tile edge.
  - 6. Grind screed joints as necessary to correct minor misalignment and to ease sharp outside corners.

### **3.8 EXPANSION JOINTS**

- A. Joint Sizes: Set to match width of typical grouted joint; but in no case less than 1/4".
- B. Leave expansion joints free of mortar.
- C. Sealant materials and installation are specified in Section 079200.

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**3.9 GROUTING**

- A. Comply with provisions of ANSI A108.10.
- B. Mix grouts in accordance with manufacturer's instructions.
- C. Grout joints, except expansion joints, in accordance with the manufacturer's recommendations. Float joints to a slightly concave profile.
- D. Remove excess grout from tile surfaces in accordance with the grout and tile manufacturer's recommendations. Do not use excess amounts of water.
- E. Protect adjacent surfaces from damage caused by cleaning agents. Do not use cleaners which would damage tile or grout surfaces.
- F. Do not grout joints indicated to receive sealants, including inside right angle corner joints between floors and walls of column bases. Grout joints perpendicular to expansion joints shall be finished flush with tile edges.
- G. Cured grout joints shall be made free of efflorescence, prior to sealing.

**3.10 CURING**

- A. Cure installation in accordance with the grout manufacturer's recommendations. Protect tile and grout during curing operations.
- B. Protect tile surfaces during curing. Keep traffic off tile surfaces for a minimum of 4 days, unless recommended otherwise by the grout or mortar manufacturer. ]

**3.11 PROTECTION**

- A. Protect tile installations from damage, in accordance with Section 015000.
- B. Replace damaged tiles.

**3.12 CLEANING**

- A. In accordance with Section 015000 and Section 017700.
- B. Coordinate final cleaning with work of Section 079200. Do not begin cleaning operations until tile expansion joints sealants are fully cured.
- C. Prior to substantial completion, wash and thoroughly rinse tile. Leave tile surfaces clean.

**3.13 TILE SEALING**

- A. Apply stain repellent sealer to floor tile, including those with previous treatments, in accordance with the manufacturer's recommendations to achieve maximum penetration into tile body and grouts.
- B. Apply sealer at earliest possible date allowed by grout and sealer manufacturer.
- C. Wipe tile surfaces after application as necessary to remove visible sealer residue.

**END OF SECTION**



**PORT OF SUNNYSIDE  
OFFICE REMODEL  
SECTION 095426 - LINEAR WOOD CEILINGS**

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**PART 1 - GENERAL**

**1.1 SUMMARY**

- A. Section Includes: Linear wood ceiling system.
- B. Related Section: 095113 - Acoustical Panel Ceilings: Compliance standards; specifications for suspension system.
- C. Drawings, the provisions of the Agreement, the General Conditions, and Division 1 specification sections apply to all work of this Section.
- D. Substitutions: Substitute products will be considered only under the terms and conditions of Section 016000.

**1.2 REFERENCES**

- A. American Society for Testing and Materials (ASTM):
  - 1. C635 - Specification for Metal Suspension Systems for Acoustic Tile and Lay-In Panel Ceilings.
  - 2. C636 - Recommended Practice for Installation of Metal Ceiling Suspension Systems for Acoustical Tile and Lay-in Panels.
  - 3. E84 Test Method for Surface Burning Characteristics of Building Materials.
- B. American Woodworking Institute (AWI): Architectural Woodwork Quality Standards, Guide Specifications, and Quality Control Program - current edition.

**1.3 SUBMITTALS**

- A. Make submittals in accordance with Section 013300.
- B. Product Data: Manufacturer's product data for linear wood ceiling system.
- C. Shop Drawings: Include reflected ceiling plan, slat profiles, all typical and special details, suspension details, access to MEP equipment locations, end conditions and trim, and relationship to adjacent construction.
- D. Samples: Submit approximate 9 x 11 inch samples of linear wood ceiling showing proposed wood species and finish. Submit additional samples as required to show maximum range of color and grain to be expected.
- E. Certificates: Submit manufacturer's certification that wood materials meet the specified flame spread requirements.

**1.4 QUALITY ASSURANCE**

- A. Coordinate accessible locations with MEP access requirements and Owner for final locations. Indicate access locations in shop drawings.
- B. Installer Qualifications: Approved by the linear wood ceiling materials manufacturer.
- C. Pre-Installation Conference: In accordance with Section 013119.
  - 1. Agenda: Address sequence of work, testing and inspections, Architect's review.
  - 2. Require in attendance all parties affected by the Work of this Section.

**1.5 DELIVERY, STORAGE, AND HANDLING**

- A. In accordance with Section 016000.
- B. Do not deliver wood materials to the building until "wet" work such as gypsum wallboard work has been completed.

**1.6 PROJECT CONDITIONS**

- A. Maintain uniform 50 - 70 degree F. temperature range in work spaces for 24 hours prior to, during, and 24 hours after installation.

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SECTION 095426 - LINEAR WOOD CEILINGS**

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**PART 2 - PRODUCTS**

**2.1 MANUFACTURER**

- A. Rulon International, (St Augustine, FL; 800-227-8566)

**2.2 COMPONENTS**

- A. Suspension Components:
1. Exposed T System: ASTM C635, heavy duty classification; direct hung; exposed "T" design; factory baked on finish to match ceiling panels. Furnish stabilizer bars, splices, edge and wall moldings, and other items as necessary to complete suspended ceiling grid system.
- B. Attachment Components: Manufacturer's standard clip rail and attachment clips. System shall be designed for snap removal and replacement of individual wood slats. Certain panels shall be demountable for access to mechanical system.
- C. Wood Slats:
1. Linear Open Style: Provided in random lengths with tongue and groove ends.
  2. Module Size:
    - a. 4 inch "Slim" module, having wood strips 3/4 inch thick by 3-1/4 inch wide, and a 3/4 inch reveal
  3. Poplar; smooth texture.
  4. Shop Finish: Walnut stain finish; clear intumescent finish; class I fire rating; finished 4 sides and edges.
  5. Tolerances:
    - a. Crook: 1/4 inch in 8 feet.
    - b. Warp: 1/4 inch in 8 feet.
    - c. Twist: 1/8 inch in 8 feet.
- D. Accessories:
1. 1-inch thick duct liner:
  2. Scrim: Sharkstooth scrim, flame retardant treated, black color.

**2.3 FABRICATION**

- A. Field verify all dimensions prior to fabrication.

**PART 3 - EXECUTION**

**3.1 EXAMINATION**

- A. Prior to starting work, carefully inspect installed work of other trades and verify that such work is complete to the point where work of this Section may properly commence. Notify the Architect in writing of conditions detrimental to the proper and timely completion of the work.
- B. Do not begin installation until all unsatisfactory conditions are resolved. Beginning work constitutes acceptance of site conditions and responsibility for defective installation caused by prior observable conditions.

**3.2 SUSPENSION SYSTEM INSTALLATION**

- A. Install after major above-ceiling work is complete.
- B. Install system in accordance with ASTM C636 and CISCA 3-4, the manufacturer's instructions, and as supplemented in this Section.
- C. Install grid to produce finished ceiling true to lines and levels indicated, within the specified tolerances.
- D. Install suspension systems in a manner to support all superimposed loads, with maximum permissible deflection of 1/270 of span. At locations where partitions extend to ceiling, only, install supplementary diagonal bracing to structure at maximum 8'-0" o.c. along length of partition, and above each door hinge and strike jamb

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- E. Hang system independent of walls, columns, ducts, pipes and conduit. Where ducts or other equipment prevent the regular spacing of hangers, provide secondary carrying members for indirect support of the suspension system, or reinforce the nearest adjacent hangers and related carrying channels as required to span the required distance.
- F. Center system on room axis according to approved shop drawings.
- G. Anchorage:
  - 1. Provide all anchors required for the installation of the ceiling system.
- H. Install edge molding at intersection of ceiling and vertical surfaces, using longest practical lengths. Miter corners. Provide edge moldings at junctions with other interruptions. Fabricate edge moldings to fit the surfaces encountered.
- I. Adjust sags or twists which develop in the ceiling system and replace parts which are damaged or defective.
- J. Tolerances:
  - 1. Variation from Flat and Level Surface: 1/8 inch in 12 ft.
  - 2. Variation from Plumb of Grid Members Caused by Eccentric Loads: Two degrees maximum.

**3.3 LINEAR WOOD CEILING INSTALLATION**

- A. Install wood slat panels in accordance with the manufacturer's recommendations, and in accordance with the layout approved on the shop drawings.
- B. Install level, flush, and in straight line courses with evenly spaced joints between slats.
- C. Neatly cut around and trim openings.
- D. Tolerances:
  - 1. Flatness: Flat within a tolerance of 1/8 inch in 12 feet, with no abrupt variations.
  - 2. Curvature: No more than 1/8 inch out of alignment of the required arc, with no abrupt variations in curvature.

**3.4 ACOUSTICAL INSULATION INSTALLATION**

- A. Install over top side of slats and over scrim fabric.
- B. Butt insulation tightly together and to adjacent construction as required to form an insulation layer free of voids or gaps.

**END OF SECTION**

**PORT OF SUNNYSIDE  
OFFICE REMODEL  
SECTION 096429 – ENGINEERED WOOD FLOORING**

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**PART 1 - GENERAL**

**1.1 SUMMARY**

- A. Section Includes:
  - 1. Engineered wood flooring.
- B. Related Sections:
  - 1. 096813 - Tile Carpeting: Adjacent floor finish.
- C. Drawings, the provisions of the Agreement, the General Conditions, and Division 1 specification sections apply to all work of this Section.
- D. Substitutions: Substitute products will be considered only under the terms and conditions of Section 016000.

**1.2 SUBMITTALS**

- A. Make submittals in accordance with Section 013300, except as otherwise noted.
- B. Product Data: Manufacturer's product data for wood flooring, [acoustic isolation] and adhesives.
- C. Samples: Six samples of wood flooring; species and width as proposed for the work.
- D. Contract Closeout Submittals: Submit manufacturer's standard floor care instructions in accordance with Section 017700.

**1.3 QUALITY ASSURANCE**

- A. Installer: Minimum of 5 years experience in the installation of similar products.

**1.4 PROJECT CONDITIONS**

- A. Maintain room as recommended by the wood flooring manufacturer.
- B. Do not install flooring until all other significant construction work is complete and surrounding air has attained specified moisture content.
- C. Provide permanent HVAC operation and lighting prior to installation.

**1.5 GUARANTEE**

- A. Furnish manufacturer's standard warranty.

**1.6 MAINTENANCE**

- A. Furnish equivalent of 2 percent of installed quantity of wood flooring. Overage materials used to satisfy extra stock requirements shall be free of damaged pieces, seconds, or flooring which is not in conformance with these specifications.
- B. Deliver to Owner at a location on site, as directed, in clearly marked sealed cartons.

**PART 2 - PRODUCTS**

**2.1 WOOD FLOORING**

- A. As scheduled on the Drawings.

**2.2 ACCESSORIES**

- A. Adhesives:
  - 1. Types recommended by resilient flooring manufacturers for specific application.
  - 2. Adhesives shall have been tested in accordance with ASTM D5116, and shall have CRI/IAQ "Green Label."
- B. Subfloor Filler: Portland cement based latex filler, mixed with water to produce a self leveling underlayment, or cementitious paste, as appropriate to project requirements.

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- C. All other materials not specifically described, but required for a complete and proper installation of resilient flooring, shall be only as recommended by the manufacturer of the material to which it is applied and shall be subject to the approval of the Architect.

**PART 3 - EXECUTION**

**3.1 EXAMINATION**

- A. Examine site conditions and verify that the work of this Section may properly commence. Notify the Architect in writing of unsatisfactory conditions.
- B. Do not begin installation until all unsatisfactory conditions are resolved. Beginning work constitutes acceptance of site conditions and responsibility for defective installation caused by prior observable conditions.
- C. Verify that substrate is flat to plus or minus 1/8 inch in 10 feet (3mm in 3m).
- D. Do not begin installation until all unsatisfactory conditions are resolved. Beginning work constitutes acceptance of site conditions and responsibility for defective installation caused by prior observable conditions.

**3.2 INSTALLATION**

- A. Wood Flooring: Install in accordance with the manufacturer's recommendations for fully adhered installation.

**3.3 CLEANING AND PROTECTION**

- A. Clean finished floor surfaces in accordance with manufacturer's instructions.
- B. Protect finished floor from abuse by other trades using heavy kraft paper or equivalent.

**END OF SECTION**

**PORT OF SUNNYSIDE  
OFFICE REMODEL  
SECTION 096500 - RESILIENT FLOORING**

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**PART 1 - GENERAL**

**1.1 SUMMARY**

- A. Section Includes:
  - 1. Resilient sheet flooring.
  - 2. Resilient base.
- B. Related Sections:
  - 1. 096813 – Tile Carpeting.
- C. Drawings, the provisions of the Agreement, the General Conditions, and Division 1 specification sections apply to all work of this Section.
- D. Substitutions: Substitute products will be considered only under the terms and conditions of Section 016000.

**1.2 REFERENCES**

- A. American Society for Testing and Materials (ASTM):
  - 1. F710 - Preparing Concrete Floors to Receive Resilient Flooring.
  - 2. F1861 - Standard Specification for Resilient Wall Base.
  - 3. F1869 - Standard Test Method for Measuring Moisture Vapor Emission Rate of Concrete Subfloor Using Anhydrous Calcium Chloride.

**1.3 SUBMITTALS**

- A. Make submittals in accordance Section 013300.
- B. Product Data:
  - 1. Resilient flooring.
  - 2. Resilient base.
  - 3. Accessories.
- C. Samples:
  - 1. Each type and color of resilient flooring material; not less than 8"x10" in size.
  - 2. Each type and color of resilient base scheduled; not less than 12 inches in length.
  - 3. Submit samples, not less than 12 inches in length, of each type of transition strip required for the work.

**1.4 QUALITY ASSURANCE**

- A. Qualifications of Installers:
  - 1. Use only skilled and experienced resilient flooring installers for preparation of substrate and installation of resilient flooring.
  - 2. Helpers and apprentices used for such work shall be under full and constant supervision at all times by thoroughly skilled resilient flooring installers.

**1.5 DELIVERY, STORAGE, AND HANDLING**

- A. In accordance with Section 016000.

**1.6 ENVIRONMENTAL REQUIREMENTS**

- A. Maintain minimum 70 degrees F air temperature at flooring installation area for three days prior to, during, and for 24 hours after installation.
- B. Store flooring materials in area of application. Allow three days for material to reach equal temperature as area.

**1.7 MAINTENANCE**

- A. Extra Stock: Furnish minimum 5 percent of the quantity of each type of resilient flooring used in the work,

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- B. Leave extra stock at site where directed, in clearly marked sealed cartons.
- C. Flooring which is used to satisfy extra stock requirements shall be free of damaged items, seconds, or flooring which is not in conformance with these specifications.

## **PART 2 - PRODUCTS**

### **2.1 RESILIENT FLOORING**

- A. Resilient Sheet Flooring: As scheduled on the drawings.

### **2.2 RESILIENT BASE**

- A. Manufacturer: One of the following, subject to Architect's approval of color:
  - 1. Roppe Rubber Corp.
  - 2. Burke Flooring Products / Burke Industries.
  - 3. Allstate Rubber Corp.
- B. Resilient Base: ASTM F1861, TP Thermoplastic rubber; 1/8 inch thick; roll stock; coved and straight base as specified; 4 inch height, unless otherwise indicated on the Drawings

### **2.3 ACCESSORIES**

- A. Subfloor Filler: Portland cement based latex filler, mixed with water to produce a self leveling underlayment, or cementitious paste, as appropriate to project requirements.
- B. Adhesives:
  - 1. Types recommended by resilient flooring and base manufacturers for specific application.
- C. Transition Strips: Vinyl; color as selected by the Architect from manufacturer's standard.
- D. All other materials not specifically described, but required for a complete and proper installation of resilient flooring, shall be only as recommended by the manufacturer of the material to which it is applied and shall be subject to the approval of the Architect.

## **PART 3 - EXECUTION**

### **3.1 EXAMINATION**

- A. Examine site conditions and verify that the work of this Section may properly commence. Notify the Architect in writing of unsatisfactory conditions.
- B. Do not begin installation until all unsatisfactory conditions are resolved. Beginning work constitutes acceptance of site conditions and responsibility for defective installation caused by prior observable conditions.

### **3.2 PREPARATION**

- A. Prepare floors in accordance with ASTM F710. Install subfloor filler to fill low spots, cracks, construction joints, holes and other defects, and as required to adjust level to meet adjacent finishes. Feather to maximum slope of 1/8 inch in 1 foot; float to smooth, flat, hard surface. Prohibit traffic over filler.

### **3.3 FLOORING INSTALLATION**

- A. Install all resilient flooring where scheduled in accordance with the manufacturer's recommendations.
- B. Unless indicated otherwise, install resilient flooring with joints and seams parallel to building lines.
- C. Terminate resilient flooring at centerline of door at door openings where adjacent floor finish is dissimilar, and where no threshold is indicated.
- D. Install edge strips at unprotected or exposed edges where flooring terminates.
- E. Scribe flooring to walls, columns, cabinets, floor outlets and other appurtenances to produce tight joints.

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- F. Clean substrate. Spread cement evenly in quantity recommended by manufacturer to ensure adhesion over entire area of installation. Spread only enough adhesive to permit installation of flooring before initial set.
- G. Set flooring in place, press with heavy roller to ensure full adhesion.
- H. Special Requirements for Sheet Flooring:
  - 1. Install sheet flooring to a minimum 1/3 full material width, with length of sheet parallel to length of room. Where cutting is required, double cut and weld as specified. Trim in accordance with manufacturer's instructions.
  - 2. Seal or weld seams in accordance with the manufacturer's printed instructions.
  - 3. Unless indicated otherwise, lay flooring with seams parallel to building lines to produce minimum number of seams.
- I. Seal joint between flooring and adjacent materials at restrooms, bathrooms, kitchens, and other moist areas with clear silicone sealant.

### **3.4 BASE INSTALLATION**

- A. Adhesive install base materials in accordance with the manufacturer's recommendations.
- B. Install base in maximum practical lengths, with minimum number of joints in each run. Fit joints tight, vertical, and in accurate alignment.
- C. Install straight style base at all walls where resilient base is scheduled in areas with carpeted floors; install cove style base at walls scheduled for resilient base abutting hard surface and resilient floors.
- D. Install base to walls, columns, and to casework toe kicks in all areas where resilient base is scheduled, and where no other base finish is specifically noted or detailed.
- E. Coordinate installation of base with work of Section 096800.
- F. Fit joints tight and vertical, in accurate alignment. For straight runs greater than 48 inches, maintain minimum 18 inches between joints.
- G. Score back of base material with grooving tool, at all outside corners; maintain minimum leg length 18 inches where wall length permits. Mount base so that scored groove is accurately aligned with corner, and with base tightly adhered to wall at both sides of corner, with no visible gaps at top of base. Where cove base is formed around outside corners, stretch toe of cove for smooth transition around corner, with toe in uniform contact with the finish flooring.
- H. Miter or cope inside corners for accurate fit.
- I. Scribe and fit to door frames, stairs, and other obstructions.
- J. Install straight and level to maximum variation of plus or minus 1/8 inch over 10 feet.]

### **3.5 PROTECTION**

- A. Unless recommended otherwise by the adhesive manufacturer, prohibit traffic from resilient flooring for 48 hours after installation.

### **3.6 CLEANING**

- A. Upon completion of the installation, immediately remove all surplus adhesive from adjacent surfaces.
- B. As soon as possible after installation, and in accordance with the timing recommended by the manufacturers, clean the entire resilient flooring surface using the materials recommended for that purpose by the manufacturers of the materials being cleaned.

**END OF SECTION**



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SECTION 096813 – TILE CARPETING**

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**PART 1 - GENERAL**

**1.1 SUMMARY**

- A. Section Includes: Carpet tiles, glued down to wood substrate.
- B. Drawings, the provisions of the Agreement, the General Conditions, and Division 1 specification sections apply to all work of this Section.
- C. Substitutions: Substitute products will be considered only under the terms and conditions of Section 016000.

**1.2 REFERENCES**

- A. American Society for Testing & Materials (ASTM):
  - 1. D4263 - Standard Test Method for Indicating Moisture in Concrete by the Plastic Sheet Method.
  - 2. E648-78 - Test Method for Critical Radiant Flux of Floor Covering Systems Using a Radiant Heat Energy Source.
- B. American Association of Textile Chemists & Colorists (AATCC): 134-1975 - Electrostatic Propensity of Carpet.

**1.3 SUBMITTALS**

- A. Make submittals in accordance with provisions of 013300 and 017700, as applicable.
- B. Product Data: Submit carpet manufacturer's material specification and installation instructions.
- C. Samples: For each color and type of carpet tile proposed for the work, submit two full size carpet tiles.
- D. Maintenance Manuals: Furnish Owner with 2 printed copies of the manufacturer's recommendation for the care, cleaning, and maintenance of the carpet, including detailed instructions pertaining to the cleaning and removal of stains.

**1.4 QUALITY ASSURANCE**

- A. Installer Qualifications: Specialist in carpet installation employing only skilled craftsmen.
- B. Measurement Verification: Measurements shown on the Drawings are approximate. The Contractor's shall verify all dimensions and job site conditions; order sufficient carpet tiles to fully carpet areas as indicated and to fill overage requirements as specified.
- C. All carpet of the same type shall be from the same dye lot.

**1.5 DELIVERY, STORAGE, AND HANDLING**

- A. In accordance with Section 016000.
- B. Delivery: Deliver carpet tiles to site in manufacturer's original packages clearly labeled with the manufacturer's name, brand, and related information. Upon receipt of materials, inspect for in transit damage and replace if necessary.
- C. Storage: Store in dry, clean, well ventilated space; protect from damage, soiling, fading and moisture.

**1.6 JOB CONDITIONS**

- A. Precondition: Leave carpet tiles in area to be tiled for 48 hours prior to installation.
- B. Environmental Conditions: Maintain temperature in space in accordance with carpet or adhesive manufacturer's recommendations, but in no case less than 60 degrees F for 24 hours prior to, during, and after installation. Permit no traffic over newly laid adhesive applied carpet for a minimum of 24 hours after installation.

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**1.7 WARRANTY**

- A. Installed carpeting shall be warranted by the manufacturer for a period of ten years from the date of purchase, against wear in excess of ten percent of face weight, backing delamination, edge ravel, and change in dimension, and cup, dome, or dish.

**PART 2 - PRODUCTS**

**2.1 CARPET TILE**

- A. As scheduled on the Drawings.

**2.2 RELATED MATERIALS**

- A. Adhesive: W.W. Henry Company "Peach Glue", 3M Company "Blue Glue", or approved waterproof, non-flammable carpet adhesive as recommended by the carpet tile manufacturer for compatibility with carpet backing. Carpet adhesive shall be release type, allowing carpet tiles to be removed and replaced at a later date without damaging or removing the adjacent tile pieces.
- B. Floor Transition Strips: Unless otherwise indicated, floor transition strips at all transitions where carpet abuts concrete shall be stainless steel. Furnish Phillips head stainless steel countersunk screws and lead expansion anchors as necessary for anchorage.
- C. Latex Underlayment: White premix latex filler, mixed with water to produce cementitious paste. Dependable Chemical Co., Inc. "Dependable White Skimcoat Underlayment" with "Latex Liquid Additive" or W.W. Henry Company "#335 Underlayment Powder" with #336 Latex Liquid Additive."
- D. Miscellaneous: Furnish incidental and accessory materials, tools, and equipment required for installation of carpet.
- E. Protection Paper: Fortifiber Corporation "Seekure 892," or approved heavy, reinforced, non-staining kraft laminated paper.

**PART 3 - EXECUTION**

**3.1 INSPECTION**

- A. General: Do not start work under this Section until work of other trades, including painting, is substantially completed. Inspect surfaces to receive carpet; do not proceed with the work until unsatisfactory conditions have been corrected. Commencement of work constitutes acceptance of surfaces.
- B. Preparation: Surfaces shall be dry, firm, sound and free from oil, dirt, paint, joint compound, bond-breaking or curing compounds, or other foreign matter. Surfaces shall be free from unusual roughness and sharp edges such that the installed carpet will present an even, smooth appearance. Damp mop floors with warm water and vacuum after mopping.
- C. Cracks: Fill cracks, indents and other imperfections which could interfere with satisfactory installation with latex underlayment, mixed and applied in accordance with the manufacturer's printed instructions. Trowel to smooth surface. Allow underlayment to fully dry before applying carpet adhesive.
- D. Moisture Test: Prior to commencement of carpet tile installation, and unless otherwise recommended by the carpet adhesive manufacturer, conduct standard 16-hour moisture test on concrete floors in accordance with ASTM D4263, at each area to receive carpet tile.

**3.2 INSTALLATION – ADHESIVE SET**

- A. Floor adhesive shall be applied in accordance with adhesive manufacturer's recommendations using a roller to ensure 100 percent contact.
- B. Installation: Place all carpet tiles in accordance with manufacturer's recommended procedures. Carpet tiles shall be adhesively applied to concrete slab. All carpet tile shall be oriented in the same direction and shall lay completely flat.

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- C. Lay out area such that cut perimeter tiles will be not less than 8 inches wide. Commence laying tile in center of room or space and work toward perimeters; cut border tile after field tiles have been installed. Cut carpet evenly and accurately to fit neatly at walls, columns, and projections. Lay tile square with area of installation. Joints shall be tight and unnoticeable upon completion.
- D. All cutting of carpet for telephone and electrical outlets shall be the responsibility of the carpet installer.
- E. Carpet tile installation shall be rolled and rerolled on the day following installation to assure complete transfer of adhesive.
- F. Install floor transition strips at terminations where required. Secure strips to substrate with specified anchors, spaced 6" o.c., maximum.

**3.3 CLEANING AND PROTECTION**

- A. Cleaning: Remove all spillage and adhesive from the face of the installed carpet immediately. Use recommended cleaning materials. On completion of installation, the entire carpet area shall be cleaned with an upright beater-type vacuum cleaner.
- B. All defective and damaged carpet tiles, improperly cut tiles, and carpet tiles on which there are stains which cannot be completely removed to the satisfaction of the Architect or Owner, shall be replaced with new. The entire installation shall be left clean and free from imperfections.
- C. Protection: Following cleaning and vacuuming, protect the carpeting from soiling and damage until final acceptance. In areas where painting or other wet work is to be performed subsequent to carpeting installation, protection shall be accomplished using specified protection paper. Lap edges of paper 6 inches and secure with non-staining tape. The covering shall be kept in repair and damaged portions replaced during the construction period.

**END OF SECTION**

**PORT OF SUNNYSIDE  
OFFICE REMODEL  
SECTION 098100 - ACOUSTIC INSULATION**

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**PART 1 - GENERAL**

**1.1 SUMMARY**

- A. Section Includes:
  - 1. Acoustical insulation in walls and ceilings.
  - 2. Acoustical sealant.
- B. Related Sections:
  - 1. 078400 - Firestopping: Fire rated penetration seals.
  - 2. 095123 - Acoustical Tile Ceilings.
  - 3. 095426 - Linear Wood Ceilings.
- C. Drawings, the provisions of the Agreement, the General Conditions, and Division 1 specification sections apply to all work of this Section.
- D. Substitutions: Substitute products will be considered only under the terms and conditions of Section 016000.

**1.2 REFERENCES**

- A. American Society for Testing and Materials (ASTM):
  - 1. C665 - Mineral Fiber Blanket Thermal Insulation for Light Frame Construction and Manufactured Housing.
  - 2. E84 - Test Method for Surface Burning Characteristics of Building Materials.

**1.3 SUBMITTALS**

- A. Make submittals in accordance with Section 013300.
- B. Product data for each product specified in this Section.

**PART 2 - PRODUCTS**

**2.1 MATERIALS**

- A. Batt Acoustical Insulation: ASTM C665, Type I; unfaced glass fiber batts, blankets, or rolls; minimum fire hazard classification rating of 25/50 per ASTM E84; 2-3/4 inches thick for installation in 2-1/2 inch stud cavities; 3-5/8 to 4 inches thick for installation in 3-5/8 inch stud cavities; 6-1/2 inches thick for installation in 6 inch stud cavities; widths to friction-fit between studs, where indicated for installation in stud walls; formaldehyde free.
- B. Acoustical Sealant: Non-hardening, low-shrinkage; for use in conjunction with gypsum board; similar to USG "Sheetrock Brand Acoustical Sealant," Tremco "Acoustical Sealant 30CTG," Quiet Solution (Sunnyvale CA; ; 408-541-8000) "QuietSeal QS-350," or approved.
- C. Duct Liner:
  - 1. Fiberglass duct liner with a glass mat surface coated with antimicrobial coating.
  - 2. "Linacoustic RC" by Johns Manville or approved similar
  - 3. Black color.
  - 4. Furnish to Section 095426 for installation.
- D. Accessories: Furnish other accessories such as fasteners and retainers, not specifically described, but required for a complete installation.

**PART 3 - EXECUTION**

**3.1 EXAMINATION**

- A. Prior to starting work, carefully inspect installed work of other trades and verify that such work is complete to the point where work of this Section may properly commence.
- B. Notify the Architect in writing of conditions detrimental to the proper and timely completion of the work.

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- C. Do not begin work until all unsatisfactory conditions are resolved. Beginning work constitutes acceptance of site conditions and responsibility for defective installation caused by prior observable conditions.

**3.2 PREPARATION**

- A. Verify that adjacent materials are secure, properly spaced, dry, and ready to receive installation.
- B. Verify that mechanical and electrical services within spaces to insulated have been installed and tested.
- C. Furnish acoustical insulation to hollow metal installer for installation in hollow metal frames in acoustical partitions.

**3.3 INSTALLATION**

- A. Install insulation in stud cavities in accordance with manufacturer's instructions, and as indicated. Coordinate with other trades as necessary to complete acoustical barriers at wall penetrations.
- B. Install insulation without gaps or voids.
- C. Trim insulation neatly to fit spaces. Use insulation materials free of damage.
- D. Acoustical Insulation at Ceilings:
  - 1. Lay acoustical insulation over each acoustically insulated partition which terminates at the ceiling. Insulation shall extend a minimum of 48" each side of the centerline of the acoustical partition
  - 2. Acoustical insulation batts shall be tightly butted.
  - 3. Cut and fit neatly around mechanical and sprinkler drops.
  - 4. Fill spaces between wall batts (at top plate line) and ceiling batts to ensure complete sound closure.
  - 5. Omit insulation over tops of recessed fluorescent light fixtures; and within 2 inches of recessed incandescent fixtures.
  - 6. Provide acoustic insulation at linear wood ceiling assemblies where indicated. Install over black scrim specified in Section 095426.
- E. Sealant:
  - 1. Install acoustical sealant continuously around perimeter of all acoustically insulated partitions; one continuous bead at each side of framing member interface with substrate.
  - 2. Where double layer of gypsum board is indicated, provide sealant at butt joints between boards, including corner joints, and additional bead at perimeter of base layer prior to installation of finish layer.
  - 3. Except for penetrations in fire rated construction to receive firestopping or fire rated construction joint assemblies, seal all penetrations through acoustical assemblies, including cutouts for lighting fixtures, cabinets, pipes and plumbing, HVAC ducts, and electrical boxes.

**END OF SECTION**

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OFFICE REMODEL  
SECTION 099000 – PAINTING AND COATING**

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**PART 1 - GENERAL**

**1.1 SUMMARY**

- A. Section Includes: Site applied paint coatings.
- B. Related Sections:
  - 1. 055000 - Metal Fabrications: Pre-primed metal surfaces.
  - 2. 064000 - Architectural Woodwork: Shop finished materials.
  - 3. 081400 - Wood Doors: Prefinished doors.
- C. Drawings, the provisions of the Agreement, the General Conditions, and Division 1 specification sections apply to all work of this Section.
- D. Substitutions: Substitute products will be considered only under the terms and conditions of Section 016000.

**1.2 REFERENCES**

- A. Steel Structures Painting Council (SSPC).

**1.3 DEFINITIONS:**

- A. Sheen: Degree of luster of the dried paint film. Where terms such as "gloss," "semi-gloss," "low-gloss," "matte," "satin," "eggshell," or "flat," are used, it shall be subject to the Architect's interpretation, regardless of manufacturer's nomenclature for any particular sheen level. The Architect reserves the right to select from any of manufacturer's published sheen levels for each paint system, if sheen of initial paint finish sample is not approved.

**1.4 SUBMITTALS**

- A. Make submittals in accordance with Section 013300.
- B. Materials List: Organize to indicate painting systems to be used with each substrate. Include proposed dft for each coat and manufacturer's product data as required to verify compliance with the specified requirements. Do not include MSDS sheets.
- C. Samples:
  - 1. Paint Samples:
    - a. Submit three samples of each paint finish on an 8"x10" card. Reference manufacturer, type of paint, color, sheen, substrate, and application.
    - b. Furnish additional samples until all paint finishes are approved.
  - 2. Transparent Finish Samples:
    - a. Submit samples of each wood species and transparent finish combination.
    - b. If, in the judgment of the Contractor, the wood species or finish method selected indicate that color variations may be inevitable, submit samples in sets of 3 or more illustrating the possible range of these variations.
    - c. When approved, the finished sample or sets shall become the standard for approval.
- D. Contract Closeout Submittals: Record Paint Samples: In accordance with Section 017700, submit three 8"x10" samples of each paint and color used, indicating paint manufacturer and formula number; bind in identical sets. Deliver to on site location as directed.

**1.5 QUALITY ASSURANCE**

- A. Applicator: Company specializing in commercial painting and finishing with a minimum of three years documented experience.
- B. Visual Standards: Each distinct area of the finished work shall be free of variations in color and sheen, orange peel, runs, sags, blistering, checking, cracking, scratches, dust, dirt, bugs, and other contaminants.

**1.6 DELIVERY, STORAGE, AND HANDLING**

- A. In accordance with Section 016000.
- B. Delivery: Deliver paint materials to the jobsite in sealed, original, labeled containers, each bearing manufacturer's name, type of paint, brand name, color designation, and instructions for mixing and/or

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reducing.

- C. Storage: Store paint materials at a minimum ambient temperature of 45 degrees F. in a well-ventilated area.
- D. Toxic, acidic, and combustible materials: Take all necessary precautionary safety measures as recommended by the material manufacturers and governing regulations.
- E. Place cotton waste, cloths, and material which may constitute a fire hazard in closed metal containers and daily remove from the site.

## **1.7 SITE CONDITIONS**

- A. Weather Conditions:
  - 1. Do no exterior work on unprotected surfaces when raining, or other moisture is present or expected, or before applied paints can dry or attain proper cure.
  - 2. Allow wetted surfaces to dry and attain temperatures and condition specified hereinafter before proceeding with previously started work.
- B. Temperature:
  - 1. Do no painting work when surface and air temperatures are below 40 degrees F or below those temperatures recommended by the manufacturer for the material type used.
  - 2. Minimum temperatures for latex finishes: 45 degrees F for interior work and 50 degrees F. for exterior work, unless approved otherwise.
- C. Lighting: Maintain a lighting level of minimum 50 foot-candles on the surfaces to be painted or finished.
- D. Ventilation: Provide adequate continuous ventilation.

## **1.8 MAINTENANCE**

- A. Furnish overage of paint materials equal to 10 percent minimum of quantity of each paint and transparent finish system component, color and sheen required for the work, but furnish not more than five full one gallon cans, nor less than two full one quart cans, of each type. Overruns in excess of five gallons may be furnished to the Owner at the Contractor's option. Overage shall be taken from the batch mix furnished for the work. Overage shall be furnished in completely filled, properly labeled, sealed cans.

## **PART 2 - PRODUCTS**

### **2.1 MANUFACTURERS**

- A. Unless specified otherwise, furnish manufacturer's highest grade coating systems by one of the following manufacturers:
  - 1. The Pittsburgh Paints Company.
    - a. (Exclusive Distributor of PPG PMC)
  - 2. Benjamin Moore Paint Company.
  - 3. The Sherwin-Williams Company.

### **2.2 EXTERIOR PAINT SYSTEMS:**

- A. Wood Substrate
  - 1. Manufacturer: Pittsburgh Paints
    - a. Primer: "Seal Grip Gripper Interior/Exterior Acrylic Latex Primer"
    - b. Finish: "Sun Proof Exterior Acrylic Latex."
  - 2. Manufacturer: Benjamin Moore Paint Company
    - a. Primer: Block Out Exterior Tannin Blocking Primer (TB-2100)
    - b. Finish: Aura Exterior Paint (N6XX – sheen as indicated)
  - 3. Manufacturer: Sherwin Williams
    - a. Primer: "Exterior Latex Wood Primer."
    - b. Finish: "SuperPaint Exterior Acrylic Latex."
- B. Cement Plaster Substrate:
  - 1. Manufacturer: Pittsburgh Paints
    - a. Primer: "Perma-Crete Primer 4-603XI"

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- b. Finish: "Sun Proof Exterior Acrylic Latex.
  - 2. Manufacturer: Benjamin Moore Paint Company
    - a. Primer: Prime All Multi-Surface Latex Primer Sealer (AP-1000)
    - b. Finish: Aura Exterior Paint (N6XX – sheen as indicated)
  - 3. Manufacturer: Sherwin Williams:
    - a. Primer: "PrepRite Anchor-Bond."
    - b. Primer: "Loxon Exterior Acrylic Masonry Primer," A24W300
    - c. Finish: "SuperPaint Exterior Acrylic Latex."
- C. Exterior Mineral Fiber Reinforced Cementitious Panels: One of the following:
  - 1. Manufacturer: Pittsburgh Paints
    - a. Touch-Up Primer: "Seal Grip Gripper Interior/Exterior Acrylic Latex Primer"
    - b. Finish: Speedhide Exterior 100% Acrylic Flat"
  - 2. Manufacturer: Sherwin-Williams
    - a. Touch-Up Primer: Zinsser "Bulls Eye 1-2-3 Plus Primer"
    - b. Finish: "A-100 Exterior Latex Flat."
  - 3. Manufacturer: Benjamin Moore Paint Company
    - a. Touch-Up Primer: Zinsser "Bulls Eye 1-2-3 Plus Primer"
    - b. Finish: Ultra Spec Exterior Flat Finish (N447)
- D. Wood Preservative (wood trellis)
  - 1. Manufacturer: Cabot
  - 2. Cabot "Clear Wood Protector"

**2.3 INTERIOR PAINT SYSTEMS**

- A. Interior Latex Paint System – Gypsum Board Substrate: One of the following.
  - 1. Manufacturer: Pittsburgh Paints
    - a. Primer: Speedhide Zero Interior Latex Sealer
    - b. Finish: Pure Performance Interior Eggshell 9-300XI
  - 2. Manufacturer: Benjamin Moore Paint Company:
    - a. Primer: High-Hiding All Purpose Primer (046)
    - b. Finish: Aura Interior Paint (5XX – sheen as indicated)
  - 3. Manufacturer: Sherwin-Williams
    - a. Primer: Multi-Purpose Interior/Exterior Latex Primer/Sealer
    - b. Finish: Harmony 0 VOC B9 Series; Eggshell sheen
- B. Interior Trim Systems – Metal Substrate: One of the following.
  - 1. Manufacturer: Pittsburgh Paints
    - a. Metal Primer: Pitt-Tech Plus EP Primer (2 – 4.0 mils dft 50 g/l VOC)
    - b. Metal Primer: Seal Grip Gripper Interior/Exterior Acrylic Latex Primer
    - c. Finish: Pitt-Tech Plus EP 90 Series
  - 2. Manufacturer: Benjamin Moore Paint Company:
    - a. Metal Primer: "Fresh Start High-Hiding All Purpose Primer"
    - b. Finish: "AURA Waterborne Interior Paint - Semi-Gloss"
  - 3. Manufacturer: Sherwin-Williams
    - a. Metal Primer: "Pro Industrial Pro-Cryl B66" Universal Acrylic Primer (2.5 – 5.0 mils dft 138 g/l VOC)
    - b. Metal Primer: Multi-Purpose Interior/Exterior Latex Primer/Sealer
    - c. Finish: :SuperPaint Interior Acrylic Latex
- C. Interior Trim Systems – Opaque Finish Wood Substrate: One of the following.
  - 1. Manufacturer: Pittsburgh Paints
    - a. Primer: Seal Grip Gripper Interior/Exterior Acrylic Latex Primer
    - b. Finish: Pitt-Tech Plus EP 90 Series
  - 2. Manufacturer: Benjamin Moore Paint Company:
    - a. Primer: "Fresh Start High-Hiding All Purpose Primer"
    - b. Finish: "AURA Waterborne Interior Paint - Semi-Gloss"
  - 3. Manufacturer: Sherwin-Williams
    - a. Primer: Premium Wall & Wood Primer
    - b. Finish: SuperPaint Interior Acrylic Latex



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- D. Materials not specifically noted and otherwise required for the work, such as linseed oil, shellac, thinners and the like shall be of a quality not less than that required by manufacturers of the finish materials used in the work.
- E. Products for each general purpose shall be compatible. Each system shall be products of one manufacturer where ever possible.

**PART 3 - EXECUTION**

**3.1 EXAMINATION**

- A. Prior to starting work, inspect installed work of other trades and verify that such work is complete to the point where work of this Section may properly commence. Perform adhesion tests on factory primed items. Notify the Architect in writing of conditions detrimental to the proper and timely completion of the work.
- B. Do not begin installation until all unsatisfactory conditions are resolved. Beginning work constitutes acceptance of site conditions and responsibility for defective installation caused by prior observable conditions.

**3.2 MOISTURE CHECK**

- A. Check for excess moisture using an electronic moisture meter. Do not paint materials with moisture levels which would impair the bonding of finish coatings.

**3.3 PROTECTION**

- A. Adequately protect surfaces not to be painted, from spills, drips, over painting, and other damage caused by this work. Include surfaces within the paint storage and preparation areas.
- B. Hardware and Miscellaneous Items:
  - 1. Remove electrical outlet and switch plates, mechanical diffusers, escutcheons, surface hardware, and fittings prior to starting work.
  - 2. Store, clean and reinstall these items upon completion of work in each area. Use materials and techniques as necessary to prevent damage to finishes on such items.

**3.4 SURFACE PREPARATION**

- A. Prepare surfaces by removing dirt, dust, grease, oil, moisture, and other contaminants which would impair finish adhesion.
- B. Ferrous Metal Shop Primed under other Sections: Solvent clean to remove oil and grease. Remove loose rust, and blistered and peeling paint to bare metal by scraping, sanding, and wire brushing in accordance with SSPC-SP2 and SP3. Immediately retouch damaged or abraded surfaces with compatible primer. Lightly sand all shop prime painted surfaces to receive paint finish.
- C. Galvanized Ferrous Metal:
  - 1. Undamaged Surfaces: Solvent clean in accordance with SSPC-SP1; abrade surfaces with metal preparation pad.
  - 2. Damaged Surfaces: Remove loose rust to bare metal by scraping, sanding, and wire brushing in accordance with SSPC-SP2 and SP3. Touch up damaged surfaces with zinc rich primer.
- D. Unprimed Ferrous Metal:
  - 1. Solvent clean in accordance with SSPC SP-1.
  - 2. Commercial blast per SSPC SP6.
- E. Wood - Opaque paint finish:
  - 1. Spot coat knots, pitch streaks, and sappy sections with sealer.
  - 2. Fill all nail holes and cracks. Sand filler smooth and level with wood surface.
- F. Wood - Transparent Finish: Fill all exposed finish nail holes and cracks with matching color filler after prime coat is applied. Sand filler smooth and level with adjacent surfaces.
- G. Existing Finished Surfaces To Be Repainted:
  - 1. Remove loose, blistered, scaled, or crazed finishes to bare substrate; feather new work into existing work. Prepare surfaces to the nearest break line if necessary to blend new finishes with old finishes.
  - 2. Wash and rinse surfaces with trisodium phosphate and water or other solution required to remove remaining film, wax, oil, grease, or foreign matter which would impair bond or cause bleed through.

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3. Lightly sand, or apply a liquid deglosser on existing semi-gloss and high-gloss finishes before refinishing.

### **3.5 GENERAL APPLICATION REQUIREMENTS**

- A. Unless specified or indicated otherwise, follow paint manufacturer's label directions for general application procedures and coverage rates.
- B. Do not apply finishes on surfaces that are not sufficiently dry. Make sure each coat of finish is dry and hard before a following coat is applied unless the manufacturer's directions state otherwise.
- C. Tint filler to match stain when clear finishes are specified; work filler well into grain and, before it has set, working perpendicularly to the grain, wipe the excess from the surface.
- D. Opaque Finishes:
  1. Apply number of coats scheduled for each application, except that additional finish coats shall be applied as necessary for complete hiding of substrate colors.
  2. Apply primer coats untinted. Where more than one coat of paint is required, tint each succeeding coat up to the final coat similar in tint, but slightly lighter in value (shade).
  3. Sand lightly between coats if necessary to achieve required finish; sand between all coats applied to wood substrates.
- E. Rollers for application and backrolling of latex paints shall have a nap of 3/8 inch or less.
- F. Where roller texture is scheduled for application to gypsum board surfaces, finish coats may be roller-applied, or spray applied and backrolled at Contractor's option.
- G. Factory Primed Surfaces: Apply scheduled finish system, less primer coat, except as necessary for patching damage to factory prime coating.
- H. Except where scheduled or indicated otherwise, the intent is to paint all new rooms and areas. Existing areas which have not been remodeled or do not have patched surfaces are not to be repainted. Where existing surfaces have been remodeled or patched the entire room is to be repainted, including the associated access panels, electrical panels, hollow metal doors and frames (both sides), and similar elements within the room.

### **3.6 EXTERIOR PAINTING SYSTEMS**

- A. Ferrous Metal - Epoxy/Urethane System:
  1. System: Apply one coat epoxy primer, and two urethane finish coats in accordance with the manufacturer's recommendations. Verify compatibility with shop applied primer. Apply epoxy primer over all shop applied primers, unless the specified primer was shop applied.
  2. Sheen: Semi-gloss or satin, unless indicated otherwise.
  3. Application: Use on all exterior ferrous metal surfaces.
- B. Galvanized Metal - Epoxy/Urethane System:
  1. System: Retouch welds and damaged galvanized coatings with zinc primer; apply one coat epoxy primer, and two urethane finish coats in accordance with the manufacturer's recommendations. Verify compatibility with shop applied primer. Apply epoxy primer over all shop applied primers, unless the specified primer was shop applied. Brush or roller apply, except spray apply at [ ].
  2. Sheen: Semi-gloss or satin, unless indicated otherwise.
  3. Application: Exterior galvanized metal surfaces.
- C. Wood - Latex System:
  1. System: Three coats; first coat exterior acrylic primer, second and third coats exterior latex.
  2. Sheen: Semi-gloss, unless indicated otherwise.
  3. Application: Exterior wood trim and window frames.
- D. Wood - Exterior Preservative Finish:
  1. System: Two coats of exterior wood preservative in accordance with the manufacturer's recommendations. First coat shall be applied prior to installation. Both coats shall be applied by brush, roller or spray. Roller and spray applications shall be back-brushed in.
  2. Application: Exterior wood at trellis.

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**3.7 INTERIOR PAINTING AND FINISHING SYSTEMS**

- A. Gypsum Board - Latex System:
  - 1. System: Three coats - first coat latex primer sealer (untinted), second and third coat latex paint.
  - 2. Sheen: Roller texture, satin sheen, except provide flat sheen at light coves, ceilings, skylight areas, clerestory areas, interior facias, and other light sensitive surfaces. Verify locations of each sheen with Architect before proceeding with work.
  - 3. Application:
    - a. Use on all exposed gypsum board surfaces.
- B. Wood - Opaque Finish Latex System:
  - 1. System: Three coats; first coat latex wood primer, and second and third coat latex enamel.
  - 2. Sheen: Semi-gloss, unless indicated otherwise.
  - 3. Application: Use on all wood or medium density fiberboard surfaces, including wood doors, and standing and running trim.
- C. Ferrous Metal and Galvanized - Acrylic System:
  - 1. System: Three coats; first coat acrylic DTM primer; second and third coats latex finish. The primer may be omitted at factory primed surfaces, except as necessary to recoat damaged or abraded preprimed surfaces.
  - 2. Sheen: Semi-gloss, unless indicated otherwise.
  - 3. Application: Interior ferrous metal surfaces including hollow steel metal doors and frames, pipe steel hand and guard rails, overhead doors and frames, access doors and panels, and fire extinguisher cabinets.

**3.8 CLEANUP**

- A. As the work proceeds and on completion of the work, promptly remove all sealers, primers, paints and finishes where spilled, splashed or splattered in a manner not to damage the surface from which it is removed.
- B. Remove masking.
- C. Clean, or replace with new, all lamps and electrical fixtures damaged by overspray; replace with new identical components all lighting fixture louvers and reflectors damaged by overspray.

**3.9 COLOR SCHEDULE**

- A. Provide paint colors to match those indicated on the drawings. Where a paint color is listed from a specific manufacturer, paint products from other approved manufacturers may be used, provided the color exactly matches the specified color, and the paint system meets the specified requirements. Where no paint color is indicated, provide color and sheen as selected by the Architect.

**END OF SECTION**

**PORT OF SUNNYSIDE  
OFFICE REMODEL  
SECTION 101100 - VISUAL DISPLAY BOARDS**

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**PART 1 - GENERAL**

**1.1 SUMMARY**

- A. Section Includes:
  - 1. Installation of tackboard furnished by Owner.
- B. Related Sections:
  - 1. 061000 – Rough Carpentry: Framing and blocking.
- C. Drawings, the provisions of the Agreement, the General Conditions, and Division 1 specification sections apply to all work of this Section.
- D. Substitutions: Substitutions will be considered only under the terms and conditions of Section 016000.

**1.2 SUBMITTALS**

- A. Submit complete product literature in accordance with Section 013300.
- B. Submit shop drawings of mounting details in accordance with Section 013300.
- C. Submit product data and maintenance instructions in accordance with Section 017700.

**1.3 DELIVERY STORAGE AND HANDLING**

- A. In accordance with Section 016000.

**PART 2 - PRODUCTS**

**2.1 TACKBOARD**

- A. Tackboard is furnished by the Owner for installation by the Contractor

**PART 3 - EXECUTION**

**3.1 EXAMINATION**

- A. Prior to starting work, carefully inspect installed work of other trades and verify that such work is complete to the point where work of this Section may properly commence. Notify the Architect in writing of conditions detrimental to the proper and timely completion of the work.
- B. Do not begin installation until all unsatisfactory conditions are resolved. Beginning work constitutes acceptance of site conditions and responsibility for defective installation caused by prior observable conditions.

**3.2 PREPARATION**

- A. Coordinate placement of metal backing at metal framing to support components.
- B. Provide additional reinforcements and framing to wall structure as necessary for a secure and stable installation.

**3.3 INSTALLATION**

- A. Install components in accordance with the manufacturer's recommendations in the locations indicated and scheduled.
- B. Provide all accessories and fasteners as necessary for a complete installation.

**END OF SECTION**

**PORT OF SUNNYSIDE  
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SECTION 101473 - CODE SIGNAGE**

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**PART 1 - GENERAL**

**1.1 SUMMARY**

- A. Section Includes: Code required signage.
- B. Related Sections:
  - 1. Division 26: Illuminated exit signs.
- C. Drawings, the provisions of the Agreement, the General Conditions, and Division 1 specification sections apply to all work of this Section.
- D. Substitutions: Substitute products will be considered only under the terms and conditions of Section 016000.

**1.2 SYSTEM DESCRIPTION**

- A. Room Occupancy Signs: In the following rooms, in a conspicuous location near the main exit, provide signs with minimum 3/4 inch high letters posting each room's occupant capacity in accordance with IBC.

Room Name	Maximum Occupancy
Commissioner Chamber	31
Conference Room	12

- B. Accessibility Signage:
  - 1. Provide acrylic plastic reverse silk screened signs with international symbol of accessibility, raised letters, and Braille, at the following locations:
    - a. Accessible areas of refuge.
    - b. Accessible toilet and bathing facilities.
  - 2. Provide painted metal international symbol of accessibility at the following locations:
    - a. Accessible parking locations.
    - b. Accessible passenger loading zones.
  - 3. Provide directional signage at the following in accessible areas to indicate the direction to the nearest similar accessible area:
    - a. Inaccessible building entrances.
    - b. In accessible public toilet and bathing facilities.
    - c. Inaccessible elevators and exit stairs.
  - 4. Each door to an exit stairway shall have a tactile sign stating EXIT, which includes raised letters and Braille, and which complies with ANSI A117.1.

**1.3 SUBMITTALS**

- A. Make submittals in accordance with Section 013300.
- B. Samples: Submit samples of each general sign type proposed for the Work.
- C. Schedule: Submit schedule of signage. List text, location, size, and type for each sign to be provided.

**1.4 QUALITY ASSURANCE**

- A. Qualifications:
  - 1. Fabricator Qualifications: Signage manufacturer with five years documented experience in work of similar type and scope.
  - 2. Installer Qualifications: Use only installers skilled and experienced in the installation of graphics of the type scheduled.

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- B. Regulatory Requirements: Signage shall conform to the requirements of the jurisdictional code authorities.
- C. Preinstallation Conference:
  - 1. Administer preinstallation conference as specified in Section 013119.
  - 2. Attendees: Contractor, Architect, Owner's Representative, sign fabricator, sign installer.
  - 3. Review installation procedures and proposed locations. Perform mock-up installations in locations as approved.

**PART 2 - PRODUCTS**

**2.1 MATERIALS**

- A. Plastic Sheet: 1/8 inch thick acrylic sheet; low gloss finish.
- B. Double Stick Tape: 3M Scotch brand #665 double-stick, double-coated tape, 1/4" wide.

**2.2 FABRICATION**

- A. Signs shall be free of rough edges, irregular surfaces, non uniform finishes, and similar imperfections.
- B. Unless specified otherwise, signage shall be silk screened to the backside of clear plastic sheet, unless approved otherwise. Provide solid color background over silk screened text. Apply images with uniform colors, sharp definition of line, and accurate configuration. Unless specified otherwise, text shall be 1 inch high Helvetica medium.
- C. Exterior Traffic and Parking Signs:
  - 1. Fabricate from minimum .063 aluminum 18 gage bonderized steel, with baked enamel finish and silk screened graphic.
    - a. Traffic Control - beaded embossed.
    - b. Parking Control - flat screened.
  - 2. Support: U-Channel hot-rolled steel; deep green baked enamel finish; punched for bolt mounting of sign.

**PART 3 - EXECUTION**

**3.1 EXAMINATION**

- A. Prior to starting work, carefully inspect installed work of other trades and verify that such work is complete to the point where work of this Section may properly commence. Notify the Architect in writing of conditions detrimental to the proper and timely completion of the work.
- B. Do not begin installation until all unsatisfactory conditions are resolved. Beginning work constitutes acceptance of site conditions and responsibility for defective installation caused by prior observable conditions.

**3.2 INSTALLATION**

- A. All graphics shall be mounted level and plumb and in accurate alignment, unless indicated otherwise.
- B. Mounting:
  - 1. Clean surfaces as necessary to accept mounting tape.
  - 2. Use double stick tape for mounting unless approved otherwise.

**END OF SECTION**

**PORT OF SUNNYSIDE  
OFFICE REMODEL  
SECTION 104400 - FIRE PROTECTION SPECIALTIES**

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**PART 1 - GENERAL**

**1.1 SUMMARY**

- A. Section Includes:
  - 1. Fire extinguishers.
  - 2. Cabinets.
- B. Related Sections:
  - 1. 061000 – Rough Carpentry: Rough framing and blocking.
  - 2. 092900 - Gypsum Board: Adjacent finishes.
  - 3. 099000 - Painting and Coating: Field paint finish.
- C. Drawings, the provisions of the Agreement, the General Conditions, and Division 1 specification sections apply to all work of this Section.
- D. Substitutions: Substitute products will be considered only under the terms and conditions of Section 016000.

**1.2 REFERENCES**

- A. National Fire Protection Association (NFPA): NFPA 10 - Portable Fire Extinguishers.
- B. Underwriter's Laboratory (UL).

**1.3 QUALITY ASSURANCE**

- A. Conform to NFPA 10 requirements for extinguishers.
- B. Extinguishers shall be Factory Mutual approved and UL listed.
- C. Provide fire extinguishers, cabinets, and accessories from a single manufacturer.

**1.4 SUBMITTALS**

- A. Make submittals in accordance with Section 013300.
- B. Product Data: Submit product literature for fire extinguisher brackets, fire extinguisher cabinets, and each type of extinguisher proposed for the work. Indicate valve and standpipe sizes and configurations as appropriate for valve cabinets.
- C. Contract Closeout Submittal: Submit manufacturer's operation and maintenance data under provisions of Section 017700. Include test, refill or recharge schedules, procedures, and re-certification requirements.

**PART 2 - PRODUCTS**

**2.1 APPROVED MANUFACTURERS**

- A. Larsen's Manufacturing Company (Minneapolis MN; 612-571-1181).
- B. J.L. Industries Inc. (Commerce CA; 323-726-9070).
- C. Potter Roemer (Santa Ana CA; 714-430-5300, 800-366-3473).
- D. Williams Brothers Corporation (Scarborough Ontario; 540-636-4444; 800-255-5515).

**2.2 EXTINGUISHERS**

- A. Multi-Purpose Dry Chemical Type (FE): Heavy Duty DOT Steel tank; UL rating 2A-10B: C, 5 lb capacity, with pressure gage; red enamel finish; metal valves and siphon tubes.

**2.3 TYPICAL INTERIOR CABINETS**

- A. Semi-recessed models in locations as indicated on the Drawings. All cabinets shall be semi-recessed unless otherwise indicated.

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- B. Furnish sizes as necessary to accommodate extinguishers, at locations indicated on the Drawings.
- C. Trim: Formed Sheet Steel, minimum 20 gage; 1-1/4 to 1-3/4 inches wide face; square edge configuration.
- D. Door: Formed Sheet Steel, minimum 20 gage; reinforced for flatness and rigidity; satin zinc or aluminum pull, roller catch, and continuous hinge; clear glass vision panel.
- E. Cabinet Finishes:
  - 1. Cabinet Trim and Door: Manufacturer's standard primed finish to receive paint coatings as specified in Section 099000.
  - 2. Cabinet Interior: Manufacturer's standard white epoxy or white baked enamel.
- F. Signage: Pressure sensitive letters "FIRE EXTINGUISHER"; red; font as directed by the Architect; vertical ascending.
- G. Fire Extinguisher Brackets: Wall mount type, appropriate to the size of the extinguisher, equipped with strap and quick release clip.

**PART 3 - EXECUTION**

**3.1 EXAMINATION**

- A. Prior to starting work, carefully inspect installed work of other trades and verify that such work is complete to the point where work of this section may properly commence. Notify the Architect, in writing of conditions detrimental to the proper and timely completion of the work.
- B. Do not begin installation until all unsatisfactory conditions are resolved. Beginning work constitutes acceptance of conditions as satisfactory.

**3.2 INSTALLATION**

- A. Install cabinets plumb and level in wall openings and secured to framing in locations as indicated. Unless otherwise indicated, install 30 inches from finished floor to inside bottom of cabinet.
- B. Coordinate with Section 099000 for installation of signage on cabinets.
- C. Install fire extinguisher in each fire extinguisher cabinet by brackets mounted at back of cabinet.
- D. Where fire extinguishers are indicated for wall mounting, secure bracket to wall through finish to framing or blocking.
- E. Fire extinguishers shall be installed, charged, tagged, and dated, not more than 30 days prior to Substantial Completion.

**END OF SECTION**



**PORT OF SUNNYSIDE  
OFFICE REMODEL  
SECTION 122413 – ROLLER WINDOW SHADES**

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**PART 1 - GENERAL**

**1.1 SUMMARY**

- A. Section Includes: Manually operated roller window shades.
- B. Drawings, the provisions of the Agreement, the General Conditions, and Division 1 specification sections apply to all work of this Section.
- C. Substitutions: Substitute products will be considered only under the terms and conditions of Section 016000.

**1.2 SUBMITTALS**

- A. Make submittals under provisions of Section 013300.
- B. Product literature.
- C. Shop Drawings: Indicate roller shade sizes and mounting details. Indicate relationship to adjacent construction.
- D. Samples: Submit fabric samples [for selection].
- E. Contract Closeout Submittals: In accordance with Section 017700; cleaning and maintenance instructions.

**1.3 QUALITY ASSURANCE**

- A. Installer Qualifications: A minimum of 3 years experience in the installation of roller window shade systems of the type specified.

**PART 2 - PRODUCTS**

**2.1 ROLLER WINDOW SHADES**

- A. Manufacturer:
  - 1. Basis of Design: MechoShade Systems, Inc. (Long Island City NY; 718-729-2020).
  - 2. Acceptable Options (subject to compliance with Contract Document requirements and Architect's approval of color and conformance to design intent.):
    - a. Draper (Spiceland IN; 765-987-7999).
    - b. Levolor Home Fashions Contract Div. (High Point NC; 910/812-8181).
    - c. Skyco Shading Systems, Inc. (Santa Ana CA; 800-777-5926) [ ]
- B. "Mecho/5" or "Mecho/5 Slimline" as appropriate for the installation; manually operated units; [ ] include blackout fascia, side channels, and hembar shading [ ].
  - 1. Manually operated roller shade system with 1-3/8 inch diameter steel tube.
  - 2. Clutch Mechanism: Wrap-spring design in fiberglass reinforced polyester housing assembly. Clutch shall operate bi-directionally using an endless beaded chain.
  - 3. Control Loop: Endless #10 nickel-plated steel ball chain.
  - 4. Brackets: Type as required for installation conditions; color to match fascia panel.
  - 5. Fascia Panel: Extruded aluminum panel with enamel finish, color as selected by the Architect from the manufacturer's standard line; snap-on mounting to roller-shade mounting brackets.
- C. Fabric: As selected by the Architect from the manufacturer's complete line.

**2.2 FABRICATION**

- A. Fabricate units to fit the openings indicated, from head to sill, and from jamb to jamb.
- B. Fabricate elements to integrate with adjacent construction.

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SECTION 122413 – ROLLER WINDOW SHADES**

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**PART 3 - EXECUTION**

**3.1 EXAMINATION**

- A. Prior to starting work, carefully inspect installed work of other trades and verify that such work is complete to the point where work of this section may properly commence. Notify the Architect, in writing of conditions detrimental to the proper and timely completion of the work.
- B. Do not begin installation until all unsatisfactory conditions are resolved. Beginning work constitutes acceptance of conditions as satisfactory.

**3.2 INSTALLATION**

- A. Install in accordance with manufacturer's instructions.
- B. Install shades level, square, true, and with uniform and equal perimeter spacing, free of folds. Install for smooth operation.
- C. Provide all support framing and brackets as necessary to support roller shades.

**END OF SECTION**

**PORT OF SUNNYSIDE  
OFFICE REMODEL  
SECTION 124813 - ENTRANCE FLOOR MATS**

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**PART 1 - GENERAL**

**1.1 SUMMARY**

- A. Section Includes: Glue down carpeting/entrance mats.
- B. Related Sections:
  - 1. 096813 – Tile Carpeting.
- C. Drawings, the provisions of the Agreement, the General Conditions, and Division 1 specification sections apply to all work of this Section.
- D. Substitutions: Substitute products will be considered only under the terms and conditions of Section 016000.

**1.2 SUBMITTALS**

- A. Make submittals in accordance with Section 013300.
- B. Product Data: Submit for all materials and products required for the Work.
- C. Samples: Minimum of 9 inch square samples of entrance mat proposed.

**1.3 QUALITY ASSURANCE**

- A. Mat Installer: Minimum of 3 years experience in entrance mat installations of similar type.

**1.4 DELIVERY, STORAGE, AND HANDLING**

- A. In accordance with Section 016000.

**1.5 SITE CONDITIONS**

- A. Space shall be maintained at a minimum of 68 degrees F. a minimum of 72 hours prior to carpet installation.

**1.6 GUARANTEE/WARRANTY**

- A. Submit guarantees and warranties in accordance with Section 017700.
- B. Installer's Guarantee: Guarantee installation for 1 year after Substantial Completion. If installation defects have caused irreparable damage to the carpet, provide new materials to match that damaged at no additional cost to the Owner. Perform guarantee work at a time convenient to the Owner.
- C. Manufacturer's Warranty: Manufacturer's standard 5 year limited warranty against wear.

**PART 2 - PRODUCTS**

**2.1 MATERIALS**

- A. Entrance Mat: As scheduled on the Drawings.
- B. Adhesive: Waterproof type; as recommended by the manufacturer of the carpet. When none is recommended use adhesives as manufactured by Roberts Consolidated Industries, Para-Chem, or WF Taylor.
- C. Latex Underlayment: White premix latex filler, mixed with water to produce cementitious paste. Dependable Chemical Company, Inc., "Dependable White Skimcoat Underlayment, with "Latex Liquid" additive, or approved.

**PART 3 - EXECUTION**

**3.1 EXAMINATION**

- A. Prior to starting work, carefully inspect installed work of other trades and verify that such work is complete to the point where work of this Section may properly commence.

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- B. Notify the Architect in writing of conditions detrimental to the proper and timely completion of the work.
- C. Do not begin work until all unsatisfactory conditions are resolved. Beginning work constitutes acceptance of site conditions and responsibility for defective installation caused by prior observable conditions.

**3.2 PREPARATION**

- A. Clean floors of substances which would be detrimental to the proper performance of adhesive and carpet.
- B. Fill low spots and cracks over 1/8 inch in width with latex underlayment.

**3.3 INSTALLATION**

- A. Mat Installation:
  - 1. Install mat and adhesive in accordance with manufacturer's instructions.
  - 2. Glue directly to the floor.
  - 3. Scribe mat material to vertical surfaces.
  - 4. Align the lines of mat material, as woven, using no fill strips less than 12 inches wide, laying all mat in same direction.
- B. Seams:
  - 1. Locate seams parallel to direction of travel, but away from traffic patterns, and in accordance with approved seaming diagram. Align so that pattern continues uninterrupted across seams.
  - 2. Fabricate seams by compression method, using butt joint; properly bead and seal.

**END OF SECTION**